

## REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** September 25, 2024  
**FROM:** Andrew Allen, Director of Planning and Development  
**SUBJECT:** **2024 District of Sechelt Housing Needs Report**  
**FILE NO:** 6440

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### RECOMMENDATION

**That the 2024 District of Sechelt Housing Needs Report be endorsed.**

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### PURPOSE

To endorse the 2024 District of Sechelt Housing Needs Report.

### OPTIONS

1. Request amendments to the 2024 District of Sechelt Housing Needs Report.

### DISCUSSION

#### Summary

Urban Matters prepared the attached report as an update to the 2020 Housing Needs Report.

The 2024 Housing Needs Report was presented to Council at the Committee of the Whole meeting on September 11, 2024. Endorsement of the report by Council would fulfill the legislative requirements.

#### Legislative Context

Section 585 of the *Local Government Act* states that a local government must prepare a housing needs report that identifies the total number of anticipated housing needs for the next five and twenty years.

Section 473 of the *Act* stipulates that a housing needs report be considered when developing or amending an Official Community Plan (OCP). Section 487 of the *Act* mandates that a zoning bylaw must accommodate the twenty-year housing need requirement and facilitate the necessary land uses and densities to support this need.

## **POLICY AND BYLAW IMPLICATIONS**

The 2024 Housing Needs Report will assist our review of housing development applications, planning initiatives and decision-making processes, both locally and in collaboration with provincial ministries and BC Housing. It will also provide valuable local data to support Council's decisions, particularly as we move forward with the upcoming OCP review.

## **SUSTAINABILITY PLAN IMPLICATIONS**

The 2024 Housing Needs Report responds to the following Integrated Community Sustainability Plan goals:

1. Social Sustainability and Community Well Being
2. Economic Sustainability
6. Sustainable Community Growth and Development

## **STRATEGIC PLAN IMPLICATIONS**

The 2024 Housing Needs Report responds to the following Council strategic objectives:

1. Effective Growth
2. Housing

## **FINANCIAL IMPLICATIONS**

The Province initially funded a regional Housing Needs Report in 2019. In 2024, municipalities received 'capacity funding' as part of the implementation of Bill 44, which included the requirement to update housing needs reports. These updates will be necessary every five years. It remains uncertain whether future funding will be provided or if the Planning and Development Division will need to allocate funds from its annual operating budget.

## **COMMUNICATIONS**

The 2024 Housing Needs Report will be posted on the District of Sechelt website and will serve as a reference point for the OCP review.

Respectfully submitted,

Andrew Allen,

Director of Planning and Development

Attachment:

1 – 2024 District of Sechelt Housing Needs Report