

BRIEFING

Subject: Progress Report on Housing Sustainability Year Two- 2016

Presented to: Council
Submitted by: Sharon Oakley,
Manager, Housing Sustainability

Date: March 15, 2017

Agenda #: 7.1



BACKGROUND

Reason for Report

To provide Council with a status update on the progress made in 2016 toward the recommendations from the 2014 Banff Community Housing Strategy.

Summary of Issue

The 2012 Housing Study and the 2014 Banff Community Housing Strategy highlighted the shortfall of available and affordable rental housing units as Banff's most pressing need. The lack of housing has many implications, including social and economic realities. In October of 2014, Council adopted the 2014 Banff Community Housing Strategy as a guiding document to assist with decision making related to housing.

Like most tourist destinations, especially those with a limited land base, Banff has a history of difficulty in providing sufficient and appropriate housing for all those who are eligible to reside in town.

Council's four year Strategic Priority Action Plan included the following outcomes by 2018, as related to housing.

- Banffites support the Parks Canada eligible resident requirements, and 100% of housing units are occupied by people who meet these requirements
- At least 80 % of those who work in Banff, live in Banff and those who live in other communities do so by choice
- At least 1% of our accommodation is accessible for people with mobility limitations
- Our rental vacancy is 1% or higher
- 200 new housing units have received occupancy permits since 2014
- Neighbourhood satisfaction with parking and noise management has increased since 2014
- Residents understanding of, trust in and engagement with the development process has increased since 2014

During the first year of implementation of the housing strategy, the priority was to partner with Parks Canada to acquire lands within the town boundaries. The Town has been successful in creating this partnership and the release fees for these sites have been negotiated. In 2016, the Deer Lane Affordable Housing Development was submitted to, and approved by the Municipal Planning Commission. Following approval 3 appeals were launched by residents and a process was followed by the Town of Banff housing team to work with the neighbours to mitigate concerns and adapt the plan as need. The Deer Lane Development will begin in spring 2017.

The Community Housing Strategy has five predominant theme areas, each with recommendations and timelines. The five theme areas are:

1. Rentals
2. Partnership and Collaboration
3. Regulatory and Policy Framework
4. Public Education, Outreach and Advocacy
5. Accountability and Monitoring

The following is a summary of the progress that was made in 2016 toward the recommendations cited from the Banff Community Housing Strategy.

Strategy Ref#	Action Headings	Detailed Steps Identified in Strategy	Progress to Report								
4.1.1.1	Improve data collection and publication	1. Review the Province's vacancy rate for Banff annually. Review the Job Resource Centre rental price data quarterly report to Council and Community Housing Strategy Committee on this annually	ONGOING Vacancy rate in Banff continues to sit at 0% for 2016 Feb- July 2016: Banff Job Resource Centre-Labour Market Review shows that Banff's availability of rental units decreased by 14% http://jobresourcecentre.com/pdf/Fall-2016-LMR.pdf								
	Banff Rental Rates	2016 Spring	2015 Fall	2015 Spring	2014 Fall	2014 Spring	2013 Fall	2013 Spring	2012 Fall	2012 Spring	2011 Fall
	1 bedroom	1,224	1,733	1,398	1,241	1,195	1,134	981	1,051	1,029	1,146
	2 bedroom	1,972	1,850	1,824	1,772	1,700	1,470	1,044	1,364	1,269	1,350
	3 bedroom	2,144	2,525	2,550	2,000	2,176	2,271	1,606	1,986	1,457	1,731
	Studio/Bachelor	957	1,054	1,138	1,069	798	942	1,017	912	1,127	892
	Roommate	856	806	742	679	757	619	615	646	741	604
	# of rental listings	124	194	152	154	223	127	309	313	433	437
4.1.1.2	Provide landlord-tenant dispute resolution	1. Investigate access to a quasi-judicial tenant resolution board for the Bow Valley & Commence Service Delivery	ONGOING Residential Tenancy Dispute Service is now available to residents of Banff National Park. All disputes are moderated through a phone conducted dispute service. The RTDRS is faster, more informal and less expensive than courts.								
4.1.1.4	Help tenants understand their rights and responsibilities	1. Create an information package and decide on modes of distribution	Fall 2016 –TOB Website/Housing portal. New categories include: <ul style="list-style-type: none"> Community Housing Strategy 								

			<ul style="list-style-type: none"> • Looking to Rent • Looking to Buy • Future Housing Developments (development plans, application info, media updates, timelines) • Landlord and Tenant information (Legal rights for tenants, how to be a good landlord, roommates and subletting and health and safety) • Need to reside information
4.1.1.5	Mandate on-site management for multifamily residential apartment buildings	<p>1. Track noise complaints from multifamily residential apartment buildings and track parking complaints from the area.</p> <p>2. Draft a bylaw amendment requiring all buildings with large numbers of units to have on-site, 24 hour building management</p>	<p>Ongoing: Bylaw is tracking noise complaints-ongoing. Results indicate low number of complaints.</p> <p><u>RCMP/Bylaw 2015</u> Single Family 12 Townhouse 6 Multi-unit apartments 12</p> <p><u>Bylaw 2016</u> Single Family/duplex: 7 Townhouse 4-6 plex: 1 Multi-unit Apt-style: 2</p> <p>Research ongoing</p>
4.1.1.7	Grow BHC as a rental provider	Until rental shortfall is addressed, emphasize rental property development and management	<p>ONGOING: BHC Administration is currently reviewing:</p> <ul style="list-style-type: none"> • Current organizational structure • Assessment for future requirements regarding rental property management. Internal vs external. • Tenant eligibility requirements • Best practises in rental management/lease development • Financial management
4.2.1.2	Engage with the region on housing issues	Join the inter-agency group and actively engage in their information sharing discussions	<p>ONGOING:</p> <ul style="list-style-type: none"> • Bow Valley H2HC (Homeless to Housing Coalition) • Bow Valley Housing Action Group • ANHPA member/subcommittee member • BCNPHA member
4.2.1.3	Partner with Parks	Compare land acquisition	ONGOING:

	Canada for land within town boundaries	<p>proposals in other national park communities and find points of agreement that will allow for similar applications in Banff</p> <p>Identify sites for redevelopment at appropriate densities and work collaboratively with Parks Canada to acquire sites for housing</p>	<ul style="list-style-type: none"> Final stages of lease development for Deer Lane with Parks Canada.
4.2.1.4	Engage the province in funding housing land	Lobby to access provincial funds to acquire housing lands in the Town of Banff	<p>ONGOING</p> <ul style="list-style-type: none"> Discussions/meetings and site visit with Minister of Housing and Assistant Deputy Minister to discuss financial support from province for Deer Lane Development.
4.2.1.5	Partner with others to develop residential units on their lands	Negotiate opportunities with existing leaseholders to develop or redevelop their property in partnership with TOB Housing Sustainability	<p>ONGOING</p> <ul style="list-style-type: none"> Discussions with two non-profits in the community who have access to land but do not have the finances to develop land. Exploration of developers interested in partnership is currently being explored both for the town of Banff and other land owners.
4.2.1.7	Share information on housing-related employee incentives	Encourage information sharing among employers regarding housing incentives, such as employer supported down payments, and employer supported rent to own options	ONGOING
4.3.1.1	Enforce the Community Standards Bylaw proactively	Commence active rather than reactive enforcement of the Community Standards bylaw	ONGOING:
4.3.1.2	Create a new land use category for employee residences	Investigate employee residences as separate land use designation in the Land Use Bylaw in order to include development regulations specific to this type of development, and present the results of this investigation to Council for direction	RFD to Council 2017
4.3.1.4	Consider Housing in the Industrial Compound	Negotiate a multi modal crossing	<ul style="list-style-type: none"> Trails master plan study period (2015 August- November) - 123 daily crossings of the railway at the counter site entering the compound. Cost to build grade separated crossing

			estimated at \$3-5,000,000. Project slated for beyond 2018, with council direction.
4.3.1.5	Ensure wise use of scarce residential land	<p>Prepare a minor technical amendment to the LUB for Council approval to prevent the building of single family homes across lot lines</p> <p>Prepare and present to Council options for LUB amendment requiring placement to allow for future ancillary buildings, or requiring ancillary dwellings at the time of single home development</p> <p>Prepare and present to Council options for LUB amendment imposing a maximum size for single family dwellings</p>	RFD to Council 2017
4.3.1.6	Ensure cash in lieu figure for required bedroom is appropriate	Present to Council the existing cash in lieu housing fee and the actual cost of creating a new bedroom	Briefing to Council 2017
4.3.1.7	Ensure that required bedrooms provided by developers are appropriate	<p>Identify the types of bedrooms (bedrooms in secondary suites, apartment buildings, new employee residence category etc.) that are likely to be accessible to employees of new developments</p> <p>Draft for Council consideration of a bylaw amendment providing that only bedrooms in the appropriate categories can be counted against the commercial requirement</p>	Briefing to Council 2017
4.3.1.8	Consider additional means of contributing to the housing reserve	Present to Council for their consideration, mechanisms beyond cash in lieu to contribute to the housing reserve (see Canmore PAH levy)	<p>Briefing to Council 2017</p> <p>Considering tax levy options for different housing types.</p> <ul style="list-style-type: none"> • Uninhabited dwellings/vacant lands tax • High density/lower density different levels of taxation.
4.3.1.9	Encourage and mandate barrier free housing units	Create an information sheet for developers speaking to the merits of barrier free housing	<ul style="list-style-type: none"> • RFD to council 2017

		<p>and how best to provide it</p> <p>Create an incentive package to encourage barrier free development and redevelopment, and present it to Council</p> <p>Draft and present for approval, a technical amendment to the LUB</p>	
4.3.1.10	Enforce eligibility residency requirements	<p>Create a public education campaign specific to the eligible residency requirements and the enforcement of the same</p> <p>Review and coordinate actions regarding eligible residency</p> <p>Assist with public education campaign specific to the eligible residency requirements</p>	<p>ONGOING</p> <ul style="list-style-type: none"> Working with Parks Canada to come up with a strategy to educate newcomers and the public about the current need to reside regulations. Part of this strategy will include working with property managers to deliver info package, website updates for both Parks and TOB.
4.3.1.11	Ensure that residential lands contain habitable dwellings	<p>Investigate existing lease clauses, in this park and others, to see what is said on the subject of vacant lands and condemned buildings</p> <p>Jointly draft a potential clause for future leases and present it to Parks Canada senior management for approval</p>	ONGOING
4.4.1.1	Foster understanding through information	<p>Create housing information portal on Town's website</p> <p>Post all housing information as it becomes available</p>	<p>ONGOING:</p> <p>Fall 2016 –TOB Website/Housing portal. New categories include:</p> <ul style="list-style-type: none"> Community Housing Strategy Looking to Rent Looking to Buy Future Housing Developments (development plans, application info, media updates, timelines) Landlord and Tenant information (Legal rights for tenants, how to be a good landlord, roommates)
4.4.1.2	Enhance public notification about developments	Draft a technical amendment to the LUB regarding enhancement of multi-platform public notification and information, for presentation to	RFD to Council 2017

		Council	
4.4.1.3	Help people visualize accordingly	Start requesting models for larger developments	ONGOING 2016 Deer lane Development Model on display throughout engagement process.
4.4.1.4	Help Banffites understand and support housing issues and initiatives	See 4.4.1.2 Design and conduct an education campaign with the messaging listed in this section	ONGOING Housing campaign has focussed on defining need and how the community is addressing the need. Included: social media, website, radio and TV interviews, public engagement opportunities.
4.4.1.5	Make housing prominent at public engagement events	Create a once a year “State of Housing” report for Banff. Prepare for, and participate in events	ONGOING Open houses, connect, public engagement, MPC/DAB, H2HC, Bow Valley Housing Action Group. .
4.4.1.6	Help people access renovation grants	Continue assisting seniors and persons with mobility challenges to apply to appropriate housing related grant programs	ONGOING <ul style="list-style-type: none"> FCSS Seniors Coordinator working closely with AHS in ensuring mobility challenges are addressed. New government program called seniors’ Home Adaptation and Repair program. Proposed Bill 5 would give seniors that own their own homes with a minimum 25% equity to borrow up to \$40,000. Seniors would then repay the loan when the home is sold, or the seniors reside elsewhere. Also within Bill 5, two million dollars will be available for all low-income seniors through a grant program. This could also be used for seniors in a rental unit. Program started July 1, 2016.
4.5.1.2	Maintain and publicize housing inventory	Continue to report to Council annually on new development. Update housing inventory annually based on new development report, and triennially with addition of municipal census information	
Year of application for project		Building Status	Units
2013		Occupancy Permits	40
		Under Construction	38
2014		Occupancy Permits	4
		Under Construction	1
2015		Occupancy Permits	9
		Under Construction	4
2016		Occupancy Permits	4
		Under Construction	7
Total 2013-2016		Occupancy permits	57
		Under Construction	50
Overall Total			107
			260

4.5.2.1	Monitor the progress of this strategy over the long term	See 4.5.1.1 Community Housing Strategy Committee to meet quarterly, and report annually	Majority of original Community Housing Strategy committee are no longer available. Meetings have occurred with updates from interested past members.
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ATTACHMENTS

Submitted By: 2017.03.22
 Sharon Oakley,
 Manager, Housing Sustainability

Reviewed By: 2017.03.22
 Robert Earl, Town Manager

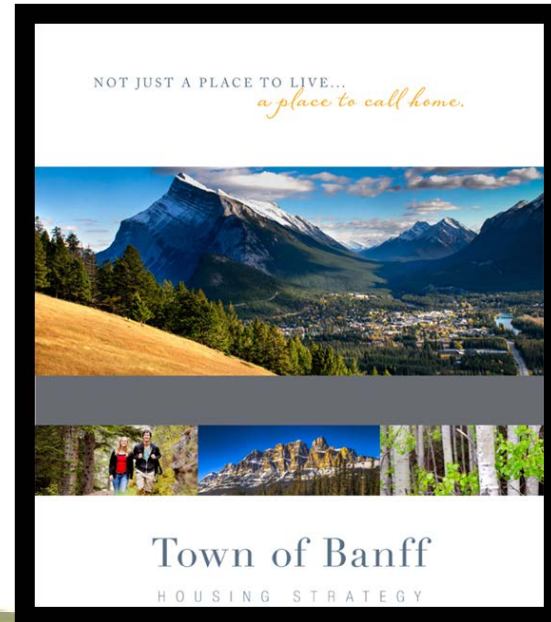
Community Housing Strategy Update

MARCH 27, 2017



The Community Housing Strategy has five predominant theme areas, each with recommendations and timelines. The five theme areas are:

1. Rentals
2. Partnership and Collaboration
3. Regulatory and Policy Framework
4. Public Education, Outreach and Advocacy
5. Accountability and Monitoring

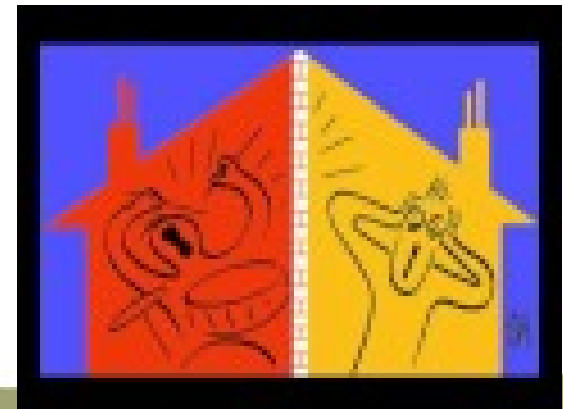


3. Regulatory and Policy Framework

4.1.1.5 Mandate on-site management for multifamily residential apartment buildings

Track noise complaints from multi residential apartment buildings and track parking complaints from the area.

Dwelling Classification		YEAR 2015	YEAR 2016
	Data Sources	RCMP/Bylaw	TOB Bylaw
Single family dwelling		12	7
Townhouse		6	1
Multi-Unit apartment		12	2



1. Rentals

4.1.1.1 Improve Data Collection and Publication

	Rental Rates for Banff*										
	2016	2016	2015	2015	2014	2014	2013	2013	2012	2012	2011
	Fall	Spring	Fall	Spring	Fall	Spring	Fall	Spring	Fall	Spring	Fall
1 bedroom	1343	1,224	1,733	1,398	1,241	1,195	1,134	981	1,051	1,029	1,146
2 bedroom	1733	1,972	1,850	1,824	1,772	1,700	1,470	1,044	1,364	1,269	1,350
3 bedroom	2500	2,144	2,525	2,550	2,000	2,176	2,271	1,606	1,986	1,457	1,731
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Roommate/shared	807	856	806	742	679	757	619	615	646	741	604
# of rental listings	175	124	194	152	154	223	127	309	313	433	437

Bow Valley Job Resource Centre Data.



3. Regulatory and Policy Framework

4.3.1.4 Consider housing in the industrial compound



A trail-counter was installed on the north side of the CP railway near the industrial compound



123 daily crossings of the railway at the counter site (2015 August-November)



Cost to Build-estimate \$3-5,000,000.
In the Four-Year Strategic Plan this action item is slated for 'beyond 2018'.

Data from the Trails Master Plan study

5. Accountability and Monitoring

4.5.1.2 Maintain and publicize housing inventory

Town of Banff should maintain a current inventory of all housing through the municipal census and through the Planning Department continuing to provide annual reports on new development.

Year of application for project	Building Status	Units	Bedrooms
2013	Occupancy Permits	40	60
	Under Construction	38	114
2014	Occupancy Permits	4	5
	Under Construction	1	1
2015	Occupancy Permits	9	18
	Under Construction	4	4
2016	Occupancy Permits	4	13
	Under Construction	7	46
Total 2013-2016	Occupancy permits	57	95
	Under Construction	50	165
Overall Total		107	260

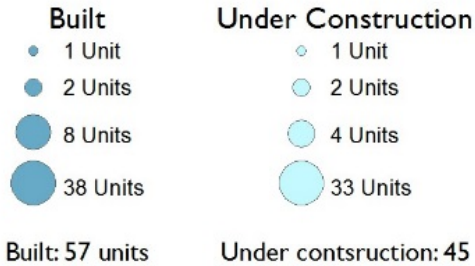
Town of Banff

Net New Dwelling Units Since 2013 - Built or Under Construction

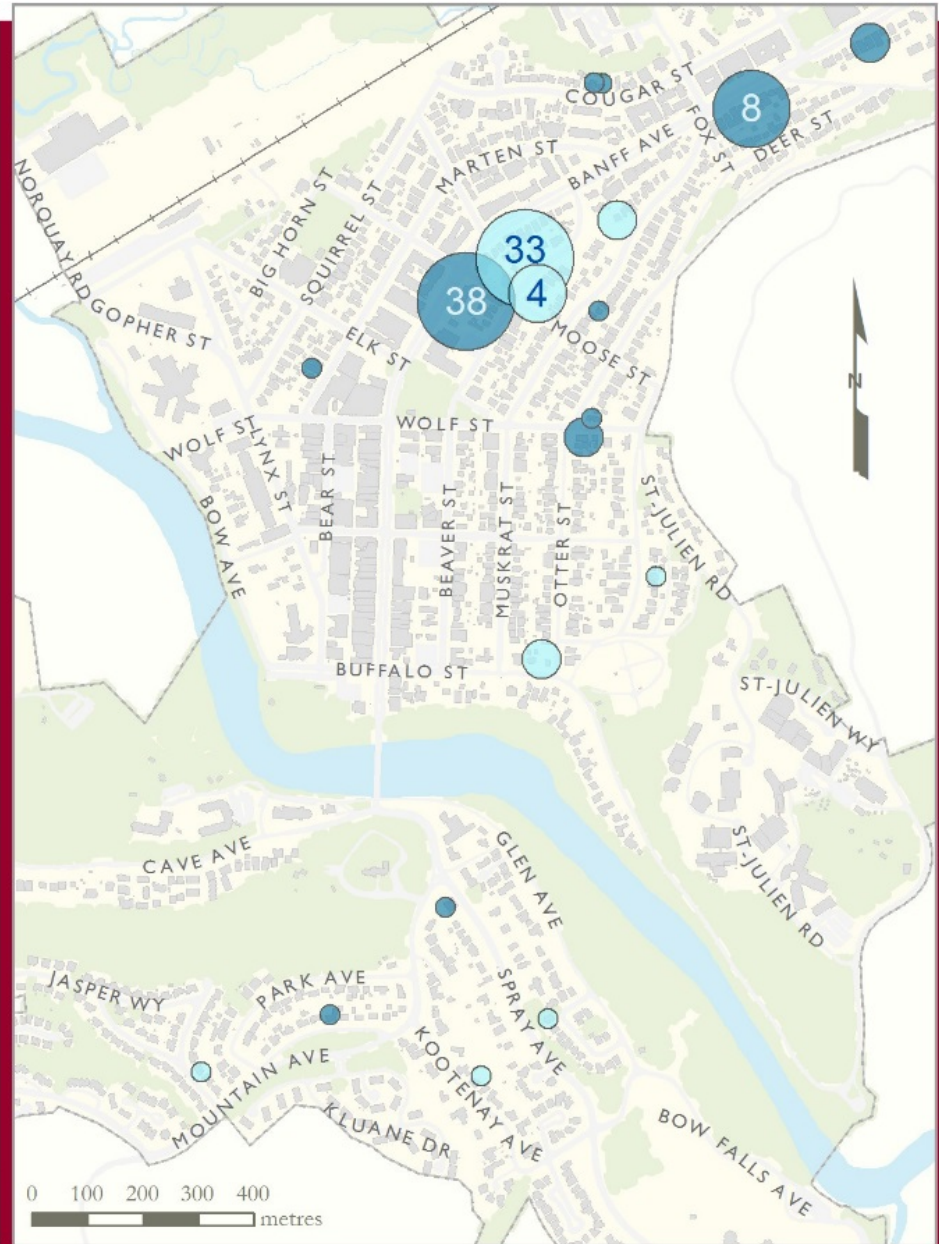
The figure for 'Net New Dwelling Units' is calculated for each relevant development by subtracting the number of dwelling units on the property before the development from the number of dwelling units on the property after the development.

102

Net New Dwelling Units



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Town of Banff

Net New Bedrooms

Since 2013 - Built or Under Construction

The figure for 'Net New Bedrooms' is calculated for each relevant development by subtracting the number of bedrooms on the property before the development from the number of bedrooms on the property after the development.

253

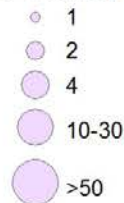
Net New Bedrooms

Built

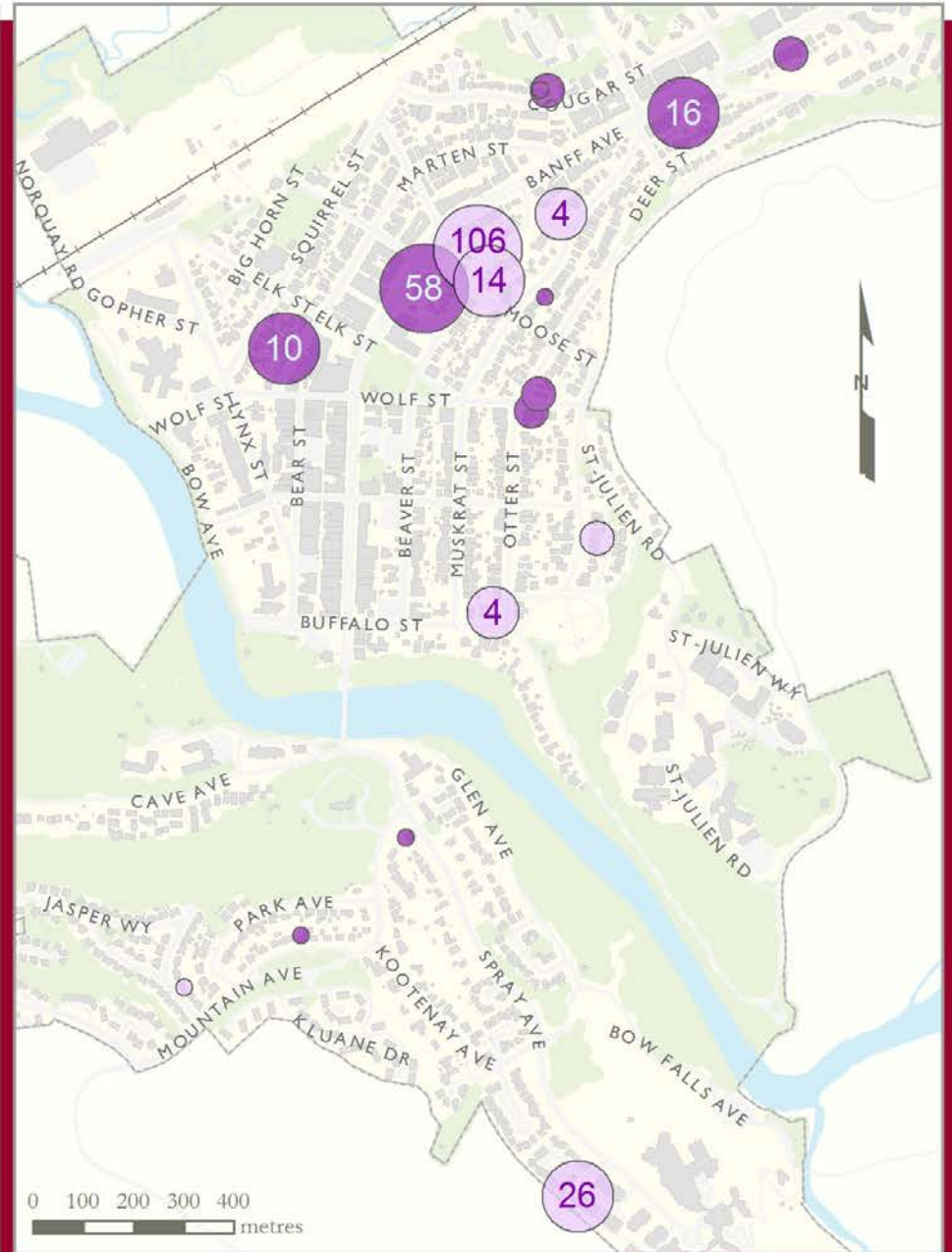


Built: 96 bedrooms

Under Construction



Under construction: 157



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What 2017 holds...

- Start of the Deer Lane Development
- Financial partnership with the provincial government
- Keeping the public informed and involved
- Increased awareness for partnership potential within our community and Bow Valley
- Banff Housing Corporation growing as a rental provider.