

# Housing & Official Community Plan

Abbotsford Access | April 17, 2024

Planning & Development Services



## 2023

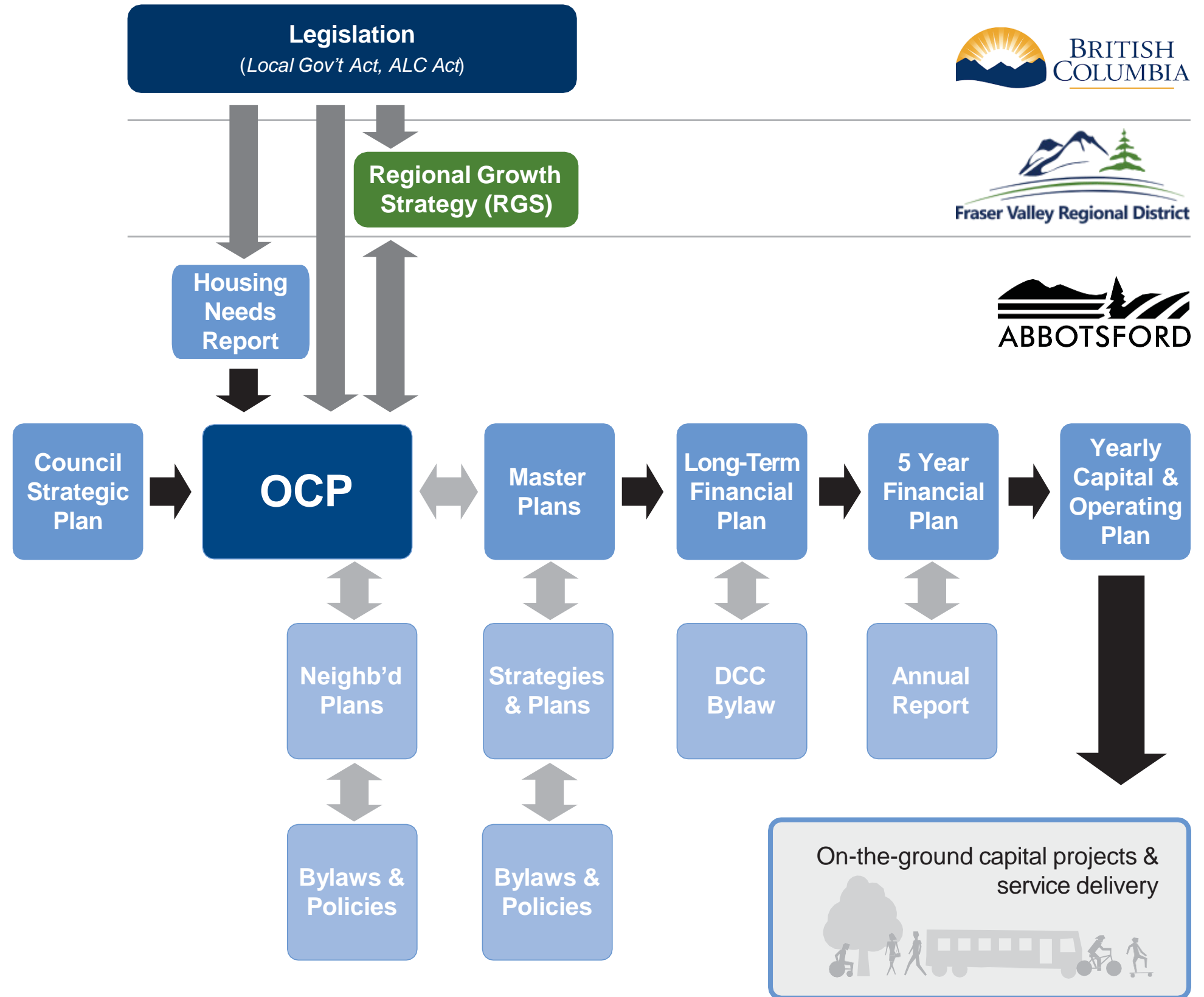
- **January** – CoA Council adopts Strategic Plan
  - **Update OCP**
- **April** – Province releases *Homes for People*
- **June** – CoA Applies for *Housing Accelerator Fund (HAF)*
- **September** – Province issues *Housing Targets* order
- **November** – Province adopts Bills 44, 46, and 47

## 2024

- **January** – Launch of OCP update
- **February** – HAF announcement
- **April** –
  - Provincial secondary suite loan program
  - Bill 16 introduced
- **June** –
  - Adoption of SSMUH
  - Adoption of Transit Oriented Area
  - Land Use Contract Expiration
- **July** – Launch of CoA Secondary Suite incentive program

**OCP** vision & policy is implemented through:

- New development
- Financial planning, capital projects + service delivery



## EXAMPLE

### 1 OCP

#### Policy 5.2 Urban Forest and Tree Canopy

Expand and strengthen a healthy and diverse tree canopy to improve air quality, carbon capture ...

- Establish a tree canopy coverage target

### 2 PRC Master Plan

#### Service Delivery

Take efforts to increase the extent, health and diversity of the tree canopy ...

#### Policies, Plans & Studies

- Prepare Urban Forest Management Strategy
- Update Tree Protection Bylaw

### 4 Implementation

- Tree Protection Bylaw
- Development Bylaw
- Development Permit Areas
- Financial planning
- Capital projects/service delivery

### 3 Urban Forest Strategy

- 40% canopy cover by 2045
- Develop City tree policy
- Develop biodiversity strategy
- Strengthen tree protection & replacement
- Others ...



## Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

### 4 pillars of our housing action plan



#### Unlocking more homes, faster

- More small scale, multi-unit housing (townhomes, duplexes and triplexes)
- Make it easier and more affordable for people to rent out secondary/basement suites
- Work with municipalities to make sure more homes are built in communities, faster
- Speed up permitting and approvals to get homes built faster
- Become a North American leader in digital permitting
- Deliver more homes and services near transit
- Launch BC Builds – A new program dedicated to delivering homes for middle-income people
- Expand B.C.'s construction workforce and spur innovation
- Explore new ways to get more rentals built
- Build more homes with mass timber



#### Delivering better, more affordable homes

- Thousands more social housing units
- Deliver 4,000 additional on-campus rooms for post-secondary students
- End discriminatory age and rental restrictions in stratas
- Protect affordable rental units through \$500 million fund
- Create more housing through partnerships with Indigenous communities
- Revitalize co-op housing



#### Supporting those with the greatest housing need

- New income tested renter's tax credit
- More homes to support people experiencing homelessness
- New actions to close encampments
- Partner to redevelop and replace single room occupancy units in DTES
- Revitalize and expand aging BC Housing properties
- More Rent Bank support to help tenants in crisis keep their homes

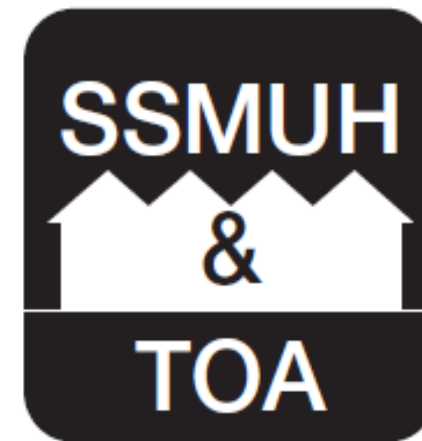


#### Creating a housing market for people, not speculators

- Implement a "Flipping Tax"
- Stricter enforcement on short-term rentals
- Solve renter/landlord disputes faster and get tougher on bad-faith evictions
- Turn more empty units into homes by expanding the Speculation and Vacancy Tax to additional areas
- Crack down on criminal activity in real estate
- Offer more protections for renters displaced by redevelopment



Housing Supply Act  
(a.k.a Housing Targets  
a.k.a “Naughty List”)

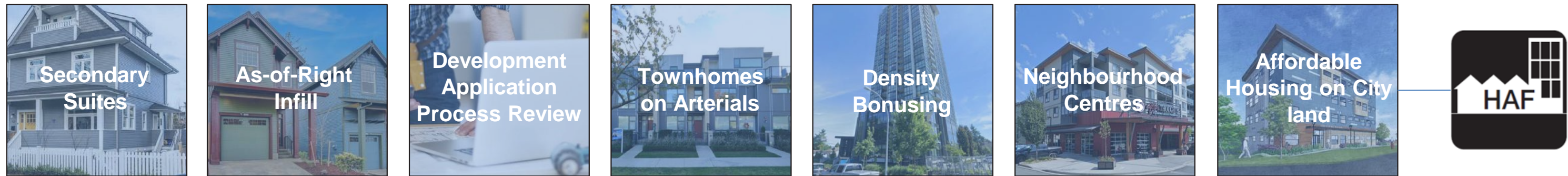


Small-Scale  
Multi-Unit  
Housing &  
Transit Oriented  
Areas



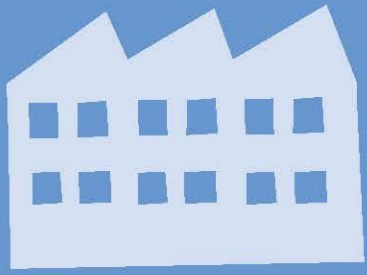
Housing  
Accelerator  
Fund

## HOUSING ACCELERATOR FUND (FEDERAL)



## HOUSING LEGISLATION (PROVINCIAL)





## Residential Development

- » Small-Scale Multi-Unit Housing
- » Public Hearings
- » Housing Needs Reports
- » Official Community Plan

### PROVINCE

#### **Bill 44**

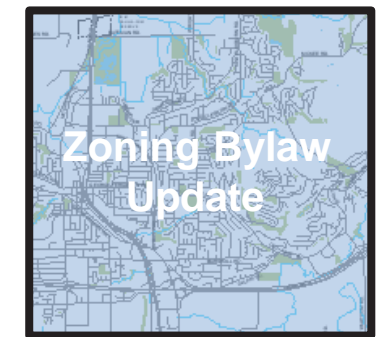
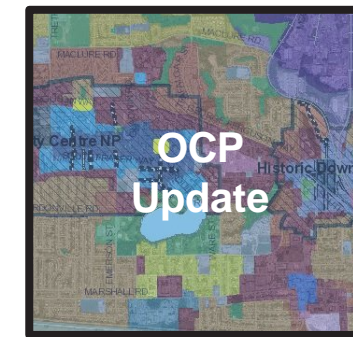
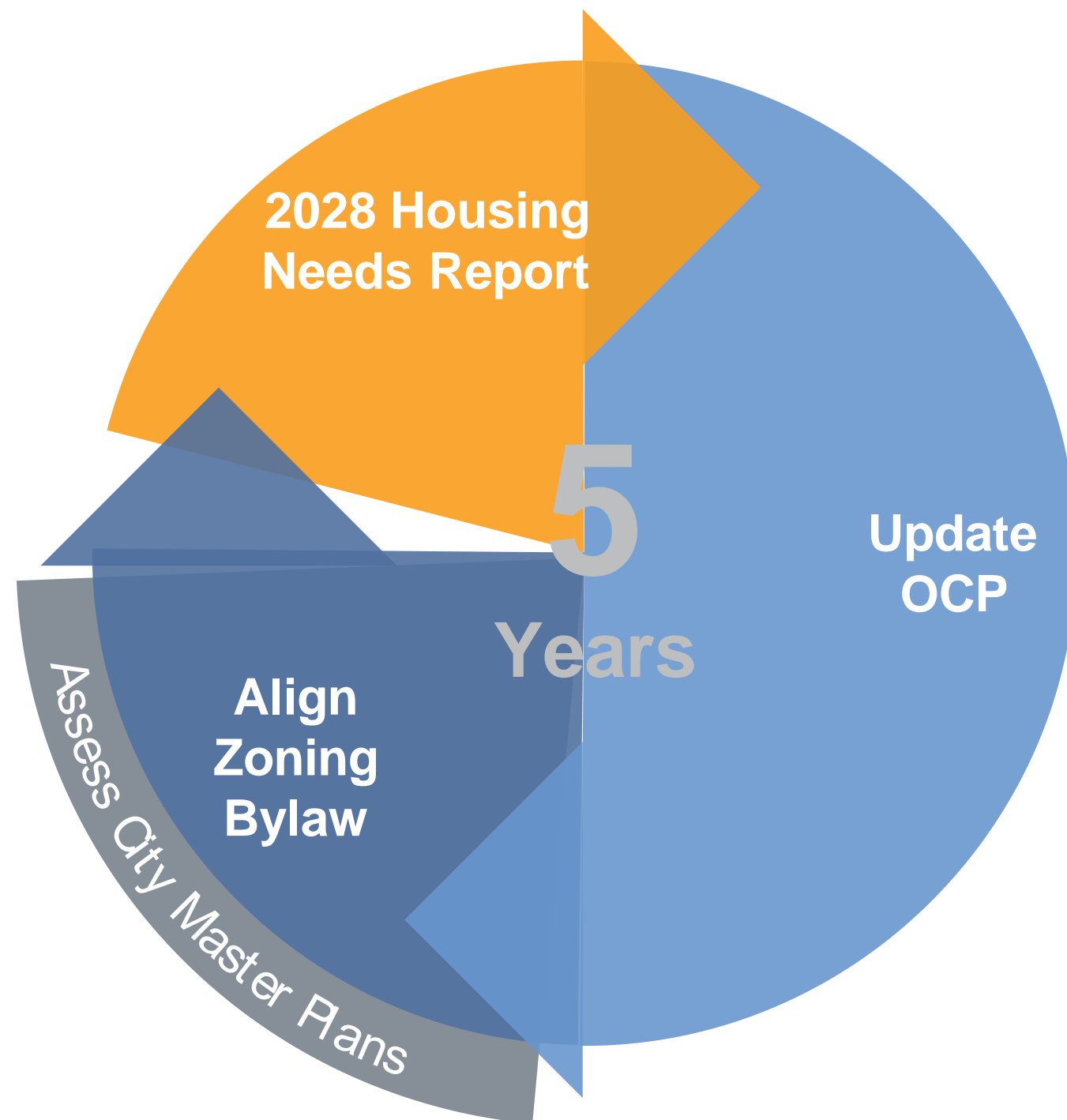
- » Residential Development

#### **Bill 46**

- » Development Financing

#### **Bill 47**


- » Transit Oriented Areas

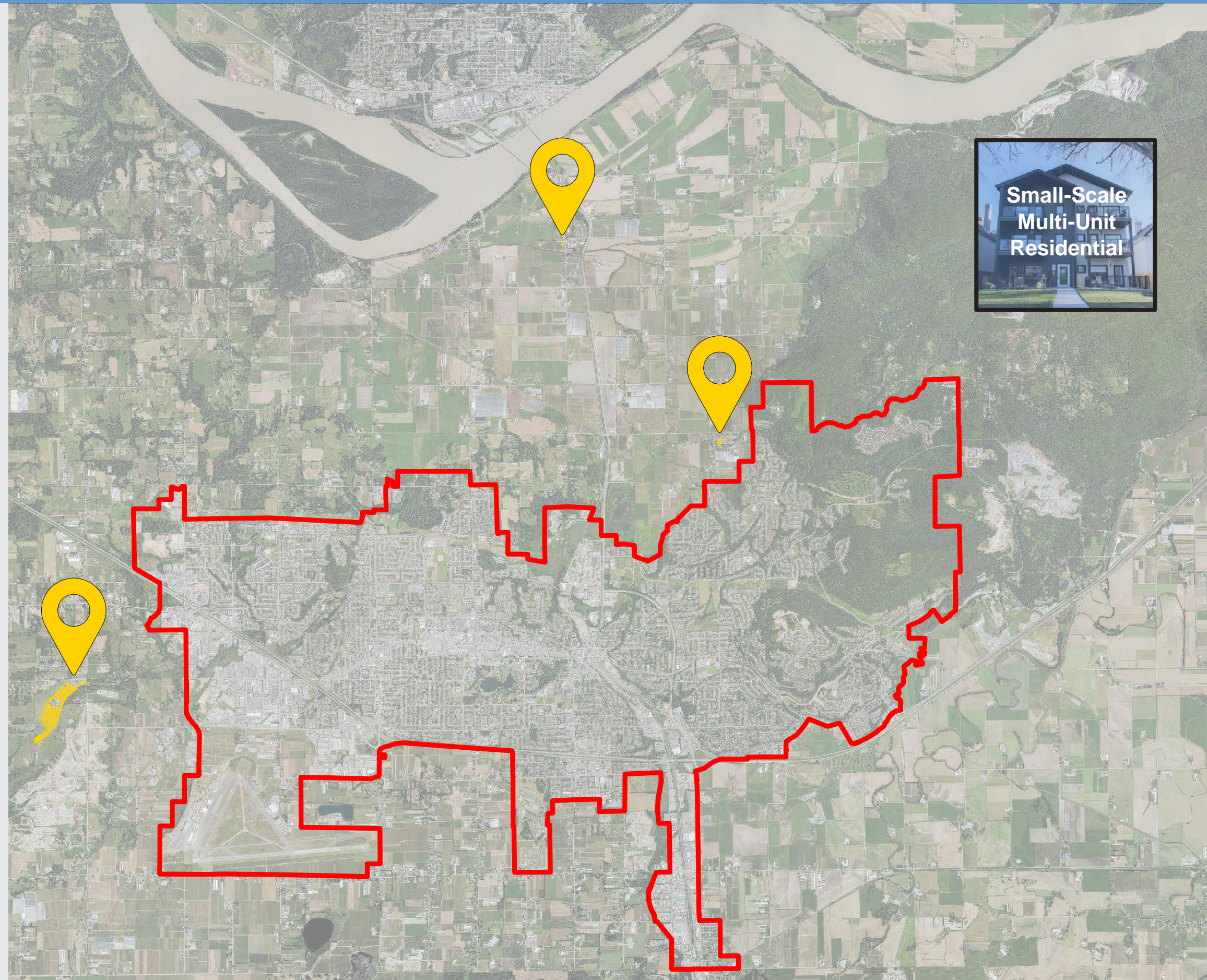


- Housing Needs Report updated every 5 yrs
- Align OCP & Zoning Bylaw, as needed
- Public hearings not permitted where rezoning is consistent with the OCP

## HOW WILL PROPERTIES BE AFFECTED?

### Outside the UDB:

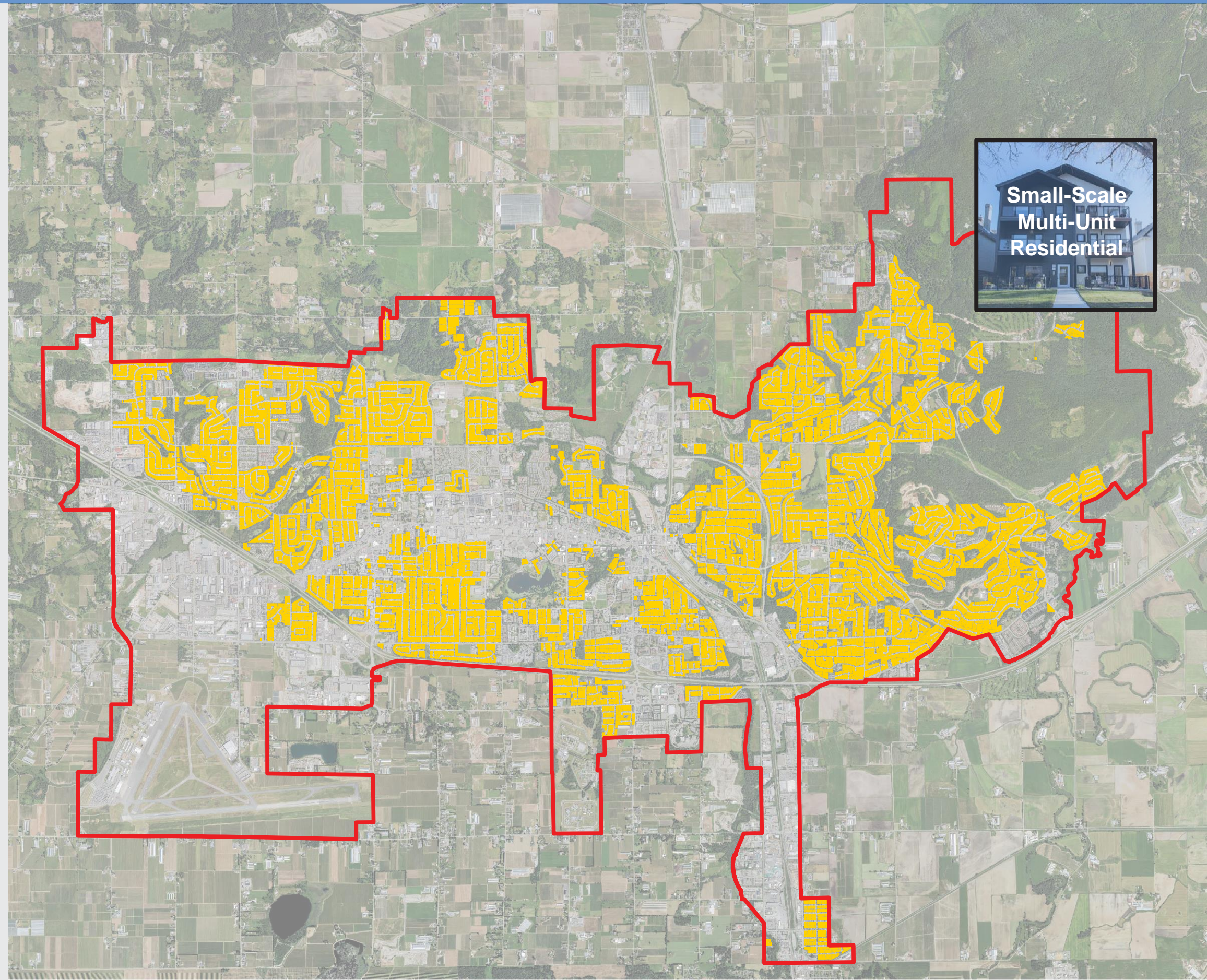
- » 1 accessory unit on all lots zoned for single-detached.
- » ~250 existing  impacted lots



## HOW WILL PROPERTIES BE AFFECTED?

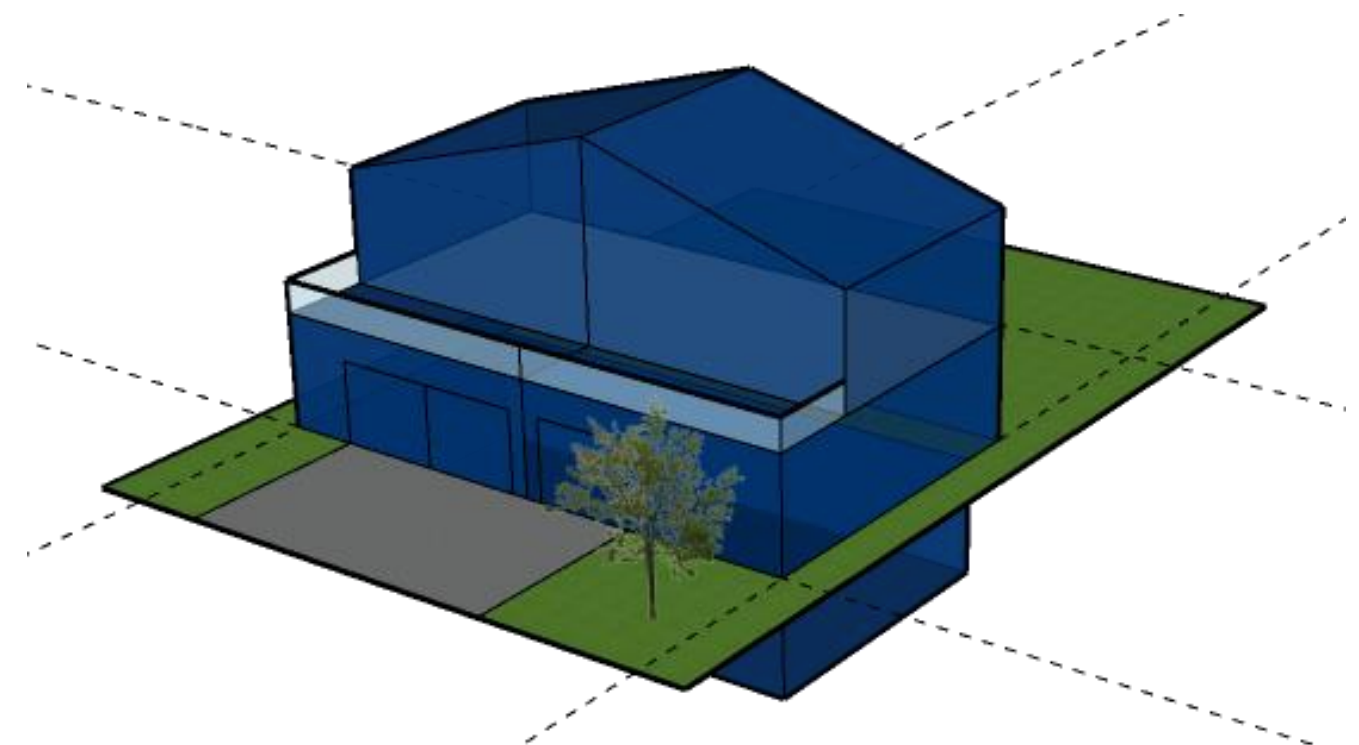
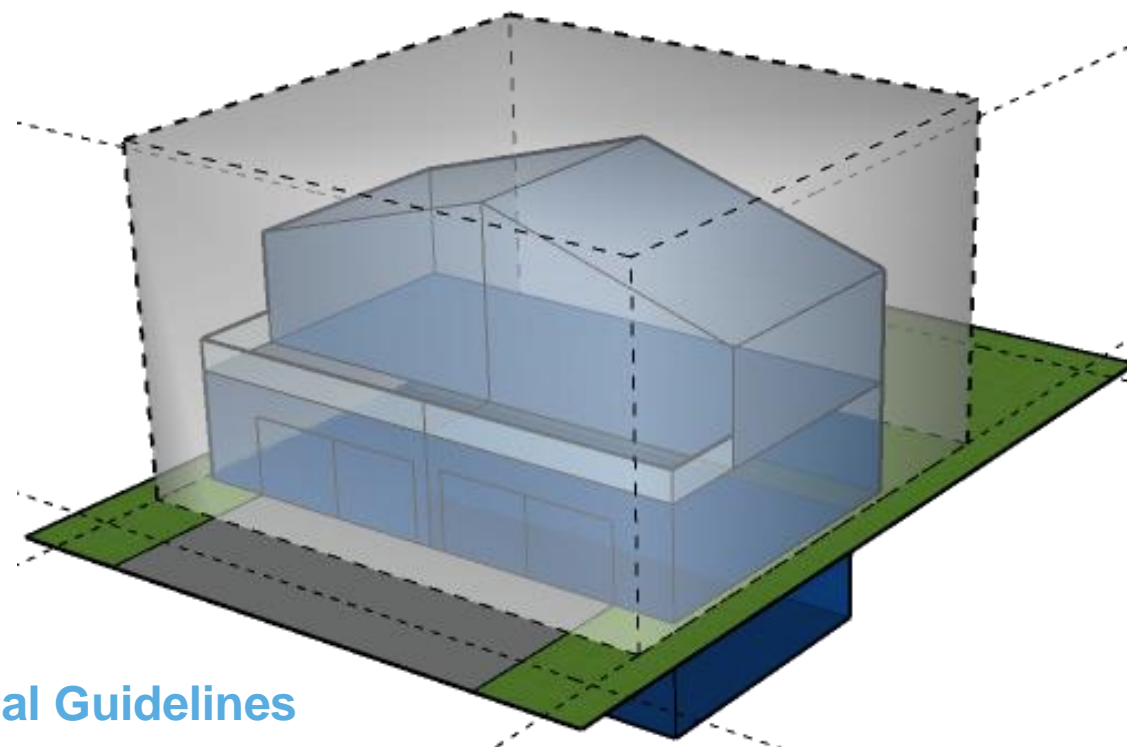
### Within the UDB:

- » 1 accessory unit on all lots zoned for single-detached.
- » 3-4 units on all lots zoned for single-detached and/or duplex.
- » ~21,800 existing impacted lots



## Balanced Approach

| Topics  | Housing Type | Zoning Regulations | Parking  | Lot Size | Housing Tenure |
|---------|--------------|--------------------|----------|----------|----------------|
| Options | Attached     | Existing           | Existing | Existing | Enable Strata  |
|         | Detached     | Province           | Province | Increase | Prevent Strata |
|         | -            | -                  | Hybrid   | -        | -              |



## 350 – Urban Residential Zone (RS3)

**Intent:** To accommodate Single Detached Dwellings on medium urban-sized Lots

### 350.1 Permitted Uses

| Permitted Uses Table for RS3 Zone |           |
|-----------------------------------|-----------|
| <b>Principal Uses</b>             |           |
| .1 Residential Care               | .5 Duplex |
| .2 Single Detached Dwelling       |           |
| .3 Supported Housing (3249-2022)  |           |
| .4 Boarding House (3249-2022)     |           |
| <b>Accessory Uses</b>             |           |
| .5 Bed and Breakfast              |           |
| .6 Boarding                       |           |
| .7 Home Occupation – Level 2      |           |
| .8 Secondary Suite                |           |



# Current Development Process – City of Abbotsford



- **April 17<sup>th</sup>** - Provincial secondary suite loan program open  
<https://www.bchousing.org/housing-assistance/secondary-suite>
  - Forgivable loan of up to 50% of the cost of renovations (up to \$40K);
  - Loan forgiveness:
    - Homeowner continues to live in home;
    - Suite rented out below market rates for at least 5 years
- **July** – Launch of CoA Secondary Suite incentive program
  - Expedited building permit process
  - \$10K after construction





Questions?