



Late Item to Official Community Plan Review Advisory Committee

March 30, 2026

Please include the following items as an amendment to the March 30, 2026, Official Community Plan Review Advisory Committee Agenda:

4. CHAIR'S REPORT

- a) Housing for the Under-Housed – A resolution

Housing for the Under-Housed – A resolution

The focus of this particular resolution on special-needs housing is to facilitate more affordable housing and foster stability for the broad range of residents in need.

As part of our public consultation, the members of the OCP Advisory Committee heard from Community Living B.C. in particular, about the necessary accommodation needs of local persons with developmental disabilities. It became obvious that the accompanying need is felt by families who are very anxious to know their adult dependents will have secure housing in the community they call home, when the parents can no longer provide direct care.

Our awareness grew to recognize that additional residents in need of housing relief include; (1) single seniors, (2) persons with physical disabilities, (3) persons who are marginally employed, (4) persons employed full-time but not making a ‘living wage’, (5) as well as many young families. Basically anyone who spends more than 30 percent of gross monthly income on housing is not considered to be in “affordable housing”. There are many residents of View Royal who are ‘under housed’ and who could benefit from a defined affordable housing policy – and action to make it come to fruition.

Our working premise is that when the municipality facilitates housing opportunities for (1) affordable housing, (2) for non-market housing, (3) for special-needs housing – then it fundamentally strengthens the community at large by helping families and individuals.

The current adopted 2011 OCP has an explicit goal statement regarding housing (pp.88) that states the goal is to “create an inclusive community that provides housing and transportation options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means”. Presumably this goal can be included in the 2026 OCP.

The 2011 OCP also applies a broad interpretation as to what constitutes “affordable housing”; the price of housing, household income; and for aspiring homeowners, the costs of borrowing. Households that do not have a choice and must spend 30% or more of their gross incomes for suitable, adequate housing are in “core housing need”.

Much that was written about housing needs in the 2011 OCP, in retrospect was mere wishful thinking, and fifteen years later not enough specific action has happened to foster real improvements in the range and diversity of housing in View Royal.

We are proposing that View Royal’s new guiding document, the 2026 OCP, and subsequent policies, move beyond accepting well-meaning aspirations as being good-enough and instead embrace specific action to meet these needs.

Thus, this resolution...

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“The OCP Advisory Committee recommends to View Royal Council that they include hard targets for the full range of affordable housing as part of the Official Community Plan, Bylaws and Policy, and that a ratio for (non-market versus full market) housing be set and adjusted using best available data.”
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Setting clear and measurable targets in the bylaws and policy for affordable housing is how we turn ... intention into impact.

For reference, according to the most recently available census data (2021), View Royal had a 67.3% homeownership rate, and 32.7% renters. Also 3.1% of households were in unsuitable housing. In that census, about **78.6%** of households spent less than **30%** of their income on housing, while **21.4%** exceed that threshold.

Options for consideration:

1. The existing OCP in Policy HS 1.3 (pp.92) references the “Regional Housing Trust Fund administered by the CRD Housing Secretariat in support of the Fund’s on-going initiatives to provide capital grants for “bricks and mortar” in the acquisition, development and retention of housing that is affordable to households with low to moderate incomes.”
2. Policy HS 1.5 (pp.92) Regeneration of Non-Market Housing. “supports the provision of incentives for applications for regeneration or new development by non-market housing providers. Such incentives as time-limited tax exemption, reduced parking requirements, and processing priority could be considered
3. BC Housing and Community Living BC have collaborated with Foundations (such as the Vancity Community Foundation) and other entities to build apartment buildings specifically designed for the persons in need previously described. The model for that type of collaboration exists.
4. Housing Co-ops have an established record of providing housing that is more affordable to more people. Q: How can we facilitate more housing co-ops?
5. Developers creating condominiums for sale or units for rent could be required to include 5% of the units for below-market housing.
6. Municipalities could dedicate building sites on currently public-owned land – retain ownership of the land – and encourage the construction of housing units that are privately owned, with 99-year leases of the land.
7. Small-Scale Multi-Unit Housing has been ‘encouraged’. A challenge for individual property-owners to further develop their lot to include more residential units – is to find the money to do so. Incentives like tax-exemptions, grants, etc. could facilitate special-needs, single seniors, single-parent housing at the neighbourhood level. All it needs is someone to organize it and demonstrate that it can be done.

For reference the definitions contained within the 2011 OCP are as follows:

Affordable Housing: means housing where rent or mortgage plus taxes is 30% or less of the household's gross annual income.

Non-Market Housing: refers to housing for independent living by single persons or families who cannot afford to pay market rents or who have needs that are not met by the markets, and where the housing units are owned and operated by a government agency or a 'non-profit society'.

Special Needs Housing: refers to the residential use of a building operated to accommodate persons with special needs; including the elderly, or physically or mentally challenged.

Why would we do this?

Helping vulnerable people with limited resources find stability in housing, helps them feel like they belong, and they stay and contribute to the community.

Growth is inevitable and when we create specific policies that foster depth and diversity of housing options we safeguard the social and economic stability of the community at large. We act to help residents have a place to call home, and it creates resilience - - for individuals, for families, and for the community at large.