

ADMINISTRATIVE REPORT

TO:	Corporate Services Committee
FROM:	Housing and Land Development Committee
DATE:	January 23, 2023
RE:	Housing and Land Development Advisory Committee Work Plan and Update

ISSUE

Council update from the Housing and Land Development Advisory Committee (HLDAC) and presentation of the Work Plan for Council consideration.

REFERENCE

- Bylaw 2022-16 Advisory Committee Bylaw Amendment
- Appendix “A” Proposed HLDAC 6 - Month Work Plan

HISTORY

On July 25, 2022 Council adopted Bylaw 2022-16, an amendment to the Advisory Committee Bylaw to establish the HLDAC.

Eight members were appointed to HLDAC including one representative from Kwanlin Dūn First Nation and one from Ta’an Kwäch’ān Council. Government of Yukon Government (YG) representatives participate as a non-voting, ex-officio seat on the Committee as dependent on agenda topics.

The Advisory Committee Bylaw provides the mandate of the HLDAC which generally is to focus on the elements of the housing development policies and process where the City holds authority such as planning of new development areas, issuance of building permits, development incentives, and key zoning regulations. In addition, the Committee may consider where the City collaborates with YG, First Nations governments and the private sector in making land available for housing development.

ALTERNATIVES

1. That Council approve the Proposed 6-Month HLDAC Work Plan; or
2. Refer the Work Plan back to HLDAC and Administration for further analysis.

ANALYSIS

HLDAC has reviewed Council’s mandate for the Committee and developed a proposed Work Plan for the next six months that prioritizes:

- review of applicable zoning provisions related to housing;
- construction standards; and
- permitting processes.

At each HLDAC meeting there has been an identified foundational item which will provide education and context for the topic along with a substantive discussion or working piece where details of the specific topic will be reviewed with a mind to suggested revisions or improvements.

The proposed Work Plan also includes outreach through industry to inform Committee recommendations, which so far includes establishing contractor breakfasts for feedback on identified topics which the Committee will attend. The Committee has also discussed conducting a series of public discussions on related topics prior to bringing recommendations to Council. The Work Plan also contemplates that the Committee could make interim recommendations to Council for some immediate improvements (i.e. low hanging fruit), if appropriate, that the City could explore ahead of more elaborate proposals.

Council's Strategic Priorities identifies that the City host a Housing Summit during its mandate. Administration is in discussions with Yukon Housing Corporation to coordinate with their annual Housing Summit. The Work Plan suggests that the Summit would be in June, with specific dates to be confirmed. Topics for the Summit are identified as possible recommendations from HLDAC.

The *Advisory Committee Bylaw* requires that the Committee meet a minimum of six times a year. The Committee commenced meetings September 14, 2022, held four meetings in 2022, and one so far in 2023. HLDAC is scheduled to meet monthly in 2023 and as needed.

The Committee's mandate and priority focus is as directed by Council, this opportunity is for Council to provide input and approve the Work Plan. This may include HLDAC input on a specific urgent issue which could disrupt the proposed schedule. The proposed Work Plan is to be understood as an indication of what the HLDAC is working on and when, but could evolve as information necessitates and require more meetings and requests for additional information or input.

As the end of six-month timeframe approaches another update and a Work Plan for the following six months will be presented to Council.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the proposed Work Plan from the Housing and Land Development Advisory Committee.