

# New Provincial Legislation

Housing Initiatives



# Agenda

1. Overview of Provincial Housing Initiatives
  - ❑ Bill 44: Residential Development
  - ❑ Bill 46: Development Financing
  - ❑ Bill 47: Transit-Oriented Development
2. Implementation
  - ❑ Zoning Bylaw Amendments



# Bill 44

Small-Scale Multi-Unit Housing  
(SSMUH)

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# **Small-Scale Multi-Unit Housing (SSMUH)**

A minimum of:

- ❑ One (1) secondary suite; and/or
- ❑ One (1) accessory dwelling unit (i.e., secondary dwelling) must be permitted on single-family detached residential lots.

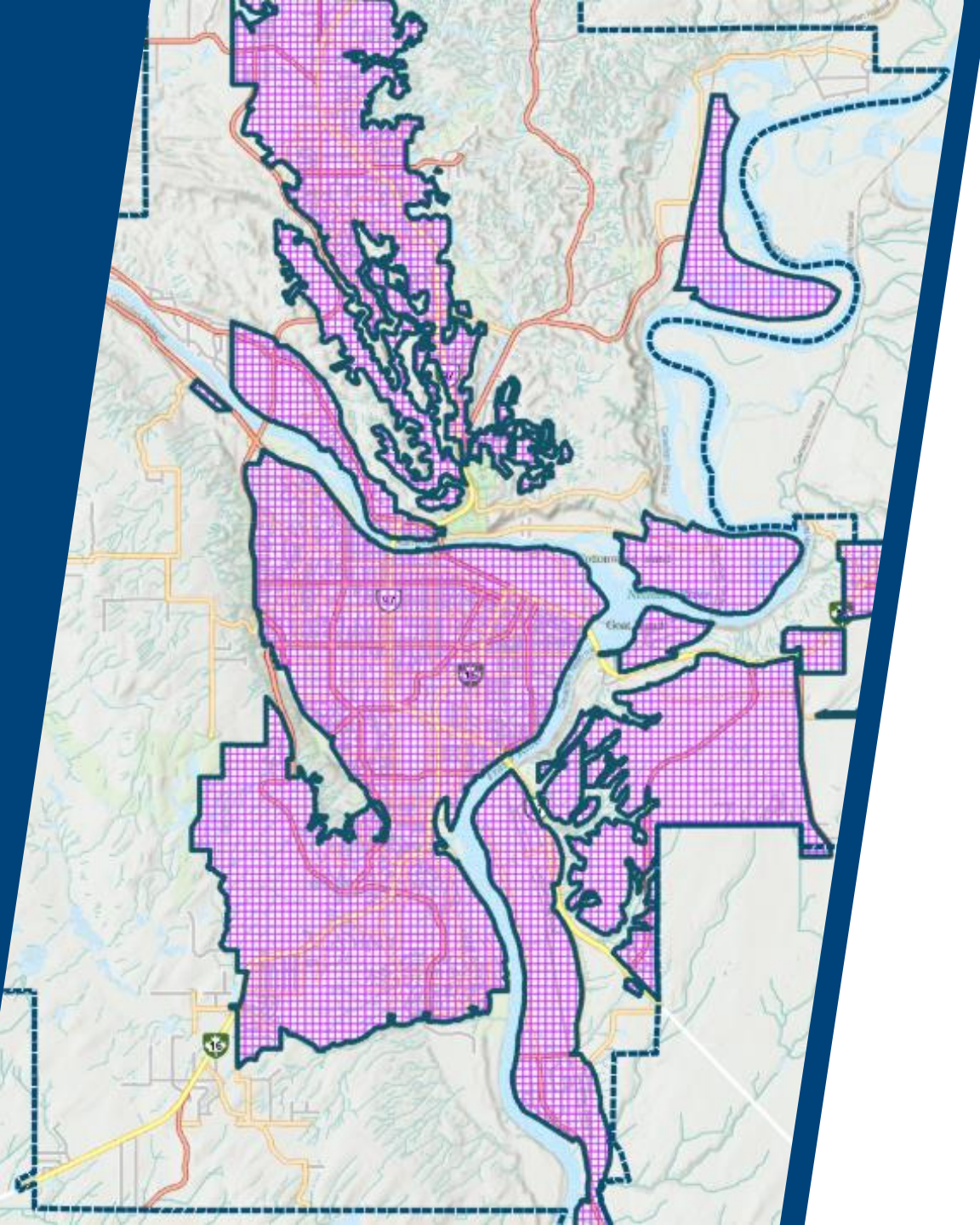
Regulations permitting secondary dwellings were adopted by the City of Prince George in 2018.

# **Small-Scale Multi-Unit Housing (SSMUH)**

Three (3) – six (6) dwelling units be permitted on single-family detached and two-unit lots, subject to the following:

- a) within an urban containment boundary established by a regional growth strategy, or
- b) within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000 or
- c) in a municipality with a population greater than 5,000.





# Urban Containment Boundary

# Density Thresholds

- ❑ A minimum of **three (3) dwelling units** must be permitted on each parcel of land 280 m<sup>2</sup> or less.
- ❑ A minimum of **four (4) dwelling units** must be permitted on each parcel of land greater than 280 m<sup>2</sup>.
- ❑ A minimum of **six (6) dwelling units** must be permitted near frequent transit routes. Prince George does not have any transit routes that meet the provincial threshold for frequent transit.

# Exemptions

- ☐ No municipal water or sewer service
- ☐ Parcels of land 4,050 m<sup>2</sup> (0.4 ha) or larger
- ☐ Land zoned:
  - ☐ AG: Greenbelt
  - ☐ AF: Agriculture and Forestry
  - ☐ AR1: Rural Residential
  - ☐ AR2: Rural Residential
  - ☐ AR4: Rural Residential
- ☐ Land protected under the *Heritage Conservation Act*.
- ☐ Land within a designated Transit-Oriented Area





# Examples of SSMUH

- ❑ Secondary suites
- ❑ Secondary dwellings (i.e., carriage or cottage housing)
- ❑ Duplexes (side-by-side, back-to-back, or up/down)
- ❑ Triplexes and fourplexes
- ❑ Row housing
- ❑ Apartments (i.e., interior access to dwellings)



# Bill 46

Development Financing

# **Development Cost Charges (DCCs)**

- ☐ Water
- ☐ Sewer
- ☐ Drainage
- ☐ Roads
- ☐ Fire protection facilities
- ☐ Police facilities
- ☐ Solid waste facilities

# Amenity Cost Charges (ACCs)

- ☐ Community centres
- ☐ Recreation centres
- ☐ Daycares
- ☐ Libraries





# Bill 47

Transit-Oriented Areas



# Transit-Oriented Areas

- ❑ Within 800m of a prescribed rapid transit station (e.g., SkyTrain station) and 400m of a prescribed bus exchange.
  - ❑ Prescribed minimum allowable density
  - ❑ Minimum allowable height
  - ❑ No residential parking minimums



# Transit-Oriented Area

- ❑ UNBC Bus Exchange
  - ❑ 200m – 400m
    - ❑ Up to 2.5 minimum allowable density (FAR)
    - ❑ Up to 6 storeys
  - ❑ 200m or less
    - ❑ Up to 3.5 minimum allowable density (FAR)
    - ❑ Up to 10 storeys
- ❑ No residential parking minimums



# Questions