



# **MAYOR'S HOUSING COMMISSION**

**Wednesday, December 9, 2015  
1:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



**Public Agenda  
Mayor's Housing Commission  
Wednesday, December 9, 2015**

**Approval of Public Agenda**

**Minutes of the meeting held on November 2, 2015**

**Tabled Report**

MHC15-9 Homelessness Partnering Strategy Update  
(Tabled on November 2, 2015)

**Recommendation**

That this report be received and filed.

**Communications**

MHC15-10 Draft Laneway and Garden Suites Guidelines

**Recommendation**

That this communication be received and filed

**Adjournment**

AT REGINA, SASKATCHEWAN, THURSDAY, NOVEMBER 5, 2015

AT A MEETING OF THE MAYOR'S HOUSING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Malcolm Neill, in the Chair  
Councillor Bryon Burnett  
Councillor Bob Hawkins  
Councillor Barbara Young  
Robert Byers  
Blair Forster

Regrets: Mayor Michael Fougere  
Dave McEachern

Also in Attendance: Deputy City Clerk, Erna Hall  
Executive Director, City Planning & Development, Diana Hawryluk  
Solicitor, Cheryl Willoughby  
Senior City Planner, Jennifer Barrett  
Coordinator, Social Development, Janice Solomon  
Patrick Cooper for Tim Gross who resigned

APPROVAL OF PUBLIC AGENDA

**Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Blair Forster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 1, 2015 be adopted, as circulated.**

TABLED REPORT

MHC15-8 Supplemental Report: Condominium Policy Bylaw 2012-14 Review and Policy Update

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**Recommendation**

1. That this report be provided to the Mayor's Housing Commission for informational purposes.
2. That this report be forwarded to the Regina Planning Commission for consideration at its meeting on November 10, 2015 and subsequent approval by City Council.

Jennifer Barret, Senior City Planner made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

**Recommendation**

1. That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:
  - a. Be consistent with the *Provincial Condominium Property Act, 1993* and *The Condominium Property Regulations, 2001*, both amended in 2014, by adding a definition for “Rate of Availability” to mean the impact of a conversion of a rental Property to condominiums based on the rental vacancy rate reported by Canada Mortgage and Housing Corporation (CMHC);
  - b. Add a definition of “Neighbourhood Vacancy Rate” to mean the most recent rental vacancy rate reported by CMHC at the Neighbourhood level;
  - c. Add a condition to Section 19 and Section 22 of the Bylaw that the impact of a condominium conversion for buildings of five units or more must not reduce the Rate of Availability to less than three per cent based on the Neighbourhood Vacancy Rate;
  - d. Be consistent with the *Provincial Condominium Property Act, 1993* and the *Condominium Property Regulations, 2001*, add a condition to Section 7, Section 8 and Section 18 that the impact of a condominium conversion must not reduce the Rate of Availability to less than 2.5 per cent for three and four unit properties, Vacant and Designated Heritage Properties based on the Census Metropolitan Area (CMA) or Citywide Vacancy Rate;
  - e. Strengthen the requirements of the Tenant Guarantee to provide guarantee of 24-month tenancy for tenants of a building approved for condominium conversion; and
  - f. Clarify and refine language in the Bylaw as housekeeping amendments.
2. That the Mayor’s Housing Commission provide input on the proposed Bylaw amendments to the Regina Planning Commission for consideration at its meeting on October 7, 2015;
3. That the City Solicitor be directed to prepare the necessary Bylaw to authorize the amendments, as described above; and
4. That this report be forwarded to the October 26, 2015 City Council meeting in conjunction with recommendations from the Regina Planning Commission.

**Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that MHC15-8 and MHC15-7 be considered together.**

**Councillor Bob Hawkins moved, that with respect to MHC15-8, the recommendations contained in the report be concurred in, and with respect to report MHC15-7:**

- 1. Recommendation #1. e. be amended to read: Revise the requirements of the Tenant Guarantee to provide a guarantee of a 12 month tenancy for tenants of building approved for condominium conversion; and**
- 2. Recommendation #2 be removed; and**
- 3. Recommendation #4 be amended to reflect the City Council meeting date of November 23.**

**Councilor Barbara Young moved, AND IT WAS RESOLVED, that each amendment be voted on separately.**

**Amendment #1 was put and declared CARRIED.**

**Amendment #2 was put and declared LOST.**

**Amendment #3 was put and declared CARRIED.**

**The main motion, as amended, was put and declared CARRIED.**

ADMINISTRATION

MHC15-9 Homelessness Partnering Strategy Update

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**Recommendation**

This report be received and filed.

Janice Solomon, City Coordinator for Social Development, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

**(No motion was made for the report it is deemed to be tabled to the next meeting.)**

ADJOURNMENT

**Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:10 p.m.

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Chairperson

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Secretary

November 5, 2015

To: Members,  
Mayor's Housing Commission

Re: Homelessness Partnering Strategy Update

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### RECOMMENDATION

This report be received and filed.

### CONCLUSION

Through the Federal Government Homelessness Partnering Strategy, the Regina community receives funds each year for five years (2014-2019) to address homelessness under the strategic direction of the Community Advisory Board and leadership of the Community Entity (YMCA). The Community Advisory Board leads the development and implementation of the Community Plan on Homelessness and makes decisions on funding. It is made up of members of the public and non-profit sectors.

In addition to supporting many community-based organizations to deliver programs and services, 2015 funds have been used to support a Point-in-Time Count and Housing First model. Regina's first-ever Point-in-Time Count on Homelessness (PIT Count) was completed in May, 2015. The count involved teams of volunteers assigned to specific geographical areas counting and surveying the sheltered and unsheltered populations over a 24-hour period. The 2015 PIT Count provides a snapshot of the population experiencing homelessness to help better understand the extent of the issue in Regina and the key demographics and self-reported needs of those experiencing homelessness. It also provides baseline data to measure the effectiveness of interventions, such as Housing First.

The Federal Government renewed the Homelessness Partnering Strategy with the expectation that communities will reduce the size of their homeless population. Housing First has been identified by the Federal Government as the approach to make the shift from simply managing the issue by placing the homeless in emergency shelters and other temporary placements to actually reducing the size of the homeless population by providing permanent housing. Permanent housing is then complemented by providing support services to assist clients to maintain their housing and work towards community stability and inclusion.

The shift to Housing First requires some change in the way service providers deliver programs and services, collect and manage data, and work in collaboration with each other and with new partners, such as landlords and property managers. As a result, a Housing First model and implementation plan is currently being developed based on Regina resources, information in the PIT Count, best practices and extensive community consultations. The model is expected to be presented to the community in November. A minimum of \$400,000 in federal funds is earmarked for Housing First and will be allocated to the community in early 2016 to deliver a pilot project to test the model.

## BACKGROUND

Administration provides regular updates to the Mayor's Housing Commission on the activities of the Homelessness Partnering Strategy. The strategy provides funds to 69 communities across Canada to address homelessness issues. The Regina community receives approximately \$1.1 million each year over five years (April 1, 2014 to March 31, 2019) to support the priorities identified in the Regina Community Plan on Homelessness. The priorities for 2015 are completing a PIT Count and analysis of the survey data and developing a model and implementation plan on Housing First to be implemented in 2016.

## DISCUSSION

To receive federal funds, the Homelessness Partnering Strategy requires communities to develop a five-year community plan on homelessness based on community consultation and input. Regina's Community Plan identifies a PIT Count and a Housing First model for Regina as 2015 priorities. These priorities are foundational pieces and will influence and direct the work of the Homelessness Partnering Strategy during the remaining three years of the program.

### **Point-in-Time Count on Homelessness**

On May 13, 2015, approximately 150 volunteers and 34 community partners came together to enumerate and survey Regina's homeless community under the leadership of the Community Entity (YMCA) of the Homelessness Partnering Strategy. This was Regina's first-ever PIT Count. A PIT Count is a research tool used to gather a snapshot of homelessness over a 24-hour period. The count has two major components:

- An enumeration, which counts the number of homeless individuals staying in emergency shelters, transitional housing, on the street and in public systems such as detoxification systems; and
- A survey of the homeless population to identify the key demographics and the self-reported needs of the homeless.

In Regina, the findings of the count are being used as follows:

- Bring increased understanding of the characteristics of the homeless in Regina;
- Provide baseline data to measure progress on ending homelessness over time;
- Develop a stronger culture where data on homelessness regularly plays a role in planning and implementation;
- Improve system planning and program development;
- Help mobilize the community around homelessness issues; and
- Build capacity in Regina to complete future counts.

Regina's PIT Count was part of a broader effort by the Federal Government to develop a harmonized approach to homeless counts across Canada. Regina was the first community in Canada to fully implement the National Homeless Count approach, leading the way in Canada.

A PIT Count has several limitations. It is important to recognize that a PIT Count is only a snapshot of sheltered and unsheltered homeless people on a single night. The PIT Count does not attempt to capture the hidden homeless or those at risk of homelessness. No consistent methodology exists at this time to gain reliable information about these issues. Despite best

efforts to develop rigorous methods and canvas known areas in a community, PIT Counts inherently undercount the number of homeless. As well, PIT Counts rely on service provider information and client surveys, which can have errors and omissions.

Regina’s next PIT Count is expected in 2017 and every two years going forward to ensure progress is being made on reducing homelessness. Based on the recommendations from those involved in the count and project, some changes will be made to improve future counts. However, the goal is to ensure consistent methods for comparability with the 2015 count and national standards.

Key Findings of the Snapshot of Homelessness in Regina

A total of 232 individuals were enumerated on the night of the count. Results show the following:

- 54.3% (126) were in emergency shelters
- 26.7% (62) were in a transitional housing facility
- 12.1% (28) were on the street
- 6.9% (16) were in a detoxification centre

Among these, 3.4% (8) were either observed or self-reported that they were sleeping rough (in parks, on the street, or somewhere else outdoors).

Demographics

Among the 232 individuals enumerated, 28.4% (66) participated in the survey. As well, facility staff reported data on observed demographics. The low response to the survey does impact the reliability of the results. Caution is encouraged in interpreting the survey results. The survey results, however, do offer general direction and identify issues for the community to discuss further.

From these sources, the following demographics emerged:

KEY DEMOGRAPHICS	PERCENT	SAMPLE SIZE	SOURCE
<b>Female</b>	34.6% (72)	208	Street Survey/ Observed Facility Data
<b>Male</b>	64.4% (134)	208	
<b>Children (0-18)</b>	36.8% (63)	171	
<b>Youth (0 up to 24)</b>	42.7% (73)	171	
<b>Seniors (65+)</b>	0.6% (1)	171	
<b>Aboriginal</b>	75.0% (135)	180	Street & Facility Survey – Self- Reported
<b>Immigrant</b>	4.8% (3)	63	
<b>New to Community (&lt;1 year)</b>	28.3% (18)	63	
<b>Veterans – Canadian Military &amp; RCMP</b>	7.8% (5)	64	
<b>Respondents with Accompanying Children</b>	13.6% (9)	64	
<b>First Experienced Homelessness as Children</b>	32.8% (21)	64	
<b>Experiencing Chronic or Episodic Homelessness</b>	45.5% (30)	66	

<b>Self-Reported Medical Condition, and/or Addiction, Mental Health Condition</b>	80.3% (51)	64	
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Please note: Sample size in this table and the following table means the total number of completed interviews for which the data was collected.

Please note: The gender percentage includes 1% other gender categories.

As well, survey participants were asked about the number and types of public system interactions over the 12 months prior to the count. Response rates for this question varied and ranged from 65.2% to 87.9%.

<b>PUBLIC SYSTEM INTERACTIONS OVER PAST 12 MO. (ALL SURVEYS)</b>										
	Times hospitalized	Days hospitalized	Times used Emergency/Medical Services (ambulance)	Times in hospital emergency room	Times in-teractions with child protection services	Time interactions with police	Times in jail	Days in jail	Times to prison	Days in prison
<b>Total</b>	111	633	106	145	85	183	48	1279	15	6796
<b>No Answer</b>	8	16	13	15	12	14	11	16	14	23
<b>Sample Size</b>	58	50	53	51	54	52	55	50	52	43
<b>Average per Respondent</b>	1.9	12.7	2.0	2.8	1.6	3.5	0.9	25.6	0.3	158.0
<b>Response Rate</b>	87.9%	75.8%	80.3%	77.3%	81.8%	78.8%	83.3%	75.8%	78.8%	65.2%

Persons experiencing homelessness can be substantial users of social and human services being delivered by wide-ranging public and non-profit organizations. Housing First has the potential to impact the effectiveness of the services. The goal is to educate the community on Housing First and to mobilize the community around Housing First.

Survey participants were asked about the reasons keeping them from finding a place. The top five reasons are:

1. Rents too High – 56.1% (37)
2. Low Income – 42.4% (28)
3. Family Breakdown/Conflict – 21.2% (14)
4. Poor Housing Conditions - 21.2% (14)
5. Health Disability Issues – 19.7% (13)

As well, 13.6% (9) of participants mentioned specific “other” reasons, including not finding the right place; being irresponsible; being scared to ask for help as asked for help in the past and did not receive it; feeling betrayed by social services; and never having had own place.

### **Housing First**

In its renewal of the Homelessness Partnering Strategy, the Government of Canada identified Housing First as the key strategy to reduce homelessness. Housing First is both a program and a philosophy. It involves moving people who are experiencing homelessness into permanent housing as quickly as possible and then providing the additional supports to remain housed. It is based on the principles that people can deal with their issues such as medical conditions, alcohol

and drugs if in stable housing. This is in sharp contrast to more conventional methods that expect people to prove their readiness to be housed before housing placement.

The Community Advisory Board and Community Entity have contracted McNair Business Development to develop a Housing First model and implementation plan for Regina based on the findings of the PIT Count, best practices, Regina resources and extensive community consultations. The proposed model will be presented to the community in November 2015. The Mayor's Housing Commission will receive the information.

The Housing First model will be implemented as a pilot project during the 2016-2017 fiscal year with a minimum of \$400,000 being directed to the program. The plan is to grow the program over the years.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

There are no financial requests of the City related to this report. The work on homelessness is being funded through the federal government Homelessness Partnering Strategy. The federal funds are housed at the YMCA (Community Entity) and allocated based on the recommendations of the Community Advisory Board.

As the Housing First pilot project moves forward and demonstrates success, partnerships with key provincial government departments and others sectors will be pursued to grow the program and to ensure sustainability.

### Environmental Implications

This report is being provided for informational purposes only.

### Policy and/or Strategic Implications

The City's role does not include being the primary level of government for the overall issue of housing; however, the City will continue to support and complement the policies and programs of the provincial and federal governments.

This is consistent with *Design Regina: The Official Community Plan Bylaw No.2013-48*, which states that the City *participate in the development of a comprehensive plan to address homelessness in partnership with other levels of government* (Policy 13.15).

### Other Implications

This report is being provided for informational purposes only.

### Accessibility Implications

It is expected that those experiencing homelessness will have increased access to housing through programs such as Housing First.

COMMUNICATIONS

Administration will continue to provide updates on the activities of the Homelessness Partnering Strategy as the work progresses. The Point-in-Time Count and Housing First and have communication and media strategies being led by the YMCA. The YMCA is the media spokesperson.

DELEGATED AUTHORITY

There is no delegated authority associated with this report as it is for information purposes only.

Respectfully submitted,



Shanie Leugner, A/Director  
Planning

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning and Development

Report prepared by:  
Janice Solomon, Coordinator, Social Development



City of Regina

# Memo

December 9, 2015

To: Members,  
Mayor's Housing Commission

Re: Draft Laneway and Garden Suites Guidelines

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## RECOMMENDATION

That this communication be received and filed.

## BACKGROUND

Administration requests that the subject, 'Draft Laneway and Garden Suites Guidelines and Pilot Project' be added to the agenda of the Mayor's Housing Commission on December 9, 2015, to facilitate a presentation on this matter.

Laneway and garden suites refers to a secondary suite which is separated/detached from the primary dwelling. It can be above or beside a garage or self-contained in the rear of the lot. Laneway housing is accessed from a rear laneway, while a garden suite is accessed from the front street via a sidewalk or driveway. Other names for this type of housing include granny flats, garage suites, and carriage or coach houses.

The presentation will provide an overview of the draft guidelines that will be presented to Regina Planning Commission in January, 2016.

Sincerely,

Shanie Leugner  
A/ Director, Planning

SL/cs/am

C: Diana Hawryluk, Executive Director, City Planning & Development  
Yves Richard, Manager, Neighbourhood Planning  
Chris Sale, Senior City Planner, Neighbourhood Planning

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