

# Densification & Upzoning Panel

UBCM Housing Summit April 2023



BRITISH  
COLUMBIA

Ministry of  
Housing





# Provincial Policy Framework

## Ministry of Housing - Overview

- Housing Strategy
- Development Approval Process Review
- Small-scale Multi-unit Housing

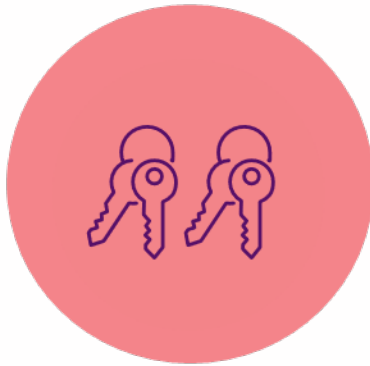




# Housing Strategy

# Homes for BC Action Plan

The plan brings forward several actions, focused on four areas:



## Unlocking more homes, faster

New zoning rules, faster permitting, less red tape and more incentives to create more middle-class housing



## Delivering better, more affordable homes

Protecting renters, while building & preserving more housing people can afford to rent or buy



## Supporting those with the greatest housing need

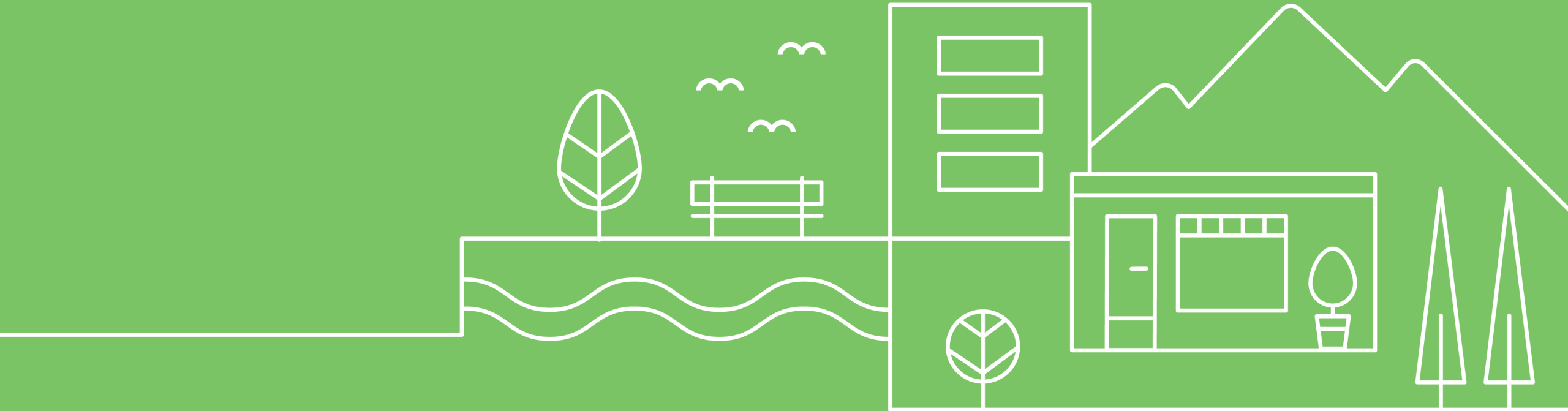
Providing more homes and services to support people experiencing or at risk of homelessness and resolve encampments.



## Creating a housing market for people, not speculators

Continue to create a housing market that puts people ahead of profit with more measures to crack down on speculators and profiteers

# Development Approval Review Process



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# DAPR Overview

- Purpose: To support local governments to reduce barriers to affordable housing and accelerate construction of new homes in their community through making the approval process more *effective* and *efficient*
- Engagement with wide range of local governments and stakeholders to identify:
  - Challenges in development approvals process
  - Potential ideas to address challenges



# DAPR Priorities

- Community Plans and zoning authorities
  - Including potential policy approaches that support greater up-front planning and fewer spot rezonings
- Development finance tools
  - Focus on Development Cost Charges and Community Amenity Contributions
- Streamlining local government approvals
  - peer learning network; monitoring DAPR-related work
- Public engagement process



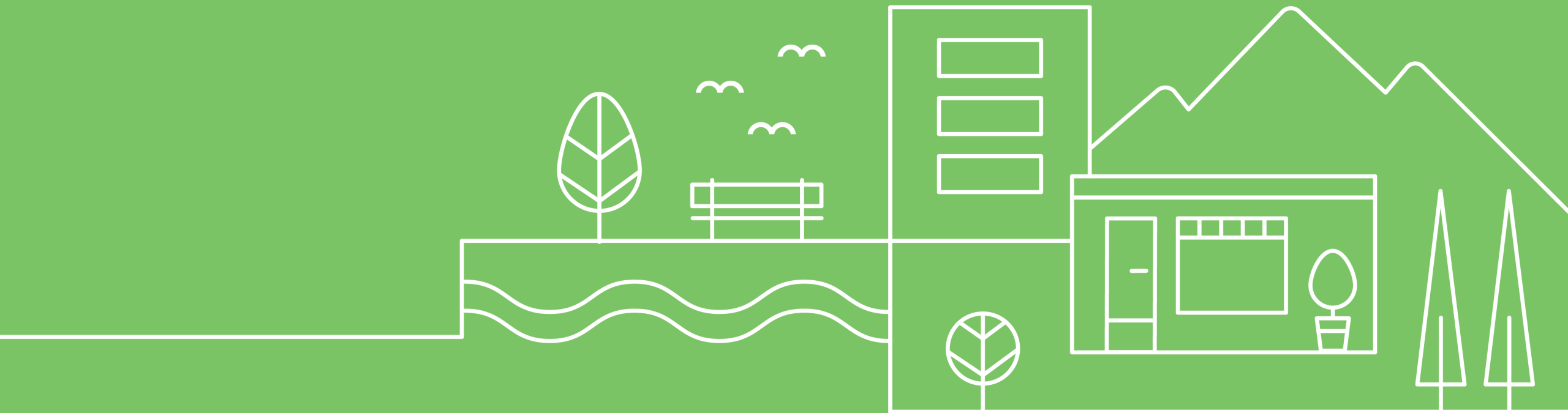
# DAPR Next Steps

- Consultation on policy work will continue through Spring and Summer 2023.
- UBCM will be updated on progress, as necessary and through UBCM Financial Review Working Group.
- Additional consultation will be required if work progresses to legislation phase.





# Small-Scale Multi-Unit Housing



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# Small-Scale Multi-Unit Housing – What is it?

- Affordable and attainable housing for middle income families
- Ground-oriented housing like secondary suites, garden suites, duplexes, 3 to 6 unit house-plexes and townhouses
- Not permitted by zoning limited to single family residential use
- Largely absent in established single family neighbourhoods



# Small-Scale Multi-Unit Housing - Other Jurisdictions

- **New Zealand:** Five major urban areas required to allow a minimum density of 3 units per SFD lot
- **Oregon:** Cities > 10,000 must allow two units per SFD lot and certain cities must allow small housing types like townhouses
- **Ontario:** Three units by right on most SFD zoned lots
- **Washington State:** Considering if cities must allow duplexes, quadplexes, townhouses and cottages on SFD zoned lots



# Small-Scale Multi-Unit Housing – BC Examples

- **City of Victoria:** Up to six units, including townhouses and duplexes, on lots currently zoned for single-family homes in certain neighbourhoods
- **City of Kimberley:** Minimum density of two units/lot in one single family residential zone, up to six units in R2 zone & up to 10 units if 25% are affordable rental
- **City of Vancouver:** Public consultation underway on policy to allow up to six units in low density neighbourhoods across the city and simplify requirements



# Small-Scale Multi-Unit Housing - Policy Proposal

- Across BC, allow secondary suites in all single-family zones
- **In select communities**, set minimum number of dwelling units per lot for single-family zones
- **In select communities**, set a minimum number of dwelling units per lot for single-family zones near frequent transit



# Small-Scale Multi-Unit Housing - Consultation

## Engagement priorities

- Local Governments
- UBCM
- Development industry
- First Nations and Modern Treaty Nations



# THANK YOU

