



## RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Thursday, January 7, 2021

7:00 – 9:00 pm – MS TEAMS

### MINUTES

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<b>Present:</b>	Kelly Bond (Chair) Keith Collyer (at 7:20pm) Bruce Crowe (by phone) Phil Dupasquier Katherine Fagerlund Heather Fowler Derek Holloway (Vice-Chair) Ellison Mallin Michael Sadler	<b>Regrets:</b>	Ian Cullis Hesam Deihimi
<b>Guest:</b>	Marla Zucht, General Manager, Whistler Housing Authority		
<b>Staff:</b>	Darren Veres, Senior Community Planner Joshua Cairns, Community Planner		

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#### 1. Welcome

The Chair called the meeting to order at 7:03 pm and provided a land acknowledgement.

#### 2. Adoption of Agenda

Mr. Crowe moved and Mr. Dupasquier seconded  
To adopt the amended agenda.

**CARRIED**

#### 3. Presentation on Whistler Housing Authority

Marla Zucht, General Manager of the Whistler Housing Authority (WHA), provided an overview of the WHA model (a separate legal entity but with the Mayor and two Councillors on the Board), including the vision, mission, budget, waiting list, housing numbers and strategic objectives. On completion of the presentation, some of the key comments were as follows:

- A question was raised on whether government grants were available from the start or whether they came afterwards. Information was provided that CHMC and BC Housing were not active players in the beginning (1997), and that it took approximately 10 years for them to become involved. Initially, WHA relied on a bylaw that required all developers to either build resident housing or contribute cash in-lieu to a designated housing fund, which the RMOW would then use to build employee housing.
- Information was requested on how the WHA addresses the housing continuum in Whistler. The presenter noted that the inventory contains a range of unit types from

studio apartment up to family-single homes for both renters and owners. In addition, the WHA recently completed their first senior's restricted housing project.

- Seasonal workers are typically housed within private staff housing accommodations (not WHA housing) while longer-term employees are housed with the WHA inventory.
- On the ownership side, there is everything from studio apartments to high-end single family houses available.
- On the operating side, many of the units are rent geared-to-income and various different categories are targeted.
- Information was provided that since the land is owned by the WHA and the profit motif removed, units are typically provided at below market rates, with covenants held by WHA to protect conditions of rental or ownership into perpetuity.
- For private sector developments, developers receive additional development rights through a density bonus scheme.
- There was a question regarding whether the WHA is expected to pay DCCs and other development costs. Information was provided that the WHA is expected to pay DCCs and all other fees.
- It was noted that the housing authority concept is not unique to Whistler; the City of Vancouver also has a housing authority. The unique situation in Whistler is that they are a destination resort with the focus on employee housing.
- Staff reported that housing agreements could be used to establish rental criteria including restricting the occupancy to workers from the North Shore. Staff said this criteria was already being discussed by joint North Shore municipalities.
- A member of the Task Force indicated there is interest in securing housing in the District for North Shore workers.

#### **4. Adoption of December 9, 2020 Minutes**

Mr. Crowe moved and Mr. Dupasquier seconded  
To defer the approval of the minutes to the next meeting.

**CARRIED**

#### **5. DNV Update**

Mr. Veres reported that he has accepted a new position in the Development Planning Department at the District and the January 21<sup>st</sup> meeting will be his last meeting with the Task Force. In this regard, Josh Cairns was introduced and welcomed as the new staff Liaison on the Task Force.

Mr. Veres provided the following updates:

- Email from Mr. Collyer around potential cost implications to home insurance due to the District's new approach to Energy Step Code.

**Action: Mr. Collyer will be connected with District staff specializing in building energy to determine if there is any further information that can be provided.**

- Cost implications on construction regarding the energy step code

Mr Veres explained that the District adopted an amended approach to the BC Energy Step Code in December 2020. The new approach provides two options for compliance: a higher "Step" for each housing type or a lower "Step" along with a low carbon energy system. The Province of BC published a report in 2017 titled "Energy Step Code Metrics" that examines the incremental cost increases of building to the higher steps. The report was updated in 2018 and reports an incremental capital cost increase of less than 4% for attaining all levels of the Step Code in multifamily buildings.

**Action: The report will be circulated to the Task Force.**

- Information was requested on the metrics to be used for housing and timing of the Pace of Development Report.

**Action: Mr. Veres will look into when the report is anticipated to be completed.**

- Impacts of changes to the Rental Tenancy Act (RTA) on secondary suites

This was addressed as one of the primary actions in the interim report and is addressed under item #6 of the agenda.

## **6. Discussion on Staff Report – Dated November 20, 2020**

Mr. Veres provided an overview of the Staff Report titled "Immediate Action Items for the Rental, Social and Affordable Housing Task Force" and dated November 20, 2020. The report addresses the immediate action items identified in the Task Force's Interim Report and outlines a work plan for Community Planning staff moving forward. A planner position is to be hired.

Regarding the concerns around the RTA and homeowners' use of secondary suites, staff acknowledged that they recognize the issue and have identified a different approach than the one recommended by the Task Force. The approach proposed by staff is to revise the secondary suites bylaw regulations to reflect the changes in the BC Building Code and also to formalize a regulatory approach to short-term rentals.

## **7. Task Force Work Plan Going Forward**

It was noted that there are numerous recommendations under each goal in the Interim Report and that there is likely overlap with many of the items identified under the “Next Steps” section of the report. Accordingly, members were asked to review the Next Steps and identify which are priorities in order to move forward and push towards a Final Report which is due at the end of the RSAHTF tenure currently set as June 2021. During the roundtable discussion, the following comments were noted:

- Information was requested on the measure metrics going forward on how the District approaches and achieves affordable housing.
- There needs to be an increase in the number of affordable units, and not just an increase in the number of units.
- Consider partnering with BC Housing or CHMC to create affordable housing.
- Besides fairness and equity for landlords versus tenants, also consider the possibility of setting up a housing authority and if it can be made to work in the District.
- Review the 3:1 housing ratio wherein for every one rental unit built, three affordable rental units are typically lost. Information was provided that the District policy is 1:1 rental replacement for rezoning.
- Concern was noted that the Task force may not have yet addressed affordability for the missing middle, as well as explored data around rental housing.
- Explore creative alternatives to the way land is used.
- Explore innovative housing types such as modular homes, containers, tiny, co-housing, etc., and ways to regulate these housing forms.
- The Task Force needs to sort out metrics, and find out how to get proper metrics and to include in the Final Report.

## **8. Any Other Business**

- First Nations Presentations

Members were requested to indicate their preference on whether to have Tsleil-Waututh Nation and Squamish Nation presentations on the same or different nights. It was agreed to have the presentations on separate nights

## **9. Next Meeting**

The Task Force will continue to meet on the first and third Thursdays, and the next meetings were scheduled as follows:

- January 21
- February 4
- February 18

The next meeting will be on Thursday, January 21, 2021, 7:00 pm.

## **10. Adjournment**

The meeting was adjourned at 9:05 pm.