



# Update on Provincial Housing Legislation

January 24, 2024 Council Meeting

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# Background

The Province of British Columbia passed several housing related bills in the fall 2023 session of the Legislature:

- Bill 35 - *Short-Term Rental Accommodation Act*
- Bill 44 - *Housing Statutes (Residential Development) Amendment Act*
- Bill 46 - *Housing Statutes (Development Financing) Amendment Act*
- Bill 47 - *Housing Statutes (Transit-Oriented Development) Amendment Act*

# Bill 35 - *Short-Term Rental Accommodation Act*



- Short term rentals restricted to a property owner's principal residence, plus either one secondary suite or one accessory dwelling unit (such as a carriage house) on the property.
- Lantzville currently exempt from this requirement, but already in Zoning Bylaw regulations for Short Term Rentals.
- Need to 'opt-in' to provincially-enforced principal residence requirement by March 31<sup>st</sup> otherwise short-term rental of a whole house would be permitted.

# Bill 44 - *Housing Statutes (Residential Development) Amendment Act*



- New minimum density requirements for zones that currently only allow 1 or 2 dwelling units:
  - Zoning change required to remove minimum lot area for secondary suites and carriage houses.
  - New dwelling minimums based on lot size and access to both municipal water and sewer connections
  - Lots that are  $> 280 \text{ m}^2$  and  $\leq 4,050 \text{ m}^2$  must be permitted to construct up to four dwelling units.
  - Lots that are greater than  $4050 \text{ m}^2$  in area are exempt from the requirement to be rezoned to permit additional units, may be sites of future subdivision



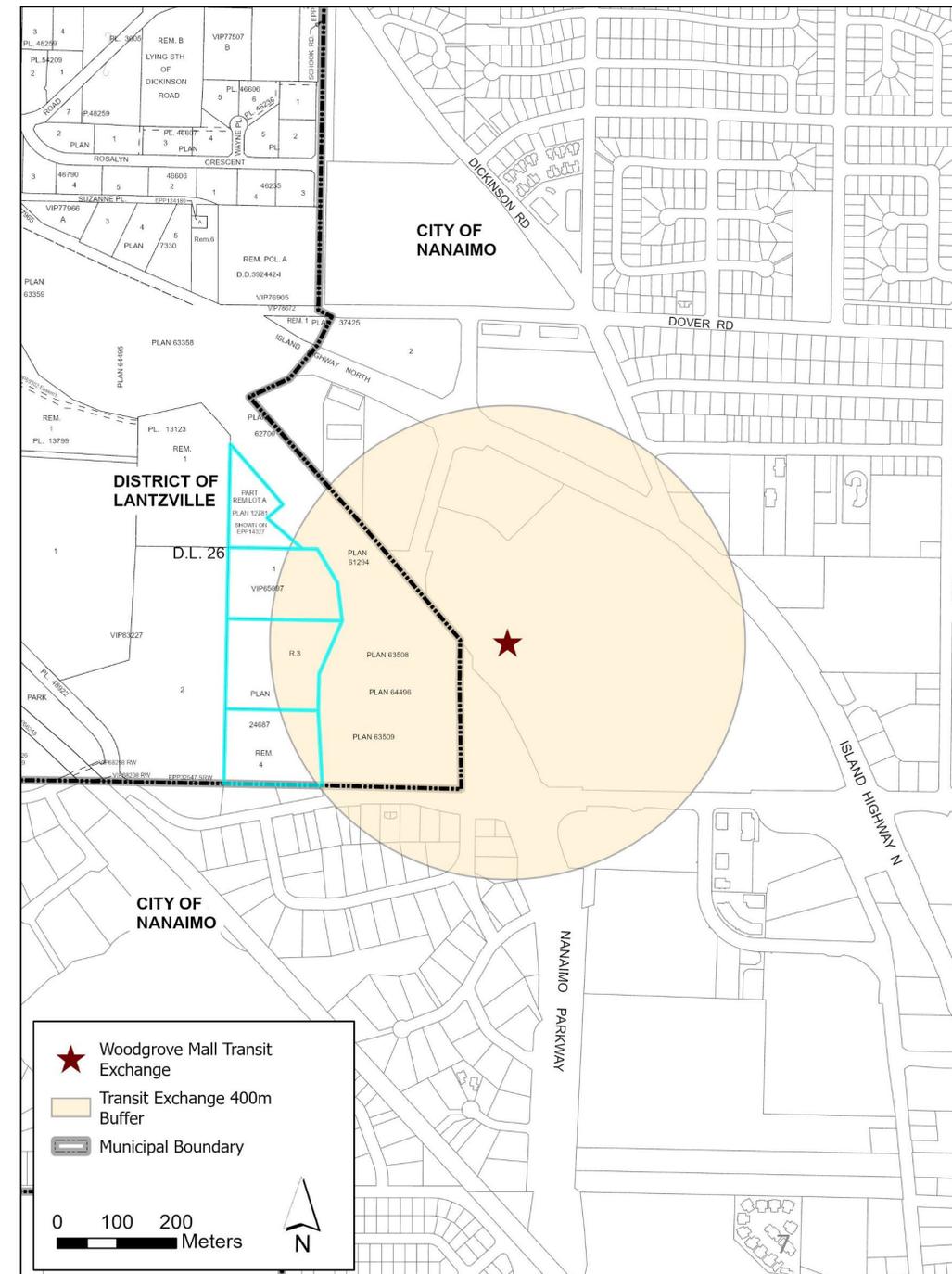
# Bill 46 - *Housing Statutes (Development Financing) Amendment Act*



- New framework for Development Cost Charges (DCCs) bylaw levied on new development to help pay for infrastructure, including water, sewer, drainage, and roads.
- Updates now include fire protection facilities (e.g., fire halls), police facilities, and solid waste facilities, as well as cost shared provincial highway projects.
- New Amenity Cost Charge (ACC) bylaw tool allows local governments to collect funds for amenities like community centres, recreation centres, daycares, and libraries from new development.

# Bill 47 - *Housing Statutes (Transit-Oriented Development) Amendment Act*

- Parcels wholly or partially within a prescribed distance of a transit station to be designated as a Transit Oriented Area (TOA).
- Currently four properties are located within 400 m of the Woodgrove Mall Bus Exchange in the City of Nanaimo.
- Must pass bylaw by June 30<sup>th</sup> designating the TOA with a minimum allowable density for these lots at an FAR of 1.5 and height up to 4 storeys.





# Timeline of required changes

Year	Deadline	Requirement
2024	March 31, 2024	Opt-in to provincially enforced principal residence requirement.
	June 30, 2024	Update zoning: Mandated Zoning Amendments (Bill 44), TOA bylaw
	Dec. 31, 2024	Housing Needs Report completed
2025	Dec. 31, 2025	Official Community Plan (OCP) Updated to incorporate Housing Needs Report
	Dec. 31, 2025	Update Zoning Bylaw to meet housing demand in OCP



# Financial

District is receiving \$167,793 in the form of a grant to support implementation. Staff recommendation:

- Approx. \$14,238 to hire a 2024 summer student to assist in preparing the required housing needs report and Zoning Bylaw amendments.
- Up to \$60,000 towards updating the Development Cost Charge Bylaw (already authorized by Council).
- Up to \$75,000 to retain a consultant to prepare a background report and Amenity Cost Charge (ACC) bylaw to collect amenity contributions from small scale multiple unit development.
- Approx. \$14,738 to hire a 2025 summer student to assist in preparing the required Official Community Plan update