

## Attachment 3

### *Municipal Scan Findings*

**MUNICIPAL SCAN FINDINGS**

**Pre-zoning for Affordable Housing Zoning Bylaw Amendments**

	<b>City of Victoria</b> Fast Track for Affordable Housing (2022)	<b>District of Saanich</b> Rapid Deployment of Non-Market Housing (2023)	<b>District of Squamish</b> Affordable Housing & Public Service Bylaw Amendments (2023)	<b>Takeaways for the Affordable Housing Acceleration Initiative</b>
<b>Definition of Affordable Housing</b>	<p>Affordable Housing Development</p> <ul style="list-style-type: none"> <li>• Subject to legal agreement securing affordability and/ or rental tenure for a minimum period of 60 years.</li> <li>• Wholly owned and operated by a non-profit housing provider, housing co-operative, charitable society, government agency.</li> <li>• Total costs for rent or mortgage plus taxes (including a 10% down payment), insurance and utilities must equal 30% or less of a household’s annual income.</li> </ul>	<p>Non-Market Rental Housing Development</p> <ul style="list-style-type: none"> <li>• Subject to legal agreement securing affordability and/ or rental tenure.</li> <li>• Wholly owned and operated by a non-profit organization or government agency.</li> <li>• No specific restrictions on rent levels.</li> </ul>	<p>Affordable Housing</p> <ul style="list-style-type: none"> <li>• Subject to legal agreement securing affordability and/ or rental tenure for a minimum period of 60 years.</li> <li>• (Pre-zoning) No difference if housing is provided by developer or non-profit; Only requirement being units cannot be stratified.</li> <li>• Non-market (and core needs) housing available at rental rates and purchase prices below market rates and prices, to those of low and moderate incomes.</li> </ul>	<p>Peer municipalities used fairly permissible and broad definitions of affordable housing.</p> <p>Different takes on including housing co-ops as part of definition, based on context.</p> <p>Desire to streamline development process for any affordable housing projects, instead of imposing specific affordability criteria – which can differ between funding programs.</p>
<b>Legal Requirements to Secure Long-Term Affordability</b>	<p>Legal Agreement (Zoning Bylaw)</p> <ul style="list-style-type: none"> <li>• Housing Agreement in practice.</li> </ul>	<p>Legal Agreement</p>	<p>Legal Agreement (Affordable Housing Strategy)</p> <ul style="list-style-type: none"> <li>• Housing Agreement in practice.</li> </ul>	<p>Peer municipalities rely on a housing agreement in practice. However, a more flexible criteria of requiring a legal agreement provides municipalities the option to choose which legal tool, depending on the individual circumstances of each affordable housing project.</p>
<b>Geographical Extent &amp; Base Zoning Conditions</b>	<p>Supported up to the maximum density permitted in the Official Community Plan without a rezoning, where residential use is already permitted.</p>	<p>Supported up to the maximum height and density prescribed in the Official Community Plan without a rezoning.</p> <p>Supported on institutional, commercial, or residentially zoned sites within the Urban Containment Boundary.</p> <p>Provisions for mixed use projects included in Zoning Bylaw, whereby accessory commercial and institutional uses allowed for qualifying projects under:</p> <ul style="list-style-type: none"> <li>• <i>Institutional or Commercial Zones:</i> Permitted to incorporate uses listed in property’s underlying zoning, provided min 50% of gross</li> </ul>	<p>Supported in any zone where residential is a principal use, except in high-hazard areas.</p>	<p>Pre-zoning applies:</p> <ul style="list-style-type: none"> <li>• Where residential use is permitted in the OCP, supported up to maximum density allowed; or,</li> <li>• Across institutional, commercial, and residentially zoned sites, supported up to maximum density and height allowed; or,</li> <li>• Across residential zones.</li> </ul> <p>Accessory uses to affordable housing are permitted dependent on municipality’s vision and goals (e.g. Saanich – OCP sustainability foundations via 15 minute communities).</p>

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		<p>floor area of a site is of non-market residential use.</p> <ul style="list-style-type: none"> <li><i>Residential Zones:</i> List of compatible accessory commercial and institutional uses has been developed. Uses must be accessory to a non-market residential use and have limited floor area.</li> </ul>		
<b>Parking Requirements</b>	<p>Reduced parking rates dependent on unit size:</p> <ul style="list-style-type: none"> <li>Lower base rates for affordable rental housing than market rental.</li> <li>City is supportive of variances.</li> </ul>	<p>Elimination of parking requirements for non-market housing projects. It is trusted that non-market housing providers would still provide on-site parking in accordance with the needs of the particular development.</p>	<p>Elimination of parking requirements for non-market housing projects.</p>	<p>Complete elimination or reduced parking requirements, based on municipal contexts.</p>
<b>Servicing &amp; Road Dedication Requirements</b>	<p>Bill 16 provides tools to address road dedication through Development Permit.</p>	<p>Bill 16 provides tools to address road dedication through Development Permit.</p>	<p>Bill 16 provides tools to address road dedication through Development Permit.</p> <p>Servicing requirements achieved through development bylaw that has broad authorities.</p>	<p>Overarching use of new local government tools via Bill 16 to secure servicing and road dedication, which were previously secured through Rezoning process.</p>
<b>Delegated Approvals &amp; Processes</b>	<p>Delegated Development Permit and Development Permit Variances to staff where the projects meet affordability criteria.</p> <ul style="list-style-type: none"> <li>Consistent with Design Guidelines.</li> <li>Still go Advisory Design Panel for additional insight and feedback.</li> </ul>	<p>Delegated Development Permit to staff depending on scale of proposed project.</p> <ul style="list-style-type: none"> <li>Bylaw being established to delegate DVP to staff as well.</li> </ul>	<p>Delegated Development Permit to staff for smaller projects of less than 25 units.</p>	<p>Overarching use of delegated approvals process for pre-zoning affordable housing.</p>
<b>Uptake</b>	<p>Four projects – will result in the delivery over 500 new non-market housing units.</p>	<p>Program in early stages (Since July 2023).</p>	<p>Program in early stages (Since November 2023).</p>	<p>N/A</p>