

Introduction to Housing Policy Objectives & Policy Recommendations

EADC - April 2021



PEACE RIVER REGIONAL DISTRICT



Agenda

- About the process
- Key housing issues in Electoral Areas
- Role of local government
- Regional level housing objectives & policy recommendations
- Next steps

How We Got Here

- Housing Needs Reports
 - Quantitative Data
 - Qualitative Data
 - Analysis and Key Findings
- Housing Policy and Practices Review
 - Initial presentation to Staff Working Group
- Identifying draft recommendations for all project partners
 - Review of draft recommendations with staff
 - Presentations to municipal councils and EADC <- We are here

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Key Housing Challenges in Electoral Areas

- Challenges with housing affordability and lack of available accommodations.
- Lack of servicing for new development, particularly for First Nations communities.
- Large senior population and lack of housing support in rural areas.
- Lack of aging in place options (regional) including the following:
 - ALR land use limitations create issues with inter-generational opportunities for farming (and aging in place).
 - Lack of housing support for aging in place in rural areas
 - Limited options for downsizing, affordable housing or assisted living for seniors in municipalities.
- Below median-earning and single-parent families may have challenges affording homes
- Unmeasured impacts of the shadow population that are nonetheless felt regionally

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Role of Local Government

Municipalities enable the development of appropriate housing across the continuum through a range of tools.

- Facilitate development
- Regulate
- Incentivize & Invest
- Advocate
- Partner

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Electoral Area Housing Objectives

1. Strengthen aging in place options in rural areas and increase senior supports.
1. Strengthen mechanisms for information sharing and partnerships with neighbouring First Nations.
1. Provide the right mix of housing in the right location.

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Objective #1

Strengthen aging in place options in rural areas and increase senior supports.

Policy Recommendations:

- Allow secondary suites in single family homes in rural areas, particularly on ALR lands.
- Support applications for seniors housing that may support or provide services to rural populations.

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Gentle/Flexible Density

- Within the RDFFG's eight (8) OCPs, there are provisions to allow for secondary suites within the principal dwelling (subject to maximum floor area requirements, approved sewage disposal system, zoning and BC Building code requirements)
- Additional residential units are permitted on lots that meet minimum parcel size requirements and fulfill requirements of the Agricultural Land Commission, if applicable.

Case Study

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Objective #2

Strengthen mechanisms for information sharing and partnerships with neighbouring First Nations.

Policy Recommendations:

- Continue to engage with First Nation communities annually regarding housing issues and trends they are experiencing
- Explore opportunities to support First Nations housing projects through servicing agreements or other partnerships

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Servicing and/or Protocol Agreements

- PRRD and Saulteau First Nations Memorandum of Understanding
- Service agreements between the RDFFG and First Nation communities have been established to provide coordinated and joint services.

**What Might
that Look
Like?**

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Objective #3

Provide the right mix of housing in the right location.

Policy Recommendations:

- Identify non-ALR areas suitable for forms of gentle density
- Identify areas for ALR exclusions that PRRD can put forward for suitable residential development
- Consider pre-zoning for these areas to accommodate desired housing forms.

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Next Steps

- Presentations to EADC and municipal Councils for focused recommendations
- Incorporate staff and elected official feedback into objectives and policy recommendations
- Potential virtual round table or other engagement with stakeholders
- Develop draft Policy Recommendation Report

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