

Date: 31/08/2021

**To:** Chair and Directors, Committee of the Whole

**And To:** John MacLean, Chief Administrative Officer

**From:** Nigel Whitehead, Manager of Planning Services

**Date of Meeting:** Committee of the Whole\_Sep09\_2021

**File:** 6970-30

---

## Short Summary:

Central Cariboo Housing Capacity and Gap Analysis Report

## Background:

In April 2019, the Province of BC legislated that local governments complete housing needs reports by 2022, and every 5 years thereafter. In 2019, the City of Williams Lake partnered with the Cariboo Regional District to conduct a Central Cariboo Housing Study encompassing the City of Williams Lake and Electoral Areas D, E, F, J and K. CitySpaces Consulting Ltd. was the successful candidate to the RFP process, and the project commenced in September 2020.

The Central Cariboo Housing Capacity and Gap Analysis Report was completed in April 2021 and endorsed by City of Williams Lake Council at their June 8, 2021 Council Meeting. It was further presented to the CRD Board at the June 18, 2021 Regular Board Meeting, where it was received and referred to the Committee of the Whole for further discussion.

The Report presents an action plan (pages 63-77), compiled of 18 strategies, broken down into 51 recommended actions. Twenty of the recommendations specify the CRD as the key contributor or a partner contributor with the City of Williams Lake.

At the June 18<sup>th</sup> meeting, the Board was challenged by the recommendations surrounding the development of a region-wide housing corporation. The report itself prefaces the housing corporation recommendations (pg. 68), stating that it would be a bold move by the CRD. According to the report, only the two most populous regional districts (Metro Vancouver, and Capital Regional District) have established housing corporations. Staff note that the report only recommends *consideration* of the development of a housing corporation and related activities. Further, the recommended timeline is specified as 3+ years.

At present, given corporate priorities and workloads, even consideration of these recommendations and laying the groundwork for future investigations into developing such a program would exceed capacity of CRD staff. It does not appear to be a Board priority, nor is it a

corporate CRD strategic plan priority. Staff also caution the risk of setting the precedent of a regional government substantially moving forward with a work program that presently falls under provincial jurisdiction (i.e. BC Housing).

Section 585.31 of the *Local Government Act* obligates local governments to receive (rather than endorse) housing needs reports at an open meeting before April 16, 2022. The Board resolved receipt of the report at their June 18, 2021 meeting. Receipt does not obligate the local government to implement the recommendations found within the report.

Further obligations of local governments apply at time of OCP review, where housing needs data is required to ensure that residential land designations are adequate to meet a five-year housing demand. Further, the local government must include policy statements regarding “affordable housing, rental housing and special needs housing” (ss. 473(2) *LGA*) and to consider the most recent housing needs report received by the local government and the housing information on which the report is based (ss. 473(2.1) *LGA*).

Staff also note that the supplemental report, outlining high-level pro-forma calculations and assessment of development constraints and opportunities of specific properties within both the City of Williams Lake and the CRD, is attached to this memo item. This supplementary report also formed part of the Central Cariboo Housing Project.

#### **Attachments:**

Central Cariboo Housing Capacity and Gap Analysis Report – April 2021  
Housing Development Supplemental Report – Sites of Opportunity