

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

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

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.

Chairperson

Secretary