

Tools to Implement New Housing Legislation

Tools to Implement New Housing Density Legislation

Ministry of Housing
Ministry of Transportation & Infrastructure

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Purpose & Presenters

As part of work underway to deliver more homes for people faster, the Province has introduced new legislation and new tools to reduce construction delays, streamline processes and shift to more pro-active planning. This will help enable the right kind of housing in the right places, while building complete communities.

This presentation will provide an overview of those new authorities, tools and resources.

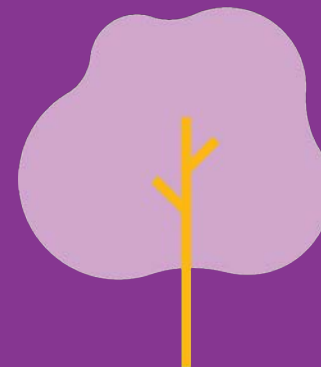
Presenter:

**Jessica Brooks, Executive Director
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Ministry of Housing**



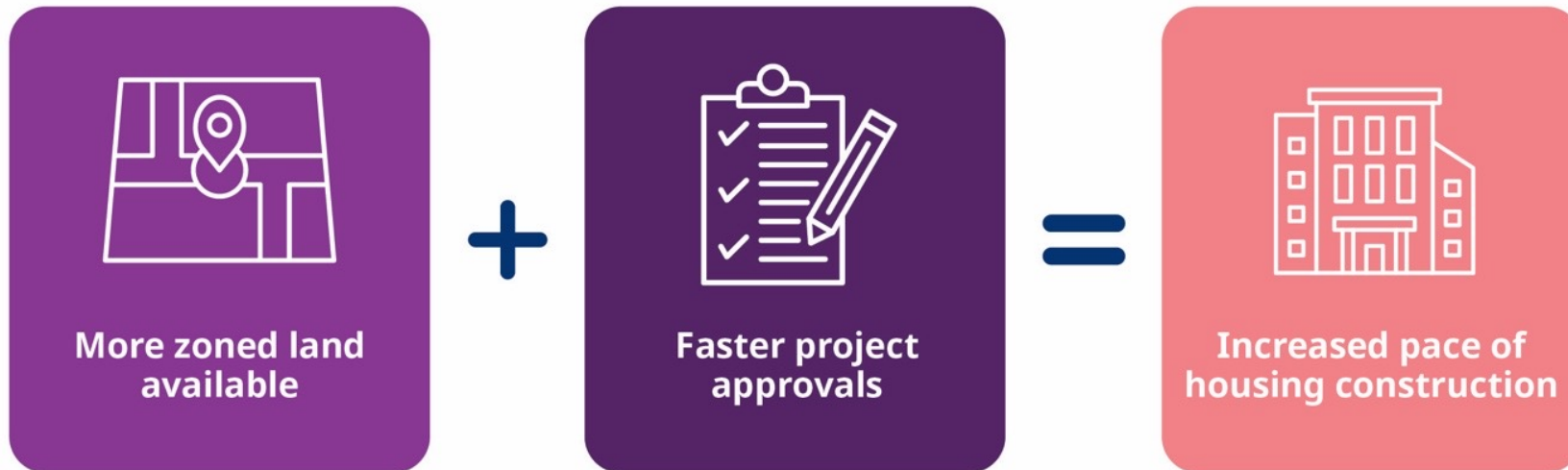
Local Government Land Use Planning Framework

Changes to Community Planning & Zoning



Bills 44 & 47 (Pro-Active Planning, SSMUH & TOAs)

Legislation that responds to B.C.'s housing shortage by enabling more supply of housing in urban and rural communities through proactive planning for 20-year housing needs, enabling small-scale multi-unit housing, and increasing the number of homes near transit hubs.



Key Features

Planning for increasing the number of homes built in existing neighbourhoods/communities and making sure there is enough development-ready land in the right locations.

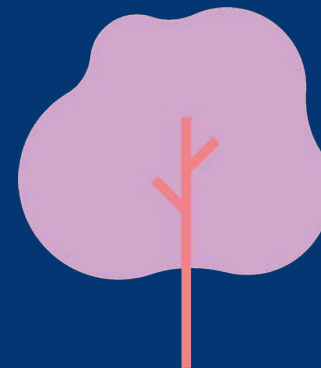


- **Public hearing reforms:** No public hearings on housing projects consistent with OCP (came into effect in 2023)
- **Enable small-scale multi-unit housing (SSMUH)** by June 30, 2024
- **Designate Transit-Oriented Areas (TOAs)** by June 30, 2024
- **Pro-active Planning:**
 - Standardizing Housing Needs Reports January 1, 2025
 - Plan and zone for 20-year housing needs (municipal update of OCPs and zoning bylaws by Dec 31, 2025)



New Tools & Resources

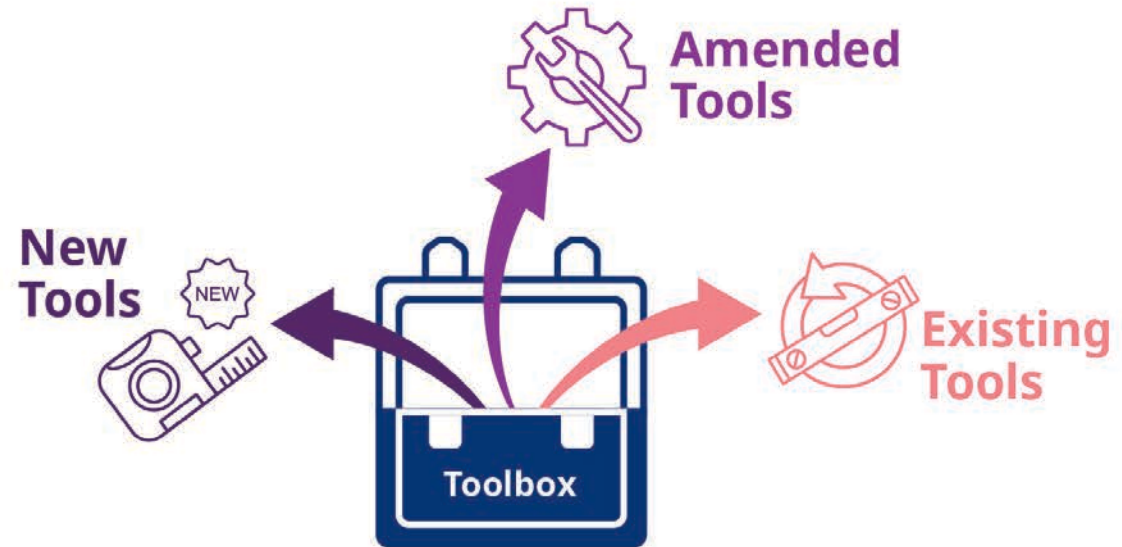
New Authorities, Guidance & Funding



New Authorities

Bills 16 and 46 provide a range of new and expanded authorities to support more affordable housing; infrastructure and amenities for complete communities; and tenant protections.

- Expanded Development Cost Charges (Development Cost Levies)
- New Amenity Cost Charges
- New Inclusionary Zoning
- Amended Density Bonus
- New Tenant Protection Bylaws
- New and Expanded Transportation Demar Management & Works & Services



Development Finance Tools – Expanded Development Cost Charges

Purpose: To fund essential infrastructure needed to support an increased population.

What it does: Expanded to include new categories:

- fire protection,
- police, and
- solid waste and recycling facilities



Development Finance Tools – New Amenity Cost Charges

Purpose: To help fund amenities that are needed to support increased population.

What it does: Enables the collection of funds for amenities (like community centres, libraries, and daycares) from new development that results in increased demand for services.

Key features:

- Can be applied in areas where more housing supply is planned.
- Determine the ACC amounts using a similar method to DCCs.
- Provides transparency and cost certainty



New Inclusionary Zoning

Purpose: To secure affordable housing.

What it does: Provides authority for local governments to require affordable housing units in new development.

Key features

- Consultation and financial analysis required.
- Allows cash-in-lieu and for units to be provided on another site.



Amended Density Bonus

Purpose: To ensure consistency with inclusionary zoning.

What it does: Provides authority for local governments to give developers the option to build to additional storeys/density in exchange for providing amenities or affordable housing units.

Key features

- Local governments must update bylaws to align with new requirements by June 30, 2025 or later (date to be set by regulation).
- Consultation and financial analysis required.
- Allows cash-in-lieu and for units to be provided on another site



New Tenant Protection Bylaws

Purpose: To provide added support for tenants facing displacement due to redevelopment.

What it does: Builds on efforts of Rental Protection Fund and provides local governments with the authority to develop tenant protection bylaws.

Key features

May require property owners to provide financial compensation, relocation assistance, and the right of first refusal for tenants displaced by redevelopment.



New and Expanded Works and Services and Transportation Demand Management (TDM)



Purpose: Supports local governments to secure complete community outcomes, including safer travel options, sustainability, and climate resilience.

What it does: Legislative changes intended to enable a broader range of works and services and TDM measures.

Key Features:

- Expanded list of site-level infrastructure, such as wider sidewalks, benches, protected bike lanes, end-of-trip facilities, traffic calming measures, landscaping, street trees or rain gardens.
- More space for transit and active transportation infrastructure and sustainable design features.

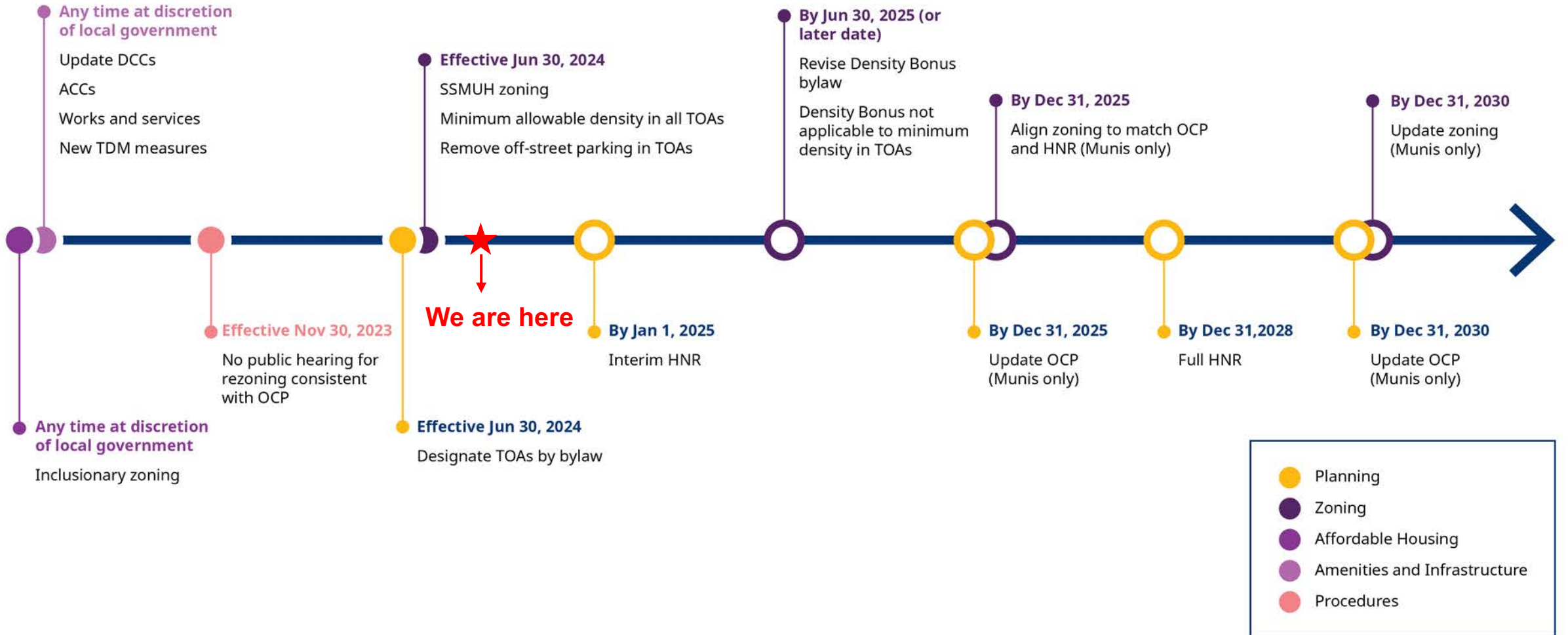


Guidance & Other Resources

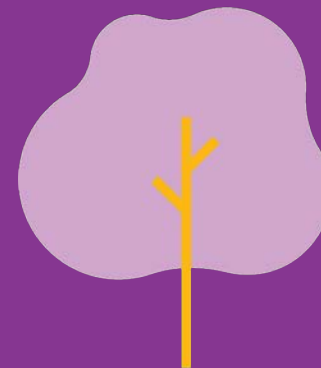
- Interim and comprehensive guidance for all requirements and new authorities (being released as available).
- Housing Needs Report calculator (UBC HART)
- PIBC Peer Learning Network
- Standardized Housing Designs (2 – 4 units)
- \$51M Capacity Funding
- \$1B Growing Communities for infrastructure projects
- \$25M UBCM funding to improve development approvals processes



Implementation Timeline



THANK YOU!



Kootenay Family Place

In appreciation of our speakers today and with thanks for your contribution, UBCM has made a donation to the Kootenay Family Place. Kootenay Family Place is passionate about serving the needs of children, youth and families throughout the West Kootenay Boundary region through its services of early intervention, childcare, and providing a safe gathering place.