

# 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)

6160  
6166  
6168  
6170

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

A minimum of:

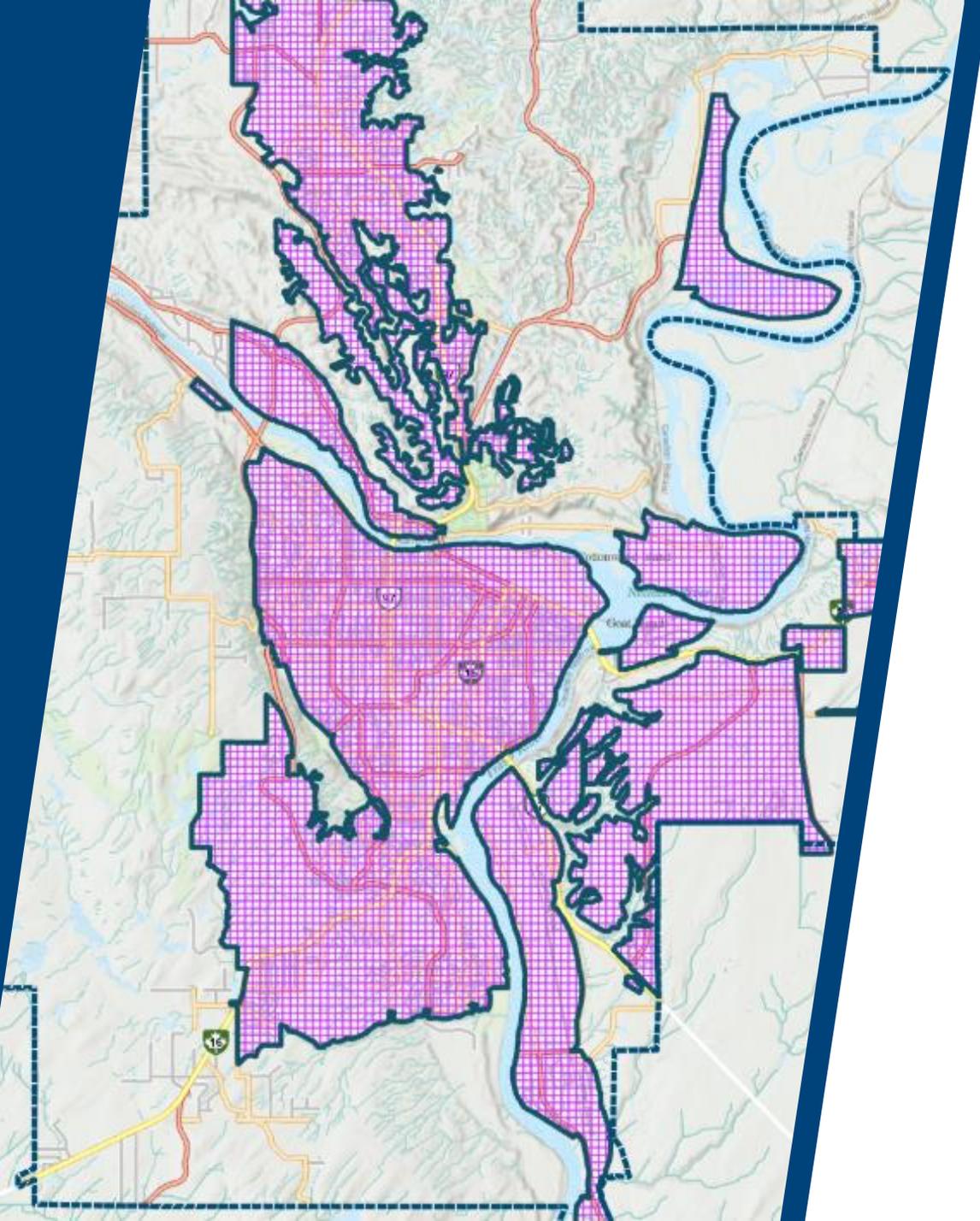
- ❑ One (1) secondary suite; and/or
- ❑ One (1) accessory dwelling unit (i.e., secondary dwelling) must be permitted on single-family detached residential lots.

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

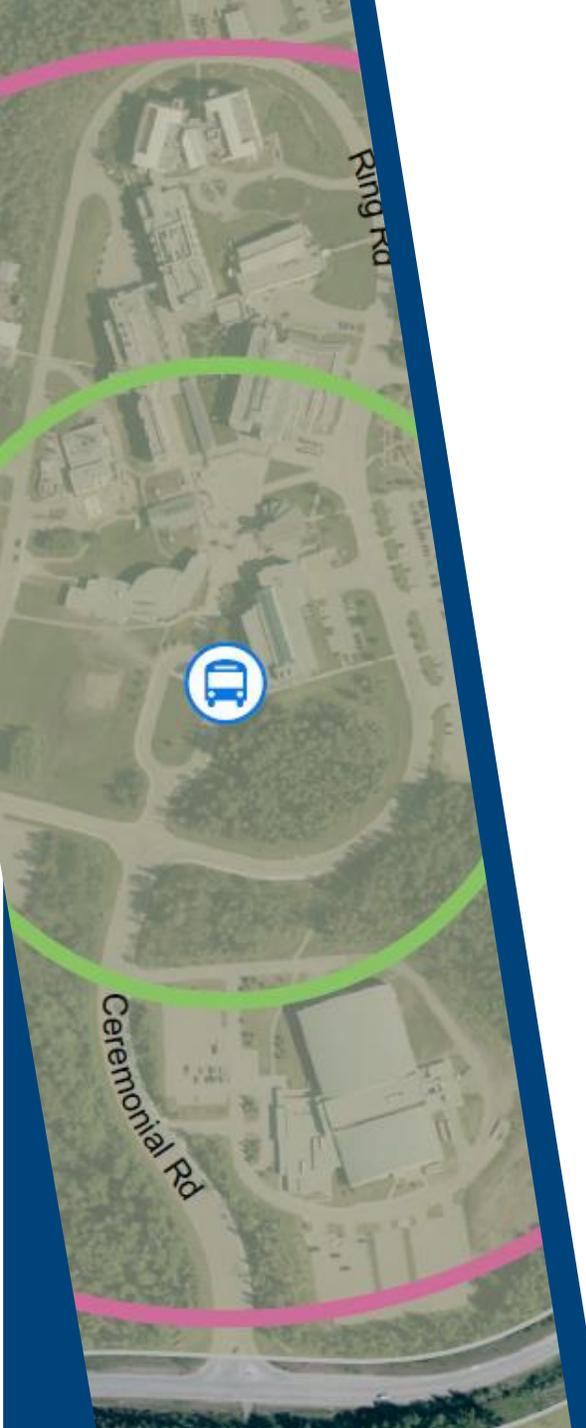


# Bill 47

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

An aerial photograph of a campus area, likely the University of New Brunswick (UNBC), showing buildings, roads, and green spaces. A blue bus icon is placed on the map, surrounded by a green circle. A larger pink circle encompasses a wider area, and a blue diagonal bar is on the left side of the image. Labels 'King Rd' and 'Ceremonial Rd' are visible on the map.

# 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