



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in the **Conference Room** at 7337 Welton Street and by videoconference on Thursday, February 8, 2024 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair
Michelle Puffer, SARA for Women, Alternate Chair
Carol Hamilton, Councillor
Danny Plecas, Councillor, Alternate Council Representative
Camilla Boisvert, Fraser Health Authority
Gerald Heinrichs, Heinrichs Developments
Judith Ray, Citizen Representative
Larry Jhaj, Ministry of Social Development and Poverty Reduction
Nate McCready, Mission Community Services Society
(left meeting at 3:45 pm)

Members Absent: Mission Friendship Centre
Mission Association for Seniors Housing
Mission Hope Central
Annie Charker, Citizen Representative

Others Present: Amy Van Bergen, Resident

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

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 8, 2024 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the November 9, 2023 meeting of the Mission Sustainable Housing Committee be approved.

CARRIED

4. NEW BUSINESS

(a) Election for Chair and Alternate Chair

This item was deferred to next meeting.

(b) Secondary Suite Program Update

D. Sommer reported to the Committee that on January 8, 2024, Council made modifications to the Secondary Suites Program, and on January 22, 2024, Council resumed the Program following a hiatus in December 2023 to enable staff to provide feedback on several matters. Mr. Sommer offered a summary of the Program, highlighting the adjustments made by the Council on January 8, 2024 which include:

- water meter installation is voluntary for all existing suites registered under the Secondary Suites Program;
- Secondary Suite Program fee is set at \$60 for the first year with no discounts and this annual fee is subject to review in the second year of the Program; and
- no fee for applying for an exemption to double utility billing for secondary suites.

Discussion ensued on various aspects of the program and the need for residents to understand the benefits of registration.

(c) Provincial Housing Legislation

M. Dickinson presented an overview of new provincial housing legislation adopted on December 7, 2023 - Bills 44, 46, and 47.

Bill 44 seeks to make it easier for people and home builders to create small-scale, multi-unit homes that fit into existing neighbourhoods by setting the minimum number of housing units allowed on each parcel of land in single-family and duplex zones. New dwelling unit minimums are required to be permitted within the Zoning Bylaw within single-family and duplex zones.

Bill 46 updates the DCC framework and introduces Amenity Cost Charges (ACCs) to replace Community Amenity Contributions (CACs).

Bill 47 requires municipalities to designate land within 800 m of rapid transit stations and within 400 m of major bus exchanges as transit-oriented development areas, and to permit development in accordance with the prescribed minimum density levels within such areas. This legislation prohibits municipal governments from requiring developers to provide parking spaces for residential units excepting parking stalls for people with handicaps.

The Province has legislated timelines that cities must comply with to fulfill the legislated requirements. Critical updates are required for the Zoning Bylaw and preparation of a bylaw for a transit-oriented areas designation by June 30, 2024.

The OCP Update work will coordinate with the Zoning Bylaw, the Housing Needs Report, Engineering Infrastructure reviews, Parks, Recreation and Culture planning,

Economic Development strategies, and other initiatives to meet the legislated requirements.

(d) Affordable Housing Strategy Implementation

i. Quarterly Update Reports to Council

Copies of quarterly reports for the third and fourth quarters of 2023 were provided for the Committee's information.

ii. Housing Coordinator Updates

Highlights of D. Kae Beno's updates include:

- On February 12, 2023, there will be a Council Workshop on affordable housing.
- Engagement in the spring will include affordable housing reserve fund recommendations; draft bylaw, draft policy, and implementation framework; and a tenant relocation policy.
- As the 2023 Housing Innovation Day was a success, this event is being planned once again this year. The focus will be on project readiness around funding, financing, innovation regarding building technologies and resilience, healthy community, and social development. There may also be information regarding the housing needs report that will be available to share.
- The City is looking at ways to streamline processes for affordable housing projects.
- The results of the CMHC Housing accelerator fund application are still pending.

5. ROUNDTABLE

There was no information provided by the Committee members.

6. NEXT MEETING

Thursday, April 11, 2024 at 3:00 pm in the Conference Room at 7337 Welton Street, Mission, BC and by videoconference.

7. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:27 p.m.