

Appendix B - Housing Action Plan Initiatives

- Encouraging Accessory Dwelling Units—a second smaller unit on the same property as a primary unit
- Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g., duplexes or secondary suites)
- Promoting higher density development in primary settlement areas through Community Improvement Plans
- Transit-oriented development
- Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments
- Aligning development charges with the costs of infrastructure and servicing
- Implementing inclusionary zoning (the requirement that a developer builds a certain percentage of their units at affordable (below market) prices or rents) in ways that foster development
- Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing
- Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling.
- Partnering with non-profit housing providers to preserve and increase the stock of affordable housing
- Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment
- Promoting high-density development without the need for rezoning (as-of-right zoning), e.g., for housing developments up to 10 stories that are in proximity (within 1.5km) of rapid transit stations and reducing car dependency
- Allowing increased housing density (increased number of units and number of storeys) on a single lot including promoting “missing middle” housing forms typically buildings less than 4 stories
- Enable mixed-use redevelopment of city-owned properties, while where appropriate maintaining the current government use, e.g., building housing on top of a library or office space
- Implementing rental only zoning
- Implementing land use changes mandating a minimum number of family units (units with more than two bedrooms) or allowing for office conversions to residential with minimum family unit requirements
- Implementing incentives, costing or fee structures, for example density bonusing, to encourage such things as affordable housing and conversions from non-residential to residential
- Waiving public hearings on all affordable housing projects that conform to the official community plan
- Implementing measures to address or prevent flood plain or climate change risk for example making flood plains park land and/or creating relocation programs to move housing units out of at-risk areas
- Incorporating a climate adaptability plan into Official Community Plan
- Promoting and allowing more housing types that serve vulnerable populations
- Promoting regulated multi-tenanted housing forms (e.g., boarding houses or single room occupancy)
- Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right (not requiring rezoning)

- Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters
- Reducing and streamlining urban design and character guidelines, i e , elimination of height restrictions, visual