

Overview of Bills 44, 46, 47



Local Government Webinar Series
January 9 & 10, 2024
Ministry of Housing

What We Will Cover

- Overview of new legislation, including what the changes mean to the local government planning framework and key timelines
- Details on capacity funding and other supports
- Further work on the horizon and engagement opportunities
- Opportunity for questions



Overview: Fall Legislative Changes

A suite of legislative changes to the local government planning framework to deliver more homes for people faster:



Bill 44: Small-scale, multi-unit housing

- Enabling small-scale, multi-unit housing (including secondary suites)



Bill 44: Pro-active planning

- Shifting to a more pro-active, long-term approach to planning



Bill 46: Development financing

- Expanded Development Cost Charges (Development Cost Levies)
- New Amenity Cost Charges (ACCs) tool



Bill 47: Transit-oriented development

- Facilitate more density around frequent transit services

Bill 44: Small- scale multi-unit housing (SSMUH)

Removes existing barriers in zoning bylaws to make it easier to build housing forms like secondary suites, triplexes and house plexes by allowing:

- Secondary suites/Additional dwelling units (ADU) throughout B.C.
- 3 or 4 units (depending on lot size) on traditional single-family lots and duplex lots in many B.C. communities
- 6 units on traditional single-family lots and duplex lots near frequent bus stops



SSMUH – Where does it apply?

Secondary Suite and/or ADU allowed	Min. 3 units for lots ≤ 280 m ² Min. 4 units for lots > 280 m ²	Min. 6 units for lots ≥ 281 m ²
Lots in single-detached residential zones in all municipalities and regional district electoral areas	On lots in single-family and duplex zones that are: <ul style="list-style-type: none">• Within UCBs identified in RGS• In municipalities with pop $> 5,000$:<ul style="list-style-type: none">➤ inside an UCB established in OCP; or,➤ If no UCB, all single-detached and duplex zones	Same area as for 3 to 4 units and <ul style="list-style-type: none">• within 400m of a prescribed bus stop and• At least 281 m² in size

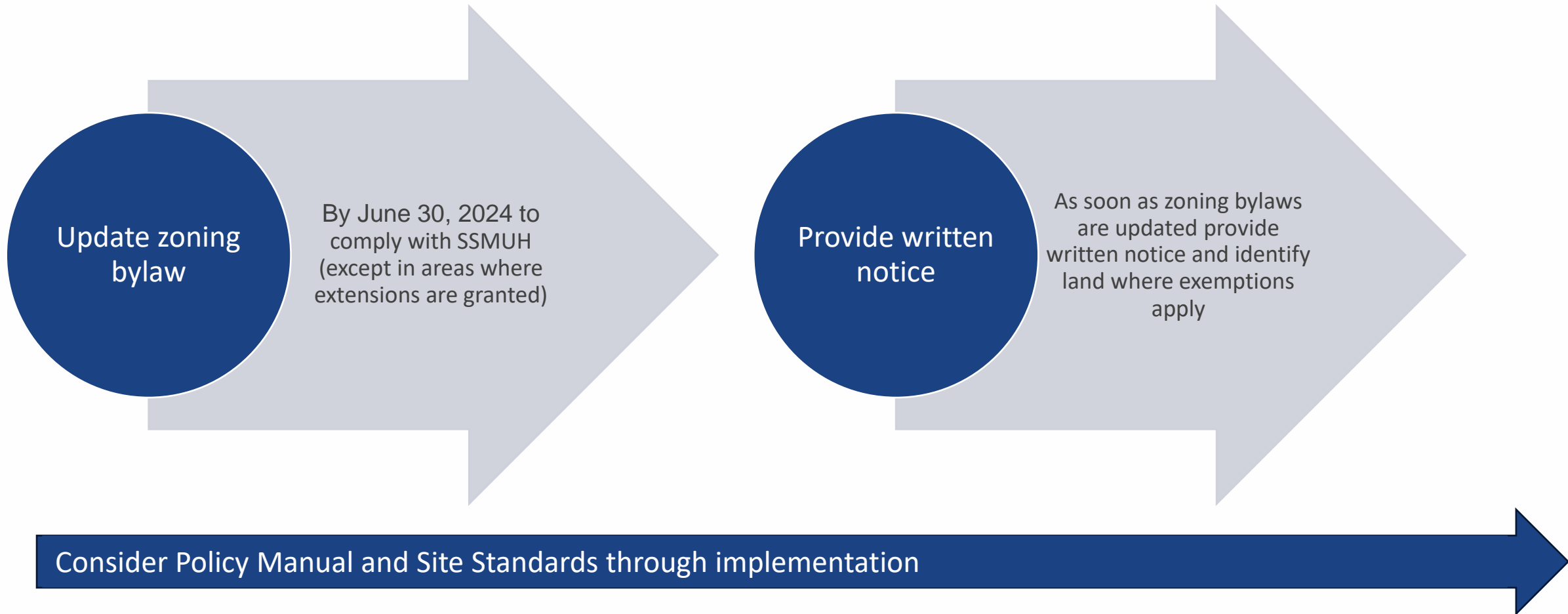
Exemptions

Secondary Suite and/or ADU allowed	Min. 3 units	Min. 4 units	Min. 6 units
<ul style="list-style-type: none">• Lands subject to a rural land use bylaw or the <i>Islands Trust Act</i>• Some hazard areas	<ul style="list-style-type: none">• Lands subject to a rural land use bylaw or the <i>Islands Trust Act</i>• Some hazard areas• Currently subject to certain heritage protections• Not connected to LG water or sewer services• Within a designated transit-oriented development area• $\geq 4,050 \text{ m}^2$ or within a zone which has a minimum lot size of $\geq 4,050 \text{ m}^2$ for subdivision		

Extensions

- Local governments may apply for extensions to comply with the SSMUH legislation for areas in their jurisdictions.
- One or more extensions may be granted by the Minister of Housing if:
 - a. the local government is in the process of upgrading infrastructure that services the specific area or lots for which the extension is being requested;
 - b. the infrastructure that services the area where SSMUH would apply is such that compliance by June 30, 2024, is likely to increase a risk to health, public safety, or the environment in that area; or
 - c. extraordinary circumstances exist that otherwise prevent compliance in relation to the area.

LG Process for Implementing SSMUH



Supporting LGs to implement SSMUH

- The policy manual supports implementation by setting clear expectations for setbacks, height restrictions, parking and lot coverage.
- For municipalities with similar or aligned policies (Victoria/Vancouver/Kelowna/Kimberley):
 - Existing bylaws should be reviewed for alignment with SSMUH
 - Encouraged to adopt provincial site standards on setbacks, height restrictions, parking and lot coverage provided in the policy manual to reduce potential restrictive barriers.
- SSMUH information webinars begin next week.



Bill 44: Proactive planning

- Address inconsistencies and ensure better upfront planning, long-term planning
- Standardize housing needs reports
- Ensure adequate housing in official community plans
- Align zoning bylaws with official community plans
- Move away from site-by-site rezoning or spot-zoning



LG Process for Implementing Pro-active Planning

Housing Needs Reports	Official Community Plans	Zoning Bylaws
<p>All local governments must update HNRs using a standard method, for a more consistent, robust, understanding of current and anticipated local housing needs – <u>the 20-year total # of housing units.</u></p>	<p>Municipalities must:</p> <ul style="list-style-type: none">• Update OCP every 5 years (with public engagement)• Ensure OCP provides for <u>the 20-year total # of housing units.</u> <p>All Local Governments must:</p> <ul style="list-style-type: none">• Plan for housing over a longer timeframe (20 years, not 5)• Include policies that address a broader range of housing types (e.g. family housing, seniors housing, housing for those at risk of homelessness)	<p>Municipalities must align zoning bylaws with HNR and OCP by accommodating (pre-zoning) <u>the 20-year total # of housing units.</u></p>
<p>Interim HNR update: Jan 1, 2025</p>	<p>OCP update: December 31, 2025 <u>Municipalities Only</u></p>	<p>Zoning bylaw update: Dec 31, 2025</p>

Public Hearings

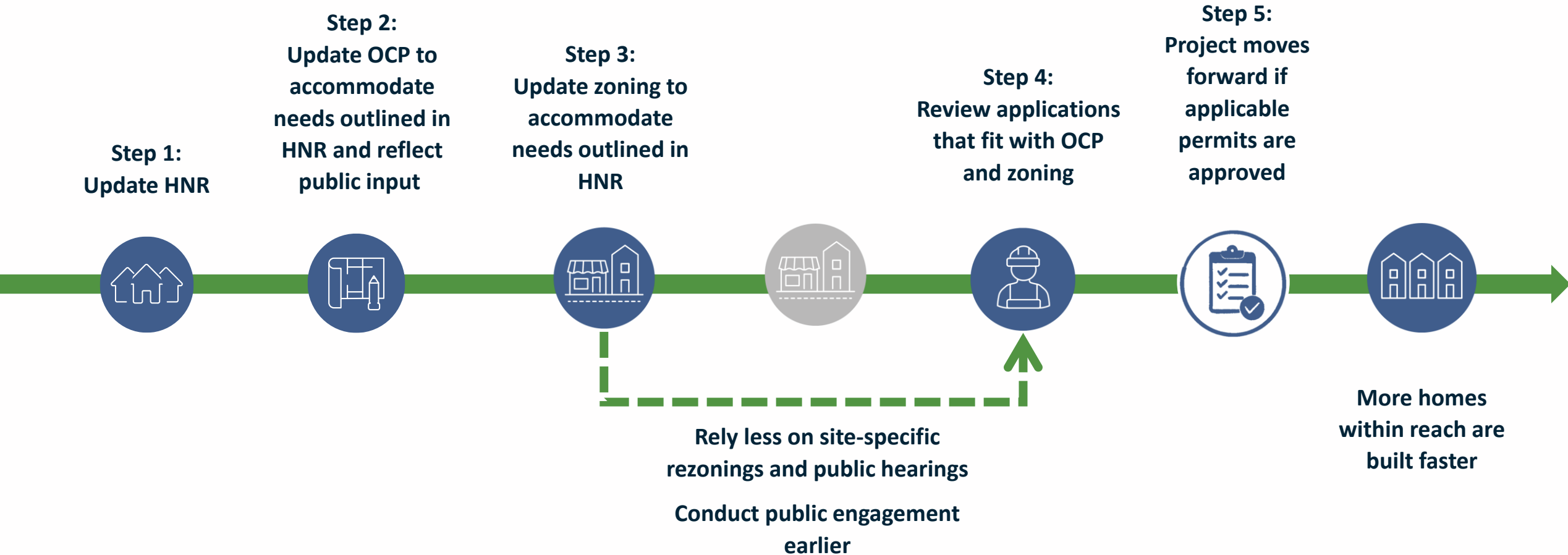
To speed up building of homes for people and support pro-active planning:

- One-off, site-by-site public hearings for rezonings phased out (projects with 50%+ housing)
- Shift to community engagement focused to OCP updates.
- DP, BP, and any required zoning changes still need local government approval
- Public hearings will continue to be **required** whenever local governments:
 - Update or develop new official community plans; or
 - Consider rezonings for projects that are not consistent with the official community plan.
- Public still be able to engage with local elected officials about housing projects



Updated Local Government Process

For OCP-aligned housing projects



Support to Implement Changes



- Housing needs report guidance will be released in early 2024
- Future webinar to support implementation
- Guidance will be provided to municipalities to update official community plans and zoning bylaws later in 2024



Bill 46: Development Finance

Tools to assist local governments to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth. The changes include:

- Changes to the DCC and DCL frameworks
- Introduction of development finance tool – Amenity Cost Charges (ACCs)



Development Cost Charges and Development Cost Levies

New infrastructure categories:

- Fire protection facilities
- Police facilities
- Solid waste facilities
- Provincial highway infrastructure projects if:
 - there is a cost-sharing arrangement between the municipality and the Province,
 - highway facilities, in whole or in part, directly or indirectly service the housing development
 - highway facilities directly or indirectly enable the integrated functioning of provincial and municipal highway systems



New Amenity Cost Charge (ACC) tool

- New optional tool
- Allows LGs to impose charges on new development to assist in paying for the **capital costs** of community amenities (e.g., community centres, recreation centres, libraries) in areas where planning for and projecting increased population growth and housing supply
- Must be imposed by bylaw and are designed to become part of “regular” long-term planning processes
- Can be waived or reduced for affordable rental housing (like development cost charges)
- Cannot be used to help fund infrastructure for which a DCC / DCL can be used (cannot apply to both)



ACC Implementation Considerations

Local governments will need to:

- Identify areas where more housing supply is planned and what amenities are needed to support that supply
- Determine the amenity cost charge amounts following the rules set out in legislation:
 - Costs must be allocated between existing users and new users
 - Consideration must be given as to whether the charge amount will deter development – an economic analysis is needed
- Consult on the development of the amenities and charge rates
- Pass a bylaw that implements the charge
- ACCs must go into a dedicated reserve fund and annual reporting is required



Support to Implement Changes



- Local governments can start planning processes to use the new ACC tool and DCC/DCL categories
- Interim guidance will be provided in early 2024. Full guidance is scheduled to be released in the summer/fall of 2024



Bill 47: Transit-Oriented Areas

- Requires local governments to designate by bylaw certain areas around identified transit hubs as Transit Oriented Development TOD areas.
- In TOD areas, local governments must permit density prescribed by a provincial set of standards.



Transit-Oriented Areas

- In TOD Areas local governments can not:
 - Deny rezoning applications that propose a density that is within the provincial allowable density
 - Require off-street parking (disability parking minimums/parking for amenities allowed)
- Local governments will also have to consider provincial policy manual when making land use decisions in TOD areas and update their bylaws to reflect the new off-street parking rules.



Process for Designating TOD Areas



STEP 1

Confirm the Transit
Station Category



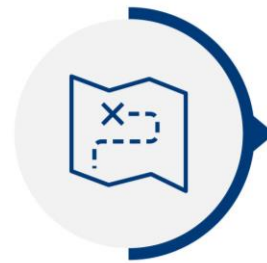
STEP 2

Confirm the Locations
and Types of TOA



STEP 3

Confirm Density
Required



STEP 4

Map All TOAs



STEP 5

Designate TOAs By
Bylaw



STEP 6

Prepare TOA Plans
(Optional but
Encouraged)

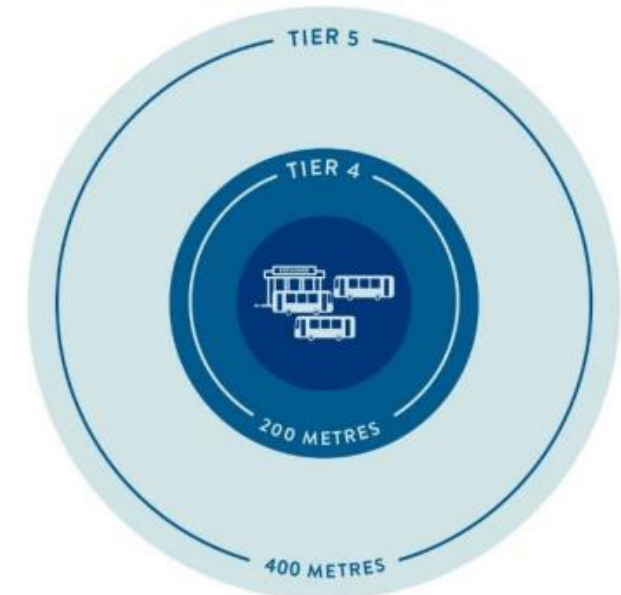
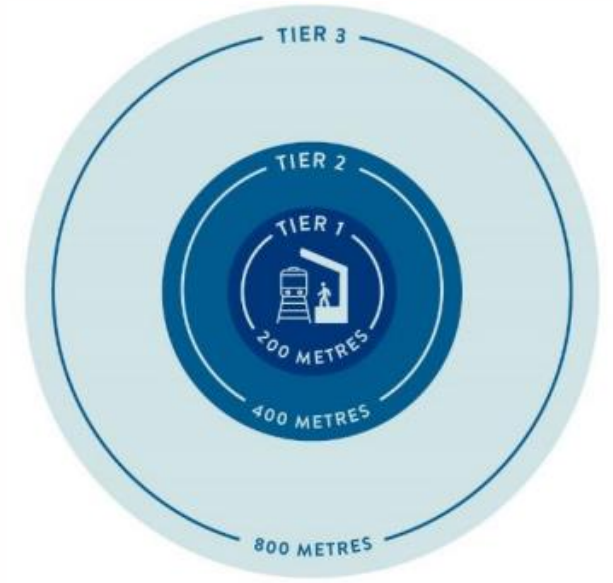


STEP 7

Implement Density
Requirements

Supporting TOD Area implementation

- The policy manual sets provincial expectations for municipalities to implement the requirements when designating TOD Areas by bylaw, making zoning decisions, and updating parking bylaws
- TOD webinars begin next week



52 TOD areas in effect

Burnaby

- Brentwood Town Centre Station
- Burquitlam Station*
- Joyce – Collingwood Station*
- Lougheed Town Centre Station
- Metrotown Station
- Patterson Station
- Rupert Station*
- Sperling – Burnaby Lake Station

Chilliwack

- Downtown Chilliwack Exchange

Coquitlam

- Burquitlam Station
- Coquitlam Central Station
- Inlet Centre Station*
- Lafarge Lake – Douglas Station
- Lincoln Station
- Lougheed Town Centre Station*
- Moody Centre Station*

Kamloops

- Lansdowne Exchange
- North Shore Exchange

Kelowna

- Okanagan College Exchange
- Rutland Exchange

Maple Ridge

- Port Haney Station

Mission

- Mission City Station

New Westminster

- Columbia Station
- New Westminster Station

North Vancouver (District)

- Phibbs Exchange

Port Coquitlam

- Coquitlam Central Station*
- Lincoln Station*

Port Moody

- Inlet Centre Station
- Moody Centre Station

Richmond

- Aberdeen Station
- Bridgeport Station
- Capstan Station
- Lansdowne Station
- Marine Drive Station*
- Richmond – Brighthouse Station

Saanich

- Uptown Exchange

Surrey

- 152nd Street Station
- 160th Street Station
- 166th Street Station
- 184th Street Station
- 190th Street Station
- Columbia Station*

Vancouver

- 29th Avenue Station
- Arbutus Station
- Bridgeport Station*
- Broadway – City Hall Station
- Great Northern Way – Emily Carr Station
- Joyce – Collingwood Station
- King Edward Station
- Langara – 49th Avenue Station
- Marine Drive Station
- Mount Pleasant Station
- Nanaimo Station
- Oak – VGH Station
- Oakridge – 41st Avenue Station
- Olympic Village Station
- Renfrew Station
- Rupert Station
- South Granville Station
- Stadium – Chinatown Station
- VCC – Clark Station
- Waterfront Station

Victoria

- Legislature Exchange

*Overlap TOD Area from adjacent municipality

Funding & Other Supports

\$51 million capacity funding

Purpose: to support local government with planning to meet new legislative requirements

Direct award (no application)

- Eligible for activities or projects LGs must undertake to meet the legislative requirements

\$10 million LGDAP funding

Purpose: to support local governments with improving development approvals processes.

Application based (March 8 deadline)

- Eligible for activities that support the improvement of local government development approvals processes

Peer Learning Network

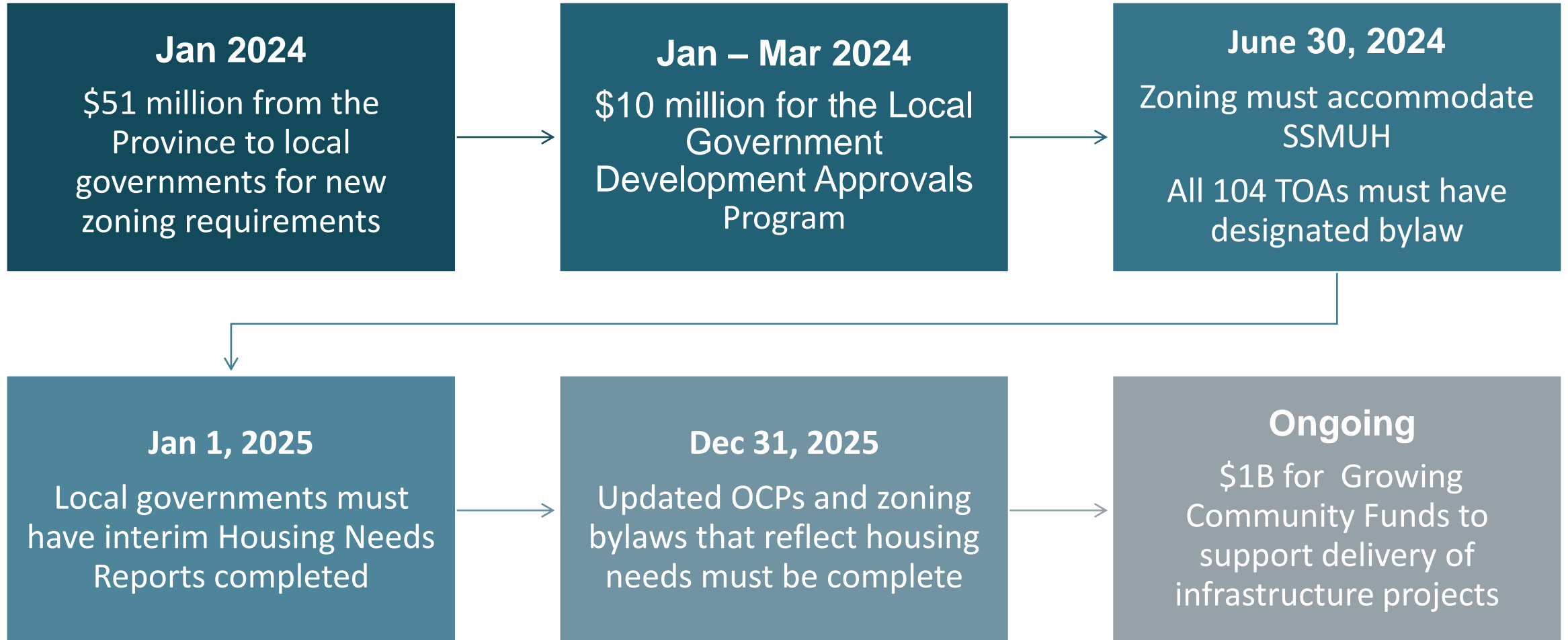
Purpose: to support local governments to learn from each other

Led by PIBC

- More details in the coming weeks



Key Dates



Upcoming Webinars

Jan 16- 2:00 to 3:15pm : Secondary Suites/ADU Overview

Jan 17- 10:00 to 11:45am : SSMUH

Jan 18 2:00 to 3:45pm : TOD (Municipalities in Metro Vancouver)

Jan 23- 2:00 to 3:45 pm: SSMUH

Jan 25- 2:00 to 3:45 pm: TOD (Municipalities outside of Metro Vancouver)

Resources and further updates will be posted to Local Government Housing Initiatives website:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives>



Questions

