



COUNCIL PRIORITIES COMMITTEE

Monday, April 23, 2018 at 1:30 PM
 Fraser River Presentation Theatre
 4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Councillor M. Sparrow, Chair

Mayor Froese and Councillors P. Arnason, D. Davis, B. Long, A. Quaale,
 and B. Whitmarsh

M. Bakken, R. Seifi, S. Scheepmaker, and K. Sinclair

W. Bauer, K. Stepto, and P. Ward

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

A.1 Council Priorities Committee Meeting - April 23, 2018

Moved by Councillor Quaale,
 Seconded by Councillor Arnason,
 That the Council Priorities Committee approve the agenda and receive the
 agenda items of the April 23, 2018 meeting.
 CARRIED

B. ITEMS FOR DISCUSSION

The following item was referred to a Council Priorities Committee meeting at the
 June 26, 2017 Regular Evening Council meeting:

B.1 Affordable Housing and Inclusionary Zoning

Whereas the Township of Langley is a rapidly developing community and
 has advanced a number of new neighbourhood plans within the past few
 years;

Whereas housing affordability has been drastically reduced in parallel to
 our build-out due to market conditions of relatively low supply, high
 demand, and high property values, which forces have resulted in a current
 average price of one million dollars for a detached single family residential
 home, \$450-\$500,000 for a townhouse and \$300,000 for an average
 apartment;

Whereas the Township of Langley is mandated to provide a range of
 housing options further to the Housing Action Plan adopted in 2013, which
 plan outlines a strategy for the provision of affordable options and

timelines; and

Whereas development applications continue to be processed without a clear and concrete policy to ensure the optimization of the delivery of affordable housing within the Township as a necessary community good; Therefore be it resolved that a future CPC meeting be convened to discuss and consider opportunities to create a framework for affordable housing protocols, to help to identify specific criteria, policies and negotiating tools in order to guide negotiations on re-zonings, to ensure the fair and equitable delivery of some affordable housing benefit through the rezoning process; and further

That this policy include an engagement strategy to include staff, developers, GVHBA, UDI, as well as local housing stakeholders and potential housing partners.

CARRIED

P. Ward, Social/Strategic Planner, provided a presentation on Affordable Housing and Inclusionary Zoning. He commented that housing is considered affordable if housing costs account for less than 30% of before-tax household income. 22% of households in the Township are paying 30% or more of before-tax household income on housing; 39% of renter households, 19% of owner households. Municipalities have a limited mandate and resources to address housing affordability, and its main role is to ensure an adequate supply of residential land through land use planning and regulations. The Township's Official Community Plan ensures a range of housing types and tenures in each community, allows for the consideration of incentives to encourage market rental and non-market housing, encourages a range of multi-family unit sizes, and allows for supportive housing in all neighbourhoods.

Some municipal measures for housing affordability include:

- Fiscal tools
 - o Property tax exemptions
 - o DCC reduction/waiver
- Education and advocacy
 - o Development application process guides
 - o Advocate for investments in local affordable housing projects
- Planning policies and regulations
 - o Land use policies that support a range of housing types
 - o Zoning regulations that permit secondary suites
 - o Market rental incentives
 - o Inclusionary zoning
 - o Community amenity contributions.

The Township can potentially provide affordable housing through the rezoning process with market rental incentives, inclusionary zoning, and community amenity contributions (CAC's). A CAC policy that allocates funds for affordable housing is identified in the OCP and Housing Action Plan. Staff will be providing a report to Council regarding CAC contributions for affordable housing in the near future.

C. OTHER BUSINESS**D. TERMINATE**

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 2:09pm.
CARRIED

CERTIFIED CORRECT:

Chair, Councillor Michelle Sparrow