



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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NOTICE OF MOTION

Request for Notice of Motion, Pursuant to Sections 37 and 38, Council Procedure Bylaw, 2715, 2009.

Introduced: Regular Council – May 16, 2016

From: Councillors Susan Low and Olga Liberchuk

Subject: Task Force on Housing Policy

WHEREAS: the Official Community Plan is being reviewed and revised and Council has an opportunity to shape housing policy in Esquimalt. We want to continue to be a community that is inclusive and welcoming, and that means examining ways to improve Esquimalt's housing stock to accommodate people with different needs and different incomes.

AND WHEREAS: there are a number of tools and strategies that municipalities across the country have used to improve the diversity of housing stock in their communities. Identifying the right combination of tools, policies and strategies will have long-lasting implications for Esquimalt.

THEREFORE BE IT RESOLVED: the Township of Esquimalt creates a Task Force on Housing Policy, with a mandate to consider and recommend municipal strategies and tools for maintaining and improving Esquimalt's housing affordability, suitability, and quality.

AND THEREFORE BE IT FURTHER RESOLVED: that The Task Force on Housing Policy include representatives of large and small developers, non-profit housing providers, residents' associations, and members of the community with knowledge and expertise that would assist the Task Force in their mandate.

STRATEGIC RELEVANCE:

1. We continue to enhance the health and liveability of the community.

This will support community growth and development consistent with our OCP as it is reviewed and revised. A healthy community includes housing for all kinds of households, from individuals to couples to families of all sizes and at all income levels.

2. We encourage a resilient and diverse economic environment.

As Esquimalt Road is revitalized and parts of our community are densified, housing development will inevitably take place, increasing our population to support businesses in our community. Having housing policy that supports diverse housing types at different prices will contribute to the resiliency of our community and economy. Having these policies in our OCP provides clear and consistent processes for developers and businesses to follow.

BACKGROUND:

As the Official Community Plan is being reviewed and revised, we have an opportunity to shape housing policy in Esquimalt. We anticipate greater densification and the replacement of a number of buildings in our community that have provided rental housing. As older stock is replaced, affordability becomes a concern. We already have a very low vacancy rate for housing for families, while more families are seeking to move to Esquimalt. We want to continue to be a community that is inclusive and welcoming, and that means examining ways to improve Esquimalt's housing stock to accommodate people with different needs and different incomes.

There are a number of municipal tools and strategies available, such as - density bonusing, inclusionary zoning, development permit areas, covenants, parking standards, lot sizes, housing reserve funds, secondary suite policies, demolition control, and public education. Deciding on the right combination of tools for Esquimalt will have long-lasting implications. We recognize the need to hear from stakeholders such as developers, housing providers, residents and businesses as we shape our housing policy.

We expect that this Task Force will meet concurrently with the OCP review process and present recommendations to Council on strategies and tools to be included in the OCP prior to adoption, and any related by-laws or regulations.