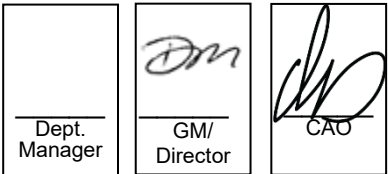


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: February 12, 2024
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver

REPORT TO COMMITTEE

January 31, 2024
 File: 13.6530.20/013.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Provincial Housing Initiatives: February 2024 Update

RECOMMENDATION:

THAT the report titled Provincial Housing Initiatives: February 2024 Update be received for information.

REASON FOR REPORT:

The purpose of this report and accompanying presentation are to provide Council with information on recently adopted housing legislation.

SUMMARY:

The province has adopted three new pieces of legislation, Bills 44, 46 and 47 as part of the Homes for People Action Plan. The new legislation could over time significantly alter the District’s neighbourhoods and have altered Council’s regulatory powers in relation to land use planning. This report and presentation provide a summary of the legislation and a discussion of the potential implications for the District.

This legislation has the potential benefit of increasing housing units and diversifying housing types in single-family neighbourhoods, certain frequent transit facilities, and near transit hubs, but not without potential impacts. The legislation also reforms local government development financing options specific to development cost charges and community amenity contributions (which now will be called “amenity cost charges”).

EXISTING POLICY:

The legislation aligns with several District policies and initiatives, which call for increasing housing diversity, while balancing future and current housing needs.

Official Community Plan (2011)

- Goal 2:** Encourage and enable a diverse mix of housing types, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.
- Policy 2.3.5:** Identify criteria for low intensity infill housing, such as coach and laneway housing and small lot subdivision as appropriate.
- Policy 2.3.6:** Enable sensitive redevelopment in appropriate areas, such as locations adjacent to existing multifamily or commercial uses.
- Policy 2.4.3:** Enable sensitive densification at strategic locations along transit corridors within the Network of Centres.
- Policy 7.1.2:** Undertake planning processes to identify potential low-density, multi-family areas (e.g., townhouse, row house, triplex, and duplex) near Town and Village Centres, neighbourhood commercial uses, and schools; designate additional Small Lot Infill Areas; and develop criteria to identify suitable areas to support detached accessory dwellings (e.g., coach housing).
- Policy 7.2.2:** Consider permitting secondary suites or lock-off units within townhouses, row houses and apartments.

OCP Action Plan (2021)

- Priority Action 5:** Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.
- Supporting Action 12:** Identify opportunities for sensitive infill housing (coach houses and secondary suites, duplexes, triplexes, and townhouses/rowhouses) outside Town and Village Centres.

Rental, Social and Affordable Housing Task Force Final Report (2021)

- Proposed Priority Action (E):** Seek opportunities to increase housing diversity through sensitive infill beyond the Town and Village Centres, such as duplexes, triplexes, townhouses/rowhouses, and more coach houses in locations near transit, employment, or both.

2023 Housing Needs Report

The updated Housing Needs Report, received by Council on July 24, 2023, outlines key areas of housing need and highlights gaps and inequities in the District's current housing supply. The Report, which was informed by 2021 census data, highlights that the District's housing stock is comprised largely of single-family homes (49%), which are out of reach for many and may not suit the District's aging population, and that a greater diversity of housing would support aging in place.

ANALYSIS:

The Provincial government has adopted Bills 44, 46 and 47. Links to this litigation are provided below:

[Bill 44 - Housing Statutes \(Residential Development\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)

[Bill 46 – 2023: Housing Statutes \(Development Financing\) Amendment Act, 2023 \(gov.bc.ca\)](#)

[Bill 47 – 2023: Housing Statutes \(Transit-Oriented Areas\) Amendment Act, 2023 \(gov.bc.ca\)](#)

The Province has also released regulations and policies to accompany this legislation. Links are found below:

[Order 673 Local Government Zoning Bylaw Regulation \(SSMFH\)](#)

[Order 674 Local Government Transit Oriented Area Regulation](#)

[Order 677 Designation of Transit Oriented Area Regulation](#)

[Order 678 Amends the Transit Oriented Area Regulation - Transit Exchanges](#)

[Provincial Policy Manual: Transit Oriented Areas Version 1.0 December 2023](#)

[Small-Scale Multi-Unit Housing Policy Manual and Site Standards](#)

The following sections provide a brief summary of each of the three Bills.

Bill 44 – Residential Development

1. The purpose and general effect of the legislation would be to convert single-family and duplex parcels to new zones that would permit 4-unit or 6-unit multi-family developments, depending on the size of the parcel and their proximity to certain frequent transit services. The map showing the potential application of this legislation in District neighbourhoods included in the presentation is for illustrative purposes only, as staff continue to assess the exemptions provided in the legislation and regulations, and complete an assessment of various build-out scenarios and their impact on servicing and transportation. Additionally, Bill 44 stipulates that local governments must not require off-street parking for the 6-unit multi-family developments.
2. This legislation introduces broad new requirements in relation to preparation and timing of the Housing Needs Reports (HNR). An interim HNR reflecting anticipated housing needs in the District for the next 20 years must be prepared by December 31, 2024. The District's OCP and Zoning Bylaw must also be updated to, among other things, reflect the interim housing need report by December 31, 2025.
3. The legislation also stipulates that the District must amend the Official Community Plan (OCP) and exercise its zoning powers to permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs as set out in the interim Housing Needs Report. This must be done without relying on density bonus. Furthermore, land use management powers (development permit, heritage) must not unreasonably prohibit or restrict the creation of housing units otherwise permitted. This must all be done by December 31, 2025.

4. The legislation also stipulates that a local government must not hold a public hearing on a proposed residential rezoning bylaw if the bylaw is consistent with the OCP or if the rezoning bylaw is for the sole purpose of complying with the requirements in Bill 44.
5. The legislation creates a new power for the Provincial government to make regulations relating to small-scale multi-family housing, including regulations respecting the siting, size dimensions, location or type of housing unit required to be permitted under Bill 44.

Bill 46 – Development Financing

This Bill amends the *Local Government Act* to essentially codify the imposition on developers of community amenity contributions, which will now be called an “amenity cost charge”. Currently these charges are negotiated and collected at the rezoning stage. After adoption of Bill 46 they will be imposed “on every person who obtains approval of subdivision or a building permit”.

Bill 46 also amends the development cost recovery provisions in the *Local Government Act* by expanding the types of facilities for which cost may be recovered to include fire protection, police and solid waste and recycling facilities.

Bill 47 – Transit-Oriented Areas

This proposed legislation will require municipalities to designate Transit-Oriented Areas (TOAs) near transit hubs, such as rapid transit stations (e.g., Skytrain) and bus exchanges, transfer points and rapid transit routes. The provincial regulations have identified two TOAs in the District (Phibbs Exchange and Capilano University as shown in the attached presentation map)

Additionally, Bill 47 stipulates that local governments must not require off-street parking for the residential portion of any building in a TOA.

CONCLUSION:

This proposed legislation is sweeping, and the impacts are far reaching. Staff are proposing to report back to Council with further updates and recommendations to Council in the future once staff have completed further analysis.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties and Permits

ATTACHMENT: Presentation - Provincial Housing Initiatives: Update

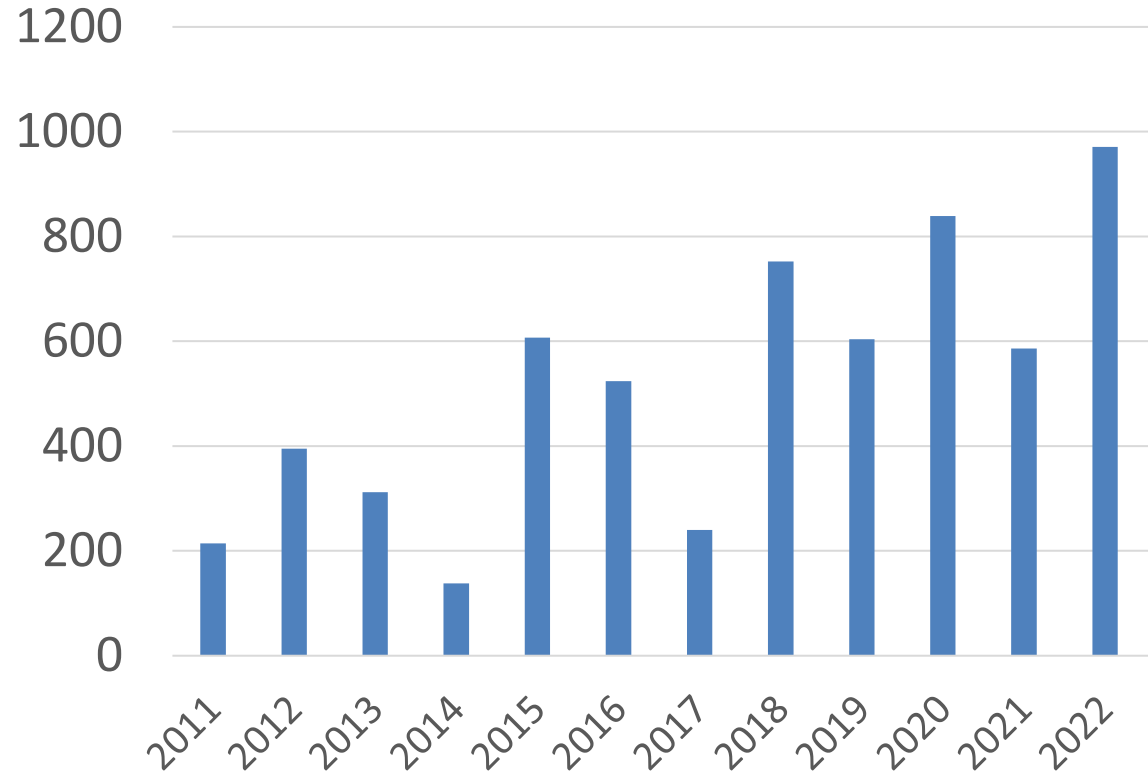
Provincial Housing Initiatives: Update

Dan Milburn, General Manager of
Planning, Properties & Permits
February 12, 2024

Housing Supply Act:
Housing Target Order

District of North Vancouver Annual Residential Completions

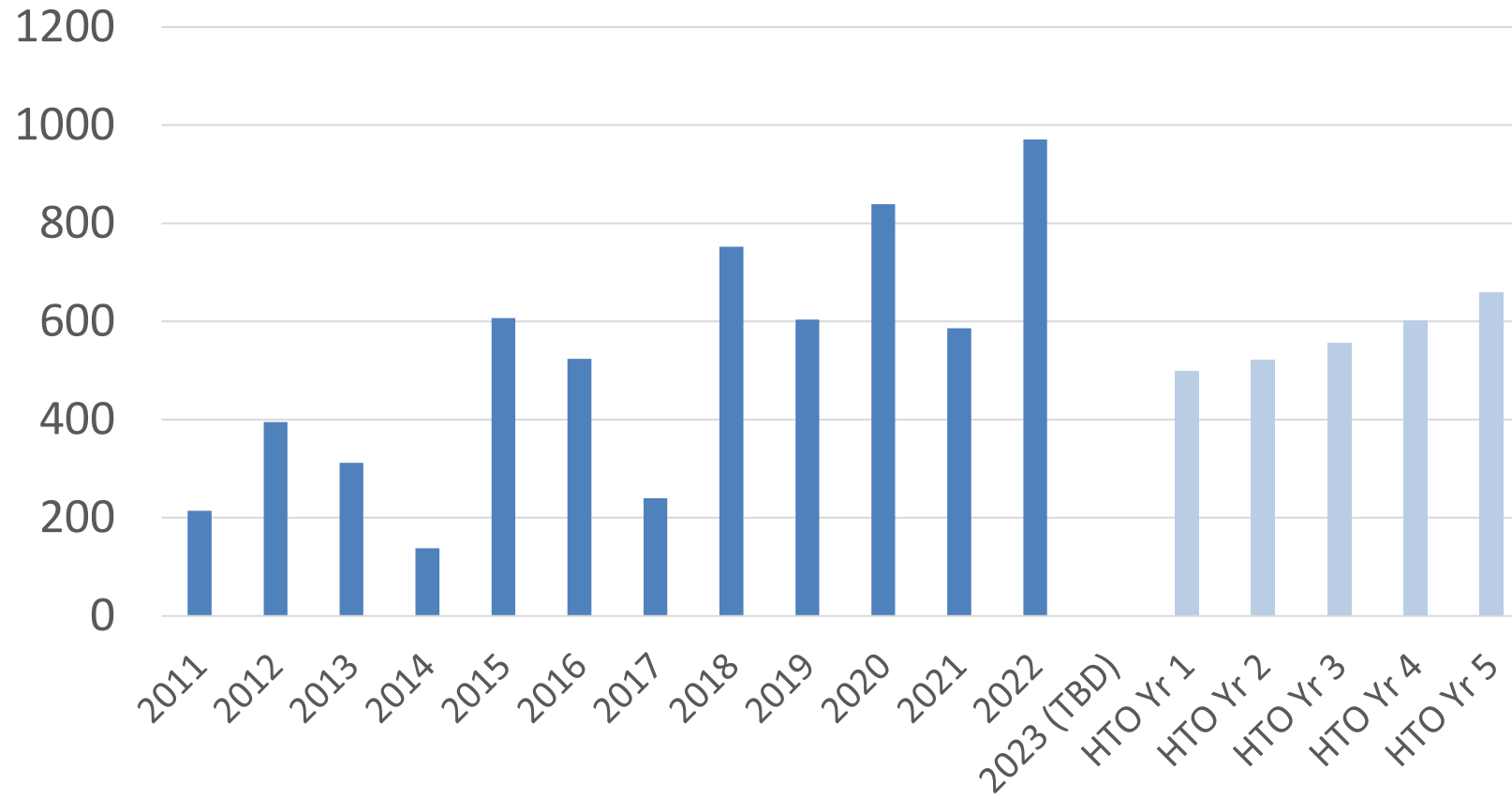
UNITS



Source: CMHC Starts and Completions Survey

District of North Vancouver Annual Residential Completions

UNITS



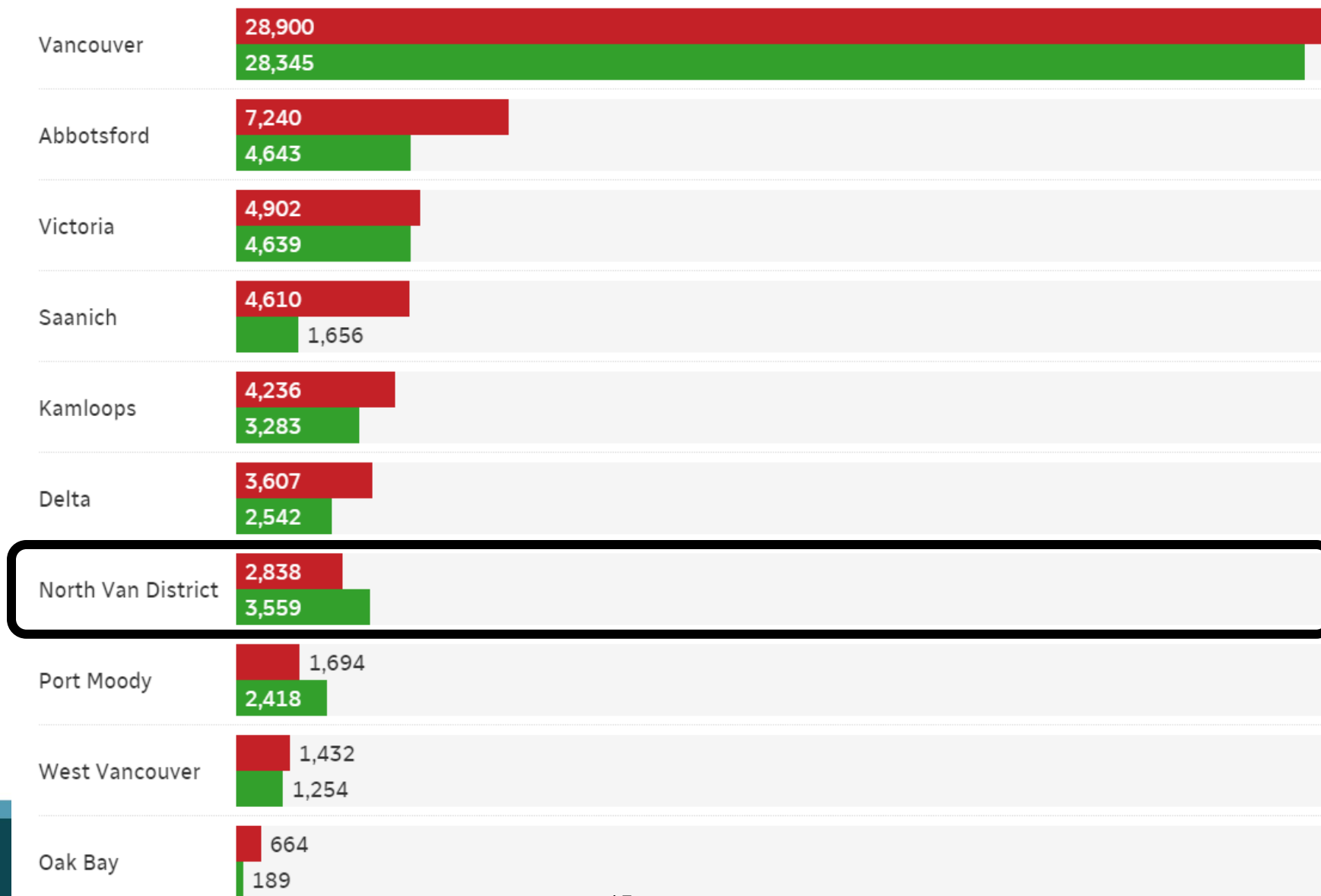
Source: CMHC Starts and Completions Survey

**Provincial
Housing Target
Order**

**October 1, 2023
- Sept 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



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

Housing Needs Report, Official Community Plan, and Zoning Bylaw

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

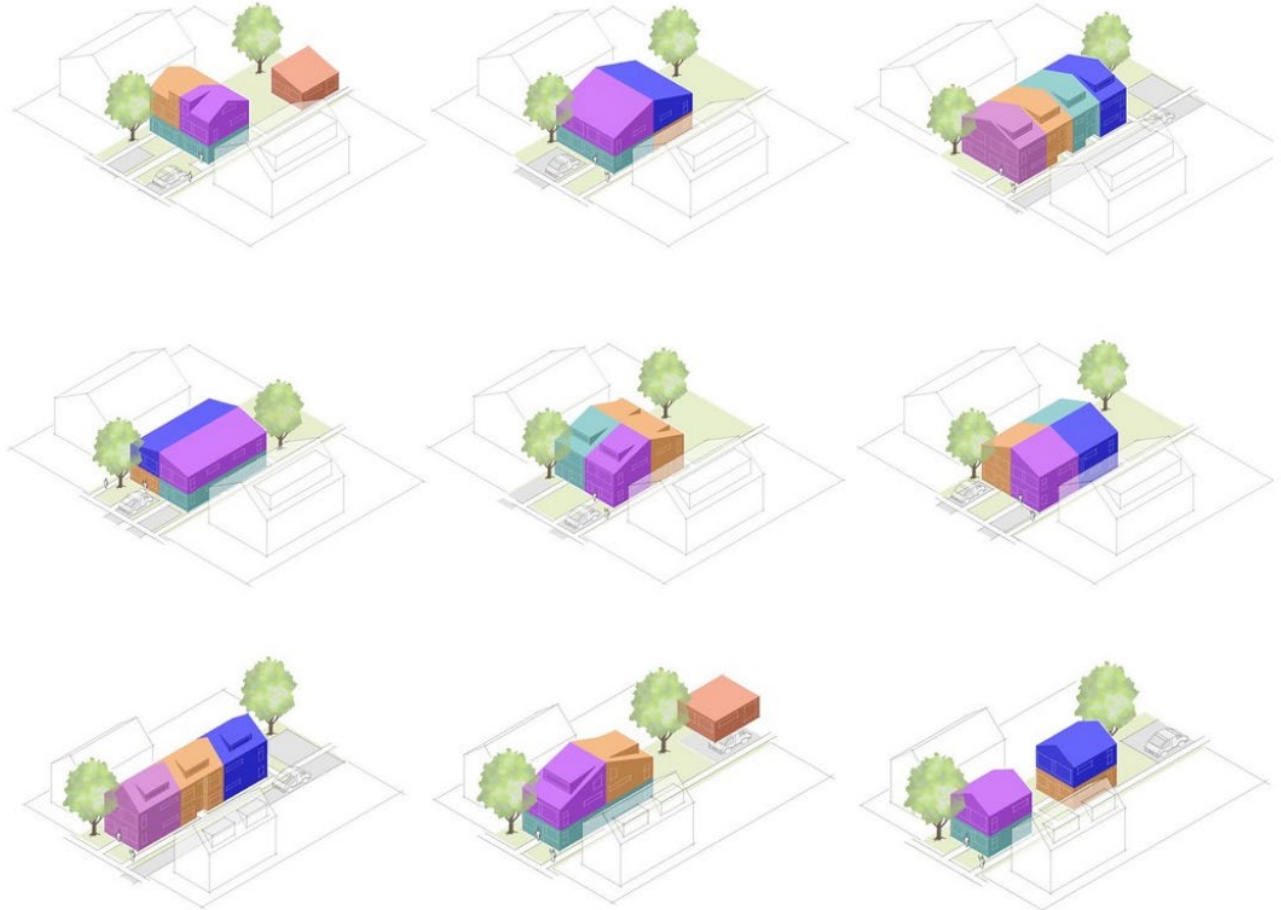
- Housing Needs Report every 5 years (20 yrs. of residential needs)
- OCP – mandatory every 5 years (20 yrs. of residential needs)
- Zoning – mandatory and must match residential in OCP
- Density benefits only for housing that exceeds needs (except 1 unit for 6-unit SSMFH)

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)
- limited density bonus and other powers















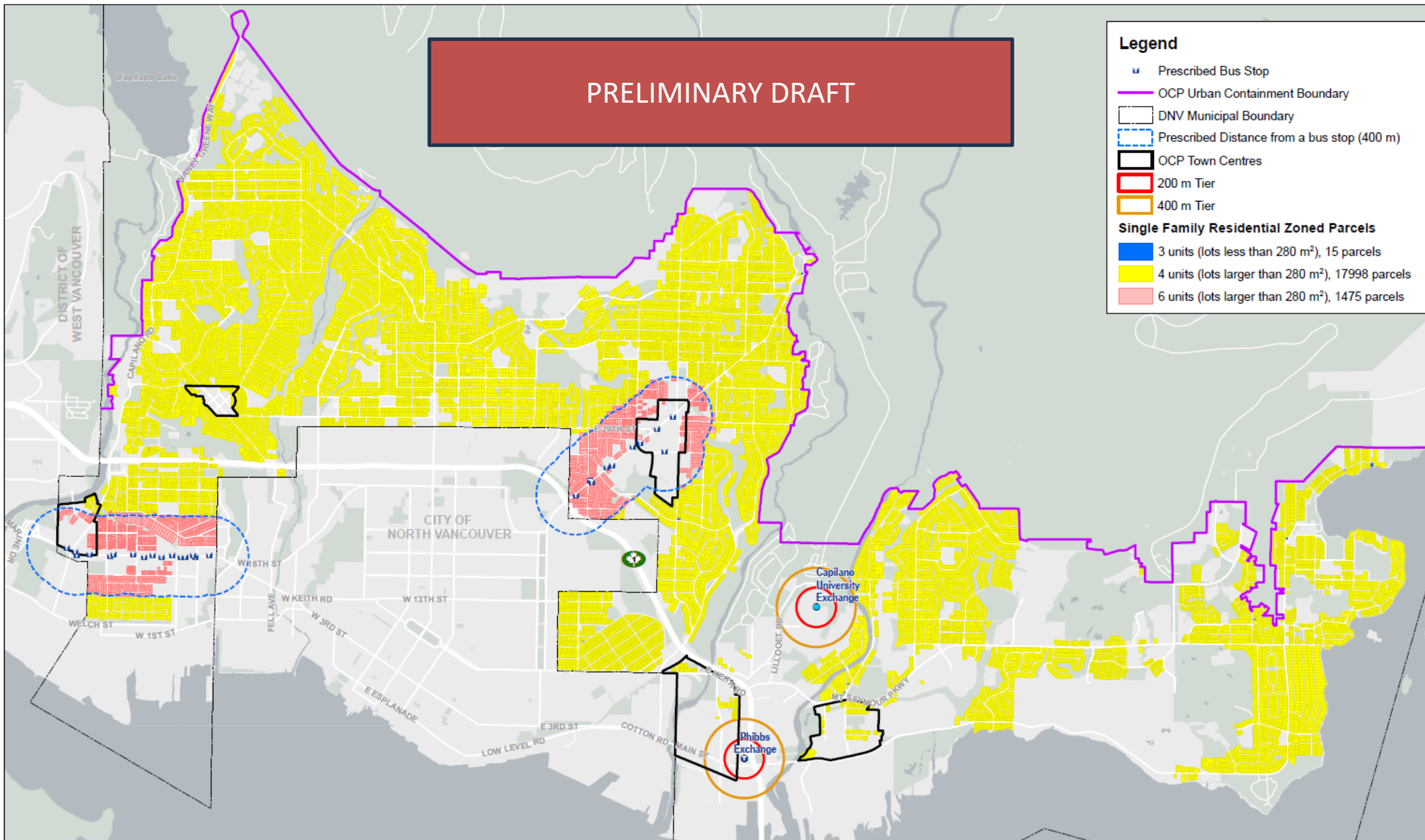
Small-Scale Multi-Family Housing: exemptions

- 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 m² (1 acre) or lots with a large minimum parcel size regulation >4,050 m² (1 acre)
- **Certain** hazardous conditions

PRELIMINARY DRAFT

Legend

-  Prescribed Bus Stop
 -  OCP Urban Containment Boundary
 -  DNV Municipal Boundary
 -  Prescribed Distance from a bus stop (400 m)
 -  OCP Town Centres
 -  200 m Tier
 -  400 m Tier
- Single Family Residential Zoned Parcels**
-  3 units (lots less than 280 m²), 15 parcels
 -  4 units (lots larger than 280 m²), 17998 parcels
 -  6 units (lots larger than 280 m²), 1475 parcels



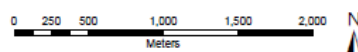
The District of North Vancouver

Newly Single Family Housing Regulation Change Analysis



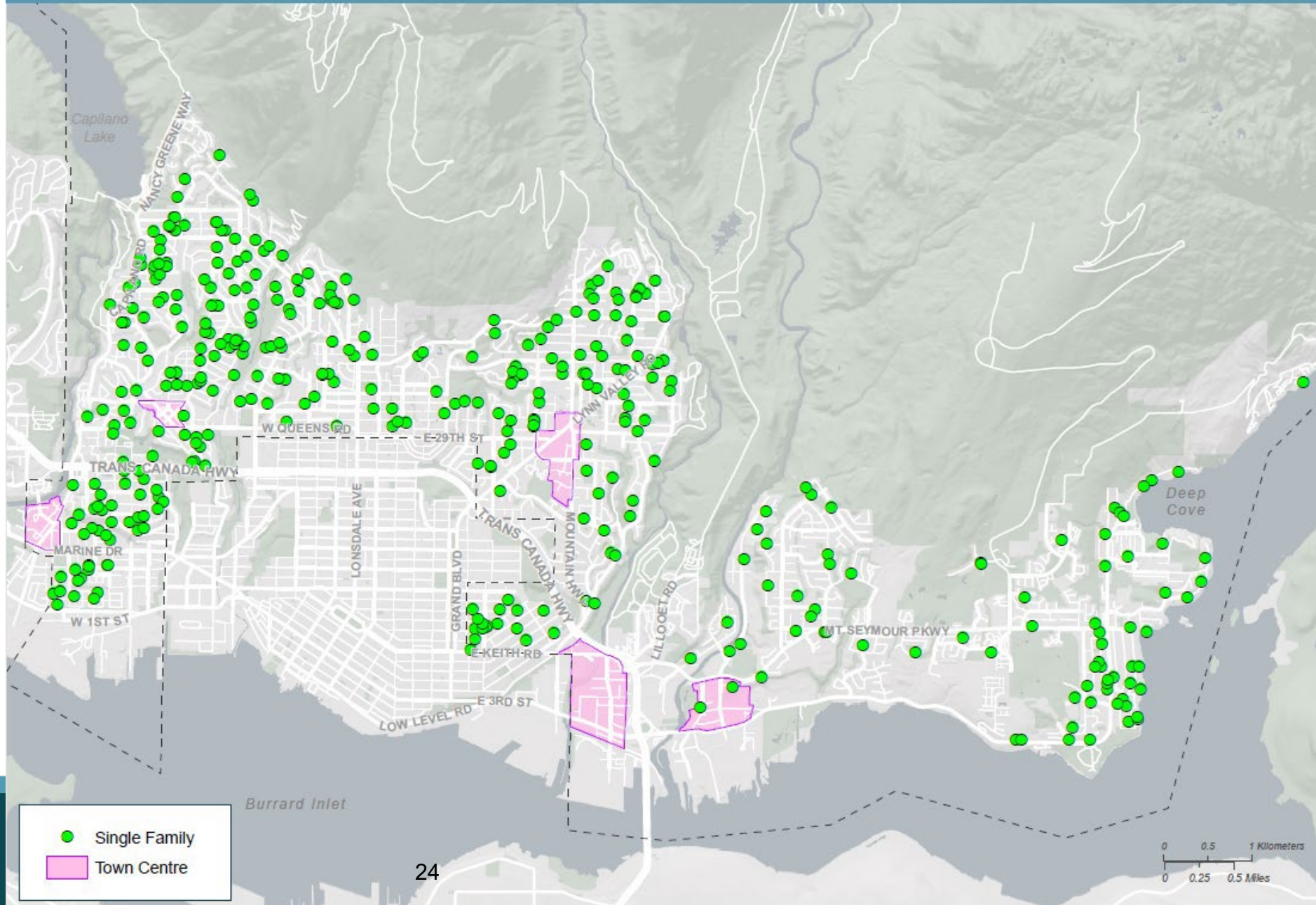
GIS DEPARTMENT
 GEOGRAPHIC INFORMATION SYSTEMS
 604.990.2311 www.geoweb.dnv.org gis@dnv.org

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



Transit-Oriented Areas

Transit Oriented Areas

Existing zoning replaced with Transit Oriented Area Designation







(June 30, 2024)

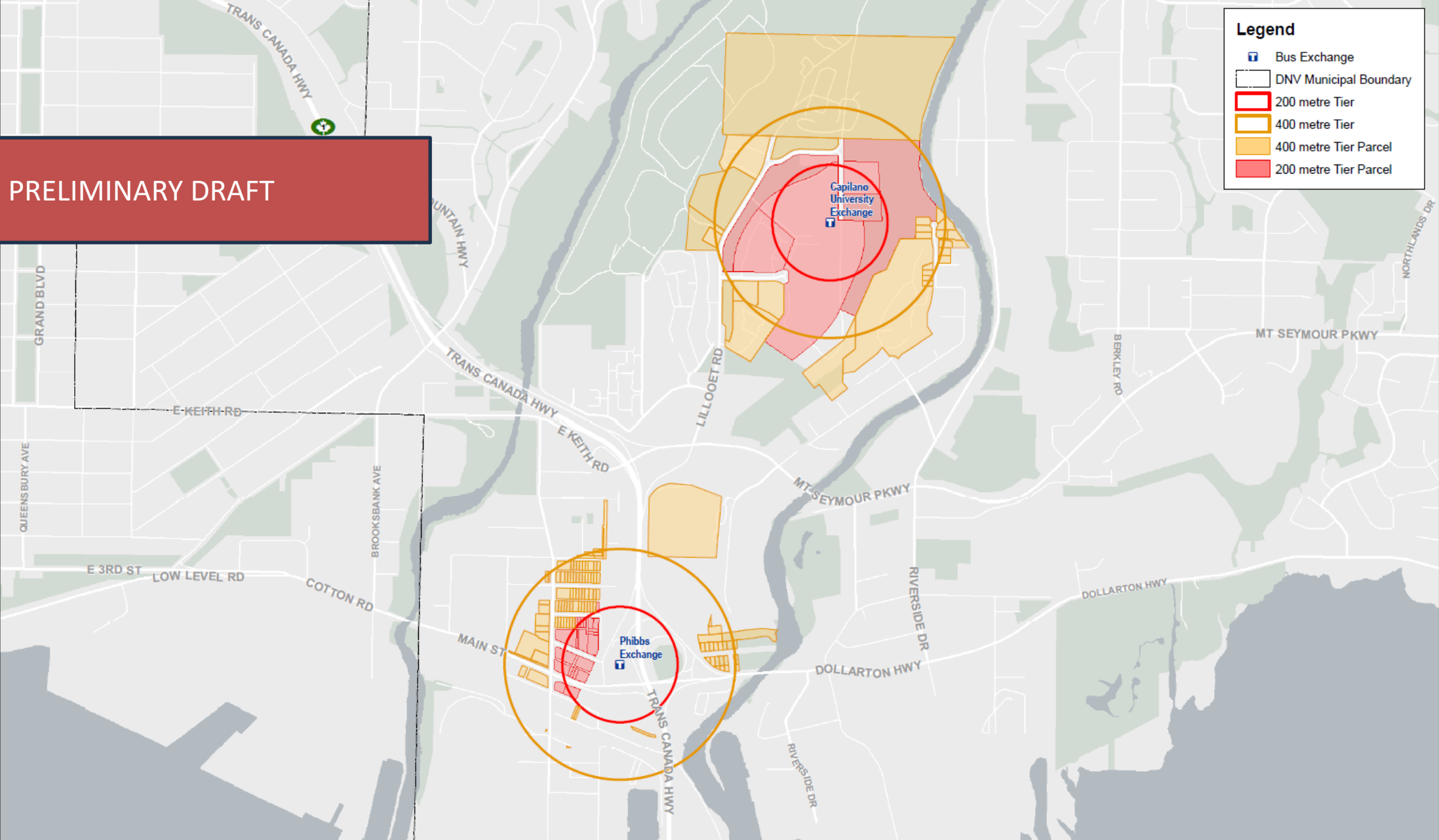
-No parking requirements except accessible parking

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
 27 **Bus Exchange**

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0 50 100 200 300 400
Meters

Published: December 11, 2023 Scale: 1:12,000



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Development Financing

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 m²

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

- Review legislation and regulations
- Council Workshop (Feb. 12, 2024)
- Model build-out scenarios and quantify impacts
- Community engagement
- Council approves new Reports, Bylaws, and Policies
- Implement, monitor, report
- Update every 5 years

**355 West Queens Road
North Vancouver, BC
V7N 4N5**

604-990-2311

