

Regional District of Nanaimo

Summary of the Electoral Area 'A' Official Community Plan Review Citizen's Committee Meeting Held on Monday, May 4, 2009 @ 6:30pm At the North Cedar Improvement District Hall 2100 Yellow Point Road

Meeting called to order at 6:30 pm. There were approximately 30 people in attendance including guests.

Alternate Chair, Henrik Kreiberg, welcomed everyone to the meeting.

Agenda Item No. 1 – Minutes of the April 20, 2009 Meeting

The minutes April 20, 2009 were moved by Devon Wyatt and seconded by Ray Digby and were approved without amendments.

Agenda Item No. 2 – Presentation 1 Chris Midgley, Regional District of Nanaimo

Chris Midgley, introduced himself as the Sustainability Coordinator for the RDN. Mr. Midgley, indicated that the RDN undertook a housing affordability study to take a look at the social side of sustainability. Mr. Midgley provided an overview of the housing needs and affordability study recently undertaken by the RDN. The following provides a summary of Mr. Midgley's presentation:

Mr. Midgley explained that 30% of a households income spent on housing is a generally accepted definition for affordable housing. **Mr. Midgley** indicated that the study looked at demographic profiles, housing forms, housing locations, and policies and financial mechanisms.

Mr. Midgley indicated that EA A is one of the youngest Electoral Areas in the RDN. As well, Mr. Midgley indicated that Area A has a higher prevalence of families than senior citizens or lone household groups. Mr. Midgley, indicated, that Area A has a high incidence of housing in need of major repair. He spoke about housing diversity and the fact that there is a heavy prevalence of single family dwellings, which is the most expensive housing type.

Mr. Midgley indicated that there is a high number of manufactured home parks in Area A that are meeting a need for more affordable housing types.

Mr. Midgley indicated that the housing study identified four basic groups in need including income assistance recipients, low income workers, retirees on fixed income, and moderate income families. Mr. Midgley indicated that it is hard to find a newer affordable home as the market is typically providing large dwelling units.

Mr. Midgley provided an overview of the types of housing and community services that are appropriate for the four groups identified by the study. He indicated that clustering of commercial nodes, schools, and industrial areas reveals an opportunity to provide affordable housing close to these amenities.

Mr. Midgley spoke to how to fit affordable housing into rural areas. He indicated that affordable housing should match local demand, should fit in with the existing community, and should be supported by community amenities. He then indicated that there may be opportunities for secondary suites, clustering development, manufactured home parks, and small scale small townhouses.

Mr. Midgley indicated that there are a large number of homes in need of major repair or that were built prior to 1986.

Agenda Item No. 3 – Presentation 2 Greg Keller, Regional District of Nanaimo

Mr. Keller provided a brief presentation on community diversity and affordability. The following is a brief summary of Mr. Keller's presentation:

Mr. Keller, indicated that community diversity is about acceptance and respect for others as well as an understanding of individual differences. He explained that community diversity and affordability are closely related to the point where you can not have one without the other. He then spoke about housing affordability being housing that does not cost more than 30% of an individuals or families gross income.

Mr. Keller, explained that if the community wants to support diversity that it must be willing to accept a broad range of housing types suitable to a broad range of community members with different needs. He then provided some statistics related to affordable housing in Area A.

Mr. Keller, provided a brief summary of what the community has said so far about community diversity in previous stages of the Official Community Plan review. He indicated that there was a general desire to support community diversity and housing affordability so that families can stay together and seniors don't have to leave the community.

Mr. Keller, then briefly spoke about what an Official Community Plan can do to address community diversity and affordability. He spoke about the following tools: inclusionary zoning, secondary suites, granny flats, accessory dwellings, manufactured home parks, providing housing choice, allowing for aging in place, clustered housing, small-scale townhouses, and affordable housing programs and strategies. He then provided some visual examples of affordable housing types that could be considered in Area A.

Mr. Keller, then provided an overview of how the current Official Community Plan addresses community diversity and affordability. He then provided eight options for how the new Official Community Plan could address the topic.

Mr. Keller, finished the presentation by announcing that the deadline for submitting completed workbooks is May 22, 2009.

Agenda Item No. 4: Next Steps

The Committee discussed the dates for the upcoming meeting to discuss the workbook results. It was decided that May30 is appropriate. The Committee also decided that the Community Development Forum should be held on a separate date.

The meeting was adjourned at approximately 8:20 pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson