

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: June 22<sup>nd</sup>, 2021

TO: Robert Long, City Manager

FROM: Rob Buchan

SUBJECT: Housing Actions Workshop Results

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**RECOMMENDATION:**

**THAT** Council:

- 1) endorse the housing actions listed in Appendix 1;
- 2) refer the actions to staff to assess resources and capacity and request a follow up report outlining the resources required for implementing the housing actions as part of the Strategic Priorities resource reporting; and,
- 3) invite comment from local stakeholders and the public on the housing actions.

**REASON FOR REPORT:**

This report summarizes the results of the Council Housing Actions workshop. The results are shown in Appendix 1 and are presented in this report for formal review and approval.

**BACKGROUND AND ANALYSIS:**

On June 15<sup>th</sup>, 2021, Council had a workshop to review possible housing actions to address the local housing supply challenge. This local challenge is characterized by comparatively expensive costs for building housing, a lack of a strong local development industry, increasing unaffordable housing for rental and home ownership, increasing housing demand, and a weak housing supply system.

Council has been actively working on the housing challenge. This has recently included the development and approval of an Interim Housing Strategy, amending the zoning bylaw to allow secondary suites, instituting downtown development incentives, and initiating a housing project in the Silversides neighbourhood. However, Council wishes to undertake additional actions to address the housing challenge.

iPlan was requested to prepare and conduct the housing workshop. In preparation for this, current and recent actions by Prince Rupert were reviewed and housing action plans prepared by a number of other local governments in British Columbia were also reviewed. A list of possible actions were compiled for review and consideration by Council and a list of actions for formal consideration was produced at the workshop.

There will be resources required for fully implementing these actions and it has been recommended in the report on the Strategic Actions report that these be assessed and reported on by staff at a subsequent Council meeting.

Council may wish to consider inviting comment on the proposed housing action plan from community stakeholders and the public.

**CONCLUSION:**

The list of housing actions produced by the housing workshop presents a robust and ambitious set of actions that are intended to address the local housing challenge.

Report Prepared by:

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City Planner

<b>Appendix 1: Prince Rupert Housing Actions</b>
1. Develop and sell serviced and prepared land for housing development.
2. Amend the zoning bylaw to remove the parking requirement in parts of the downtown for renovation of existing buildings for new suites in conjunction with Local Improvement Area bylaw for street parking improvements.
3. Limit loss of rental housing (renoviction bylaw)
4. Develop a guide for secondary suite renovations
5. Change the utility billing to remove extra cost for secondary suites.
6. Provide for no-fee building permit applications and inspections for secondary suites.
7. Advocate for income tax exemption from secondary suite rental (Federal and Provincial) through UBCM and FCM policy resolutions
8. Waive fees for all residential Rezoning, Development Permit and Building Permit applications for one year effective July 2, 2021 to July 2, 2022.
9. Advertise Prince Rupert opportunities in the Real Estate Institute and Urban Development Institute (magazines, on line, presentation at meetings, webinars)
10. Consider amending the zoning bylaw to allow secondary suites in duplexes and multifamily Buildings (limited to bachelor or one bedroom lock off suites to a maximum size of 500 square feet).
11. Complete Housing Needs Assessment and then calibrate actions in updated Housing Strategy to ensure that each part of the housing continuum is considered.
12. Conduct an annual review/workshop on Housing Action Plan progress
13. Develop a strategy to address cost impact of Muskeg removal on Housing Development.
14. Provide for reduced DCCS for affordable rental dwellings (Long Term Action)
15. Explore regulations for permanent tiny home development (Long Term Action)