



MEMORANDUM

TO: ADVISORY PLANNING COMMISSION
FROM: JAMES VAN HEMERT, CONSULTING TOWN PLANNER
SUBJECT: HOUSING TARGETS, POLICY, AND DEFINITIONS
DATE: 6/6/2023

1.1 Housing Targets

The 2021 Housing Needs Assessment recommends expanding housing choices and improving affordability using the following targets, adjusted to reflect the passage of several years:

To 2026 (inclusive of 2023)

- 1 bedroom 72
- 2 bedroom 40
- 3+ bedroom 60
- Total 172

To 2030—additional beyond 2026

- 1 bedroom 67
- 2 bedroom 23
- 3+ bedroom 63
- Total 180

1.2 Housing Policy

1. 5-year moratorium on new single detached subdivision approvals, with an exception for small lot (275 square metres) proposals.
2. Development approvals for the next five years, until 2028, shall only be granted to:
 - Building permits for existing approved lots, strata or parcels.

- Small lot (275 square metres) subdivisions.
 - Final Subdivision approval for single detached dwellings for previously approved Preliminary Lot Layout (PLA).
 - Any development comprising duplex, multi-plex, townhomes, apartments.
3. Notwithstanding the above policies, priority shall be given to infill attached dwellings with 1- and 2-bedroom suites
 4. Designate on the Land Use Map the entire town as appropriate for multi-unit developments, reserving the highest density for Urban Neighbourhood Compact, Uptown, and Downtown.
 5. Priority to development approvals shall be given to rental housing.
 6. A rental only zoning designation may be applied to a development proposal at the Town's discretion.
 7. Achieving targets for 3+ bedroom dwellings shall be made exclusively through previously approved (prior to June of 2023) preliminary plans of subdivision or existing legal lots, parcels, and approved strata development.

1.3 Housing Definitions

1.3.1 Existing definitions in 2019 Plan

'accessible house' means a house that includes features that meet the needs of a person with a disability; most accessible houses feature open turning spaces within rooms, wheel-in shower stalls and kitchen work surfaces with knee space below;

'adaptable house' means a house that is designed to be adapted economically at a later date to accommodate someone with a disability; features include removable cupboards in a kitchen or bathroom to create knee space for a wheelchair user, or a knock-out floor panel in a closet to allow installation of an elevator;

"affordable housing" means housing which has a market price or rent that does not exceed 30% of the median household pre-tax income of residents in the Town of Lake Cowichan;

"assisted living" means a combination of housing and hospitality services, as well as a range of support services including assistance with personal activities such as grooming, bathing or taking medications. Housing units typically provide meals, housekeeping and laundry services, social and recreational opportunities and 24-hour emergency response systems. Residents are capable of directing their own care, but require some assistance performing daily activities. Housing units may be large or small in scale and may be delivered by private or non-profit organizations. Services may be delivered privately or be delivered and subsidized through VIHA. Some Assisted Living buildings are registered with the Assisted Living Registrar;

"density bonus" means a system whereby a developer may be allowed to increase density in return for the provision of amenities or housing that benefit the municipality;

"independent/supportive living" means a combination of housing and hospitality services for retired adults who are capable of directing their own care. Housing units typically provide a combination of private living

space with a lockable door, monitoring and emergency support, optional meal services, housekeeping, and laundry, social and recreational opportunities. Housing units may be large or small in scale and may include rented, owned or life-leased options. The Independent and Supportive Living category includes privately owned, non-profit and subsidized housing options;

“manufactured housing” means a manufactured structure, CSA approved with a Z240 or A277 rating, which was constructed in 1980 or newer, and assembled as a unit which contains one dwelling unit with bathroom facilities, and specifically excludes travel trailers, campers or other vehicles exempt from the provisions of the Mobile home Act;

“manufactured home park” means any parcel of land under one ownership which has been planned, divided into manufactured home lots, and improved for the placement of manufactured homes for permanent residential use, containing three or more manufactured home spaces or upon which is located three or more manufactured homes and includes all buildings, structures, or accessories used or intended to be used as equipment for the manufactured home park;

“residential care facility” (formerly called nursing homes) provides accommodation, care and supervision for retired adults who are no longer capable of directing their own day-to-day activities. Residential Care settings typically provide a combination of housing and hospitality services, as well as extensive support services. These settings include intermediate care facilities, multi-level care facilities, extended care hospitals and private hospitals. Residential Care units must be licensed and services may be delivered by private or non-profit organizations. Some units offer government subsidized care options;

“secondary suite” means an accessory dwelling unit contained within or attached to a single-family residential dwelling;

“special needs housing” means housing specially designed or adapted for those with particular physical or social needs, such as those of the elderly or disabled, or with specialist staffing support such as those with a mental health problem;

‘universal house design’ means a design that recognizes that everyone who uses a house is different and comes with different abilities that change over time; features include lever door handles that everyone can use, enhanced lighting levels to make it as easy as possible to see, stairways that feature handrails that are easy to grasp, and easy-to-use appliances;

‘visitable house’ means one that includes basic accessibility features that allow most people to visit, even if they have limitations such as impaired mobility; basic features of a visitable house include a level entry, wider doors throughout the entrance level and a washroom on the main floor;

1.3.2 Definitions proposed by Robert previously

Generally, unless the plan uses a term in a policy, we should not define it and let the dictionary take care of that function.

Affordable housing—Note: we already have an adequate definition

Market rate

Housing prices are commanded by the developer (builder) to garner the maximum marketplace evaluation. Prices are set by the private market (b) Market housing is privately owned by an individual (or a company)

Subsidized

Encompasses all types of housing for which a subsidy or rent assistance is provided

(b) Housing that is accompanied by a subsidy to permit affordable tenant residency

(i) Subsidization can be by a Government agency or program or an NGO program non-profit and co operative housing, as well as rent assistance for people living in private market housing. It also includes emergency housing and short-term shelters.

(ii) Rental Assistance Program (RAP) for low-income working families

(iii) Shelter Aid for Elderly Renters Program for low-income seniors.

Social housing

Purpose-built affordable housing (based on the cost of the building see above).

Construction underwritten by public financing through one or more levels of government or a non-profit organization, or in partnership with government. (i) Managed on a Not-For-Profit basis by a provincial or municipal department, agency, or board

Supportive housing –Note: see below for adequate definitions already in use

Assisted living –Note: we already have an adequate definition

Modular housing—Note: we have adequate definition

Safe homes

Emergency shelters

Second-stage housing