

Summary: Rental and Affordable Housing Policy Framework

The District's Rental and Affordable Housing Policy Framework includes 6 key areas of focus:

- **Expand the supply and diversity of housing**
 - Continue to encourage diversity and growth of housing in town and village centres and in accordance with OCP and Centre Implementation Plan policies.
 - Ensure that housing supply includes a diverse mix of built forms and unit sizes to accommodate the needs of families and other households.

- **Prioritize the retention of affordable housing outside centres**
 - Prioritize maintenance, restoration and retention of existing older rental buildings outside of centres.
 - Continue to enforce acceptable standards of maintenance for rental properties.
 - Continue to apply strata rental protection policies.

- **Enable the replacement of existing housing with conditions:**
 - Provide rental replacement at a ratio which may be less than 1:1 as long as these replacement units are affordable to low and moderate income households;
 - Ensure affordable units that are integrated as part of market housing development; and
 - Include a diverse mix of unit sizes, including 3+ bedrooms for families.
 - Prioritize redevelopment within town and village centres where residents will have ready access to frequent transit, commercial and other community services.

- **Minimize impacts to tenants:**
 - Where redevelopment is being considered, work with land owners and developers to explore a phased approach to development to minimize impacts to existing tenants.
 - Encourage existing purpose built rental redevelopment projects to consider the Tenant Assistance Policy (under development), to provide assistance to tenants in the search for new housing.

- **Expand the supply of new rental and affordable housing:**
 - Expand the supply of rental and affordable rental housing in a manner that is consistent with the OCP, and enables low and moderate income households to access frequent transit, community services, retail and employment within walking distance from their residences.
 - Encourage and consider innovative ways to deliver rental and affordable housing.
 - Consider on a case-by-case basis density bonus zoning as a mechanism to increase the amount of affordable housing. Acknowledge that there are limited locations where this may be appropriate based on OCP policies related to traffic, infrastructure, urban design objectives and other community concerns.
 - Consider incentivising affordable housing with parking relaxations in town and village centres that are part of the frequent transit network.
 - Ensure a diversity of unit sizes in rental and affordable housing to accommodate the needs of families, seniors, first time homebuyers, students, those with cognitive and mobility challenges, and other households.
 - Require all multi-family residential projects undergoing rezoning to contribute to the provision of affordable housing by:
 - Providing land dedicated for affordable housing (typically larger sites);
 - Providing a cash in lieu community amenity contribution towards an Affordable Housing Opportunities fund (typically smaller sites);
 - Including a portion of affordable rental or ownership units as part of the project;
 - Some combination of the above, as appropriate for the site.

- **Partner with other agencies to deliver affordable housing**
 - Pursue funding partnerships with the Federal and Provincial Governments to deliver affordable housing.
 - Partner with not for profit agencies to develop housing that meets community needs.
 - Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of non-market housing.