

MINUTES
SPECIAL OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
2ND FLOOR, TRAINING ROOM, CITY HALL,
455 WALLACE STREET, NANAIMO, BC
THURSDAY, 2018-SEP-06, AT 5:00 P.M.

PRESENT: Members: Councillor M. D. Brennan, Chair
 Daniel Appell
 Mercedes Beaudoin-Lobb
 Richard Finnegan
 Richard Goatcher
 Anthony Griffin
 Richard Steele

 Absent: Colin Brown
 Tyler Brown
 Janae Enns
 Patricia Reynes

 Staff: L. Rowett, Manager of Current Planning and Subdivision
 K. Kronstal, Social Planner
 P. Humphreys, Recording Secretary

1. CALL THE SPECIAL COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING TO ORDER:

The Special Community Planning and Development Committee Meeting was called to order at 5:02 p.m.

2. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Regular Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-JUL-17 at 5:00 p.m. be adopted as amended to list member Patricia Reynes as "Absent". The motion carried unanimously.

4. PRESENTATIONS:

(a) Nanaimo Affordable Housing Strategy

K. Kronstal, Social Planner, led a discussion regarding the final draft of the Affordable Housing Strategy. Changes made after considering public feedback since the draft was presented previously at the 2018-JUL-17 Community Planning and Development Committee meeting include the following:

- The wording “within the context of a healthy built environment” was added to the end of the original vision statement “Nanaimo residents have access to a diversity of housing options that meet their needs for safe, stable, appropriate and affordable.”
- The need for healthy transportation was recognized more prominently at the front of the document.
- Definitions of housing affordability were further detailed to include percentage ranges relating to income and availability.

The following points were discussed amongst committee members and Staff:

- The strategy includes 8 goals, 5 policy objectives covering 23 policies with approximately 100 specific actions attached.
- Inclusive zoning is currently limited by legislation but could be considered in the future.
- A secured market rental policy is intended to help predict rental needs and ensure availability during fluctuating market conditions.
- The strategy includes targets to keep track of secondary suites in houses/duplexes/townhomes that are not currently included in Canada Mortgage and Housing Corporation (CMHC) rental statistics to provide more accurate context of all rentals available.
- The strategy proposes that short-term rentals (such as Airbnbs) require business licences and be located in an owner’s primary dwelling only.
- Research has shown that demand for rentals for residents within a range of income levels is spread throughout all areas of Nanaimo.
- The strategy considers the need for access to efficient transportation and amenities such as parks, services and commercial areas when locating affordable housing throughout the community.
- The benefits of crowdsourcing ideas from the community for future housing opportunities may be considered.
- The strategy is a flexible document which considers which general policies should be focused on and then further researched to include specific direction.

The Affordable Housing Strategy is scheduled to be presented at the Regular meeting of Council on 2018-SEP-17 for consideration by Council.

It was moved and seconded that the Community Planning and Development Committee receive the presentation regarding the Affordable Housing Strategy for information. The motion carried unanimously.

5. QUESTION PERIOD:

No one in attendance wished to ask questions.

6. ADJOURNMENT:

It was moved and seconded at 5:59 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER