

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:

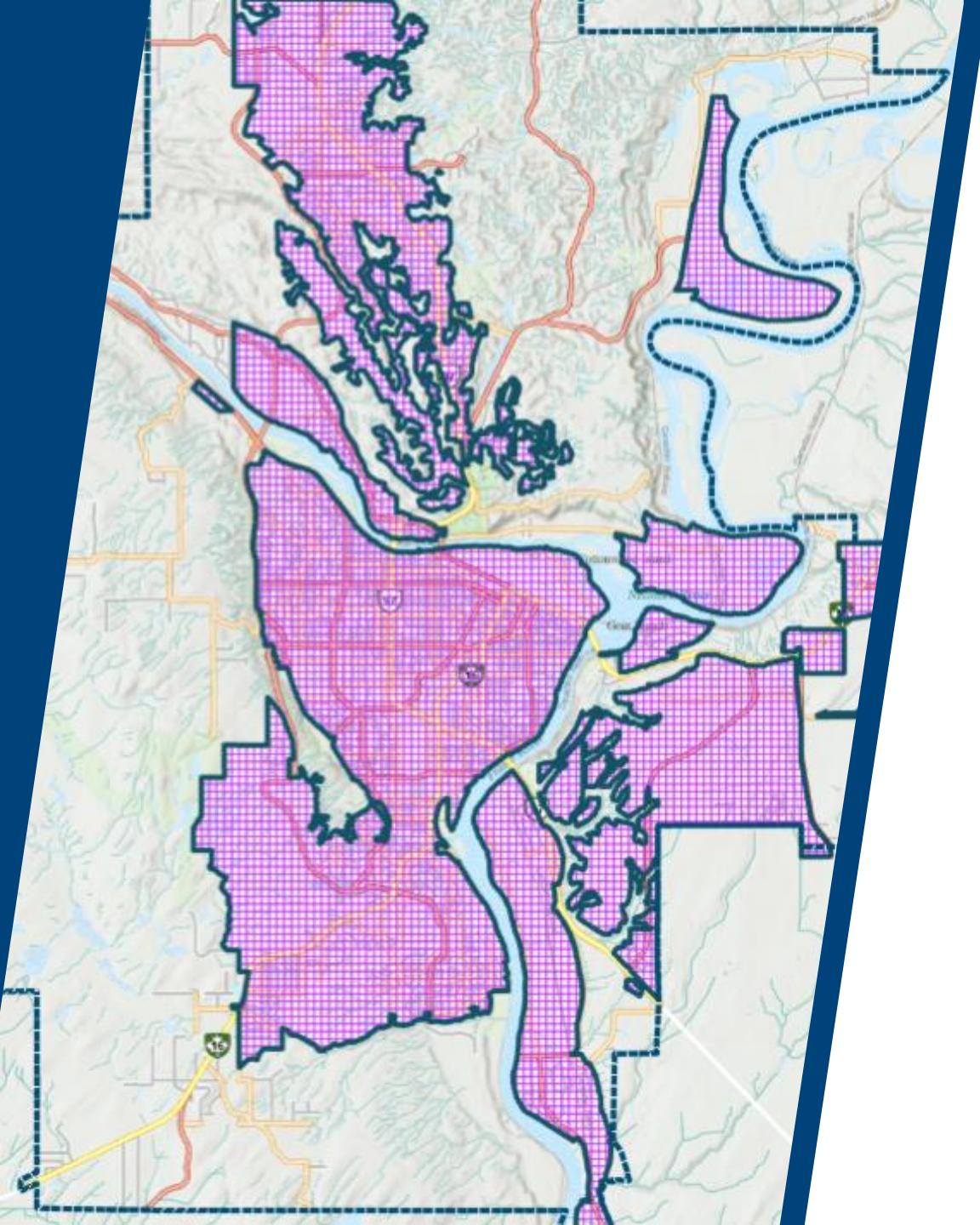
- ❑ One (1) secondary suite; and/or
- ❑ One (1) accessory dwelling unit (i.e., secondary dwelling) must be permitted on single-family detached residential lots.

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 m² or less.
- ❑ A minimum of **four (4) dwelling units** must be permitted on each parcel of land greater than 280 m².
- ❑ 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 m² (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. The text 'King Rd' and 'Ceremonial Rd' is 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

A photograph of a modern, two-story white house with a dark grey roof and black window frames. The house is set against a blue sky with light clouds and green trees. A large, semi-transparent blue diagonal shape is overlaid on the right side of the image, containing the word "Questions" in a bright green, bold, sans-serif font.

Questions