



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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REQUEST FOR DECISION

To: ACRD Board of Directors

From: Amy Anaka, MURP, MCIP, RPP, Planner

Meeting Date: July 28, 2021

Subject: Bamfield Housing Needs Report

Recommendations:

THAT the Board of Directors receive the Bamfield Housing Needs Report as presented.

THAT the Board of Directors direct staff to publish the Bamfield Housing Needs Report on the ACRD website for public access.

Summary:

A Bamfield Housing Needs Report (HNR) was developed between November 2020 and July 2021 with community members, and by a project team of staff from the ACRD, Vancouver Island University's Mount Arrowsmith Biosphere Region Research Institute, and RFT Planning and GIS Services. The Bamfield HNR is the first to be completed as part of the overall ACRD HNR project.

Background:

In 2019 legislative requirements took effect that municipalities and regional districts in BC are required to complete HNRs by April 2022 and every five years thereafter. These reports will help local and BC governments better understand and respond to housing needs in communities throughout BC. The ACRD HNR project includes the development of 10 separate HNRs, and an overall regional summary report for the six ACRD Electoral Areas, and four Maa-nulth Treaty First Nations: Huu-ay-aht First Nations, Yuułuʔiłʔatḥ Government, Uchucklesaht Tribe Government, and Toquaht Nation. HNRs are being completed with grant funding from the BC Ministry of Municipal Affairs, through the HNR Program, administered by UBCM.

Bamfield HNR Overview:

Safe, affordable, and inclusive housing is an important component of a complete community and contributes to societal and individual well-being. The development of the Bamfield HNR was completed through quantitative and qualitative data collection and analysis, and a number of community engagement initiatives. Data analysis and community input revealed a number of key data findings and housing issues that are included throughout the HNR. The HNR identifies what kind of housing is most needed in Bamfield over the next five years, to ensure that local plans, policies, and development decisions can reflect these needs. The upcoming Bamfield Official Community Plan update and current ACRD Zoning Bylaw update are examples of important documents with policies that will be informed by the results of the HNR.

Reflecting the challenges faced during the COVID-19 pandemic, the project team completed community engagement electronically through a number of initiatives and conversations. This included an online survey (completed by almost half of the Bamfield population); community focus groups with residents, property owners, and members from various community partners and organizations such as Huu-ay-aht First Nations, Bamfield

Marine Sciences Centre, Bamfield Community Affairs Society, and Bamfield Chamber of Commerce; and a focus group meeting with the Bamfield Advisory Planning Commission. Recognizing that Bamfield is an isolated remote community with a unique base of community services, collaboration with residents, community agencies, and service providers was key to identifying housing needs in Electoral Area A.

The following five strategies within the HNR have been proposed to address the housing gaps anticipated for the next five years and beyond in Bamfield:

- Strategy 1: Strengthen policies and regulations to remove barriers to housing and prioritize needed housing types
- Strategy 2: Increase grassroots data collection, and communicate housing needs and success stories
- Strategy 3: Develop and strengthen partnerships and coordinate collaboration
- Strategy 4: Create a housing strategy and action plan
- Strategy 5: Complete ongoing monitoring of housing supply and demand

This report is intended to be used by the community and the ACRD as well as other community stakeholders, in the planning and provision of housing, including informing local plans, policies, and development decisions. Housing data will also be used as comparison in future HNRs over the next five years. As a public document, the HNR is also intended to provide information to local housing stakeholders to gain a better understanding of the local context and support decision-making around housing. Continued and future collaboration with all Bamfield community members, agencies, as well as member First Nations, will assist to align community goals with housing needed to address demographic change and population growth.

Strategic Plan Implications:

The HNR project supports the ACRD Strategic Plan by providing opportunities for a number of initiatives to: support development; explore opportunities for greater coordination with First Nations, municipalities, and other agencies; engage with community partners to leverage resources, align efforts toward common goals, and achieve mutual benefits; and enhance communications and engagement with the community.

Time Requirements – Staff & Elected Officials:

Staff time will be required to manage and complete the remaining nine HNRs, overall ACRD summary report, and UBCM final report, as part of the grant funding requirements. This will also include staff time to publicize the HNRs. Elected officials will continue to be invited to participate in various activities related to the project development, and the project team will provide regular updates to the Board of Directors.

Policy or Legislation:

HNRs support policy development for regional and rural planning initiatives such as OCPs, the Zoning Bylaw, and the Age-Friendly Plan. The *Local Government Act* requires that HNRs are included when developing or amending an OCP in relation to housing policies.

Financial:

The UBCM HNR Program grant of \$140,104.40 is 100% funded with no cost to the ACRD. OCP updates will require resources in subsequent years. Had the ACRD not received the funding, the Regional District would still be required to complete this work through budgeting or an alternate funding model.

Next Steps:

Once the Bamfield HNR is endorsed by the Board of Directors, it will be publicized and presented as requested to various community partners, groups, committees, and other organizations and agencies. The Huu-ay-aht First Nations (HFN) HNR is anticipated to begin in September 2021, led by a consultant with assistance from ACRD Planning and HFN staff. The HFN HNR will build off of information included in the Bamfield HNR. Planning staff will continue to update the Board of Directors with progress to date on the HNR project, and will present the final HNRs as they are completed.



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