

AND HAVSUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 17, 2021

AUTHOR: Ian Hall, General Manager, Planning and Community Development

SUBJECT: **Sunshine Coast Housing Needs Assessment Implementation Framework – Housing Action Plan**

RECOMMENDATIONS

THAT the report titled Sunshine Coast Housing Needs Assessment Implementation Framework – Housing Action Plan be received;

AND THAT amendments to Planning Procedures Bylaw No. 522 to define and prioritize affordable housing development applications be prepared;

AND THAT public information regarding opportunities for developing secondary suites and other affordable housing forms be produced;

AND FURTHER THAT information regarding:

- a) Renewal of land use bylaws to support affordable housing development; and**
 - b) An inventory of unutilized or underutilized land suitable for affordable housing development be brought to the 2022-2026 Financial Planning process.**
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BACKGROUND

Staff have been directed to explore, through intergovernmental dialogue, how current SCRD services can be used to implement recommendations of the “Sunshine Coast Housing Needs Report Implementation Framework” ([see Annex A, here](#)) presented to the Board in March 2021.

A Board dialogues was held on April 13 and an intergovernmental dialogue on May 11, 2021. This report summarizes results and provides recommendations for action.

DISCUSSION

Analysis

Recommended SCRD Affordable Housing Strategies:

1. As soon as possible, bring forward amendments to Planning Procedures Bylaw No. 522 to define and triage affordable housing development applications, for Board consideration.
2. Promote information about secondary suites and other affordable housing forms; seeking intergovernmental coordination where it makes sense.
3. Continue to pursue opportunities to support a regional housing coordination position and to involve the Housing Action Table (currently in progress).

4. Aligned with SCRD’s Strategic Plan, develop and apply a social equity lens for plan review, policy development, etc.
5. As a potential future project, conduct a land inventory to identify any unutilized or underutilized land that could be suitable for shelter, supportive, or rental housing developments (e.g., land owned by the provincial or federal governments, SCRD, school districts, churches).
6. Renew, streamline and harmonize and modernize land use bylaws (explore single rural Official Community Plan and single zoning bylaw; potential for area or neighbourhood character statements or plans, development of appropriate density target ranges, through a high-quality public participation process. This update should consider:
 - a. A mechanism for ensuring that planning accurately accommodates known housing need
 - b. Creates development opportunity for a broad range of housing types
 - c. Pre-zoning of unutilized/underutilized land and around village centres
 - d. Inclusionary zoning, housing agreements, and possibilities for an affordable housing reserve
 - e. More permissive policy respecting development of secondary suites, lock-off suites and garden suites where supported by servicing
 - f. How covenants can be used to restrict secondary suites to long-term rental for a set period of time following development
 - g. Modernizing/clarifying subdivision requirements by zone rather than by subdivision districts
 - h. Opportunities to promote housing security in mobile home parks

Organizational and Intergovernment Implications

The work described in these strategies would involve partnerships (intergovernmental and with the Housing Action Table and other housing stakeholders), and public participation.

There is synergy with the scope of activities proposed in the “Planning Enhancement Project” for which Development Approvals Program Fund grant support has been sought (result expected in Q3) and with the results of the Regional Growth Baseline research project to be completed this year.

Pursuing these strategies, especially number 6, would be a significant and bold undertaking.

Financial Implications

Strategies 1 and 2, if directed by the Board, can be added to the current workplan/actioned within existing approved resources in the next 2 quarters.

Strategies 3 and 4 are already in progress using approved resources. No decision or direction is required at this time.

Temporary/incremental resources would be required for strategies 5-6. This would follow SCRD’s past approach for plan and bylaw renewal. For context, interjurisdictional research indicates that a total project cost of over \$1M, portions of which may be grant-eligible, based on

a project duration of 18-24 months might be representative of requirements. If directed, staff can prepare information for the 2022 annual budget process.

CONCLUSION

Recent Board and intergovernmental dialogues focused on how SCRD should take action affordable housing resulted in some recommended strategies. Staff have prepared recommendations to advance the strategies.

Reviewed by:			
Manager	X - D. Pady	CFO/Finance	X – T. Perreault
GM		Legislative	
CAO	X – D. McKinley	Sustainable Development	X – R. Shay