



The **Agenda** of the **Mission Sustainable Housing Committee** meeting to be held in **Welton Conference Room 2** at 7337 Welton Street and by videoconference on Thursday, April 13, 2023 at 3:00 pm.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. MINUTES FOR APPROVAL

- (a) Minutes of the Mission Sustainable Housing Committee meeting held on February 9, 2023. Page 2
- (b) Minutes of the Mission Sustainable Housing Committee meeting held on March 9, 2023. Page 5

4. NEW BUSINESS

- (a) Affordable Housing Strategy Implementation
 - i. Housing Coordinator Updates
 - ii. Secondary Suites Program Launch Page 8
- (b) Homes for People BC Action Plan Page 41

5. ROUNDTABLE

6. NEXT MEETING

7. ADJOURNMENT

The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in **Conference Room 2** at 7337 Welton Street and by videoconference on Thursday, February 9, 2023 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair
Tia Everitt, Mission Association for Seniors Housing, Alternate Chair
Ana Sanchez Bardales, Fraser Health Authority
Annie Charker, Citizen Representative – joined at 3:15 pm
Gerald Heinrichs, Heinrichs Developments
Judith Ray, Citizen Representative
Michelle Puffer, SARA for Women
Tracy McCarthy, Mission Community Services Society

Members Absent: Carol Hamilton, Councillor
Indigenous Housing Provider Representative
Ministry of Social Development and Poverty Reduction
Mission Hope Central

Staff Present: Mike Dickinson, Manager of Long Range Planning and Special Projects
Kirsten Hargreaves, Manager of Social Development – joined at 3:16 pm
Dena Kae Beno, Housing Coordinator – joined at 3:16 pm
Sandra Horvath, Administrative Assistant

Others Present: Thomas Hruby, Resident

1. CALL TO ORDER

The Chair called the meeting to order.

2. ADOPTION OF AGENDA

Moved and seconded,

That the agenda of the Mission Sustainable Housing Committee meeting held on February 9, 2023 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the January 12, 2023 meeting of the Mission Sustainable Housing Committee be approved.

CARRIED

4. NEW BUSINESS

(a) Affordable Housing Strategy Implementation

i. Housing Coordinator Updates

M. Dickinson and D. Kae Beno provided updates.

Affordable Housing Reserve Fund

Staff are working towards the establishment of the Affordable Housing Reserve Fund. Shared learning sessions with other municipalities is forthcoming and staff are assessing or working on:

- density bonusing (cash in lieu option);
- a housing and land economic analysis;
- a safe housing program; and
- funding sources that may be available from other levels of government.

Discussion ensued around the potential for partnerships with churches and individuals who want to contribute their legacy to the reserve fund.

K. Hargreaves noted that conversations with faith groups will start in the spring, once the Community Wellness Strategy has been adopted by Council and strategies that intersect with the Affordable Housing Strategy are in place.

Safe and Secure Housing Policies

Staff are conducting background research to learn more from non-profits, tenants, and renters about their experiences. Speakers will be brought in for shared learning sessions.

Some items being looked at by staff include:

- tenant and landlord responsibilities;
- innovative, temporary housing options;
- new development projects that incorporate affordable housing;
- ways to secure workforce housing;
- funding sources from other levels of government; and
- policies to support non-profits and developers to go through the review/approval process in a timely manner to enable potential funding that may be available.

Secondary Suites

The online survey is now complete. Staff are amassing the information received to present to Council.

Discussion ensued regarding different affordable housing options.

5. ROUNDTABLE

The Committee members provided various updates.

6. NEXT MEETING

Thursday, March 9, 2023 at 3:00 pm in Conference Room 2 at 7337 Welton Street, Mission, BC and by videoconference.

7. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:02 pm.



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in **Conference Room 2** at 7337 Welton Street and by videoconference on Thursday, March 9, 2023 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair
 Carol Hamilton, Councillor
 Ana Sanchez Bardales, Fraser Health Authority
 Larry Jhaj, Ministry of Social Development and Poverty Reduction –
 left meeting at 3:44 pm
 Judith Ray, Citizen Representative
 Michelle Viola, Mission Community Services Society

Members Absent: Annie Charker, Citizen Representative
 Gerald Heinrichs, Heinrichs Developments
 Mission Association for Seniors Housing
 Indigenous Housing Provider
 Mission Association for Seniors Housing
 Mission Hope Central
 SARA for Women

Staff Present: Mike Dickinson, Manager of Long Range Planning and Special Projects
 Kirsten Hargreaves, Manager of Social Development
 Dena Kae Beno, Housing Coordinator
 Sandra Horvath, Administrative Assistant

1. CALL TO ORDER

The Chair called the meeting to order, declaring no quorum was present. It was agreed by the members present that the meeting should proceed in a limited capacity so that the business and work of the Committee could proceed.

2. ADOPTION OF AGENDA

There was no quorum present for the approval of the agenda of the March 9, 2023 meeting of the Mission Sustainable Housing Committee.

3. MINUTES FOR APPROVAL

There was no quorum present for approval of the minutes of the February 9, 2023 meeting of the Mission Sustainable Housing Committee.

4. NEW BUSINESS

(a) Affordable Housing Strategy Implementation

- i. Housing Coordinator Updates

M. Dickinson and D. Kae Beno provided the Committee with updates.

- The City will be retaining a consultant for approximately three months to provide an economic analysis on housing affordability relative to density bonusing, and will be used to form the new Density Bonus Program.

The economic analysis will inform the following priority strategies within the Affordable Housing Strategy:

1. The creation of an Affordable Housing Reserve Fund (AHRF), which will aide in understanding the total buildout potential in Mission. This will help Council to identify priorities within the criteria of what type of housing or income group that Council wants to prioritize with the reserve fund. The AHRF will coordinate funding from community amenity contributions, density bonus cash-in-lieu, and voluntary sources.
 2. The creation of new policies for financial mechanisms to optimize community benefits, including affordable housing units, daycare space, and community services.
 3. Develop safe and secure housing policies as well as a standards of maintenance bylaw to ensure rentals are secured and preserved, and to minimize tenant displacement.
- On February 21, 2023 Council approved the amended Financial Contributions for Community Amenities Policy whereby 20% of all funds received will be apportioned to the City's Affordable Housing Reserve.
 - Workshops and "dialogue days" with faith groups are being planned in April and May to discuss potential partnerships related to parking, utilizing sites to construct units, or provision of other social services that relate to housing (short term and/or long-term).

(b) Homeless Count Update

K. Hargreaves reported that FVRD Homeless Count has been completed. The count is conducted every three years and is a 24-hour snapshot in time. Surveys have all been collected and given to the regional coordinator, who now has three months to report on all areas in the region. It is expected that there will be demographic changes to the results of the last count. It was noted that it is difficult to find places in Mission to be socially comfortable and safe where substances aren't used.

(c) Missing Middle Housing

A CBC video that explains the missing middle housing needs, different land uses, and competing interests was shown to the Committee.

(d) Regulation of Recovery Homes

At the March 6, 2023 Regular Council Meeting, a motion was passed for the Mission Sustainable Housing Committee to advise as to whether Mission needs to undertake a review of the Good Neighbour Bylaw and Zoning Bylaw and, if so, make policy recommendations to Council regarding the regulation of recovery homes in the City.

ACTION ITEM: M. Dickinson will provide some background information to the Committee in preparation for discussion at an upcoming meeting.

5. ROUNDTABLE

The Committee members provided various updates.

6. NEXT MEETING

Thursday, April 13, 2023 at 3:00 pm in Conference Room 2 at 7337 Welton Street, Mission, BC and by videoconference.

7. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:20 pm.



STAFF REPORT

To: Chief Administrative Officer **Date:** March 27, 2023
From: Dan Sommer, Director of Development Services
Subject: **Secondary Suites Program Launch**

Recommendations

That Council consider the questions identified in the report and provide staff direction as to how each one should be addressed in the new secondary suites program.

Purpose

The purpose of this report is to seek Council direction on specific aspects of the proposed secondary suites program (hereafter, the Program) prior to its launch. Council direction will allow staff to finalize the Program's framework, the financial implications, consequential bylaw amendments and informational materials needed prior to launch. It is noted that an accompanying presentation by staff will provide additional details at the March 27 meeting.

Background

At the September 6, 2022 regular meeting, Council approved funding to initiate broad public engagement on a potential secondary suites Program in Mission. The September 6, 2022 report included information on the guiding principles used to develop a framework for the proposed Program, the types of existing secondary suites within the City that would be affected by the Program, and the public engagement plan that would initiate conversations with the community about secondary suites in Mission.

Prior to the launch of a program, Council requested the opportunity to review the content and design of the community engagement. Appended to this report are details on the proposed framework (registration process) of the Program and the results of the public survey, respectively Attachments A and B. The attachments provide Council with additional context when considering a number of outstanding questions that need to be answered as they relate to registration of suites, the applicability of Program, off-street parking requirements, apportioning of utility costs (fees), and the possibility for exemptions.

Background

Secondary suites play an important role in the housing continuum by offering a relatively affordable housing option for renters and the potential for additional income to homeowners. There are approximately 2,500 known secondary suites in the City of Mission although the actual number may be much higher. The BC Building Code does not permit more than one suite within a single family dwelling. Enforcing this requirement will undoubtedly result in some displacement of renters given it is known that many homes in Mission contain multiple suites.

In Mission, secondary suite uses fall under the zoning category of secondary dwellings; the "S" Zone designation assigned to a corresponding single-family residential zone in the City's Zoning Bylaw. In addition to suites within a home, the "S" zone designation permits detached coach homes, garden cottages and secondary family dwelling uses and stipulates the requirements for parking, setbacks, and other requirements for each of the uses.

While the City has established site-specific zoning to allow secondary suites, there is no formalized or ongoing regulatory response to inventory and managing suites across the municipality. As a result, the majority of secondary suites in Mission are unknown or deemed “unauthorized” with respect to their zoning and building code regulations compliance.

Approximately 500 properties have followed the process of rezoning and have met the City’s requirements necessary to be considered an “authorized” suite. The status of the remaining majority of suites in the community are either “unauthorized”, “unknown” or known “illegal” (Attachment A).

As a consequence of the City’s onerous zoning requirements for a secondary suite and limitations to enforce the Bylaw, a rise in unauthorized and illegal suites has occurred over the years. The City’s practice to double-bill secondary suites for utilities (water, sewer, garbage and recycling/compost) regardless of zoning or Building Code compliance has inadvertently given many landlords, homeowners, and realtors the impression of tacit approval to have or to promote unauthorized suites. One of the problems associated with the proliferation of unregulated suites is the development of a culture of noncompliance, where otherwise a permissive policy encourages compliance.

Given that less than 20% of all the known secondary suites (“authorized” suites) in Mission have met bylaw and building code standards, the current practice of prescriptive site-specific zoning is being reconsidered. This is especially true when most see rezoning and the cost of building upgrades as the leading obstacle to immediate affordable housing.

One way to support the uptake of regulated suites is by removing the obvious barriers to full compliance and making the process attainable for a typical homeowner. While this does not mean eliminating regulations that are necessary for tenant safety or community well-being, it does mean ensuring that meeting regulations is achievable. With this objective in mind, staff set out to engage the citizens of Mission on their thoughts for a secondary suites program based on a ‘low-barrier regulatory approach’ towards compliance. As a result, the Program is designed primarily as a registration program that can be built upon once a clear understanding around the number and condition of secondary suites is known in Mission.

Engagement Summary

A City-wide survey attracted a significant amount of community participation and garnered 1,384 responses from early December 2022 to the end of January 2023. The summary report is provided in Attachment B. It is noted that the survey was designed to assume that secondary suites are an existing and important part of Mission’s housing continuum and there was no intention by the City to prohibit the use outright.

The following high-level themes emerged in the open comments and helped to identify outstanding questions requiring Council consideration prior to launch:

- Parking, traffic, and infrastructure
- Taxes and utilities
- Affordability
- Zoning, City processes, and rules

Discussion and Analysis

Discussions on how to better support secondary suite uses in Mission have always contemplated the removal of site-specific zoning. While it was expected that changes to the Zoning Bylaw would help facilitate more affordable housing in Mission, changes made to zoning regulations without the adequate resources in place to implement such a program could

introduce a new set of challenges for the City, especially as it relates to managing the differences between existing “unauthorized” suites and newly constructed, bylaw compliant “authorized” suites. For this reason, the primary objective of the Program launch is to inventory (i.e., register) all secondary suites in Mission and then build on the Program once established through incremental steps so that would better support this important housing type. This approach will also allow the complicated financial implications, currently unknown, to be fully understood and inform the future changes to the Program.

While amending the City’s Zoning Bylaw to allow suites as an outright use to a single-family dwelling is relatively simple, the implementation and ongoing administration of a program requires careful consideration. In setting out a program framework, the following principles were identified to ensure that community concerns, OCP and Council priorities, and best practices to managing secondary suites, have been considered.

- Eliminating site-specific zoning;
- Registration of all secondary suites in the municipality;
- Program rules that are easy to understand and follow;
- Consistent and fair distribution of utility and other municipal servicing and infrastructure costs;
- Graduated permitting of unauthorized suites with issuance of conditional permits aimed to encourage full compliance over time;
- No displacement of renters unless absolutely necessary; and
- Ensuring minimum threshold of life safety and building standards are met.

Program Framework (Attachment A)

Recognising that there are different types of secondary suites in Mission, ranging from the outright illegal to the authorized, the proposed program framework outlined in Attachment A aims to address each situation in a fair and equitable manner.

The objective of the Program launch is to register all secondary suites in Mission with the intent not to target residents with existing unauthorized suites but rather to promote safe housing and an equitable share of utility and Program management costs. The Program would consider the individual challenges of each landowner’s ability to bring their suite into full program compliance. Refer to Attachment A for a description of the various suite types and the process steps that would be required to attain a conditional status as well as the options available to landlords to proceed to full authorization of their suite.

Program Launch Timeline

A Program launch date has been set for January 2024. This launch date will allow for staff time to bring forward requisite bylaw amendments, new and or revised policies, details on financial implications and the preparation of communication/ informational materials needed ahead of the Program launch including a three-month registration window between August through to the end of October 2023. Any increases to the registration window beyond three months will push the launch date further into 2024.

Questions requiring Council Direction

To help finalize the Program’s framework, the following questions need Council’s consideration as they relate to the registration of suites, the applicability of the Program, off-street parking requirements, distribution of utility costs, and the possibility for exemptions including any other

matters Council considers important to be included in or excluded from the Program. A brief notation is provided with each question.

Once direction has been provided on the following, staff will finalize the framework by preparing the requisite bylaw amendments, new policies, and informational materials needed prior to the launch of the Program. The questions for Council are whether the Program should:

- 1. Include a nominal registration fee to cover some of the initial administrative and operational costs of administering the Program?**
 - Council may consider waiving this fee for those suites currently listed as “authorized” suites
- 2. Include an annual fee to cover some of the ongoing administrative and operational cost of administering the Program?**
 - Ranges from \$125 to \$300 in other municipalities
 - Takes the form of a business licence or permit that can be suspended should bylaw compliance issues arise
- 3. Allow a secondary suite in duplex, townhome, and or fee-simple rowhouse as permitted by provincial building codes and legislation?**
 - The requirement for off-street parking will be a challenge on these sites and will likely reduce the overall density possible on these lands zoned for duplex, townhome, and or fee-simple rowhouse.
- 4. Allow a secondary suite in a detached dwelling where there is a coach home or garden cottage which are currently mutually exclusive uses in the Zoning Bylaw?**
 - Currently, the requirement for off-street parking for a suite is a challenge in the urban area.
 - Staff see no issues with this allowance on suburban and rural properties.
- 5. Amend or eliminate the maximum floor area of 90 sq.m. (968 sq.ft.) for a suite and or amend or eliminate the ratio calculation currently set by bylaw?**
 - While the maximum floor area restriction for a suite is not currently an issue, the ratio restriction of 40% of the gross floor area of the principal dwelling has inadvertently penalized property owners with small homes.
- 6. Require more than one off-street parking stall for a suite?**
 - While on-street parking issues have been related to inadequate off-street parking for suites, increasing the requirement for a suite may be too onerous, especially for urban lots and may lead to streetscape aesthetic issues.

7. Reduce the flat rate utility fee (double-billing) for a suite registered as “Conditional”?

- Refer to the financial implications section of the report for comments

8. Allow for exemptions to utility fees for certain situations, e.g., suite for elderly parents or grown children?

- This will be difficult to enforce given that provincial legislation allows local government to only regulate the “use” and not the “user”

9. Any other matters or conditions Council considers important for the Program?

Future Considerations

While the direction provided to the above questions will be used to finalize the Program’s framework, a number of other considerations have been identified and set aside for future consideration once a Program is up and running.

These include opportunities to incorporate affordable housing options under the Program along with measures that could be used to incent landlords to offer accessible housing units for those with disabilities or ageing populations.

A possible consideration of the Program is the requirement that all those property owners with a dwelling and a secondary suite within the City’s water specified area be required to (or have the City) install a water meter. Universal water metering is a key consideration for water conservation and an OCP priority to delay multi-million-dollar water infrastructure upgrade costs. Many suite owners are asking for meters to be installed. Installation could be at the homeowner’s cost and done through contracted services. Given that suites likely use about 30-50% of the water (and sewer) of a single family dwelling, the cost of installing a water meter would likely be recovered within the first year.

While all single detached homes built after November 2009 were installed with a water meter, and all zoned secondary dwellings were required to install a water meter, future (or initially) program considerations could include the requirement to have a water meter installed, which would result in a significant advance in universal water metering in Mission and an incremental step towards eliminating the flat rate additional billing for secondary suite uses.

It is noted that some single-family residential neighbourhoods have private building schemes or zoning which prohibit secondary suites. This option to prohibit suites will be considered on a case by case basis through the use of comprehensive zoning. The City does not enforce private building schemes placed on new development by the developer.

Council Goals/Objectives

The City’s Sustainable Housing Committee commissioned the preparation of an Affordable Housing Strategy. This Strategy builds on the work completed in the City’s 2020 Housing Needs Assessment and concluded that Mission needs to expand its supply and diversity of affordable rental housing, including secondary suites.

The Affordable Housing Strategy provides actions for encouraging new house construction to be designed and built ‘suite-ready’ to accommodate the additional dwelling unit. The Committee

concluded that doing so would help make secondary suites readily accessible for residents and constructed in accordance with City bylaws and applicable building code standards.

In response, City staff have been exploring options to remove barriers to facilitate suite development by considering a more simplified and streamlined approach by making bylaw compliance relatively easy while ensuring that life safety standards are met and that building upgrades, if needed, are not cost prohibitive.

Financial Implications

With the assumption that unknown and illegal secondary suites already exist, the cost to provide utility service to these residents is not affected simply by a recognition (registration) of these suites. Currently, the customers who pay for utility services finance the entire cost incurred to operate these systems.

Should more suites be identified and billed, the levy for each current customer could potentially be reduced. Council may wish to consider whether any levy reductions would be passed along to all of the utility customers equally or whether the City wishes to charge a reduced amount for the secondary suites only. Until the program is in place and the number of additional suites registered to be billed is known, the impact on individual rates (and reserves) cannot be determined.

There may be some increased costs incurred through the expansion of the secondary suite program due to an increase in the number of meters being read, homes being tracked, invoices being produced and mailed and collection activities. The frequency of billing could also have an impact on the total costs incurred.

Although relative to the direct operating costs of providing the services, the administrative costs are not significant (approximately 14% of all utilities combined), there should be a recognition that these costs will likely increase and will need to be covered through increased rates should the Program be expanded. There is also the likelihood of increased bylaw enforcement activity which may require additional resources for the Bylaws and Licensing Division.

Communication

Public engagement for the Program involved a City-wide online survey and letters to known existing suite landlords and tenants. The survey provided members of the public the opportunity to voice their concerns, priorities, and considerations on how the City should manage secondary suites in the community. The results of this survey are provided in Attachment B. Council may wish to direct staff to conduct further public engagement opportunities prior to the launch of the Program. It is noted that educational and information material will be prepared specific to the Program, however, additional public engagement beyond this could have an impact on the January 2024 launch date.

Summary and Conclusion

Secondary suites play an important role in the housing continuum by offering a relatively affordable housing option for renters as well as the potential for additional income to homeowners. Building on the objective that existing secondary suites are not to be negatively impacted by the introduction of new zoning regulations, staff have prepared a Program framework that removes many of the barriers to full compliance by making the process attainable for a typical homeowner.

While this does not mean eliminating regulations that are necessary for tenant safety or community well-being, it does mean ensuring that meeting regulations is achievable. Staff are

requesting Council to provide direction on specific questions to allow the finalization of the Program framework the preparation of informational materials needed prior to Program launch.

Report Prepared by: Dan Sommer, Director of Development Services

Reviewed by: Mike Younie, Chief Administrative Officer

Approved for Inclusion: Mike Younie, Chief Administrative Officer

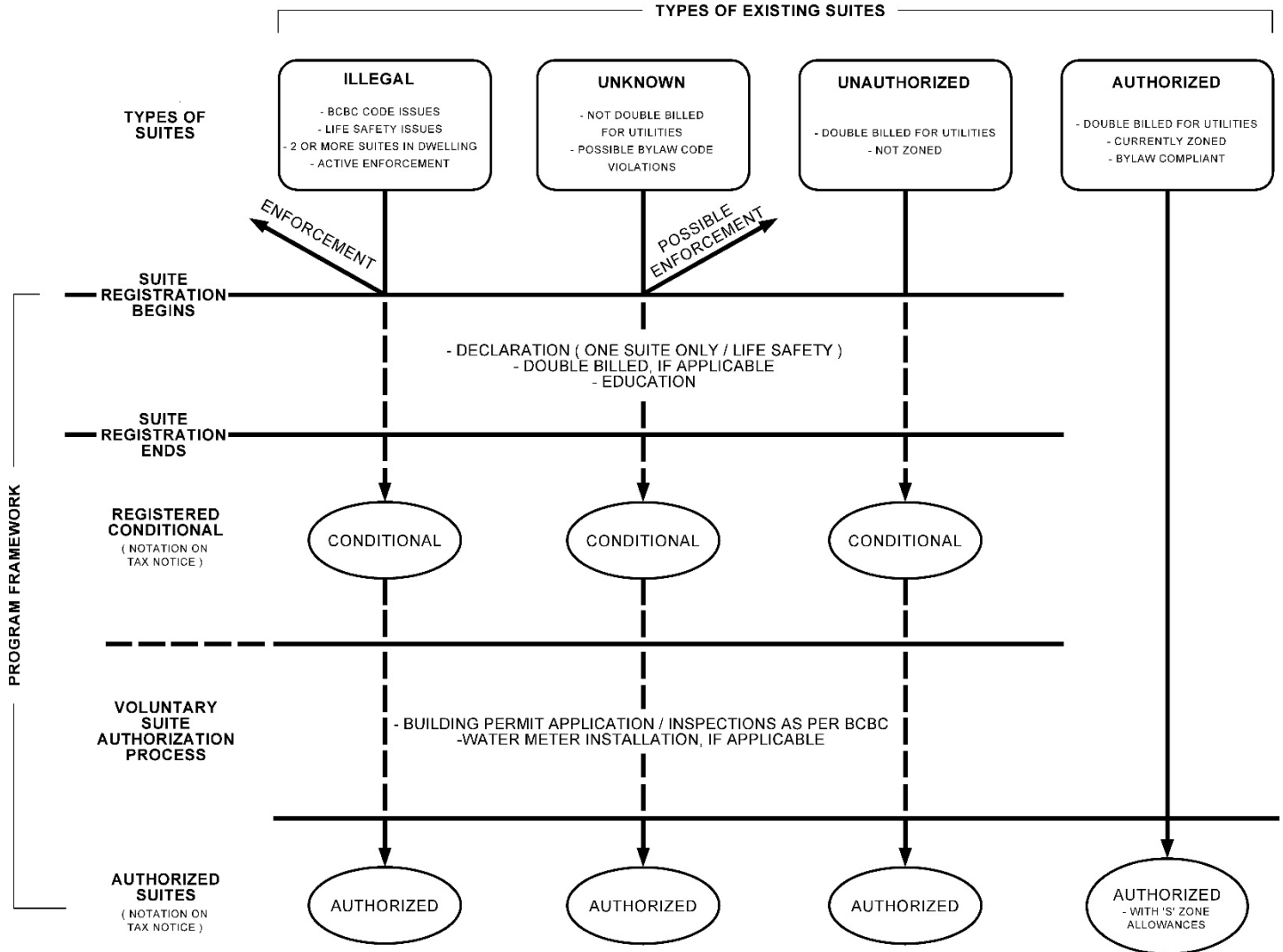
Attachments

Attachment A: Secondary Suites Program Framework

Attachment B: Secondary Suites Engagement Summary Report

Attachment A

Secondary Suites Program Framework



Types of Existing Suites (Mission’s Current Situation)

“ILLEGAL” suites, means those that have been found to have two or more suites in a single-family dwelling and or have been identified as having serious life safety concerns or, to a lesser degree, have been identified as having an associated nuisance complaint. The BC Building Code and the City’s Zoning Bylaw prohibit multiple suites in a single-family dwelling.

Municipalities typically use zoning bylaws to confirm the BC Building Code limitation that a maximum of one secondary suite is allowed per dwelling unit or property. While illegal suites are the subject of current enforcement, the program would allow these owners to register one suite

provided they remove the additional suite(s) and work to address any known life safety concerns, otherwise face progressive enforcement. The considerations around bylaw enforcement are aimed at balancing the need to ensure health and safety in suites, promote compliance with municipal regulations, and manage the financial impacts to the City for enhanced bylaw enforcement and administration. At this time, there are over 100 known “illegal” suites currently under investigation or active enforcement.

“UNKNOWN” suites are just that, “unknown”. Many homeowners avoid regulations because of the potential cost of conforming to Building Code standards or other regulatory requirements, such as rezoning and the provision of additional parking spaces, or licensing fees. These types of suites are not paying additional utility fees and may have existing Building Code or bylaw violations that may be subject to additional enforcement.

When discovered, an “unknown” suite become known and is then charged double for utilities or otherwise required to decommission. Decommissioning of a suite typically involves removal of cooking facilities and associated wiring. It also involves the removal of permanent barriers separating the unit from the rest of the building, all of which puts strain on enforcement and building staff resources.

“UNAUTHORIZED” suites are those known to be in contravention to the City’s Zoning Bylaw but have been allowed to keep the suite under a double-billing provision provided the ongoing absence of complaints to the City. There are approximately 2,000 known “unauthorized” suites in the City.

“AUTHORIZED” suites are those that have followed the proper process of legalization through rezoning and building permit applications. These suites are conforming to all provisions of the City bylaws including the requirements for off-street parking. The Zoning Bylaw requires one additional off-street parking space and specifies that this space be independently accessible (i.e., the space has direct access to the street and is not blocked by another parking space).

Suite Registration

The proposed Program framework identifies a narrow registration window to encourage property owners to declare the existence of their secondary suite(s).

The steps to implement the Program begins with a public awareness and engagement campaign followed by a ‘call for registration’ of all existing suites in the municipality. The registration will be much like registering for a homeowners grant.

Registration of secondary suites is used by municipalities to keep track of how many secondary suites are in operation and where they are located. The objective is not to force those registered to apply for building permit or undergo inspections for bylaw compliance but rather to provide landlords education and guidance on how they can work towards full authorization of their suite now that site-specific zoning is no longer a requirement.

Those registering their suites will be asked to complete a “declaration” form that confirms that only one suite exists in the dwelling and that the owner/landlord has satisfied themselves that the suite meets Building Code life safety standards.

One requirement of registration is the payment of fees for additional utilities. Fairness of utility billings is a major concern where the development of a fairly applied secondary suite program can recover some costs to the taxpayer as well as those currently being double-billed for increased utilities. The amount of utility fees paid for a suite requires consideration by Council. Also, depending on Council direction, the declaration may include provisions around exemptions to utility fees.

Registered Conditional

Those owners who have responded to the call for registration within the registration window will be listed as being “Registered Conditional” unless previously “Authorized” through rezoning. What this means is that these “Registered Conditional” suites have not yet been confirmed as meeting all City bylaws and Building Code requirements.

It is anticipated that some suites will have to remain under this category indefinitely as it may not be possible or perhaps cost prohibitive for these suites to advance in the Program to become fully Bylaw and Code compliant (i.e., listed as “Authorized”). For those suites where full legalization is attainable, some municipalities have established a higher utility billing rate than those of authorized suites as an incentive to legalize their suite.

While not “grandfathered” in the legal sense of the term, “Registered Conditional” suites would be offered some leniency given their existence prior to Program launch. This consideration acknowledges that some suites may never be able to fully comply with Bylaw and or Building Code requirements despite having paid double utilities for their suite. This underscores the importance of the registration window as those landlords not responding to the registration call will be required to fully legalize their suite if found out otherwise face progressive enforcement.

As for “Authorized” suites, these suites will be considered fully Bylaw and Building Code compliant where no further action is required on the part of the property owner. The City is aware of these suites and will automatically include them in the suite registry.

It should be noted that whether a suite is listed as “Registered Conditional” or “Authorized”, a notation on the property’s tax certificate will be made to this effect. This notation provides transparency at time of sale of the property by informing prospective purchasers of the status of an existing suite in the home they are considering purchasing.

For those with the “Registered Conditional” notation, prospective purchasers of the property with the suite are advised whether additional upgrades may be required to keep the existing suite through the Program’s authorization process.

Those properties listed as having an “Authorized” suite on the tax notice will be able to advertise this status with confidence at time of sale. The intention of this notation on the tax notice is to provide leniency to property owner with suites as long as they own their home but incentivize them to formally legalize their suite before selling.

Suite Authorization Process

This is a voluntary process whereby the City encourages all homeowners to legalize their secondary suites through the “Authorization Process” of the Program. Apart from rezoning, which will no longer required, suite authorization involves the application for a building permit to

ensure that all Building Code requirements have been met including life safety standards. As is currently the requirement for all building permits involving the construction or installation of a secondary suite, the installation of a water meter will be required if the property falls within the City's water specified area.

Secondary Suites

Engagement Summary Report





Overview

About the Consultation

Secondary suites play an important role in providing a range of housing types in Mission by offering a relatively affordable housing option for renters and the potential for additional income to homeowners. Suites are also an important part of our Affordable Housing Strategy.

This engagement was focused on gathering feedback from community members to inform the development of a secondary suites policy and program that will guide the administration, registration, and enforcement of suites in the future.

The engagement took place online at engage.mission.ca. The survey was promoted in the following ways:

- Press release and website updates
- Newsletter updates
- Newspaper advertisement
- Social media posts and ads
- Postcard mail out sent to all residential addresses




The survey attracted a significant amount of community participation and garnered 1,384 responses from early December 2022 to the end of January 2023.

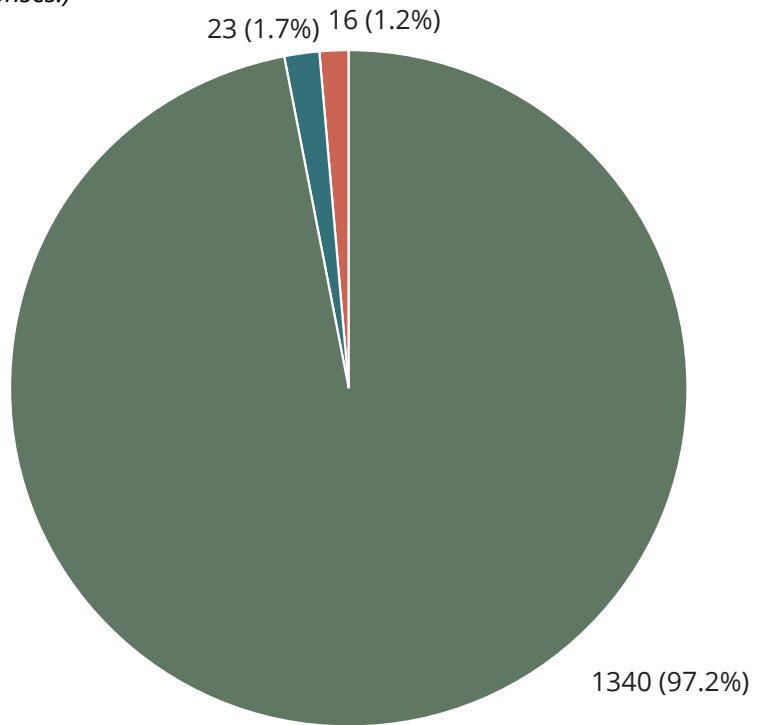
What We Heard

The following report summarizes the feedback we received in the survey.

Q1: Do you live in Mission? (1379 responses.)

Question Options:

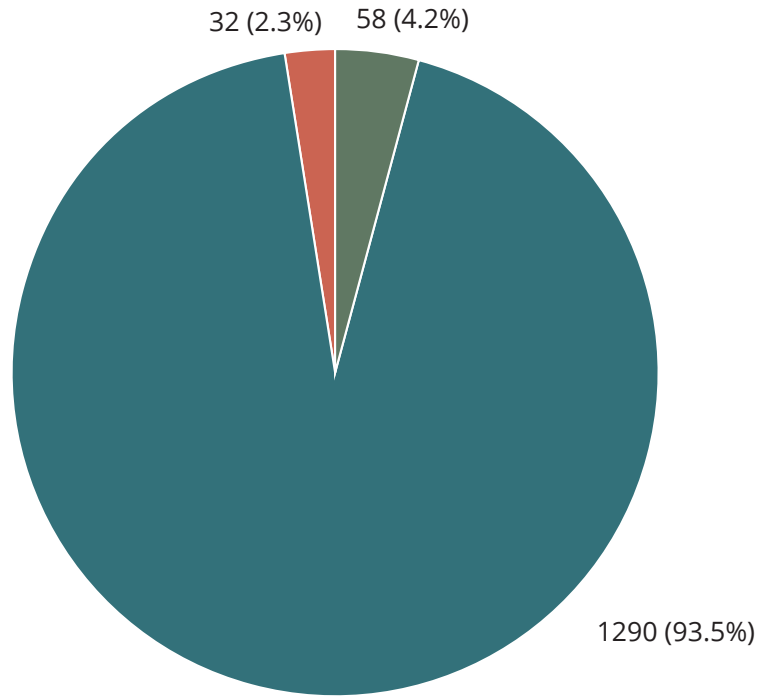
- Yes 
- No 
- Prefer Not to Say 



Q2: Do you have a professional or business interest in the regulation of secondary suites, i.e., realtor, developer, property manager, etc.? (1380 responses.)

Question Options:

- Yes ●
- No ●
- Prefer Not to Say ●



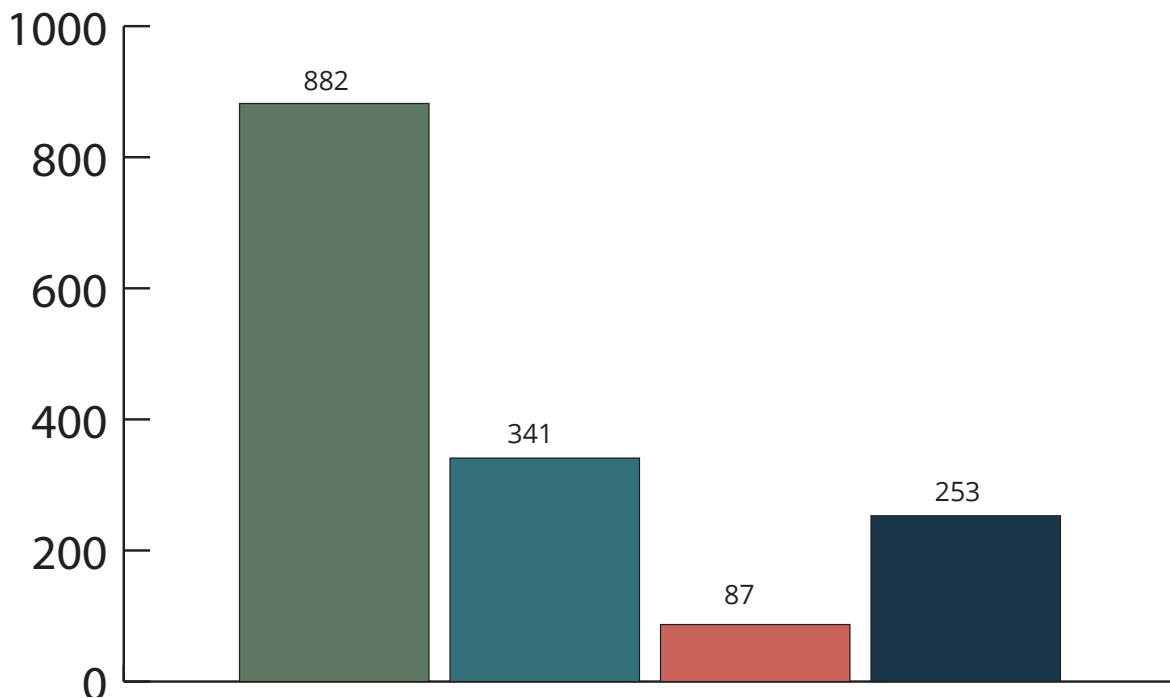
Q3: Which statement best describes you? Check all that apply. (1380 responses.)

I live in a neighbourhood with suites. ●

I live in a suite. ●




I own a house with suites. ●

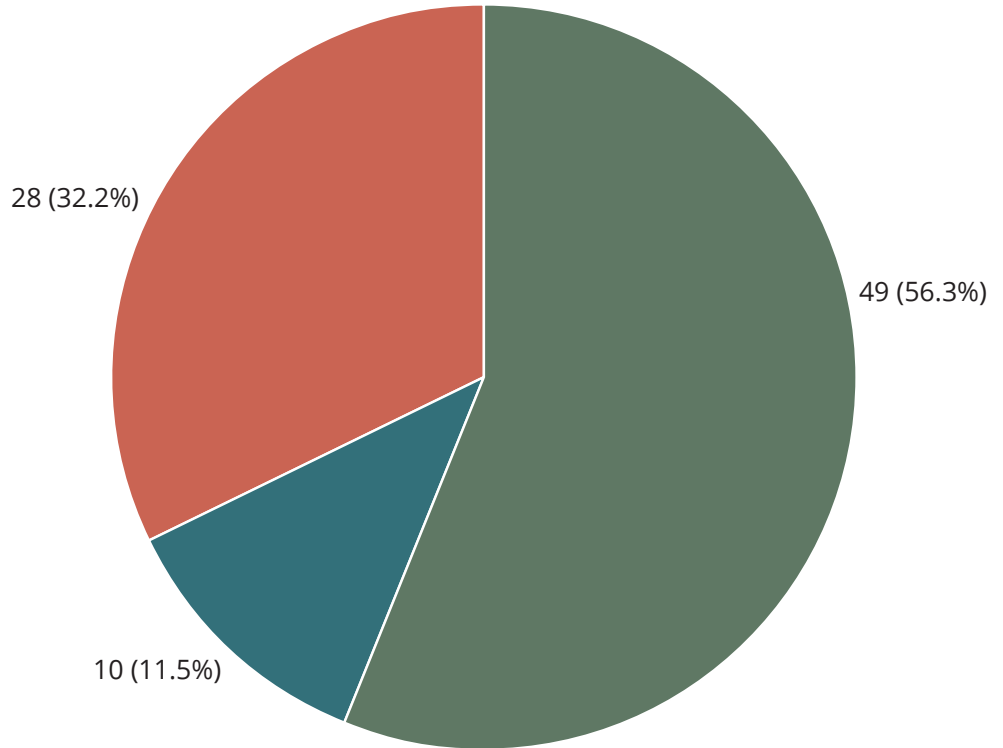
None of the above. ●



Q4: If you LIVE in a secondary suite, is your suite legal? (87 responses, only asked to participants who said they lived in a suite.)





Question Options:

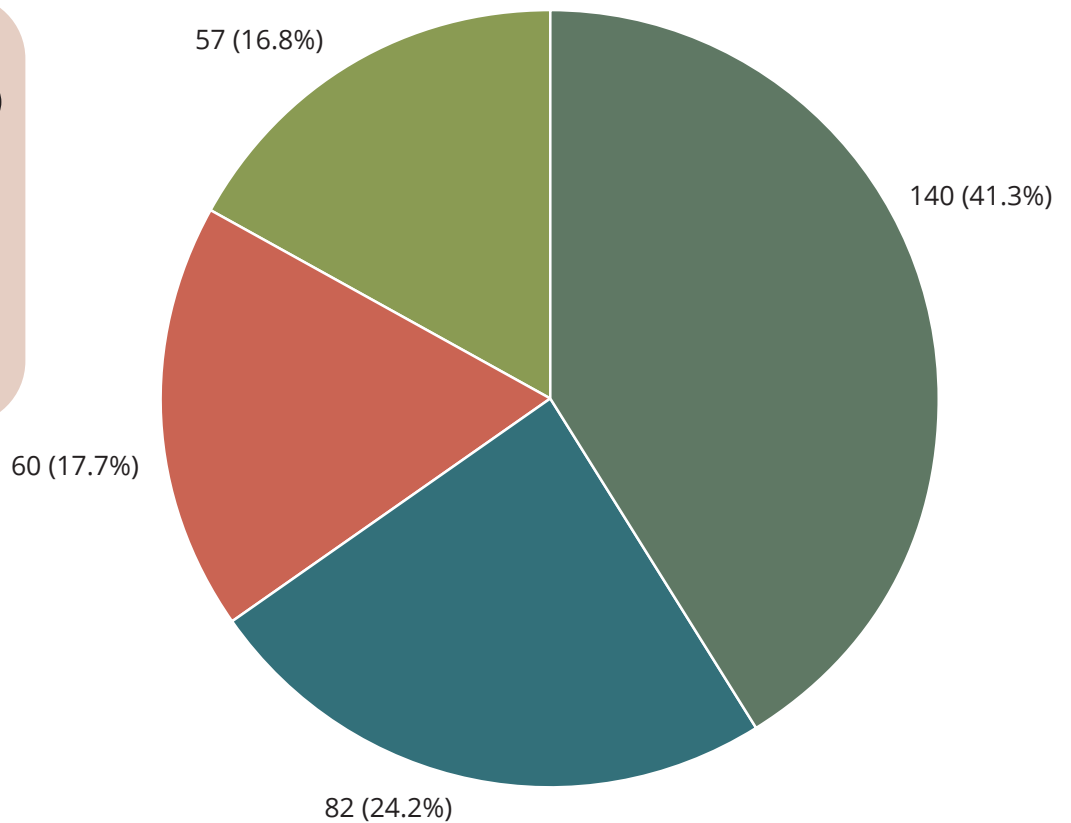
- Yes 
- No 
- Unsure 



Q5: If you OWN a property with a secondary suite, is your suite legal? (339 responses, only asked to participants who said they owned a suite.)





Question Options:

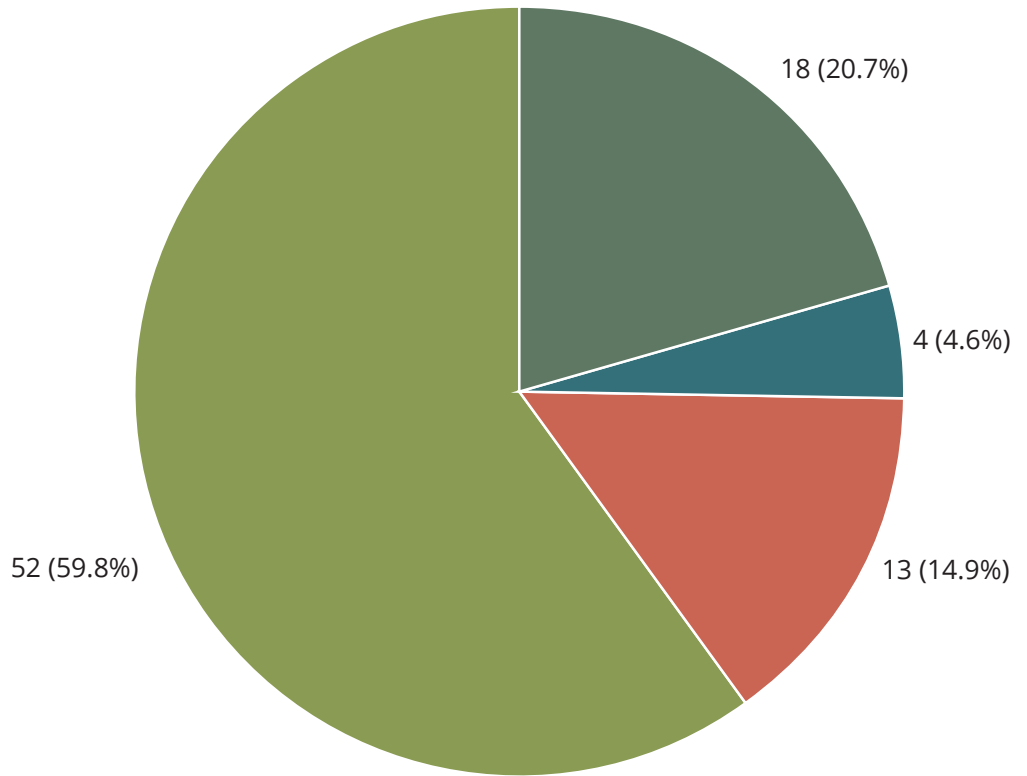
- Yes, it's zoned and I pay double utilities 
- Yes, it's not zoned and I pay double utilities 
- No 
- Unsure 



Q6: If you live in a suite, are you worried: (87 responses, only asked to participants who said they lived in a suite.)




Question Options:

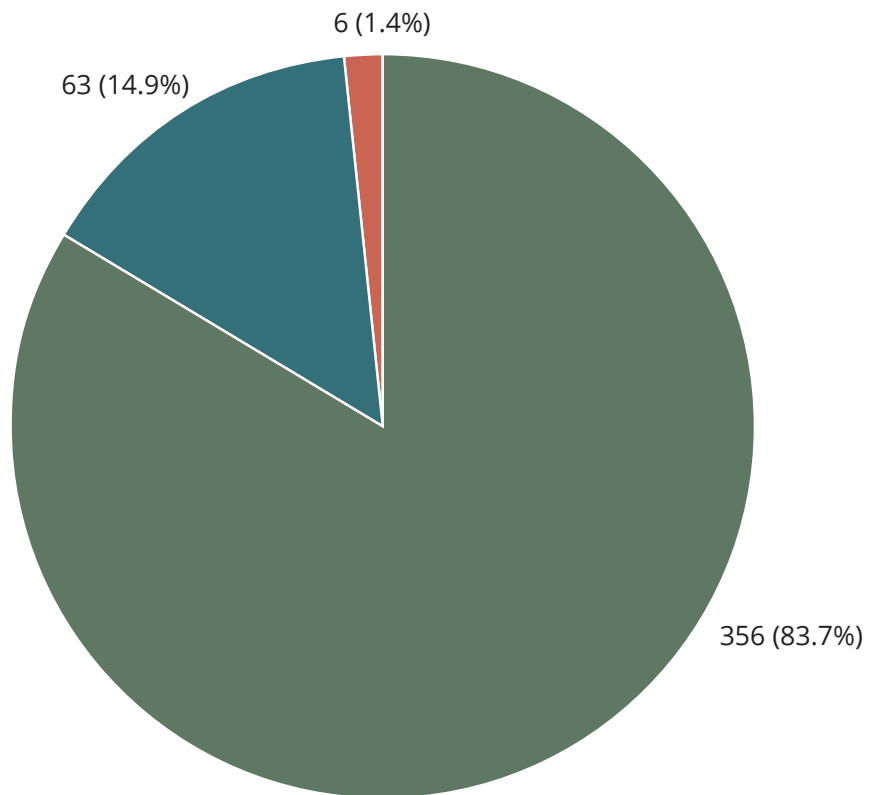
- That the City may shut down the suite? 
- About your health and safety in the suite? 
- All of the above. 
- None of the above. 



Q7: If you live in a suite or own a home with a secondary suite, how many suites are within the home? (426 responses, only asked to participants who said they lived in a suite or owned a suite.)

Question Options:

- 1 
- 2 
- 3 or more 



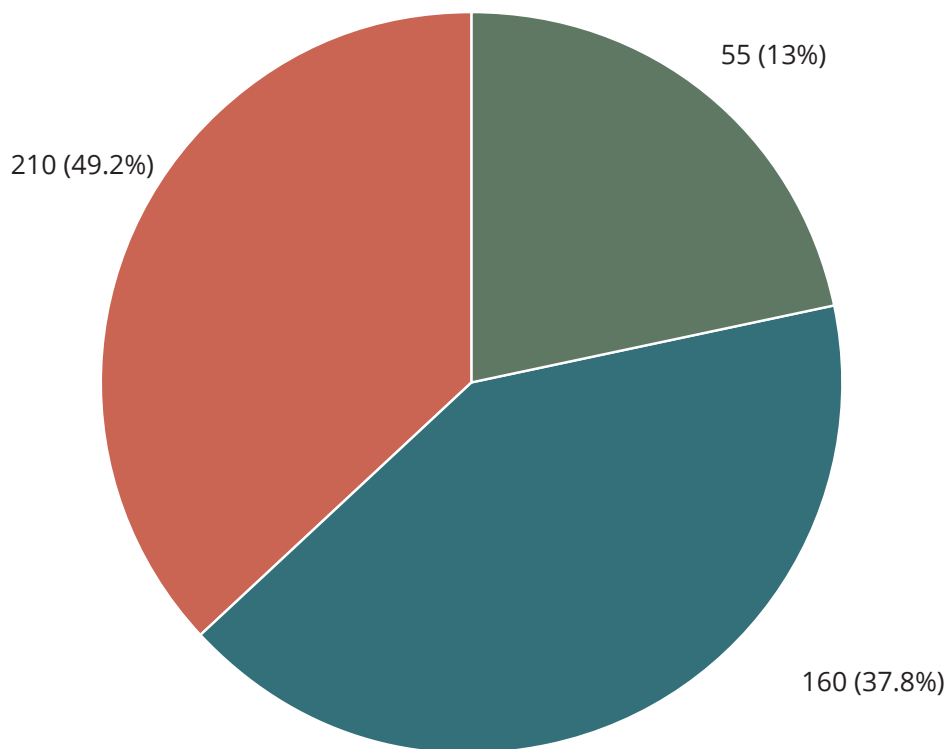
Q8: If you live in or own a secondary suite: (425 responses, only asked to participants who said they lived in a suite or owned a suite.)

Question Options:

Do you think you put out twice as much garbage, recycling and/or compost than a home with a suite?

Do you think you put out a little more but not twice as much garbage, recycling and/or compost than a home with a suite?

I don't think I put out any more garbage, recycling and/or compost than a home without a suite.



Q9: Is there enough parking for you on the property or do you have to park on the street? (87 responses, only asked to participants who said they lived in a suite.)

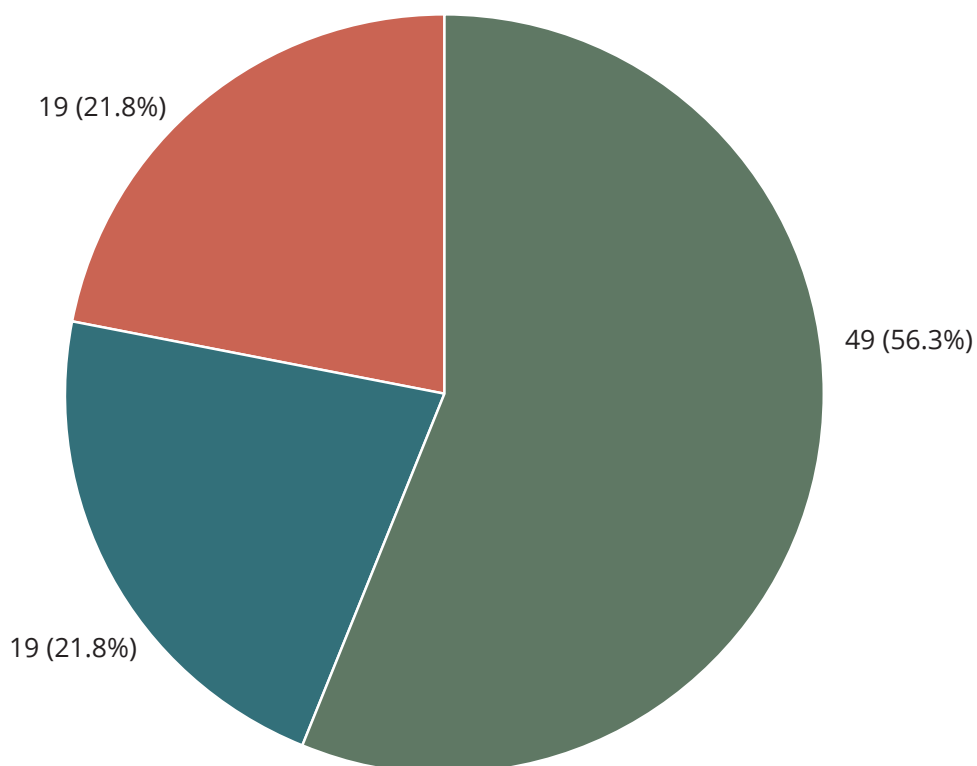
Question Options:

Yes

No

Other (please specify)

*** Other reasons specified include:** *not having a car so parking isn't an issue.*

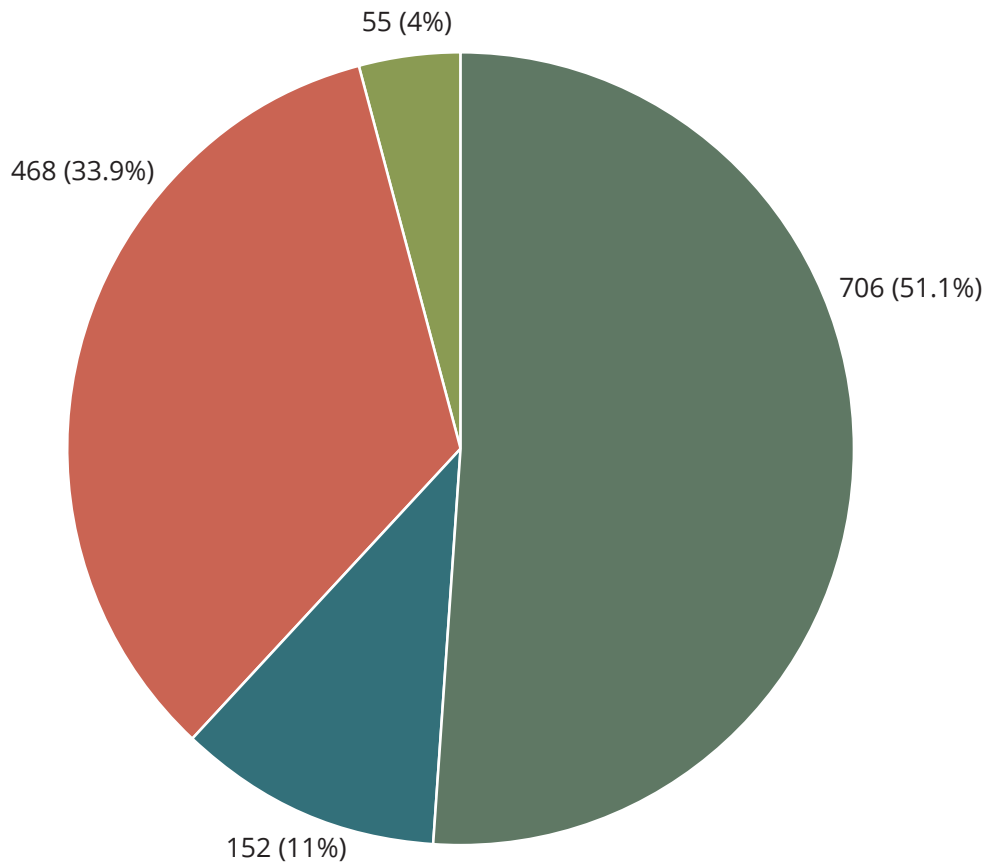




Q10: Do you believe secondary suites should be permitted in all residential neighbourhoods? (1381 responses.)

Question Options:

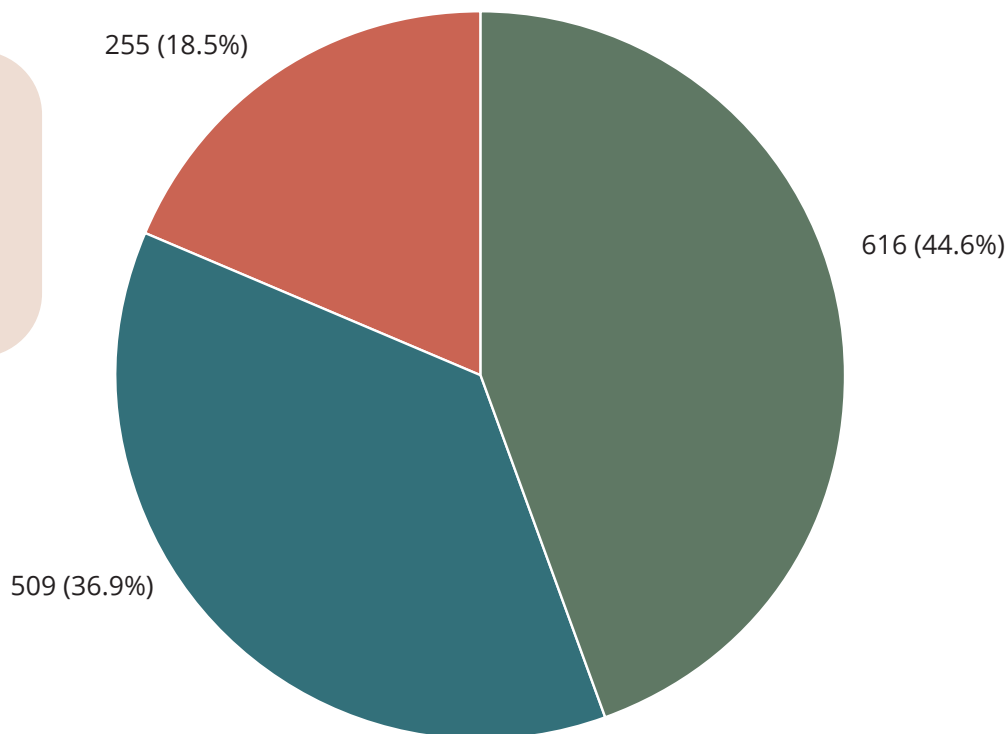
- Yes
- No
- Some residential neighbourhoods but not all.
- Unsure



Q11: Do you think we should allow suites in other forms of housing, such as duplexes and townhomes? (1380 responses.)

Question Options:

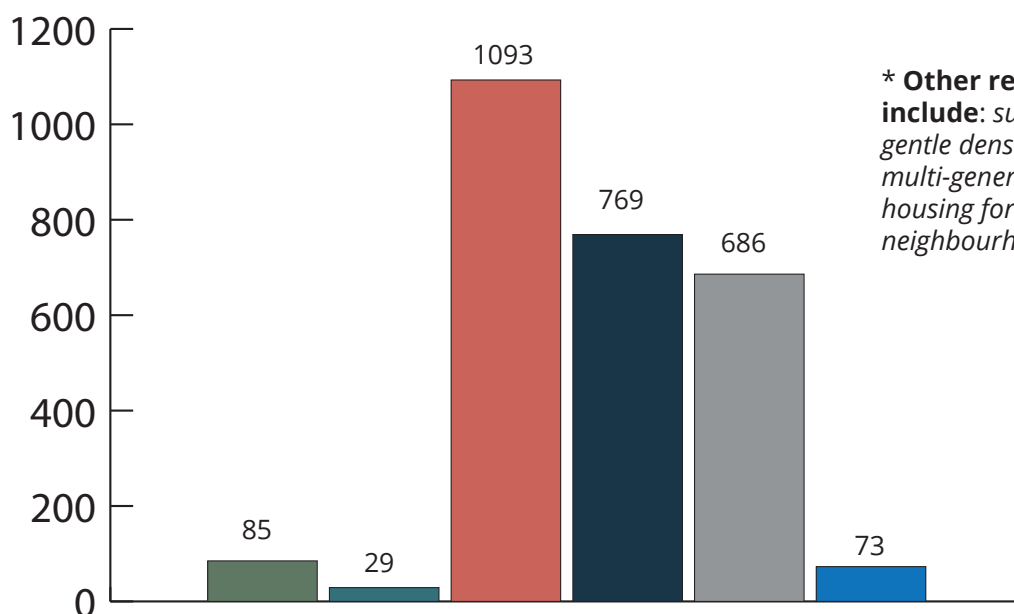
- Yes
- No
- Unsure



Q12: Do you believe secondary suites are important to a community? Check all that apply. (1381 responses.)

Question Options:

- Not really.
- Not sure.
- Yes, because it offers more housing options.
- Yes, because it is a mortgage helper for homeowners.
- Yes, because it allows shared living.
- Other.

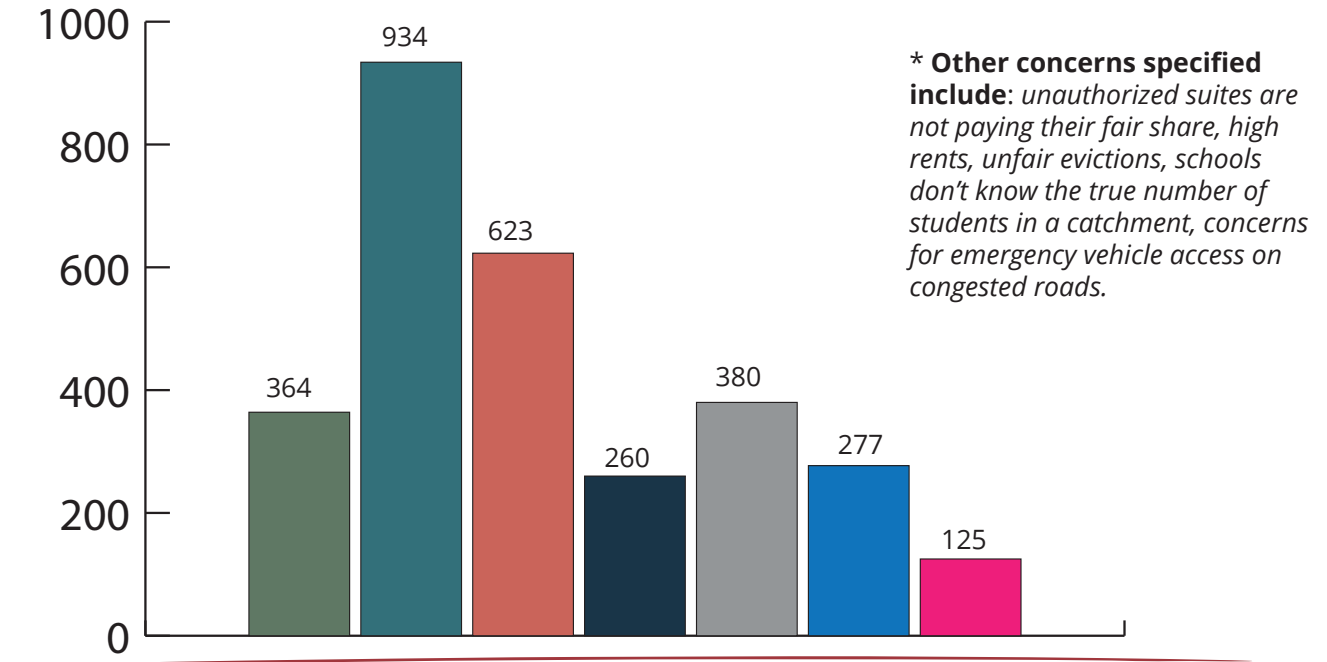


*** Other reasons specified include:** suites are good for gentle densification, living with multi-generational family, housing for seniors, and safer neighbourhoods.

Q13: Do you have concerns about secondary suites? Check all that apply. (1381 responses.)

Question Options:

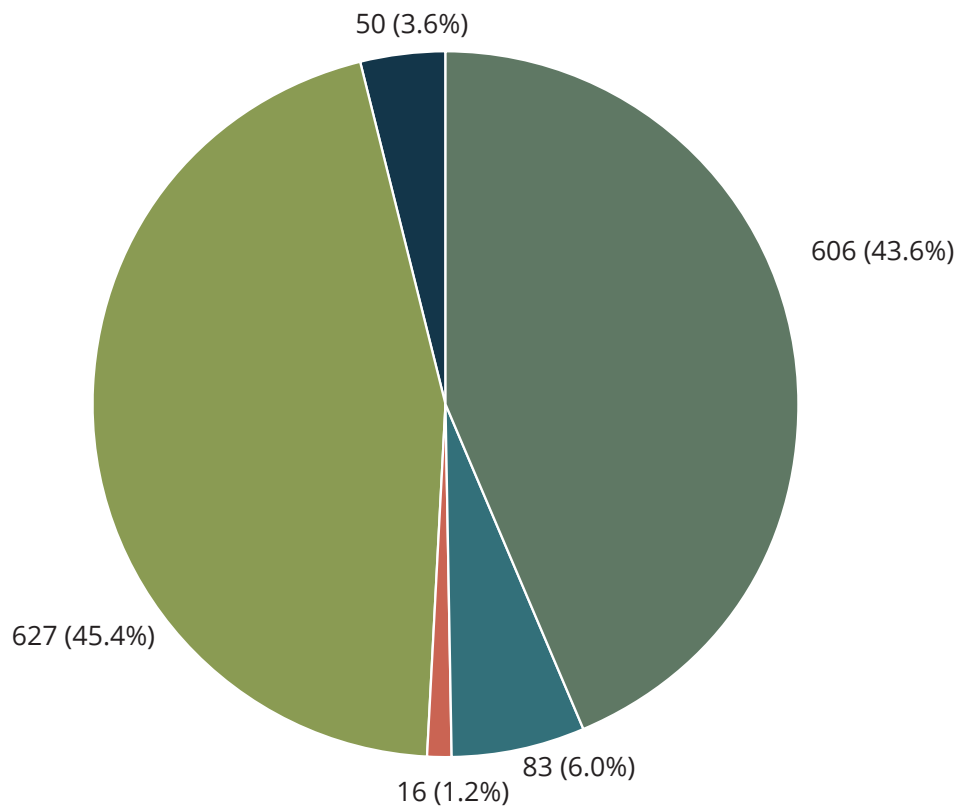
- Not really. Yes, because of parking. Yes, because of traffic congestion.
- Yes, because of noise. Yes, because it has an impact on neighbourhood character. Yes, for safety of the tenants. Other.



Q14: How many secondary suites per home do you think should be permitted? (1382 responses.)

Question Options:

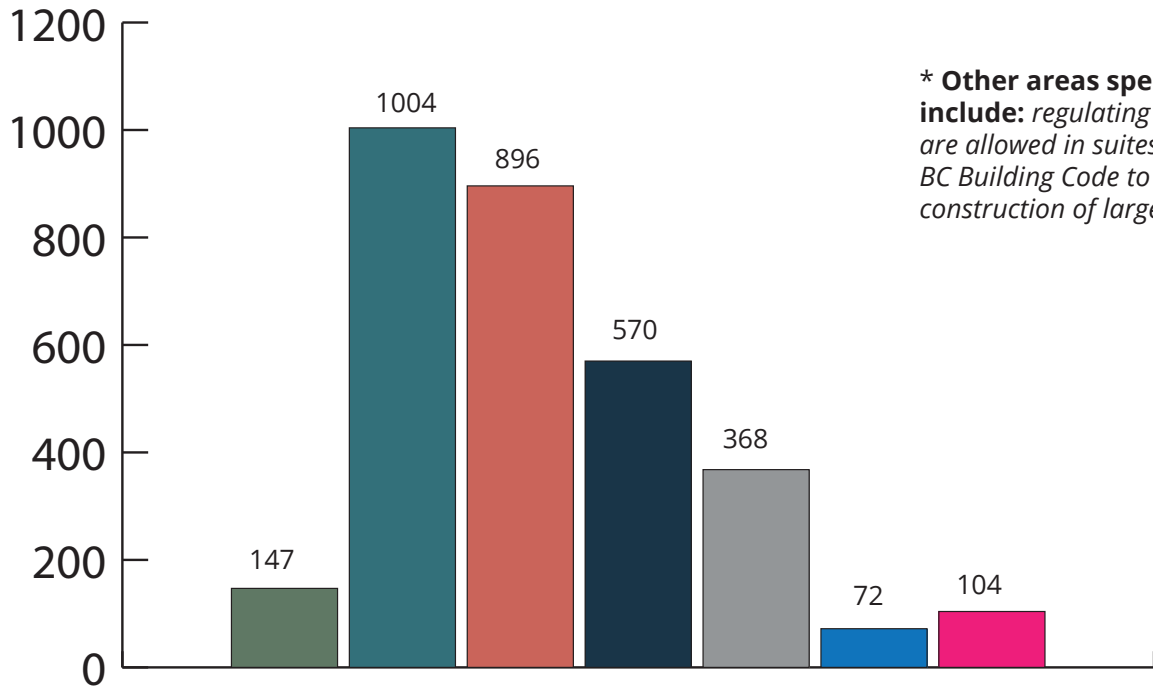
- 1
- 2
- 3 or more.
- Depends on the size of the home and property.
- None.



Q15: What should the city regulate when it comes to suites? Check all that apply. (1375 responses.)

Question Options:

- Nothing.
- Parking.
- Building safety.
- Utility fees.
- Building form and character.
- They shouldn't be allowed at all.
- Other.



*** Other areas specified include:** regulating that animals are allowed in suites, following BC Building Code to allow the construction of larger suites.

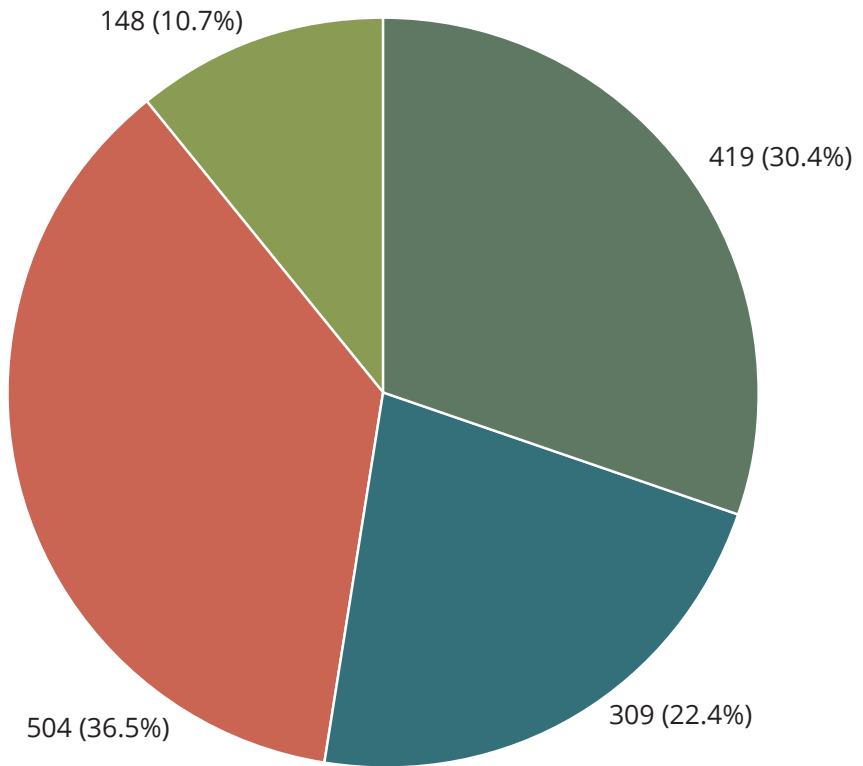


Q16: Do you think secondary suite owners are paying a fair amount for utilities? (1380 responses.)

Question Options:

- Yes
- No
- Unsure
- Other

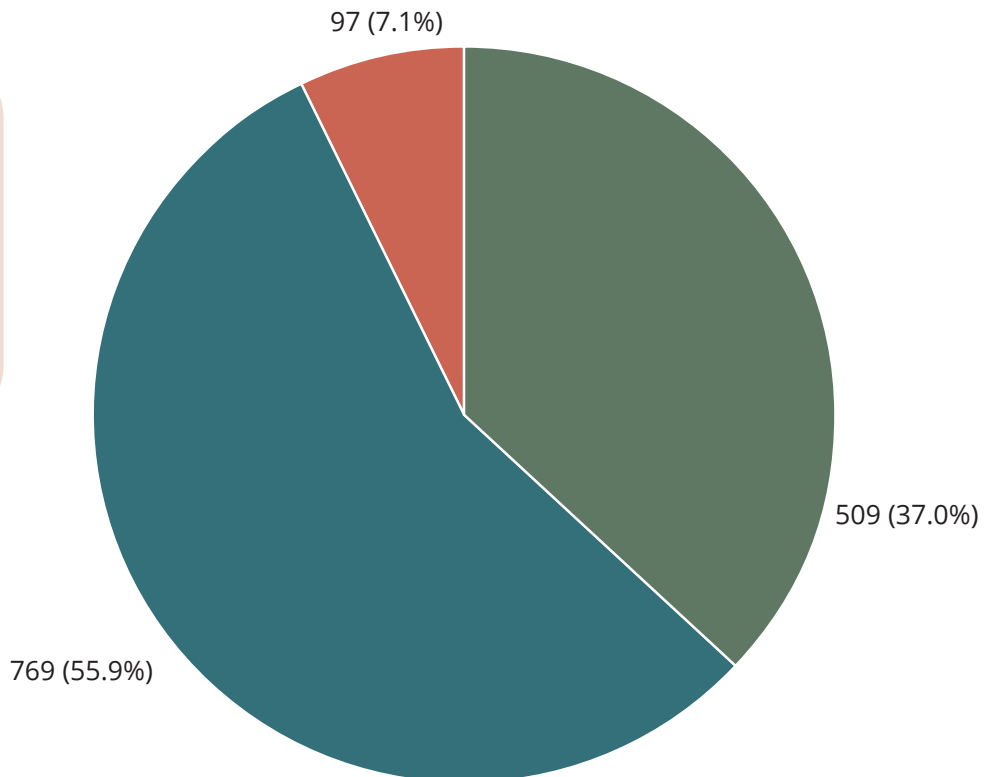
*** Other areas specified include:** *determining rates based on what the amenities (i.e. appliances) the suite has, charging more for schools, and charging based on number of people in the house.*



Q17: How much additional on-property parking should suites provide? (1375 responses.)

Question Options:

- None
- 1 space
- Larger suites should offer more spaces.

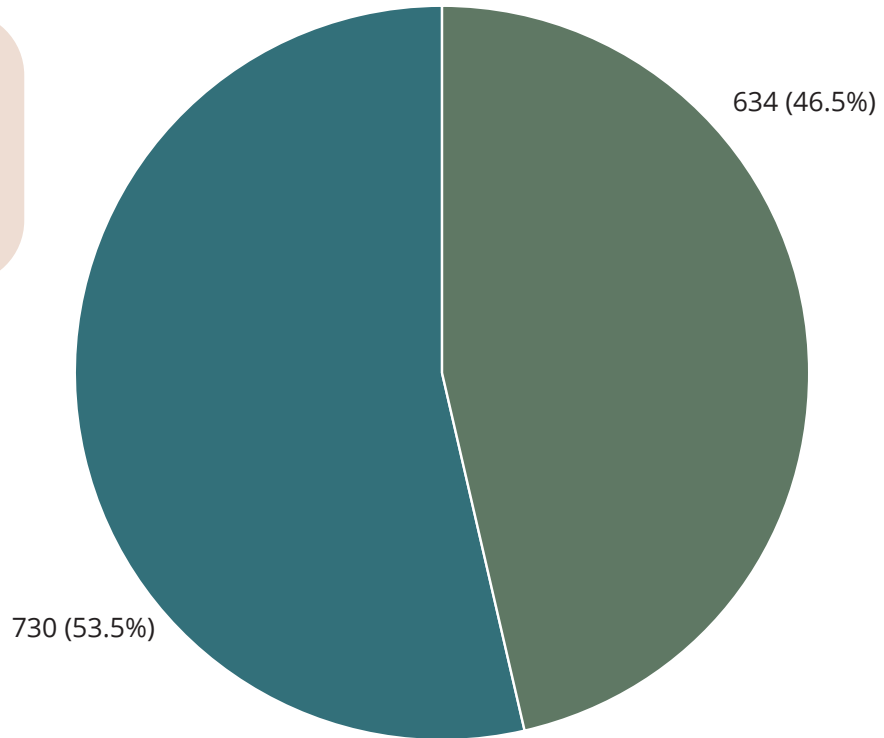


Q18: Are you supportive of the City of Mission charging a nominal annual fee to cover administration costs?
(1364 responses.)

Question Options:

Yes

No



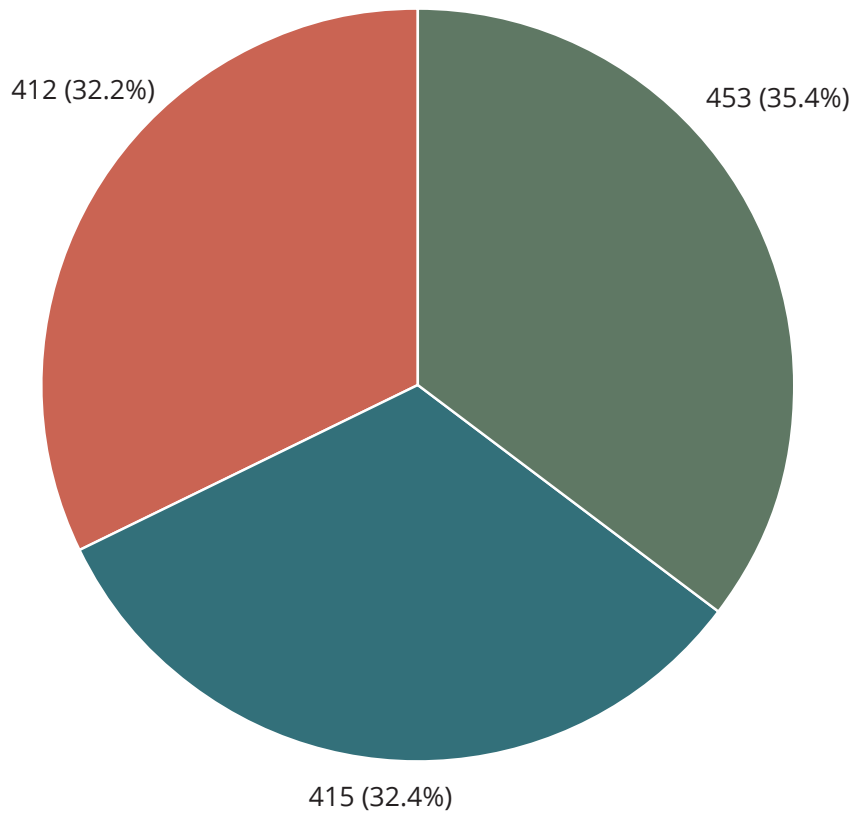
Q19: If you're a homeowner and don't have a secondary suite, would you put in a suite if the rules and costs were minimal? (1280 responses.)

Question Options:

Yes

No

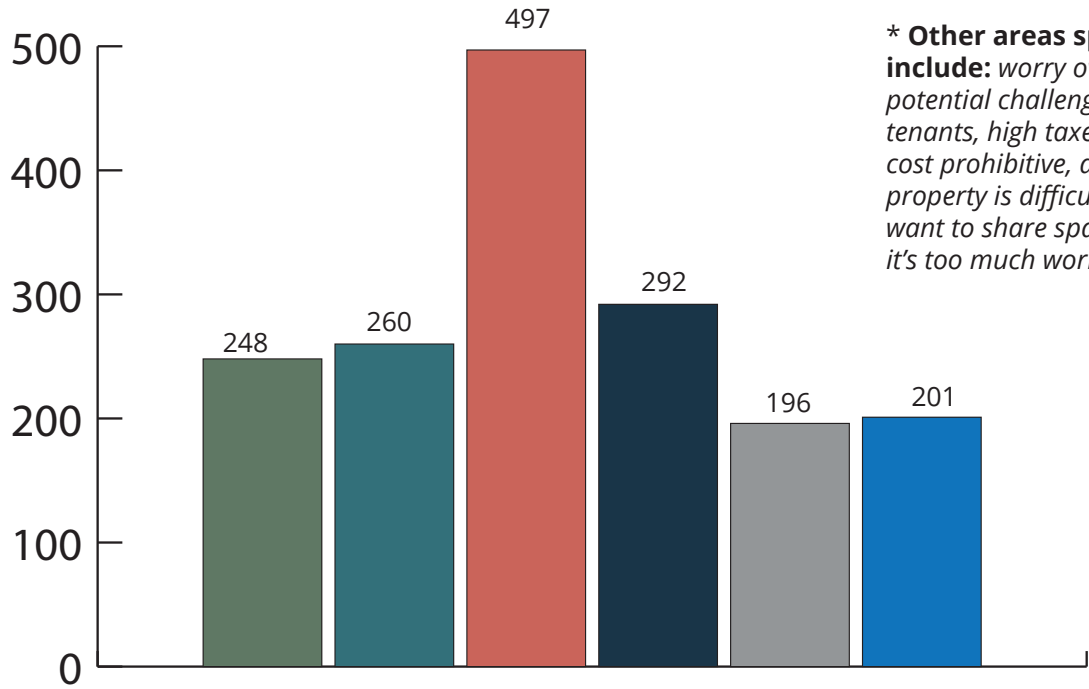
Maybe



Q20: If you're a homeowner and don't have a secondary suite, is it because: (Check all that apply) (1114 responses.)

Question Options:

- The design of my home doesn't allow it.
- Putting in a suite is too expensive.
- I don't want or need a suite in my home.
- It is difficult to comply with City bylaws.
- It is difficult to meet Building Code.
- Other.



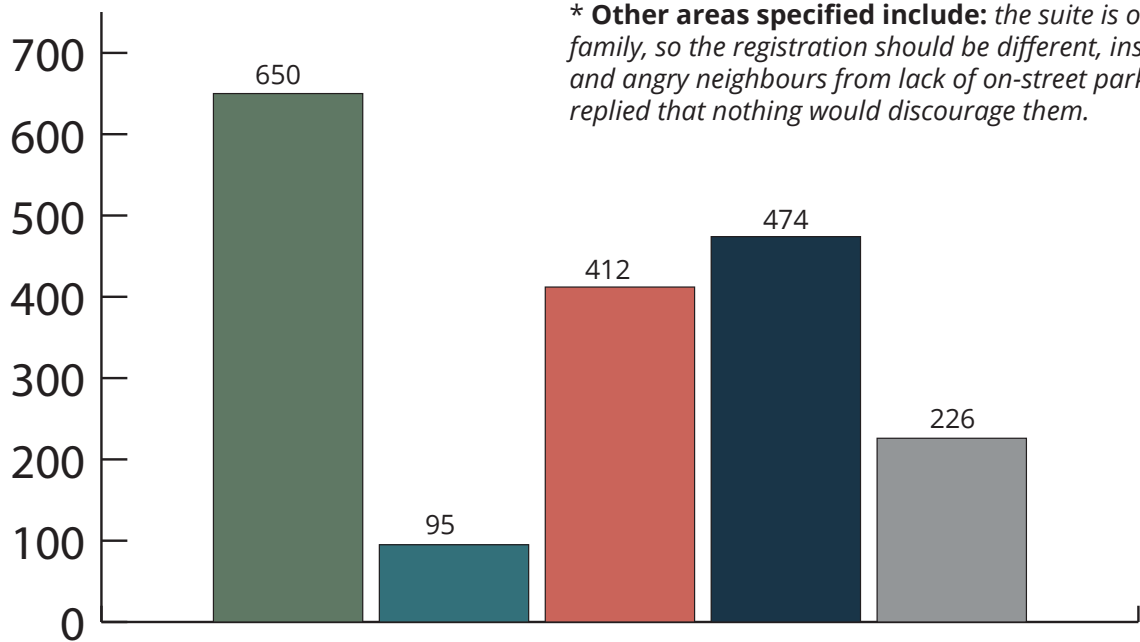
* Other areas specified include: worry over potential challenges with tenants, high taxes make it cost prohibitive, access to property is difficult, don't want to share space, and it's too much work.



Q21: What would discourage you from registering your suite? Check all that apply. (1111 responses.)

Question Options:

Additional costs to make the suite bylaw compliant. I don't want anyone to know I have a suite. The process is too complex.
 I don't want to deal with the City. Other.

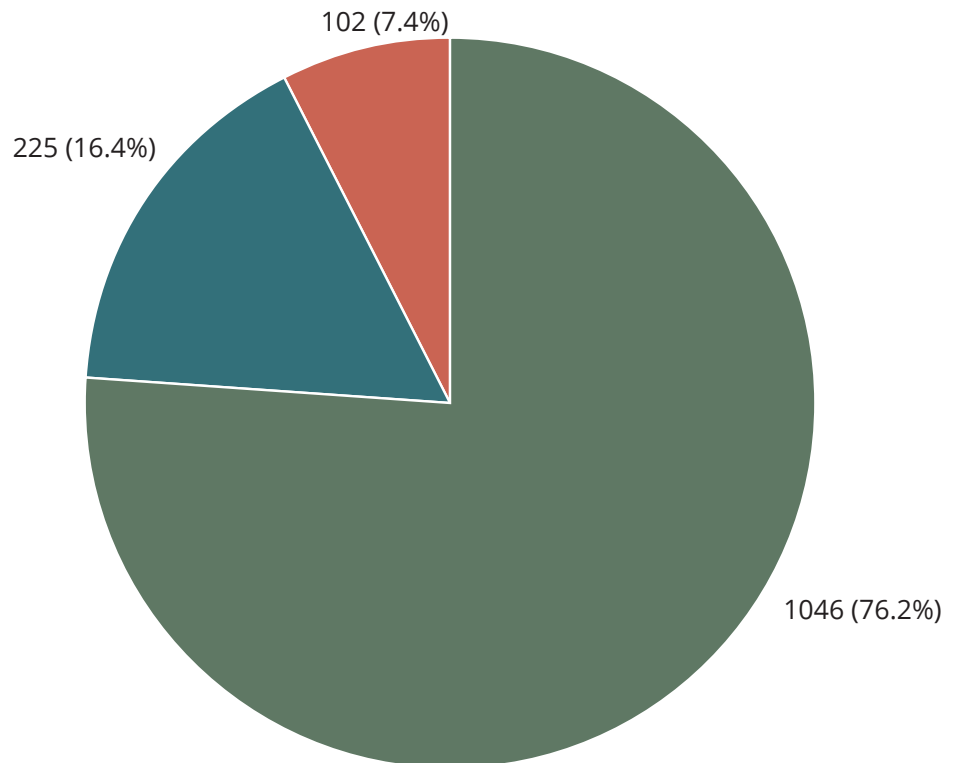


** Other areas specified include: the suite is only for family, so the registration should be different, inspections, and angry neighbours from lack of on-street parking. Some replied that nothing would discourage them.*

Q22: Do you think that there should be exemptions to registration if the unit is for adult children and/or aging parents? (1373 responses.)

Question Options:

Yes
 No
 Unsure.

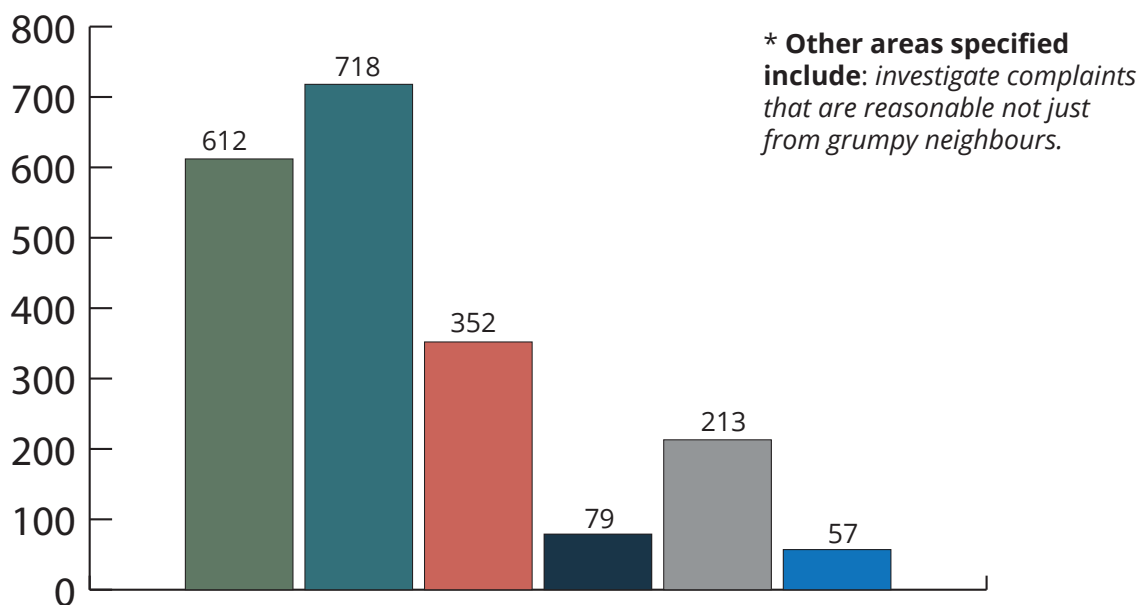


Q23: How do you think secondary suite complaints should be enforced? Check all that apply. (1368 responses.)

Question Options:

Investigate all complaints. Investigate only complaints related to life and safety risks to tenants and neighbours. Investigate only complaints related to parking.

Do not investigate complaints at all. Look for signs for secondary suites and investigate, even without complaints. Other.



Q24: In general, which sentiment best describes your position: (1306 responses.)

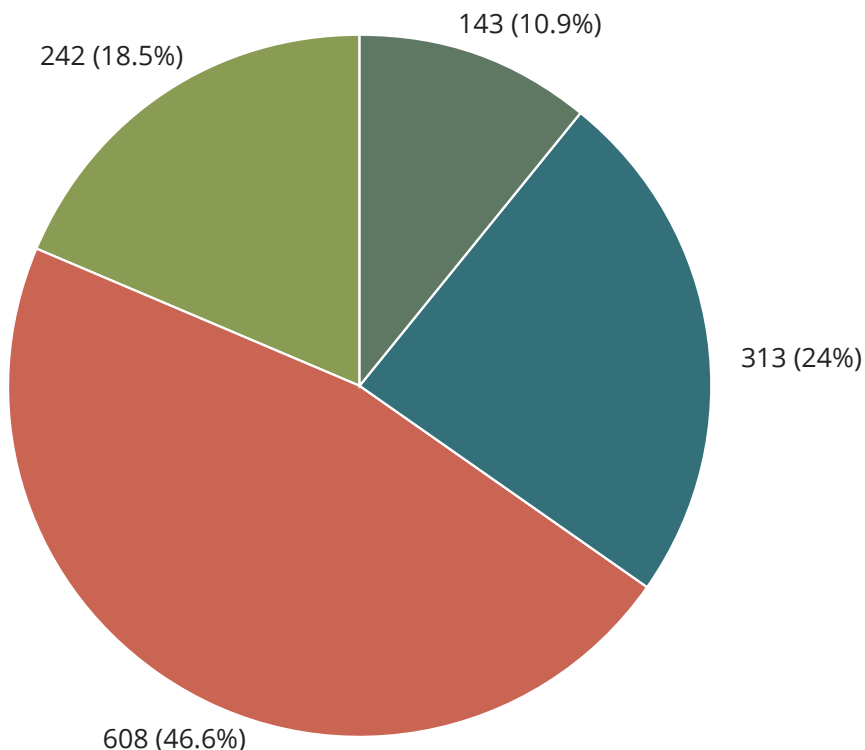
Question Options:

Current rules shouldn't change.

Rules need to be tightened.

Rules/fees should be reduced to encourage registration

Other



* **Other areas specified include:** parking and utility equity needs to be resolved, and in-law suites with children and parents should have special considerations.

The last question in the survey asked participants to share their final thoughts on secondary suites. The 564 comments have been summarized into the following key feedback themes:

1. Parking, Traffic & Infrastructure

2. Taxes & Utilities

3. Affordability

4. Zoning, City Processes, & Rules

1. Parking, Traffic & Infrastructure

- Residents living in secondary suites are parking on the street due to a lack of parking on the property, this has created challenges for visitor parking and congestion on local roads.
- Garages are full and/or underutilized for parking, pushing more residents to park on the road.
- Transportation routes are congested due to unauthorized suites making it challenging for the City to truly know how many residents there are in a neighbourhood to plan for.
- During snow events, plows have a challenging time working down narrow roads.
- Infrastructure throughout the city needs to catch up before the City should spend time on suites administration.
- Cars are lined up on both sides of the street, and cars are also parked too close to corners.
- Street lighting and sidewalks need to be improved to make it easier for pedestrians using transit or walking from street parking or to live without a car
- Parking issues need better bylaw enforcement.



My biggest concern about secondary suites is parking. We have many suites in the houses on our street and the street is overrun with parked cars.

- Survey Response





2. Taxes & Utilities

- Suites should not have to pay double utilities automatically. Fees could instead be based on people living in the house.
- If family members live in the suite, taxes paid should be less.



I am fully in support of certain regulations regarding utilities...I think it needs to be revisited when you're providing space to an elderly parent or a relative.

-Survey Response

3. Affordability

- Suites provide lower-cost rentals for many types of renter, including single people, older adults, and students. This is important to protect.
- Allowing more secondary suites is not a solution for affordability in the city and attention should continue to be focused on building affordable purpose-built rental units.



We are in a housing crisis and will be for several years to come. I can't believe how difficult it is to have a secondary suite or carriage home on a property.

-Survey Response

4. Zoning, City Processes, & Rules

- Mission should remove suite size restrictions to align better with what is permitted in the BC Building Code.
- Off-street parking for secondary suites should be mandatory.
- Short-term rentals, through services like Airbnb, are taking away critical rental stock.
- Program registration should have exemptions for tenants who are family members.
- There should be better ways to report a suspected suite, for example an online form.
- The City should have strict policies and the means to enforce them to deter anyone from operating an unregistered suite.
- Registration is important, as unregistered suites are not paying their fair share to support our community.



There has to be a better way in place to catch the cheaters without others becoming a victim of animosity by the tenants and landlords.

-Survey Response







StrongerBC

for everyone

HOMES FOR PEOPLE

An action plan to meet the challenges of today and deliver more homes for people, faster





Table of Contents

Premier and Minister’s Message.....	2
Introduction.....	4
Homes for People – At a Glance.....	6
Where We Started.....	8
Building From a Solid Foundation.....	9
New Challenges and the Pandemic.....	11
Creating a Real Estate Market That Works for People.....	12
Underlying Challenges We Need to Fix, Now.....	13
Impacts Are Felt In Every Community.....	14
Why Creating More Supply and Fighting Speculation is Key.....	15
Budget 2023 Building More Housing.....	15
The Plan.....	16
Unlocking more homes, faster.....	16
Creating better, more affordable homes.....	22
Supporting those with the greatest housing need.....	25
Building a housing market that works for people, not speculators.....	27
Housing Actions Supporting People.....	29

Premier and Minister's Message

Delivering for people and meeting challenges head-on, so everyone in B.C. can have a good life, drives every action our government takes, every day.

One of the biggest challenges for people in B.C. is finding an affordable home to live in. Soaring house prices and rents are pricing people out of the communities they love, the places they want to call home. For others, it has led to homelessness.

Housing is a foundational problem, underpinning nearly every other challenge we face. We have made real progress over the past years to deliver housing for people in B.C., but the pandemic, inflation, and soaring housing prices around the world brought new complexities.

We're taking strong action to meet this moment, tackle these challenges head-on, and deliver more homes for people, faster. So more people have a home they can afford that meets their needs. So seniors can live in dignity, young people can build a good life, students can afford to get a good education, and the people who work here, drive our economy, and deliver the services we all rely on, can afford to live here too.

Focused on four priorities – speeding up delivery, increasing the supply of attainable small scale, multi-unit housing, helping those who need it the most and fighting speculation and profiteering – the actions in *Homes for People* include:

- More than \$4 billion over three years (Budget 2023) with a commitment to invest \$12 billion over the next 10 years to build thousands of new homes.
- Delivering more middle-income small scale, multi-unit housing that people can afford, including town homes, duplexes, and triplexes through zoning changes and proactive partnerships.





- Creating an annual income tested renter's tax credit of up to \$400 per year for renters.
- Offering forgivable loans for homeowners to build and rent secondary suites to increase affordable rental supply faster.
- Introducing a flipping tax to discourage short-term speculation.
- Speeding up permitting to reduce costs and speed up approvals to get homes built faster.
- Providing more homes and supports for people experiencing or at risk of homelessness.

Our Government's \$7 billion housing investment announced in 2018 and effective tools such as the Speculation and Vacancy Tax have already delivered more than 42,000 homes. *Homes for People* will do even more to make sure everyone in B.C. has a home they can afford that meets their needs, so people can build good lives and thrive.

We've navigated a lot of challenges over the past few years, and we've made it through together. The actions in *Homes for People* will deliver more homes for people faster, and build a brighter future for everyone, in every community in B.C.



David Eby
Premier



Ravi Kahlon
Minister of Housing

Introduction

British Columbia is one of the most sought-after places to live anywhere in the world. A strong economy, good public services, and a beautiful natural environment make this province a truly special place.

But finding a home you can afford can be a challenge.

The housing crisis is impacting people in every part of our province, impacting the quality of life in our communities, and limiting the potential of our economy.

A fast-growing population combined with the effects of the pandemic on the housing market means we have to do more – a lot more – to ensure every person and family in B.C. has a home that they can afford and meets their needs.

That's what *Homes for People* is all about.

Building on major new investments to build affordable housing in the last five years and measures to reduce speculation and protect people in an overheated housing market, *Homes for People* takes urgent action to speed up delivery of new homes, increase the supply of attainable middle-income housing, fight speculation, and help those who need it the most. Returning to a place where homes are a foundation for people, not for profit.

And it tackles persistent permitting and zoning challenges, so we can deliver more of the housing people want and need, and build vibrant, healthy, livable communities.

With specific actions, *Homes for People*:

- Unlocks more homes, faster by creating the conditions to encourage faster housing construction and reduce development costs, including changes in regulations and zoning, less red tape, more incentives and a focus on targeted types of housing.
- Delivers more housing people can afford to rent or buy, including more homes within reach for first-time homebuyers, and protects renters.



- Supports those who need it the most with more housing for those experiencing homelessness and helping more people to find an affordable place to call home.
- Creates a housing market that puts people ahead of profit with measures to crack down on speculators and profiteers and get the proceeds of crime out of the real estate market.

Taken together, *Homes for People* helps people build good lives in their communities, secures a foundation for our economy, and delivers more homes for people, faster – to build a brighter future and a stronger B.C. for everyone who lives here.



Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

4 pillars of our housing action plan



Unlocking more homes, faster

- More small scale, multi-unit housing (townhomes, duplexes and triplexes)
- Make it easier and more affordable for people to rent out secondary/basement suites
- Work with municipalities to make sure more homes are built in communities, faster
- Speed up permitting and approvals to get homes built faster
- Become a North American leader in digital permitting
- Deliver more homes and services near transit
- Launch BC Builds – A new program dedicated to delivering homes for middle-income people
- Expand B.C.'s construction workforce and spur innovation
- Explore new ways to get more rentals built
- Build more homes with mass timber



Delivering better, more affordable homes

- Thousands more social housing units
- Deliver 4,000 additional on-campus rooms for post-secondary students
- End discriminatory age and rental restrictions in stratas
- Protect affordable rental units through \$500 million fund
- Create more housing through partnerships with Indigenous communities
- Revitalize co-op housing

Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

4 pillars of our housing action plan



Supporting those with the greatest housing need

- New income tested renter's tax credit
- More homes to support people experiencing homelessness
- New actions to close encampments
- Partner to redevelop and replace single room occupancy units in DTES
- Revitalize and expand aging BC Housing properties
- More Rent Bank support to help tenants in crisis keep their homes



Creating a housing market for people, not speculators

- Implement a "Flipping Tax"
- Stricter enforcement on short-term rentals
- Solve renter/landlord disputes faster and get tougher on bad-faith evictions
- Turn more empty units into homes by expanding the Speculation and Vacancy Tax to additional areas
- Crack down on criminal activity in real estate
- Offer more protections for renters displaced by redevelopment

Where We Started

The housing crisis is a foundational problem, underpinning nearly every other challenge faced by people in B.C. The reasons for high housing costs and low supply are complex.

For decades, there was very little intervention or action from provincial or federal governments. Housing prices in many parts of the province soared sky high and entrenched in the market.

Governments allowed rampant speculation and vacant homes, and largely encouraged the building of only single-family homes or luxury condo developments. Too many people were left struggling to find the housing they need at a price they could afford. Or in some cases a home at all.

In 2018, our government took strong action, by making the largest investment in housing affordability in B.C.'s history – \$7 billion dollars – and introduced effective tools to tackle speculation and increase the number of rentals.

Through this 2018 plan, the Province committed to delivering 114,000 new homes in partnership over 10 years, working with the private sector, federal and local governments, non-profits and faith-based organizations.

A portion of those homes were planned to be directly funded or financed by the Province, with the rest delivered through policy changes and partnerships that leverage the private sector, non-profits, federal investments, and local governments that now have new tools to support them and other partners.

Now we're making further provincial investments through Budget 2023, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over the next 10 years to build even more homes for people.



Building From a Solid Foundation

Just five years into our plan, we have already made significant progress towards our goal with over 74,000 new homes open, completed or underway.

- The Speculation and Vacancy Tax has helped turn more than 20,000 condos into rental homes for people in Metro Vancouver alone – with more across the province.
- Over 40,000 provincially funded or financed homes are complete or underway – of which more than 18,000 are open to people today.
- A further 11,000 rental homes are underway through federal government financing in response to strong advocacy from the Province.

We are already on track to deliver a projected 108,000 homes completed or under active construction by 2027/28 – with tens of thousands of more homes to come through other avenues.

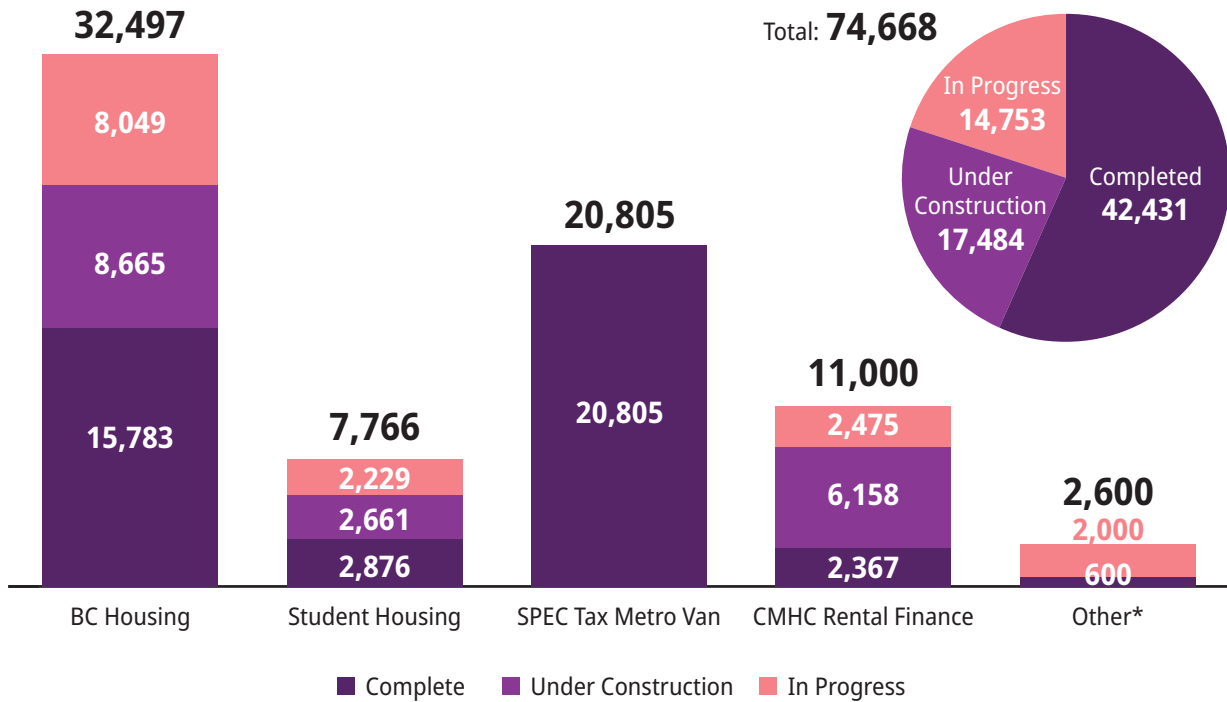
The above numbers do not include new homes that will be delivered through initiatives such as small scale, multi-unit zoning changes, BC Builds, new federal investments, speeding up provincial and local permitting, and overall increases in private sector housing starts – currently at record levels.

All told, these investments and policy changes will help us reach the goal of 114,000 – and go beyond it, because we know the need for housing doesn't stop in 2027/28.



Where We Are Today

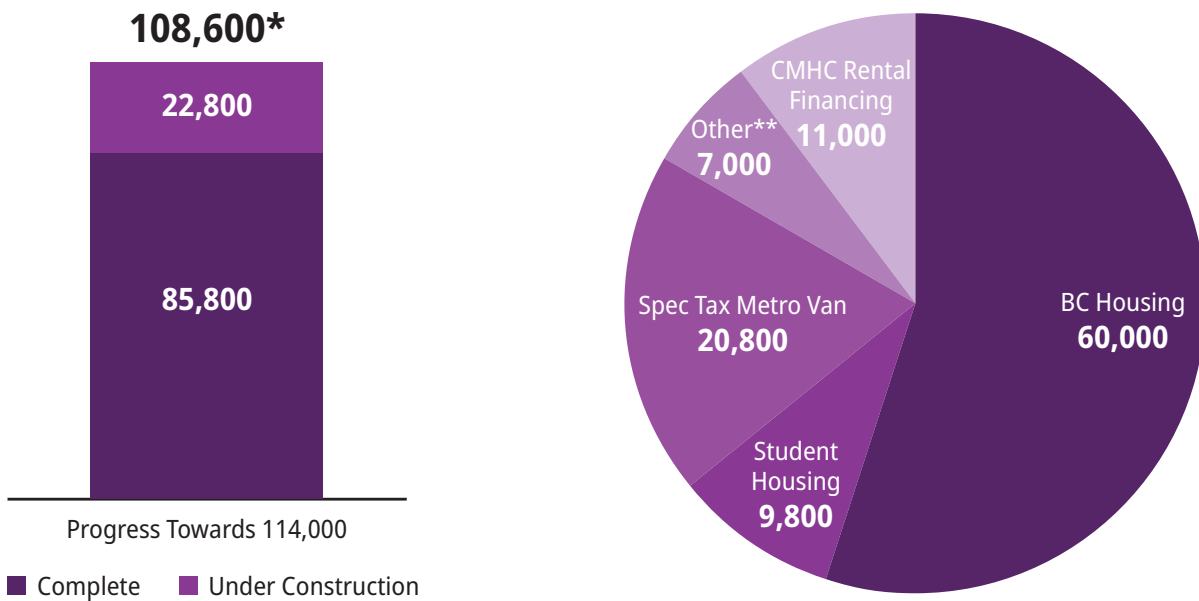
HOMES OPEN, UNDER CONSTRUCTION OR IN-PROGRESS AS OF DEC. 31, 2022



*Other: Includes units from Building Code changes to allow secondary suites in more types of homes and the ban on strata rental restrictions.

Where We Are Going

PROJECTED HOMES OPEN OR UNDER CONSTRUCTION BY 2027/28



*Projected units may exceed this number but figures have been rounded down.

**Other: Includes units from Transit Oriented Development, Building Code changes to allow secondary suites in more types of homes and the ban on strata rental restrictions.



New Challenges and the Pandemic

Like so many other jurisdictions around the world, the pandemic profoundly impacted B.C.'s housing market. Between March 2020 and the end of 2021, house prices across Canada jumped 34 per cent. Supply chains slowed significantly, the price of lumber skyrocketed, and skilled labour shortages worsened. Record low interest rates drove up demand and speculation and investor activity, while record high numbers of people moved here. More than one hundred thousand people moved to B.C. in 2021, and another 150 thousand people in 2022, the most in 60 years.

This has all led to more and more urgent demand for housing, putting significant upward pressure on purchase and rental prices, and pushing some of the most vulnerable people with the greatest housing insecurity out of the bottom of the housing market.

Real Estate Investment Trusts have also emerged as a growing concern. This has led to large international corporations buying up rental properties, leading to evictions and rent increases, on top of bad actors and speculators profiteering from and worsening the housing crisis.

Over the past few years, the challenges facing us have evolved, and our response is expanding and evolving accordingly to effectively deliver more homes in a rapidly changing environment. Now rising interest rates are pressuring affordability. Critical investments need to be made and underlying challenges need to be addressed – and that's exactly what we're doing.

Creating a Real Estate Market That Works for People

A central part of government's work since 2017 has been to build a housing market that creates homes for people, not homes used to make a quick buck. That's why our government introduced several steps to crack down on fraud and close loopholes to protect people in B.C.'s housing market.

- Taking action to end hidden ownership, including launching a new land-owner transparency registry so real estate purchases can be tracked and more clearly explained, helping to combat money laundering in B.C.'s real estate market
- Helping to stop tax evasion by strengthening audit and enforcement powers under the *Property Transfer Tax Act*
- Introducing the Homebuyer Protection Period. Through this three-day "cooling-off" period after agreeing to purchase a home, we are giving buyers the ability to take important steps to make sure their purchase is the right one
- Introducing the Speculation and Vacancy Tax and now expanding it to new communities to deliver more homes for people
- Launched Canada's first pre-sale register to crack down on condo pre-sale flipping by speculators



Underlying Challenges We Need to Fix, Now

We are engaging everyone who has a role in tackling the housing crisis, including local governments, home builders, and the non-profit and private sectors, to address persistent underlying challenges that are preventing and slowing the delivery of the housing people need.

Restrictive zoning, dating from municipal bylaws created decades or even a century ago, largely facilitated the creation of neighborhoods dominated by two types of structures: single family homes and large scale apartment buildings.

This type of zoning restricts secondary suites and multi-family residences and creates rules about housing setbacks. Development in our cities has produced primarily towering apartment buildings and expensive single family homes as a result, but

failed to supply enough of the small scale, multi-unit homes that add much needed supply and are more within reach for middle income families.

Sometimes referred to as the missing middle, these homes and projects are generally built under quicker timelines, blend more seamlessly into neighborhoods, and work for people with growing families, pets, or who don't want to live in an apartment complex.

Another significant supply challenge we need to address is slow and arduous permitting and approval processes for new homes and projects that are slowing down delivery, reducing the scale of projects, and driving up costs of the housing our communities desperately need.



Impacts Are Felt In Every Community

The housing crisis is impacting people in every community and hurting our economy.

Young people are having a hard time finding a place to live so they can start building a good life. Middle-income working families can't find the housing they need at a price they can afford, so their families can thrive.

Too many of our communities are changing into places for the wealthy and no one else.

The housing crisis is also hurting the most vulnerable, leading to more encampments, and compounding the impacts and dangers of the drug toxicity crisis.

This crisis deepens inequality. Communities facing discrimination experience greater housing challenges: older people, Indigenous peoples, people of colour, 2SLGBTQ+ people, people with disabilities, and people for whom English isn't their first language are seeing some of the most severe impacts.

Labour shortages are taking a toll around the globe and here in B.C., impacting every sector of our vibrant and growing economy. It is challenging to find and keep the people B.C. needs to deliver the services we all rely on and grow our economy.



Why Creating More Supply and Fighting Speculation is Key

The strong steps laid out in the *Homes for People Action Plan* aim to aggressively close the gap between housing supply and housing demand in B.C.

After years of federal and provincial underinvestment in housing, and the decision to leave the issue of housing supply to the market to solve, housing construction has lagged behind the need for homes.

With a growing population it's clear we need to do more to unlock more homes, faster, across the whole range of housing: secondary suites, rental apartments, duplexes, townhomes, and create more homes near transit.

Building and creating more attainable housing supply won't make housing prices more affordable overnight, but it will help close the gap between surging demand and the shortage of homes. By closing this gap and creating more housing choices for people in growing communities, we are working to build a province where every person, and every family, can find a home they can afford that meets their needs.

Budget 2023 Building More Housing

Budget 2023 supports the *Homes for People Action Plan*, starting with more than \$4 billion over 3 years (Budget 2023) and a commitment to invest \$12 billion over the next 10 years to build even more homes for people, faster.

This adds to the Provincial Government's \$7 billion housing strategy laid out in Budget 2018, focussing on getting more people into homes they can afford, and establishing a foundation to build on for years to come.

Big problems require strong solutions. That's why actions within this plan leverage this commitment, with funds going towards running and building projects, including thousands of new homes for renters, people with middle incomes, Indigenous people, and students, as well as funding for new homes near transit and more complex care and supportive housing for those who need it most.



The Plan



Unlocking more homes, faster

MORE SMALL-SCALE, MULTI-UNIT TOWNHOMES, DUPLEXES AND TRIPLEXES

Single-family detached homes are out of reach for many people, and 1- or 2-bedroom condos often don't meet the needs of people and growing families.

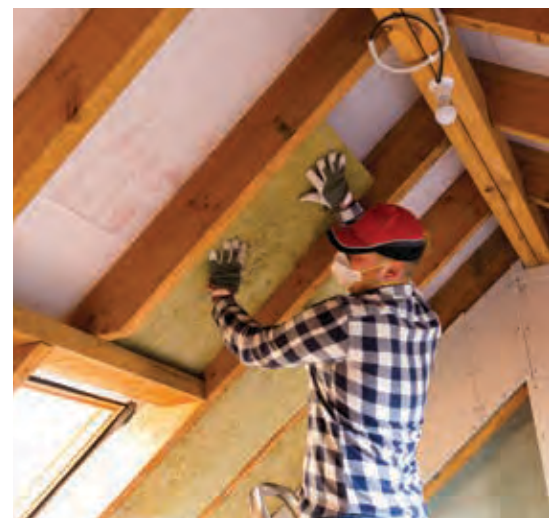
But many communities have been zoned over time to build primarily expensive single-detached homes and high-rise condo towers.

Small scale multi-unit housing like townhouses, duplexes, triplexes and row-homes, that used to be more common in urban areas, are now in short supply, making the housing crisis worse.

People want to build these homes, people want to live in these homes, and communities want to grow while retaining the character people love, but these outdated policies make that difficult, and in some places impossible.

That's why we are acting to change this restrictive zoning approach and make it easier for people to build small scale, multi-unit homes.

This fall, we will introduce legislation that will apply to many areas of the province and will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit.





Over the coming months, we will work with municipalities and partners on this zoning change, taking into consideration the different types of lots, building setbacks, and height requirements. We'll also work with local governments towards creating effective inclusionary zoning processes.

Taking this step to move away from exclusively single-detached zoned neighbourhoods in many areas of the province enables the development of more homes in existing neighbourhoods.

It also reduces costs and delays associated with the time-intensive re-zoning processes, and makes more efficient use of existing infrastructure, amenities, roads and services. It creates options for more people, including seniors, to downsize while staying in their neighbourhoods and offers more homes with outdoor spaces for pets, children and gardens. And it creates communities where more people can live and work closer together, helping to tackle the labour shortage in areas where people simply can't find housing. This means more people to work in local coffee shops, restaurants, schools, hospitals, stores, daycares and care homes.

Small Scale, Multi-Unit Housing successes in other jurisdictions

In New Zealand, five territories have integrated Medium Density Residential Standards into their district plans by setting a minimum density of 3 units per detached single-family residential lot. Rental price increases in Auckland have slowed compared to the rest of New Zealand since introducing this kind of zoning.

The State of Oregon encourages missing middle development by requiring certain jurisdictions to allow for duplexes, triplexes, and townhouses and other small scale housing types in areas that previously allowed only detached single-family dwellings. All cities with a population over 10,000 must allow two dwelling units on detached single-family lots.

The State of California also allows homeowners to create up to four homes on an existing parcel.

MAKE IT EASIER AND MORE AFFORDABLE FOR PEOPLE TO RENT OUT SECONDARY/ BASEMENT SUITES

There are still places in B.C. that do not allow a person to rent out a secondary suite in their home. In a housing crisis, this needs to change quickly.

Starting later this year, legislation will be introduced to make secondary suites allowed in every community across the province.

We also know that some people want to do their part and help with the housing crisis but need financial support to turn a portion of their home or property into a suite for the long-term rental market. To support this, the Province is introducing a pilot, three-year financial incentive program.

Beginning in early 2024, homeowners will be able to access a forgivable loan of 50% of the cost of renovations, up to a maximum of \$40,000 over five years. Over time, the loan can be forgiven if the homeowner meets all conditions laid out in the program, including renting their unit out at below market rates for a minimum of five years.

The pilot program is expected to be open to at least 3,000 homeowners for the first three years and will quickly help create new rental housing units within the existing housing supply, for much less than the cost to build a large-scale, multi-unit housing development.

WORK WITH MUNICIPALITIES TO MAKE SURE MORE HOMES ARE BUILT IN COMMUNITIES, FASTER

In order to take effective action on housing solutions, we need everyone working together and doing their part to provide homes for people.

Through the *Housing Supply Act*, we are working with our municipal partners to speed up housing developments and increase supply in the fastest growing communities and places with the greatest need. This makes sure the right type of housing is built in the right communities.

This legislation, brought in the Fall of 2022, will enable us to set targets and support engagement with fast-growing and larger municipalities to hit and exceed those targets. By mid-2023, housing targets will be established in approximately eight to ten municipalities with the greatest need and highest projected growth and will build on existing requirements for local governments to create Housing Needs Reports that identify housing demands and supply factors.

Through this legislation, we will deliver more homes for people, and make sure our largest and fast-growing communities are places where people can work and live.





SPEED UP PERMITTING AND APPROVALS TO GET HOMES BUILT FASTER

We are asking our municipal partners to build faster and approve housing developments more quickly, but the Province also has a big role to play in this. We need to do everything we can to remove obstacles, reduce costs, red-tape and backlogs, and speed up approvals so more homes can be built. Through this plan, government is taking action to speed-up provincial permitting, creating a one-stop shop for home builders. In 2023, a newly dedicated single window application process will be launched for all housing related permits overseen by the province. This will speed up the process and eliminate the need for multiple applications across ministries. The new, one-stop permitting model will focus on prioritizing housing projects that we need built urgently, such as Indigenous-led projects, BC Housing applications and multiple-unit developments.

These improvements in provincial permitting will complement reduced timelines for local government's housing approvals identified by the *Development Approvals Process Review*. Working with local governments, we'll accelerate implementation of these initiatives and bring in the changes needed to reduce delays in approving housing projects.

BECOME NORTH AMERICAN LEADER IN DIGITAL PERMITTING AND CONSTRUCTION

We use computers and technology for almost everything now because it's more efficient. So why do most jurisdictions still rely on stacks and stacks of permitting paper to approve a housing project?

Countries like Singapore and Finland have streamlined their permitting processes through digital technology, allowing for more rapid collaboration. The end result is housing projects can be approved more efficiently. This has helped these jurisdictions get construction off the ground faster and improved collaboration across the construction sector. Using tools like automatic code compliance checks which through automation will create more efficiency and certainty in the permitting process, helping to reduce time and costs for everyone.

The Province will work with partners at all levels of government and leaders in the housing sector to spur innovation through the rapid implementation of digitized construction codes and digital design and permit processes. This will support our construction industry and make B.C. a leader in the the digital permitting process.

DELIVER MORE HOMES AND SERVICES NEAR TRANSIT

Making it easier for people to find a home they can afford near transit makes sense. When we focus on active transportation near homes, we are making it more convenient for residents to get to work, school or errands, while helping families reduce their vehicle dependency and costs and supporting our province's CleanBC goals.

Through Budget 2023, we are providing \$394 million as an initial investment to help deliver up to 10,000 units at or near transit over the next 10-15 years. This initiative will focus on accessing land that is suitable to be acquired near transit hubs and transforming this land into thriving communities.



LAUNCH BC BUILDS – A NEW PROGRAM DEDICATED TO DELIVERING MORE MIDDLE-INCOME HOMES

Working in partnership, BC Builds will bring together public lands, low-cost financing, faster provincial and local government approvals, and innovative tools to help more households with middle incomes find a home that fits their needs.

Our work on housing has engaged many partners over the past five years, including Indigenous partners, local governments, non-profit housing providers, home builders, and more. BC Builds will continue these efforts and help identify opportunities, establish partnerships and facilitate action to build more homes, more quickly for middle-income households across the province.

EXPAND B.C.'S CONSTRUCTION WORKFORCE AND SPUR INNOVATION

Many of B.C.'s skilled tradespeople are near or at retirement age, and while investments in post-secondary and skills training have brought thousands of new skilled labourers into the workforce, we know the looming labour shortage must be addressed to meet our housing targets and build the homes people need.

Through government's Future Ready Plan, to be released later this spring, we will connect more people to the relevant skills and training they need to quickly find and advance their careers in the construction sector.

Fostering innovation within the construction sector is also a key component to our plan to build more, with less. This means embracing new technologies, such as digital permitting, mass timber to reduce carbon emissions, and prefabrication to cut down construction time and on-site labour needs.

EXPLORE NEW WAYS TO GET MORE RENTALS BUILT

Purpose-built rental construction is at record highs – up 6 times from just a decade ago – but we need to build even more to meet the needs of our growing population and make up for years when this kind of housing wasn't getting built.

In order to create more rental homes, we will explore new opportunities and ways to build new rental buildings, as well as expanding and maintaining existing purpose built rental buildings.

It's all part of focusing on purpose-built rentals and how we can encourage more developers and landlords to build more homes dedicated to renters and protect existing rental units.

BUILD MORE HOMES WITH MASS TIMBER

B.C. is a North American leader in mass timber construction, with more than 350 mass timber structures throughout the province. That's nearly as many mass timber buildings in the province as the entire United States.

Mass timber can match or exceed the structural performance of concrete and steel, while reducing carbon emissions by as much as 45%. It can also make for a great place to call home. Through *Homes for People*, we are working with experts across the country to make changes to building codes to make it easier to build more homes with mass timber. We will work with partners to make it easier to use mass timber in taller buildings and improve flexibility to expose mass timber, as a design element.





Creating better, more affordable homes

THOUSANDS MORE SOCIAL HOUSING UNITS

Families and individuals with low and modest incomes, seniors, and people with physical or mental health challenges have all found the affordable housing shortage especially hard. The B.C. government has increased the pace of provincial housing construction by more than ten times compared to 2017 but we still need to do more.

We will create subsidized rental homes for 6,000 more families and seniors through an expansion of the Community Housing Fund. In addition, we will double the number of homes we're delivering through the Indigenous Housing Fund and Women's Transition Housing Fund for an additional 1,750 more on- and off-reserve homes, and 1,500 additional homes to support women and children who are escaping violence. Further, an MoU with the Metro Vancouver Housing corporation will add almost 2,000 units of affordable housing over the next 10 years.

These homes will be delivered over the next ten years and are in addition to the homes already funded through Building BC starting in 2018.

DELIVER 4,000 ADDITIONAL ON-CAMPUS ROOMS FOR POST-SECONDARY STUDENTS

After 16 years in which a total of only 130 new student beds were built by the provincial government, the B.C. government has put a renewed focus on building on-campus housing. Since 2017, nearly 8,000 new beds on post-secondary campuses in every region in B.C. have opened or are underway. This has created desperately needed homes for students at schools with the highest housing demand, while also creating much needed space in tight rental markets for other renters in the broader community.

We are committing to build 4,000 additional beds. Announced in Budget 2023, this initial \$575 million commitment will help build more homes for students in regions including in high-demand areas in the Lower Mainland, southern Vancouver Island and Thompson Okanagan. Many of them are being built using mass timber, a more sustainable product.

As a result, the Province is on track to have almost 10,000 new post-secondary beds built or under construction by the end of 2028.





END DISCRIMINATORY AGE AND RENTAL RESTRICTIONS IN STRATAS

It's not right to make people move because they want to start a family, especially during a housing crisis. Through amendments to the Strata Property Act Legislation, we are making it illegal in B.C. to deny people housing, or evict someone from strata titled housing because they have, or will be having, a child.

To make sure seniors can still find suitable places to live, 55+ bylaws are still permitted, with reasonable exemptions for live-in caregivers and changes in family status, but buildings converting to 55+ will not be able to displace younger residents.

In addition, through further amendments to the *Strata Property Act*, it is now illegal to ban renters from all stratas, helping to turn thousands of vacant condos and townhouses into homes for people.

PROTECT AFFORDABLE RENTAL HOMES THROUGH \$500 MILLION FUND

Speculators and large corporations, including Real Estate Investment Trusts, are buying up rental buildings throughout North America, including in B.C. – and often, they redevelop the properties, evict tenants and either dramatically increase rents or flip the units.

Either way, tenants are out on the street or their rent significantly increases, and our province loses precious affordable rental housing.

The Rental Protection Fund, announced in January, helps to counter that. This \$500 million fund will provide grants to non-profit housing organizations to buy residential rental buildings and co-ops, protecting the tenants who live there and keeping rents affordable.

The fund will be administered by a third-party agency, the Rental Protection Fund Society, made up of the BC Non-Profit Housing Association, Co-operative Housing Federation B.C. and the Aboriginal Housing Management Association. It will protect thousands of rental units – and the tenants who live in them – across the province.

CREATE MORE HOUSING THROUGH PARTNERSHIPS WITH INDIGENOUS COMMUNITIES

Reconciliation informs everything this government does. That's why in 2018 we became the first Province to step into traditionally federal jurisdiction to make on-reserve proposals eligible for our housing program funding.

With nearly 1,500 homes built or underway through the Indigenous Housing Fund (IHF), and 1,200 Indigenous-affiliated homes delivered or underway through the Community Housing Fund, the homes for B.C. 2018 plan made a good start. It's clear much more is needed.

That's why we are doubling the number of units under the IHF to support Indigenous Peoples with more secure, affordable housing.

We'll expand partnerships with Indigenous Peoples, leaders and organizations on housing initiatives and other supportive measures – including skills training to ensure Indigenous people and communities share fully in the economic and social benefits of housing construction.

REVITALIZE CO-OP HOUSING

For years, housing co-ops have provided secure housing for people with mixed incomes and needs, without the pressures of a large down-payment. They offer quality housing and real community for people from a mix of backgrounds and means – and often, a secure alternative to renting from a landlord.

The Province will work with co-op stakeholders and other partners to re-invigorate the co-op housing sector, including leveraging federal and provincial funding streams, addressing the issue of upcoming lease expirations, and examining new ways to grow the sector.





Supporting those with the greatest housing need

NEW INCOME-TESTED RENTERS' TAX CREDIT

A new income-tested renter's tax credit will put as much as \$400 annually back into the pockets of B.C. renters with moderate and low incomes. The credit, starting in 2024, is expected to reach more than 80 percent of renter households.

For a renter household that makes less than \$60,000 per year, this credit will provide \$400 a year. Renter households that earn between \$60,000 and \$80,000 annually will receive an income tested amount.

MORE HOMES TO SUPPORT PEOPLE EXPERIENCING HOMELESSNESS

Prior to the pandemic, progress was being made on addressing homelessness through investments in thousands of homes with supports, after years of increases in homelessness in communities across the province. The pandemic brought new pressures and impacted the most vulnerable people, including people experiencing homelessness despite historic action and investments. Now a new homelessness framework will escalate that effort to meet the full range of needs of people experiencing or at risk of homelessness and to end encampments.

This framework includes:

- 3,900 additional supportive housing units for people who are experiencing homelessness or are at risk of homelessness.
- 240 additional purpose-built Complex Care Housing units at approximately 12 locations across the province to support people with more complex mental health and addictions challenges. These units provide supports to those experiencing overlapping mental health challenges, developmental disabilities,

substance abuse issues, trauma, and/or acquired brain injuries. These are in addition to the new complex care services for 500 clients introduced in Budget 2022.

To read more on B.C.'s Homelessness Plan Belonging in B.C. – click [here](#).

NEW ACTIONS TO CLOSE ENCAMPMENTS

To close encampments and better support people currently sheltering in encampments to access housing, the Province will introduce:

- *Homeless Encampment Action Response Teams (HEART)*: Regional multidisciplinary teams for rapid response to encampments to avoid them becoming entrenched, based on the model used in Greater Victoria and a Seattle project featured in the New York Times.
- *Homeless Encampment Action Response for Temporary Housing (HEARTH)*: To be effective, HEARTH teams need to be complemented by housing, shelter options and immediate coordinated supports. HEARTH will increase decampment support funding and seek to enhance fire prevention, safety, and other supports and to acquire rapid deployment housing and shelter spaces.
- *Encampment Strategy Coordination*: To address and prevent homelessness encampments, the Province will improve coordination across agencies, including First Nations and Indigenous communities as well as community partners. Encampment responses include complex land management, social and legal coordination issues, as well as emergency response planning. Additional investments will ensure improved and more timely responses.



PARTNER TO REDEVELOP AND REPLACE SINGLE-ROOM OCCUPANCY HOUSING IN DTES

Much of the Single-Room Occupancy (SRO) housing in Vancouver is deteriorating, with many in poor condition. This housing is not providing dignified homes for the people living in them.

We are actively renovating and upgrading many of these units, as well as developing an investment strategy in partnership with the City of Vancouver, CMHC and BC Housing to redevelop or replace deteriorating SRO buildings, so the people who live there have safe and secure housing.

REVITALIZE AND EXPAND AGING BC HOUSING PROPERTIES

BC Housing’s below-market social housing stock is aging and needs revitalization and in some

cases redevelopment. We’ll invest in revitalizing or building these homes and adding new homes to under-utilized sites – improving the lives of more than 1,000 low-income households while adding approximately 6,100 new homes at 10 sites over the next decade, while also making sure housing remains stable for existing tenants.

MORE RENT BANK SUPPORT TO HELP TENANTS IN CRISIS KEEP THEIR HOMES

We’re increasing funding for the BC Rent Bank that prevents homelessness by providing interest-free loans (or, in some cases, grants) to renters in B.C. with low to moderate incomes who are facing a temporary financial crisis and are at risk of eviction or essential-utility disconnection. Since it was established in 2019, it has assisted more than 5,600 people maintain their housing.



Building a housing market that works for people, not speculators

IMPLEMENT A “FLIPPING TAX”

One of the key factors in high B.C. real estate prices is house flipping: when a person buys a property intending to sell it soon after at a profit, driving up prices in that neighbourhood and out-bidding families looking to buy a home to live in. We'll commit to introducing a tax on the proceeds of those sales based on how soon they happen after the initial purchase.

STRICTER ENFORCEMENT ON SHORT-TERM RENTALS

Online platforms have diverted thousands of rental homes onto the short-term rental market. While many municipalities have passed by-laws regulating short-term rentals, enforcement is difficult, and the challenge is complex, as some resort-based communities depend on short term rentals to support local tourism.

Improved compliance with local by-laws by both the hosts and the platforms is needed, and the Province will introduce measures to make that happen. For example, mandating more data-sharing by the platforms would help municipalities to better enforce their bylaws.

We have already done significant work with municipalities on this issue, and we'll continue to work collaboratively with local governments to ensure short-term rental platforms play by the rules – and help stem the flow of much-needed long-term rental homes into that market.

SOLVE RENTER/LANDLORD DISPUTES FASTER AND GET TOUGHER ON BAD-FAITH EVICTIONS

The growing number of renters in B.C. means a growing caseload for the Residential Tenancy Branch (RTB), which adjudicates disputes between landlords and tenants. We are taking action to bring down wait times at the Branch by investing over \$15 million over three years to hire and train more RTB staff, so tenants and landlords can have their cases resolved quickly.

Changes since 2021 have reduced the number of “renovictions”, by requiring landlords to apply to the RTB first, for approval of the proposed eviction. We know that other types of evictions under false pretences continue which is why we'll be examining other ways to cut down on unlawful evictions and strengthen the security of tenants.

We also know that it's important to people considering adding a secondary suite to know that they will be able to swiftly resolve concerns with problem tenants. By reviewing eviction applications as a priority, we will reduce the need for lengthy complaints and appeals and combined with the investment of new resources in the RTB, this will speed up our ability to respond to emergency situations or unpaid rent, giving people considering becoming landlords more confidence to create more secondary suites.

TURN MORE EMPTY UNITS INTO HOMES BY EXPANDING THE SPECULATION AND VACANCY TAX TO ADDITIONAL AREAS

The success of the Speculation and Vacancy Tax led to its expansion to six more municipalities in 2022 to deliver even more homes for people. We'll consider expanding it to more areas with low vacancy rates, and step up our auditing efforts to improve compliance and make sure homes are being used to house people, not being used solely as investments.

CRACK DOWN ON CRIMINAL ACTIVITY IN REAL ESTATE

Homes are for people to live in, not a place to launder or park proceeds of crime.

The Cullen Commission highlighted that “the B.C. real estate sector is highly vulnerable to money laundering.”

While some would turn a blind eye to these challenges, our government has been taking action – including with the Land Owner Transparency Registry to fight money laundering in real estate.

We'll keep combatting criminal activity in our real estate market with a number of measures, including through unexplained wealth orders and new partnerships with the Federal Government.

OFFER MORE PROTECTIONS FOR RENTERS DISPLACED BY REDEVELOPMENT

As government works to advance measures to increase attainable middle-income housing supply, there is additional need to ensure that renters are better protected from displacement due to redevelopments of rental buildings. As such, the Province will examine ways to better protect tenants whose homes may be threatened by redevelopment.



Housing Actions Supporting People

RENTERS



Creating thousands more homes for renters, faster



Supporting tenants with up to \$400 annually through income tested renters' tax credit



Making it illegal for renters to be restricted from strata buildings



Resolving disputes between renters and landlords faster

NEW HOMEOWNERS



Delivering more small scale, multi-unit housing that people can afford



Creating more protections and security when purchasing a home



Offering a forgivable loan to build and rent a secondary suite



Creating more transit oriented communities with closer amenities like schools, parks and restaurants

PEOPLE EXPERIENCING HOMELESSNESS



Building more supportive housing for people experiencing homelessness



Closing encampments while supporting people to find more stable housing



Partner to redevelop and replace deteriorating SRO's



Protecting vulnerable renters through rent bank support



StrongerBC

for everyone

STRONGERBC.GOV.BC.CA