

After Upzoning: Activating New Housing Supply

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Activating new housing supply



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Building Gentle Density in BC



Why?

- Fast housing supply potential: no rezoning; no lot assembly
- Widespread public support: 83% of British Columbians
- Cost-efficient for cities, plus added property tax base
- Local economic development

How It Gets Built

Homeowner participation makes projects pencil

Small builders, manufacturers and lenders need confidence-signals

More reforms needed: simple and consistent processes, fair fee structures, aligned regulations

Leading Cities Understand these Dynamics



City of Kelowna



1

Clearing a path to gentle density: setting direction and building support

2

Evening the playing field: re-examining your systems to unlock gentle density

3

Test, fix and repeat – test, fix and repeat – test, fix and ...



City of Burnaby



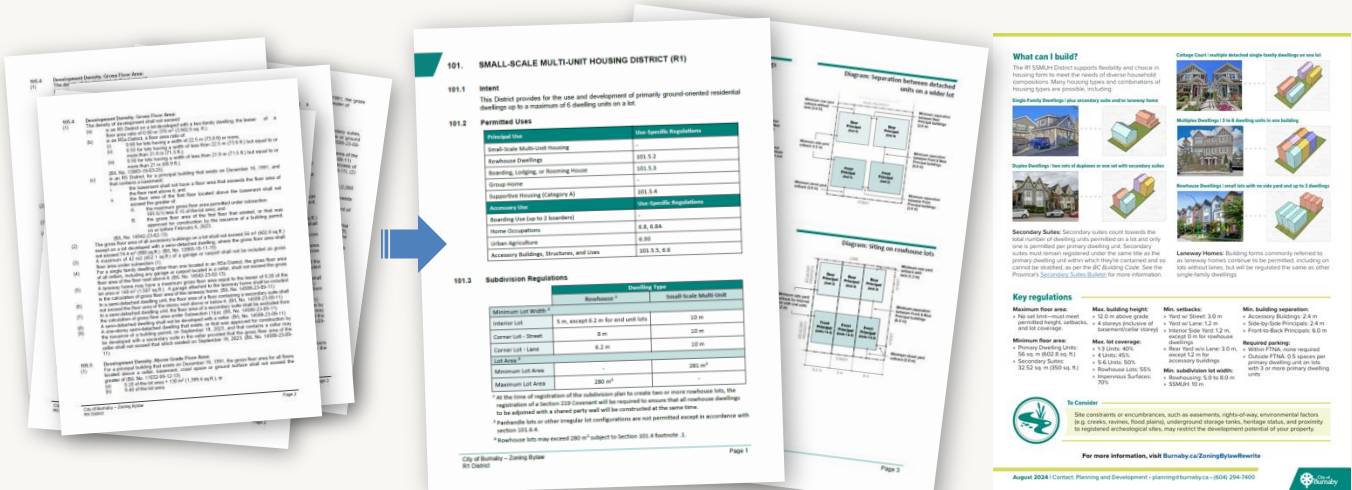
Permit issuance timeline from 172 days to ~70 days (average)

Past/Present:

- Simplify zoning, delegate variances
- Find process bottlenecks and deal with them
- Monitor timelines
- Improve application quality by pre-app & rejecting incomplete submissions
- Allow BC Hydro to determine overhead vs. underground

Future:

- Greater CSS, AI permit review
- Targeted timelines



Zoning Compliance Tool – In Open Pilot this Week!



City of West Kelowna



- 1 **Infill Housing Strategy**
- 2 **Organizational shift:** Development Services and Engineering departments under 1 umbrella of Community Development; common goal of promoting housing and the infrastructure to support it
- 3 **Approvals Streamlining:** No DPs for Accessory Dwellings ; No form and character DPs on duplexes ; Delegated staff authority DPs on all three storey multi-family up to 1400m²
- 4 **Pre-Approved Plans;** Financial Incentives (in progress)



CMHC

small
housing

- Local government innovation through HAF
- Incentives for missing middle housing
- Housing Design Catalogue as impetus for more harmonized development standards



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