



# Provincial Housing Initiatives: Update

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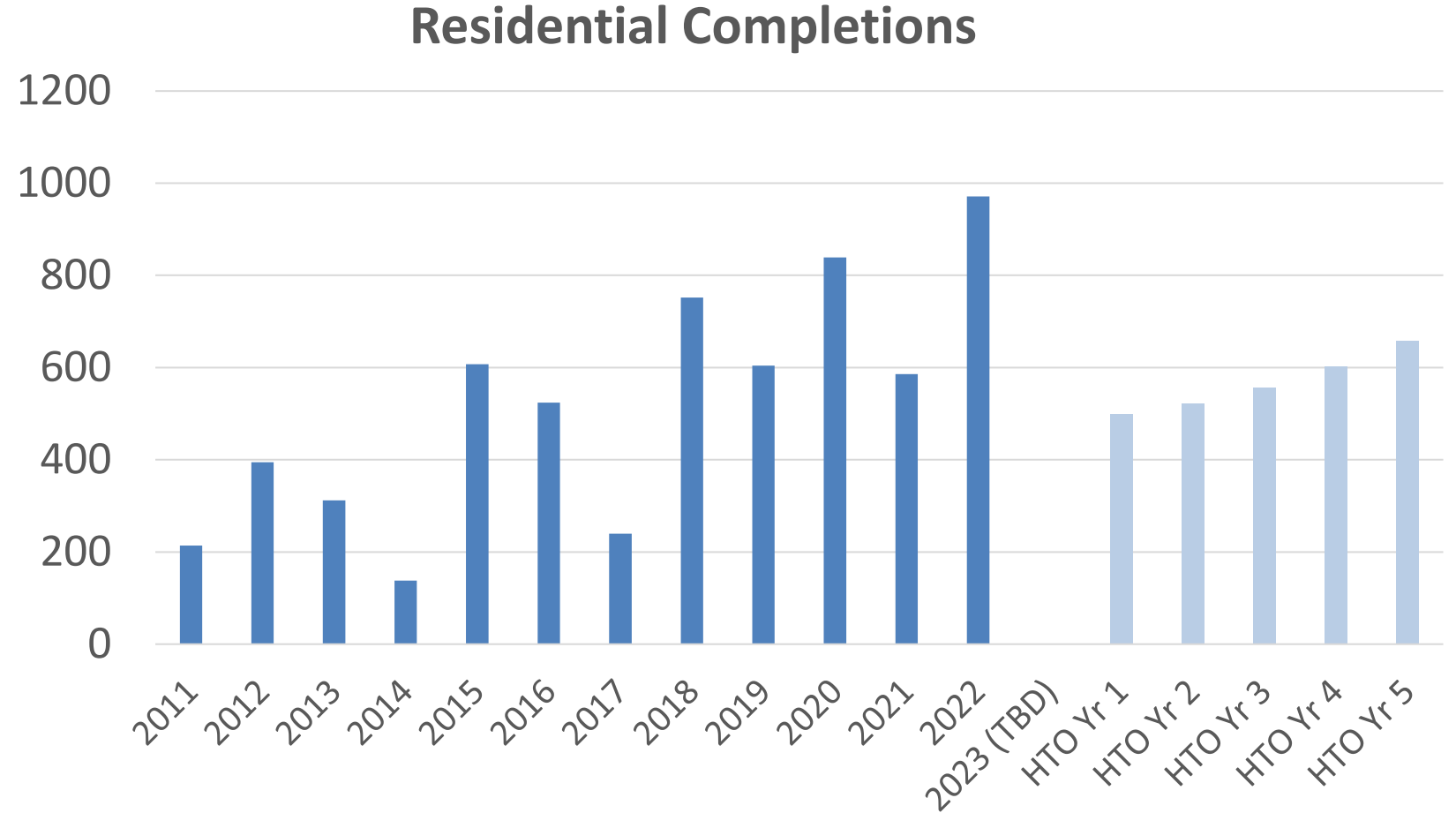
January 11, 2024

# ***Housing Supply Act:***

## Housing Target Order

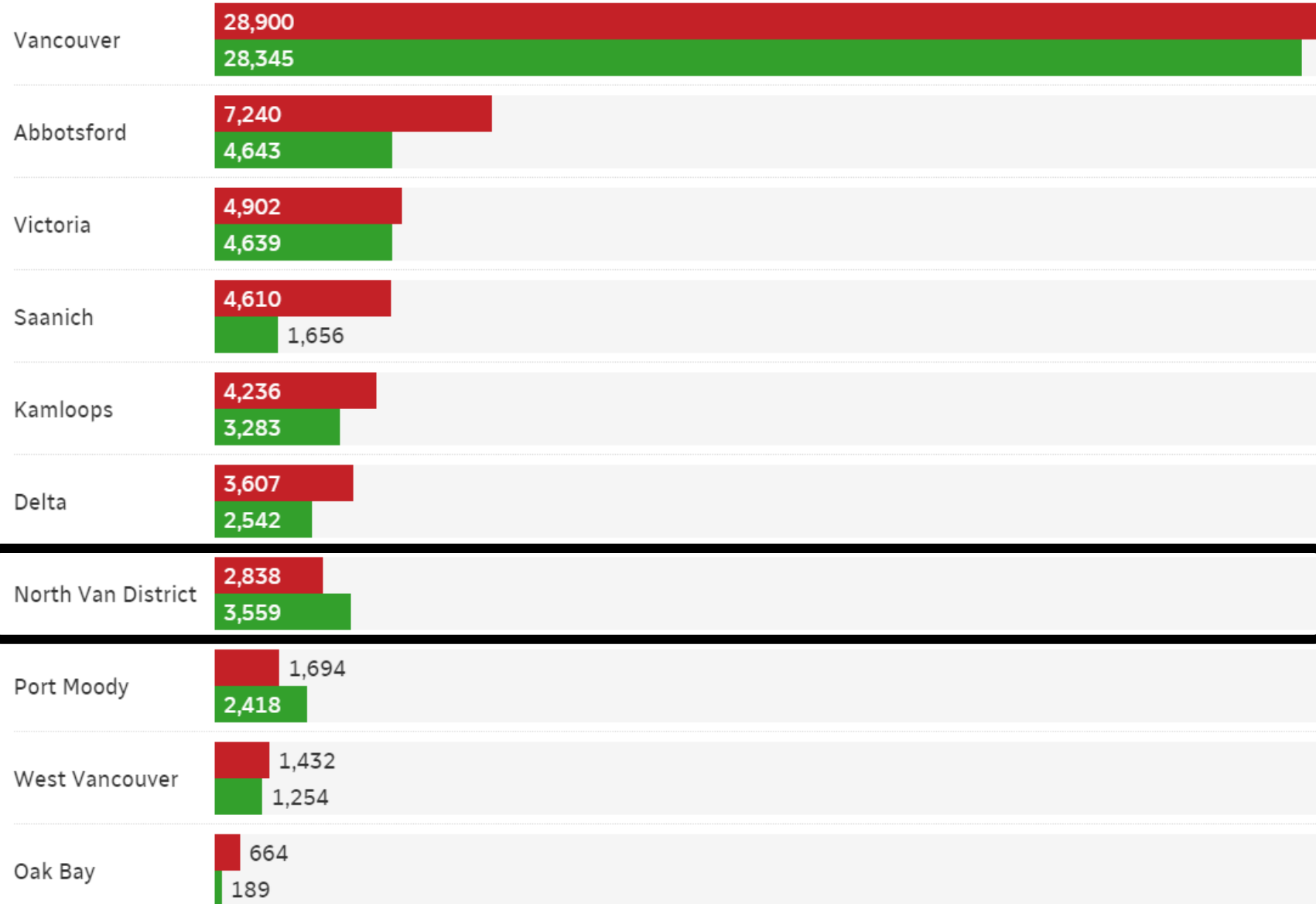
*Housing Supply Act:*  
Housing Target Order

(October 1, 2023 –  
September 30, 2028)



## How much more will the municipalities on B.C.'s list have to build?

■ Net new units the next 5 years ■ Housing starts the last 5 years



# **Bill 44**

## **Residential Development: Public Hearings**

# Bill 44 Residential Development: Public Hearings

## BEFORE

- Public hearings for zoning bylaw amendments may be held, but are not required if the bylaw is consistent with OCP

## AFTER

- Public Hearings must not be held if the sole purpose of the bylaw is to permit residential development, and at least 50% of the floor area, provided the bylaw is consistent with the OCP
- Public hearing may be held for other types of zoning bylaw amendment, but are not required if the bylaw is consistent with the OCP
- OCP bylaws still require a public hearing

**Bill 44**

**Housing Needs Report,  
Official Community Plan, and Zoning Bylaw**



# Bill 44 Housing Needs Report, OCP, and ZB

## BEFORE

- Housing Needs Report every 5 years (5 yrs. of residential needs)
- OCP – optional (5 yrs. of residential needs)
- Zoning – generally optional
- Density benefits for amenities and affordable housing

## AFTER

- Housing Needs Report every 5 years (20 yrs. of residential needs)
- OCP – mandatory every 5 years (20 yrs. of residential needs)
- Zoning – mandatory and must match residential in OCP
- Density benefits only for housing that exceeds needs (except 1 unit for 6-unit SSMFH)

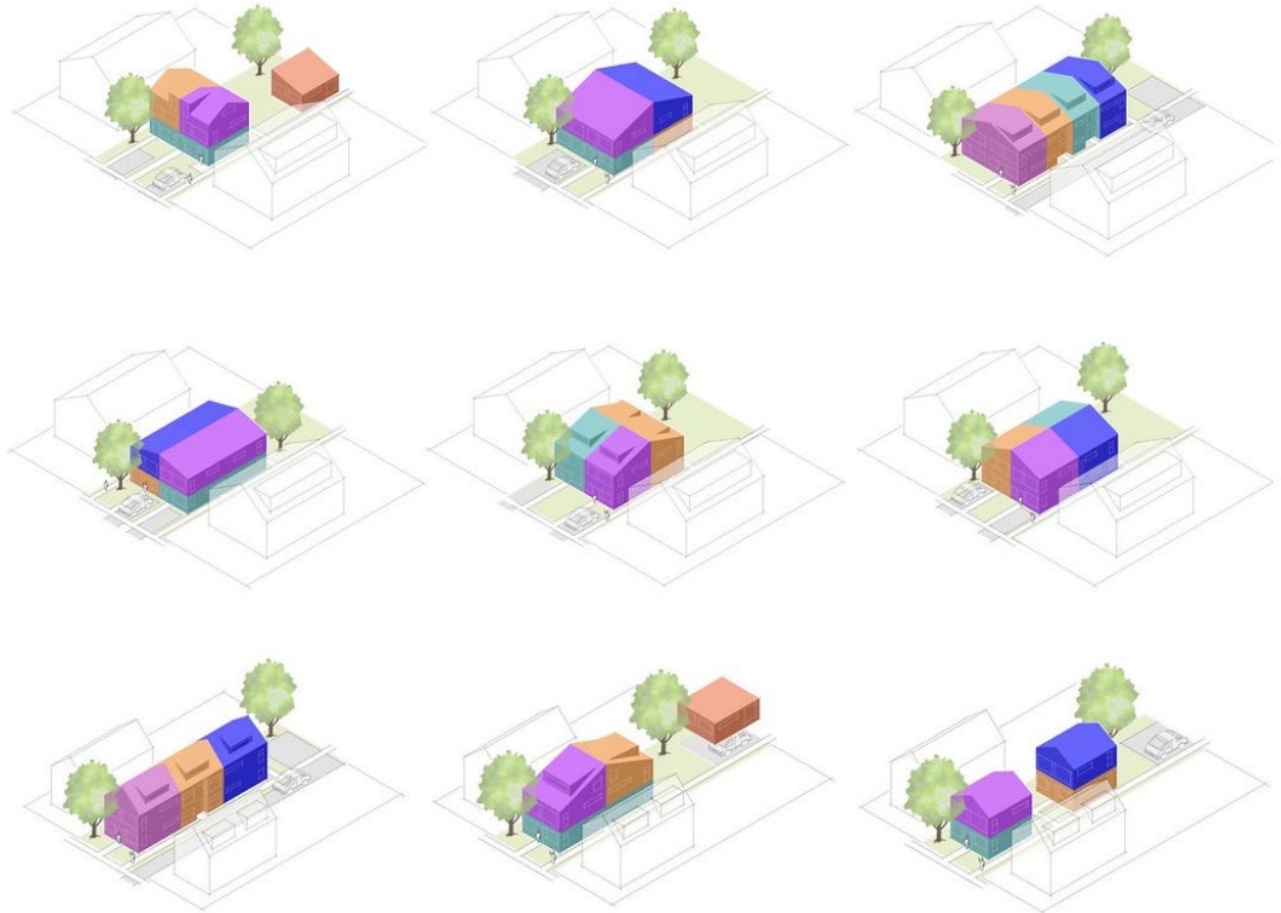


# Small-Scale Multi-Family Housing

Traditional Single-Family  
Detached and Duplex zones  
replaced with Small-Scale  
Multi-Family Housing Zones  
(3, 4, or 6 units)

(June 30, 2024)

- No parking requirements (6-unit sites)
- Provincial design standards (height etc.)
- limited density bonus and other powers



# Bill 44 Small-Scale Multi-Family Housing: exemptions

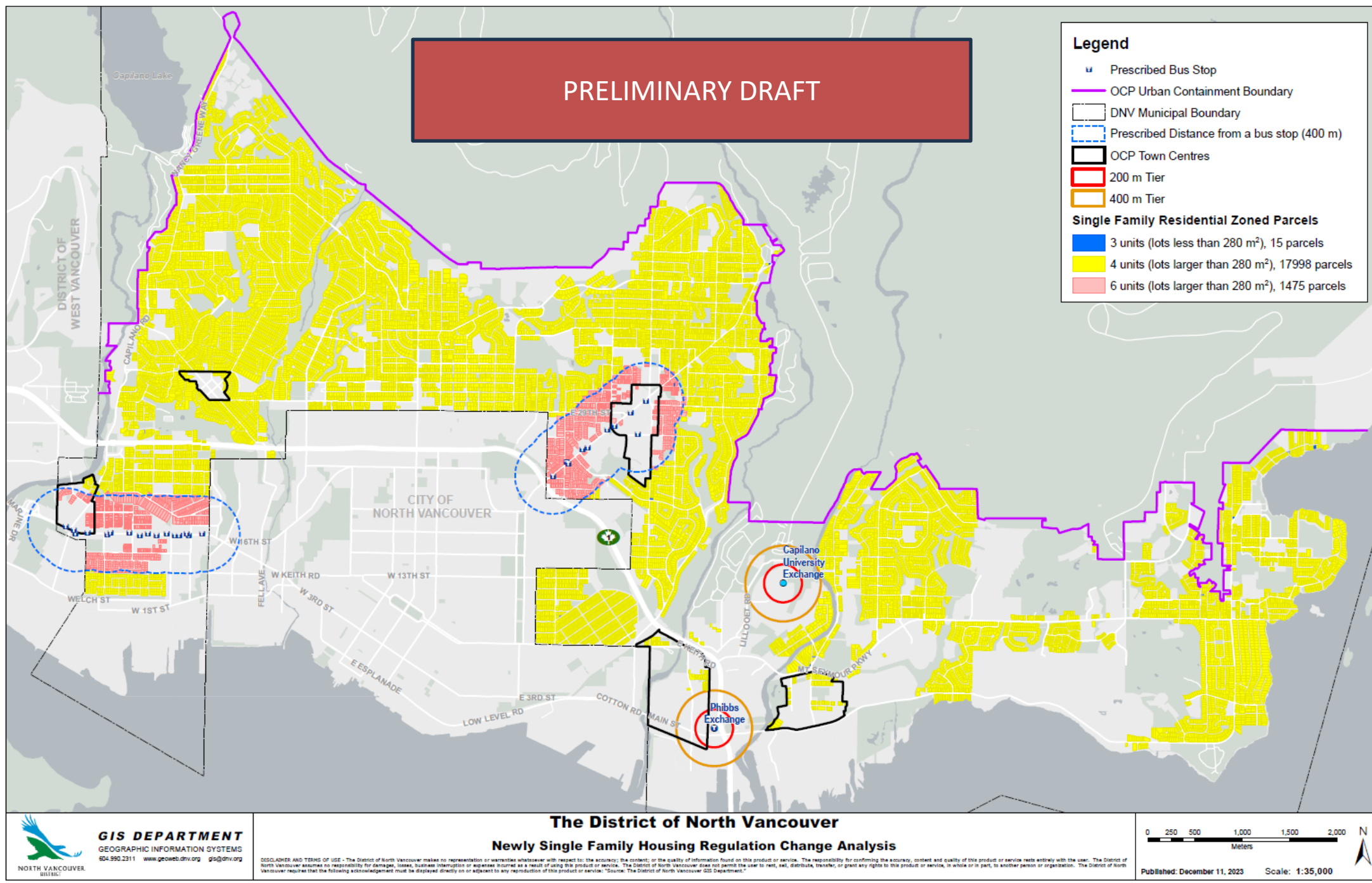
- Land **outside** urban containment boundary
- Land **protected** under *Heritage Conservation Act*
- Land **protected** under heritage designation bylaw [LGA s. 611]  
(after Nov. 30, 2023)
- Land **not connected** to municipal water or sewer system
- **Large lots** >4,050 m<sup>2</sup> (1 acre) or lots with a large minimum parcel size regulation >4,050 m<sup>2</sup> (1 acre)
- **Certain** hazardous conditions

## Current Capacity

19,500  
Single-family  
and  
Duplex  
parcels

## Bill 44 SSMFH Capacity

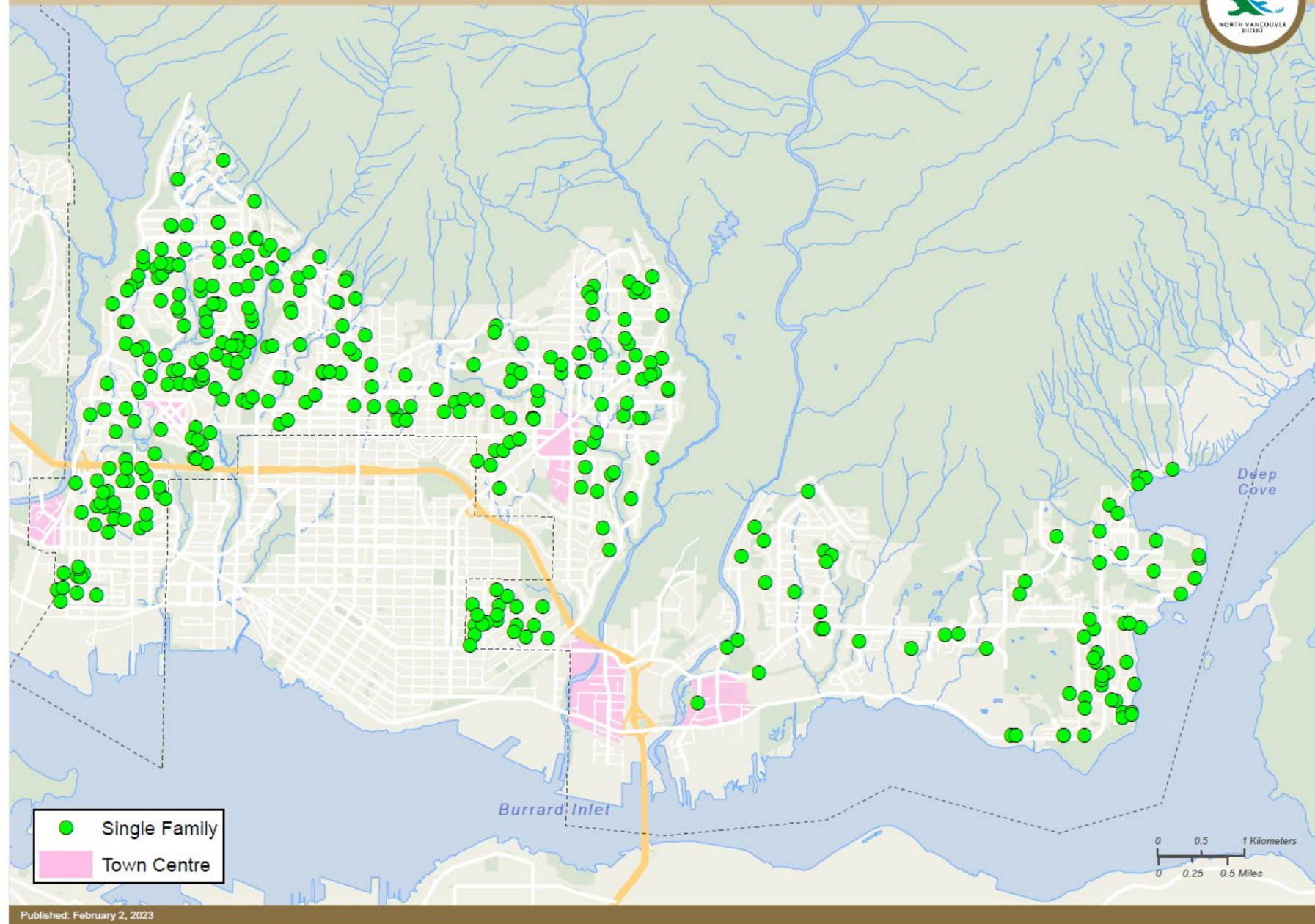
81,000  
units





SSMFH  
demand could be  
in the same  
areas where we  
have seen single-  
family new  
construction or  
major renovation

## 2022 Building Permits: Single Family



# **Bill 47**

## **Transit-Oriented Areas**

# Transit Oriented Areas

Existing zoning replaced with Transit Oriented Area Designation







(June 30, 2024)

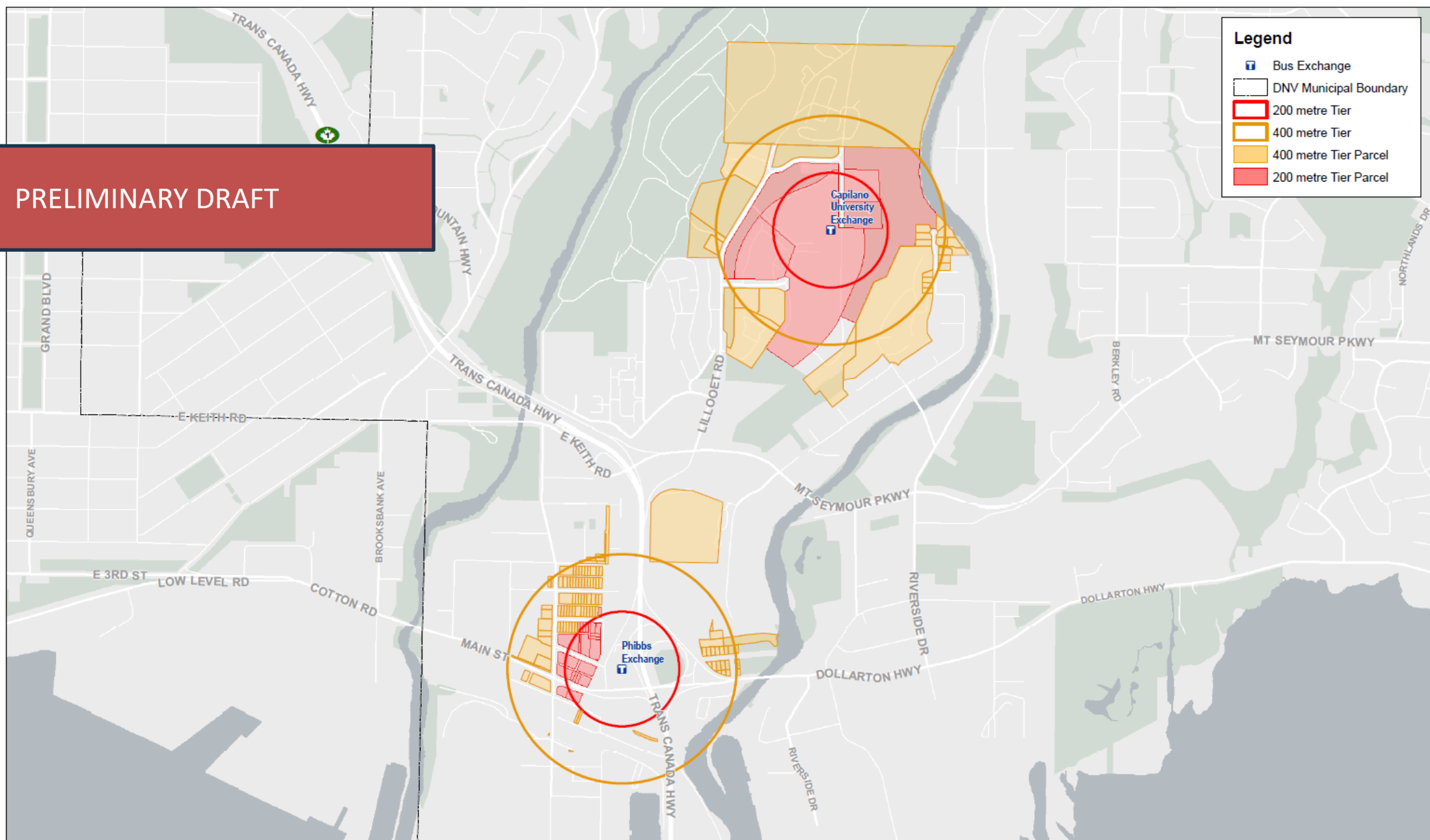
-No parking requirements except accessible parking

TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1 (Metro Vancouver)	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m – 400m	Up to 4.0	Up to 12	High Rise, Mid-rise
		401m – 800m	Up to 3.0	Up to 8	Mid-rise
	1B) Bus Exchange	200m or less	Up to 4.0	Up to 12	High Rise, Mid Rise
		201m – 400m	Up to 3.0	Up to 8	Low-rise, Townhouse
TOA Type 2 (Victoria/Kelowna/Other Medium-Sized Munis)	Bus Exchange	200m or less	Up to 3.5	Up to 10	Mid-rise
		201m – 400m	Up to 2.5	Up to 6	Low-rise/Townhouse
TOA Type 3 Other qualifying areas	Bus Exchange	200m or less	Up to 2.5	Up to 6	Low-rise
		201m – 400m	Up to 1.5	Up to 4	Townhouse

PRELIMINARY DRAFT

### Legend

-  Bus Exchange
-  DNV Municipal Boundary
-  200 metre Tier
-  400 metre Tier
-  400 metre Tier Parcel
-  200 metre Tier Parcel

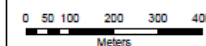


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## The District of North Vancouver

### Bus Exchange

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# **Bill 46**

# **Development Financing**

# Bill 46 Development Financing

## BEFORE

- **Community Amenity Contribution**
- Constructed amenity or contribution by developer
- Trigger: residential rezoning
- Secured by agreement
- Amenity (e.g. infrastructure, facilities, art, and affordable housing)
- Fixed rate and negotiated (75% lift)

## AFTER

- **Amenity Cost Charge (by bylaw)**
- Constructed amenity or one-time contribution by developer
- Trigger: subdivision or building permit (increase in residents or workers)
- Condition of approval
- Amenity means any facility or feature that provides social, cultural, heritage, recreational or environmental benefits
- Set as a charge per lot, unit, or m<sup>2</sup>

# Bill 46 Development Financing

## BEFORE

### Development Cost Charges

- Providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and
- providing and improving park land

## AFTER

### Development Cost Charges

- Adding: Expanding facilities for fire protection, police, solid waste and recycling facilities

# Next Steps: Workplan Changes

- Review legislation and regulations
- Obtain Council direction
- Model build-out scenarios and quantify impacts
- Community engagement
- Council approves new Reports, Bylaws, and Policies
- Implement, monitor, report
- Update every 5 years

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