



# **Multi-Family Housing Incentive – Check-in**

Bylaw No. 8679, 2015

# The Multi-Family Housing Incentive Bylaw

- Adopted December 14, 2015
- Objectives:
  - Encourage multi-family residential development adjacent to downtown that are low-environmental impact and within established growth priority areas with full municipal services, nearby amenities and access to public transit;
  - Create a broader range of housing options, with a particular emphasis in providing an increase in adaptable housing units to allow residents to “age in place”;
  - Attract new community investments in the form of multi-family housing;
  - Demonstrate leadership to meet the growing need for housing and care facilities for seniors in our community; and,
  - Encourage partnerships between non-profit housing organizations and developers.

# Incentive Areas

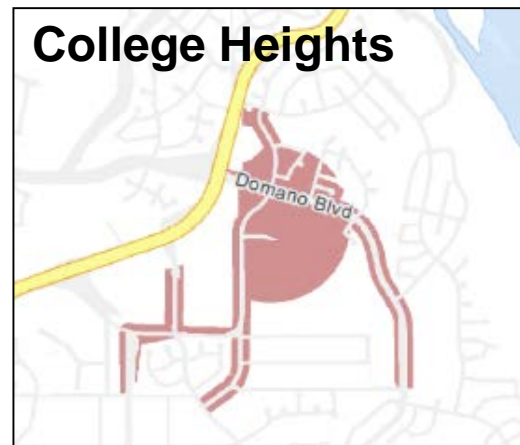
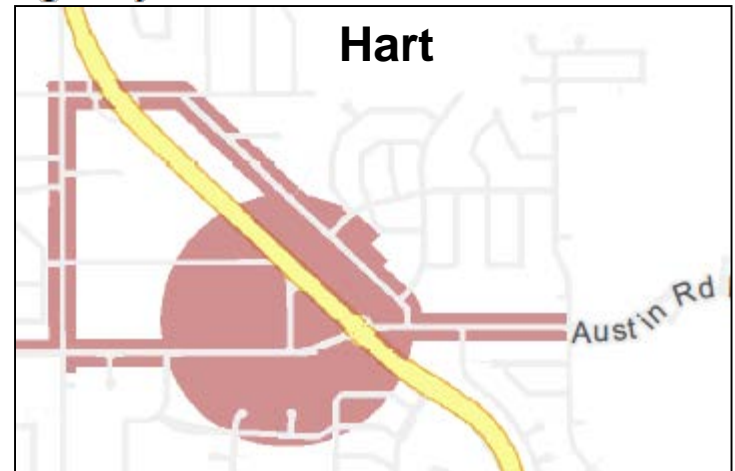
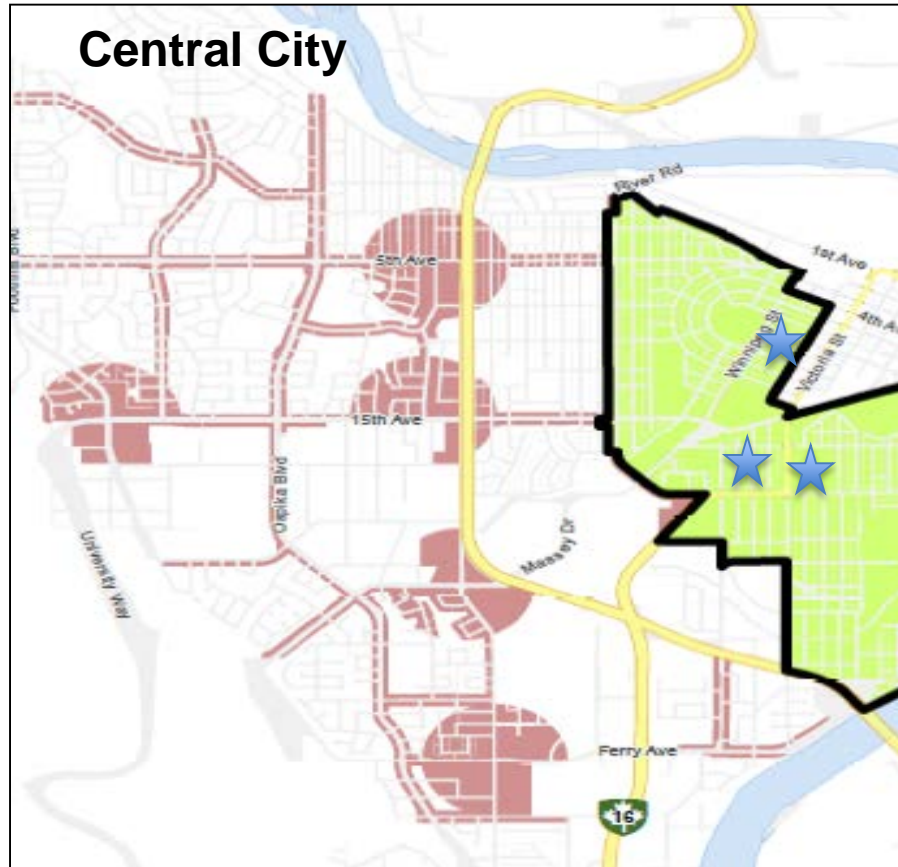
## Primary Growth Area

- 10 Year Tax Exemption
- DCC Reductions for Low Environmental Impact
- DCC Waiver for Non-Profit Units

## Secondary Growth Area

- 5 Year Tax Exemption
- DCC Waiver for Non-Profit Units

## Highway

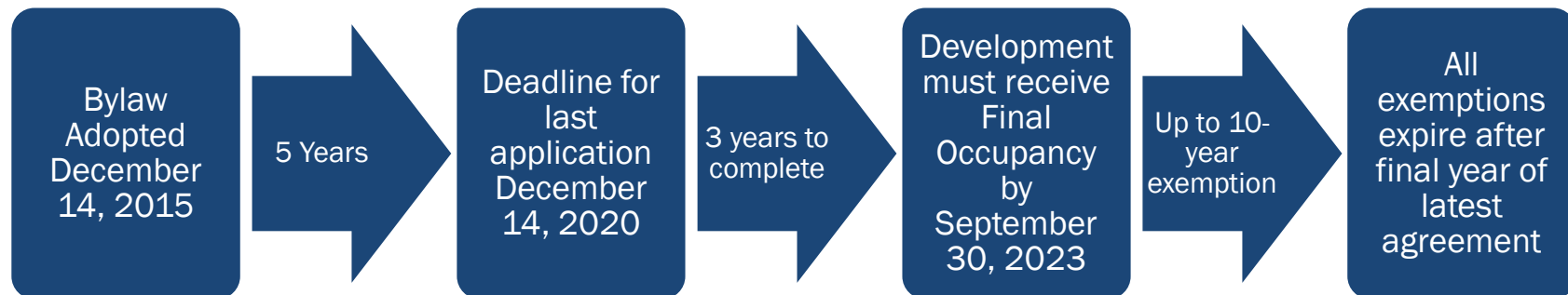


\*a 2018 amendment expanded these areas for Seniors Housing and/or Care Facilities

# Bylaw Lapse Timing

No new applications after \$75,000,000 or 5 years

File Number	Project Name	Civic Address	Exemption years	Number of units	Number of Adaptable Units	Estimated Construction Value
MHF00001	Riverbend Seniors Housing	1444 20 <sup>th</sup> Avenue	2018 - 2027	173	106	\$16,000,000
MFH00003	9 on 7 <sup>th</sup>	1694 7 <sup>th</sup> Avenue	2020 - 2029	9	6	\$2,360,000
MFH00004	Ts'oo Yoh	1811 Spruce Street	2019 - 2028	27	27	\$5,296,811
			Totals	209	139	\$23,656,811



# Observations

- Increase in multi-family development
- All three projects within Growth Priority Areas
- Reduced or waived Development Cost Charges
- Effective in encouraging adaptability standards





# Observations



- Provincial Revitalization school tax exemption requires a local RTE program for eligibility
- No uptake on program for renovations

