



# VALUE OF ONE POWER OF MANY

UBCM  
2022

# **Development Approvals Process Review (DAPR) Update**

## **Ministry of Municipal Affairs**

UBCM Conference  
September 15, 2022  
2:30 to 4:30pm

# Purpose

- To provide an update on the Development Approvals Process Review (DAPR), including:
  - DAPR Context and Overview
  - Early DAPR Initiatives
  - Current Policy Work
  - Next Steps

# DAPR Context

- Pressures on local government system – housing and services - fast growing population
- 2018 – Homes for BC: A 30-Point Plan for Housing Affordability in BC - commitment to delivery of 114,000 units of housing over 10 years.
- **2018 – Development Approvals Process Review (DAPR) initiated**
- 2020 – Expert Panel on the Future of Housing Supply and Affordability
- 2021 – UBCM Policy Paper – Ensuring Local Government Financial Resiliency



# DAPR Overview

- **Purpose:** To support local governments to reduce barriers to affordable housing and accelerate construction of new homes in their community through making approvals process more *effective* and *efficient*.
- Engagement with wide range of local governments and stakeholders to identify (Winter 2018/Spring 2019):
  - Challenges in development approvals process
  - Potential ideas to address challenges
- Consultation report released – Sept. 2019



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# DAPR Report - What we Heard



# DAPR Priorities

- MUNI is focused on key aspects of the development approvals process:
  - **Community Plans and zoning framework**
    - Support efficiency and effectiveness of planning process
  - **Development finance tools**
    - Support certainty, predictability and transparency for LGs and development industry and reduced approvals timelines
  - **Streamlining local government approvals**
    - Support efficiency of operational aspects of approvals
  - **Public engagement process**
    - Increase efficiency and effectiveness of public input process
- Policy and program work anticipated to take place over the next four years

# DAPR outcomes balanced against principles

| DAPR principles – Supporting an efficient and effective local approvals |   | Underlying principles of BC local government system  |
|---|---|--|
| <b>Achieves outcomes in public interest</b>                             | - Supports development that is aligned with community plans; supports community values; results in high-quality built environment | Local autonomy and public accountability<br><br>Financial independence<br><br>Consultation<br><br>Intergovernmental collaboration<br><br>Flexibility |
| <b>Certainty</b>  | - Expectations, requirements, timeframes and development costs clear and communicated in advance                                  |  |
| <b>Transparent access to information</b>                                | - Decisions during approval process communicated in clear and timely manner   |  |
| <b>Collaborative</b>  | - LGs and applicants work collaboratively and public input sought early   |  |
| <b>Flexible</b>   | - Process achieves consistency while providing flexibility and supporting innovation  |  |
| <b>Timely</b>   | - Approvals process occurs on timeframes appropriate to level of application complexity   |  |
| <b>Balanced</b>   | - Fair balance of costs and benefits to public and proponent  |  |





# Early DAPR/Housing Initiatives

- Housing Needs Reports: new requirements and \$5M funding program
- Municipal Affairs Statutes Amendment Act – June 2021
  - Permanently authorized electronic meetings and public hearings
- Local Government Development Approvals Program (LGDAP)
  - \$15M; administered by UBCM.
  - 43 local government projects are underway
- Municipal Affairs Statutes Amendment Act, No. 2 – November 2021
  - Authority to delegate minor development variance permits to staff, and
  - Proceed without public hearing on zoning bylaws consistent with OCP

# Current Policy Work

- **Community plans and zoning framework**
  - Includes exploration of potential policy approaches that support greater up-front planning and fewer spot rezonings.
- **Development finance tools**
  - Exploring possible expansion of Development Cost Charge categories, and different policy approaches to ensure certainty, predictability and transparency of Community Amenity Contributions

# Consultation Process

- **Purpose:** to better understand government, Indigenous, and stakeholder perspectives on key aspects of policy work
- **Engagement priorities:**
  - Local Governments
    - UBCM Financial Review Working Group
    - Local Governments
  - Development industry (including non-profits)
  - Development Finance Review Committee
  - First Nations and Indigenous organizations



# Next Steps

- Consultation on policy work will continue through September 2022.
- Direction on work post policy phase subject to government approval.
- UBCM will be kept apprised of progress, as necessary and through UBCM Financial Review Working Group.
- Additional technical/targeted consultation will be required if work progresses to legislation phase.

**Thank you**