

The background of the slide features a scenic photograph of a coastal town and a small island. The town is built on a hillside, with numerous houses and some larger buildings visible. A body of water, likely a bay or fjord, stretches across the middle ground, with a small, forested island in the distance. The sky is a pale blue. The entire image is framed by large, overlapping geometric shapes in shades of blue and teal, creating a modern, abstract design.

Provincial Housing Legislation Summary and Implementation Plan

January 22, 2024

Overview

- Summary of Provincial Housing Legislation – 4 separate reports
- Alignment with District Initiatives (Strategic Plan, OCP)
- Central Saanich - Implementation Plan
 - Phase 1
 - Public Notification
 - Development Approval Process and Efficiency
 - Priority Application Policy
 - Phase 2
 - Land Use Bylaw Amendments
- Next Steps

Provincial Housing Legislation



- Homes for People Action Plan (April 2023)
- Ministry of Municipal Affairs Development Approvals Process Review (September 2019)
 - Local government application process, expedited bylaw approval process
 - Delegation of Authority, delegate development approvals to staff (development permits, minor variances)
 - Public input process, no public hearing where consistent with the Official Community Plan
 - Development Finance Tools, consistency with amenity negotiations



Bill 35 – Short Term Rental Accommodation Act

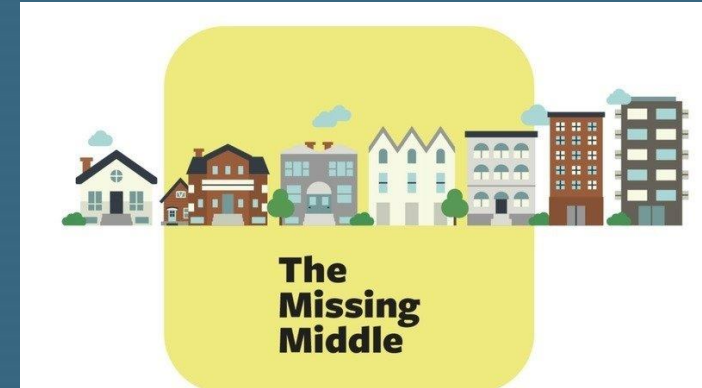
- Effective May 1, 2024
- Increases the maximum length of stay to 90 days
- Establishment of a Provincial Registry for hosts to register with the Province
- Establishment of a Provincial Compliance and Enforcement Unit
- The District does not permit short term rental in residential zones
- Staff have updated brochures and website with current information

Bill 43 – Housing Supply Act

- Effective May, 2023
- Legislation that enables the Province to set housing targets for municipalities to increase the amount of housing and pace of construction
- The Province is selecting municipalities based on where the greatest housing pressures are
- Housing Supply Regulation identifies 47 municipalities. Central Saanich is included
- By Ministerial Order housing targets have been set for 10 municipalities. Central Saanich is not subject to a Ministerial Order at this time

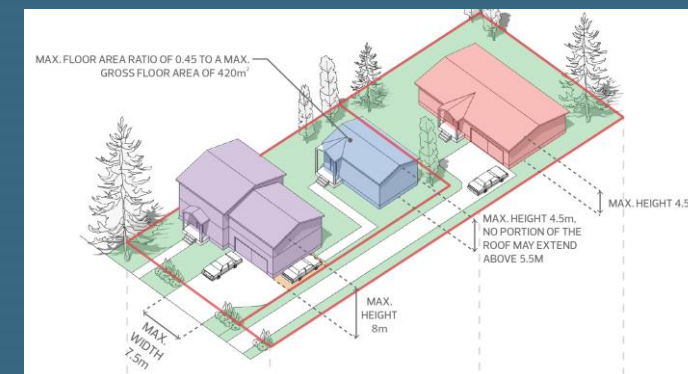
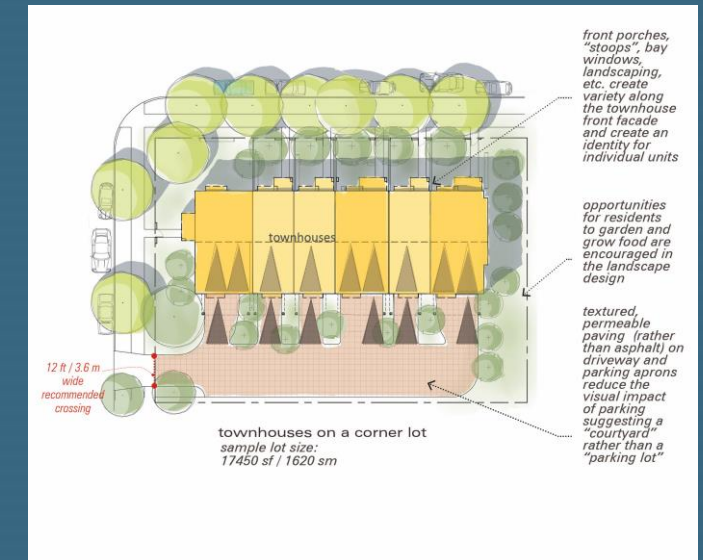
Bill 44 – Housing Statutes (Residential Development)

- Effective November 30, 2023
- Implementation of Small Scale, Multi-Unit Housing (SSMUH) to eliminate single family only zoning
- In Central Saanich this applies to our neighbourhood zones currently zoned for single family or duplex (primarily with the Urban Containing Boundary)
- Highlights:
 - Municipalities required to implement SSMUH in Land Use Bylaw by June 30, 2024 (next slide)
 - No Public Hearing permitted where consistent with OCP
 - Housing Needs Report completed by January 1, 2025
 - Updated OCP by December 31, 2025



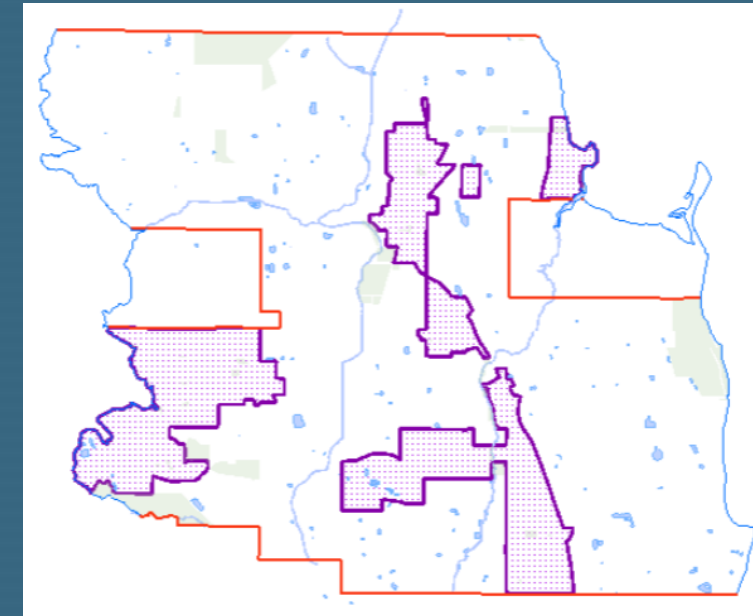
What is SSMUH Housing ?

- Includes a range and combination of “missing middle” type housing including:
 - Single family
 - Duplex
 - Triplex
 - Fourplex
 - Townhomes
 - Secondary suites
 - Detached accessory dwellings (cottages)



SSMUH Housing Unit Requirements

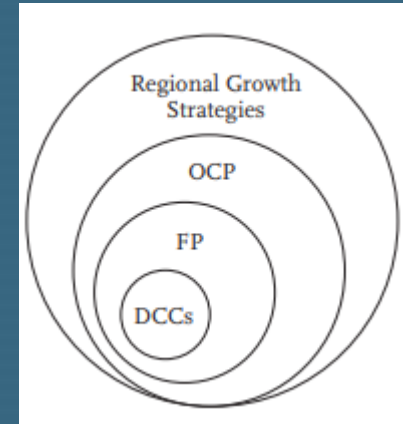
Minimum # of SSMUH Units to be Permitted	Requirements
1 Secondary Suite or 1 Detached Accessory Dwelling Unit (ADU)	<ul style="list-style-type: none"> To be enabled in all zones that permit single family where 3-4 units do not apply (see next rows). For Central Saanich, this means outside of the Urban Containment Boundary.
3 Housing Units	<p>Must be permitted on each parcel of land <u>280m² or less</u> where:</p> <ul style="list-style-type: none"> Within an Urban Containment Boundary within a municipality with a population greater than 5,000
4 Housing Units	<p>Must be permitted on each parcel of land <u>greater than 280m²</u> where:</p> <ul style="list-style-type: none"> Wholly or partly within an Urban Containment Boundary within a municipality with a population greater than 5,000
6 Housing Units*	<p>Must be permitted on <u>each parcel of land</u> where all requirements are met:</p> <ul style="list-style-type: none"> Wholly or partly within 400m of a prescribed transit stop. Greater than 281m². Wholly or partly within an Urban Containment Boundary within a municipality with a population greater than 5,000.
*Does not apply to the District of Central Saanich as no prescribed transit stops considered at this time.	



Bill 46 – Housing Statutes (Development Financing)

- Expands Development Cost Charges (DCCs) categories to include:
 - Police, Fire, and Solid waste and recycling facilities

(current DCC categories include storm drainage, sanitary sewer, water, highways and parks)
- New Amenity Cost Charges (ACC) Bylaw to include:
 - Community centres, Libraries, Daycare Facilities, Public squares, and Capital costs
 - Provides more certainty to the development community



Bill 47 – Housing Statutes (Transit Oriented Development)



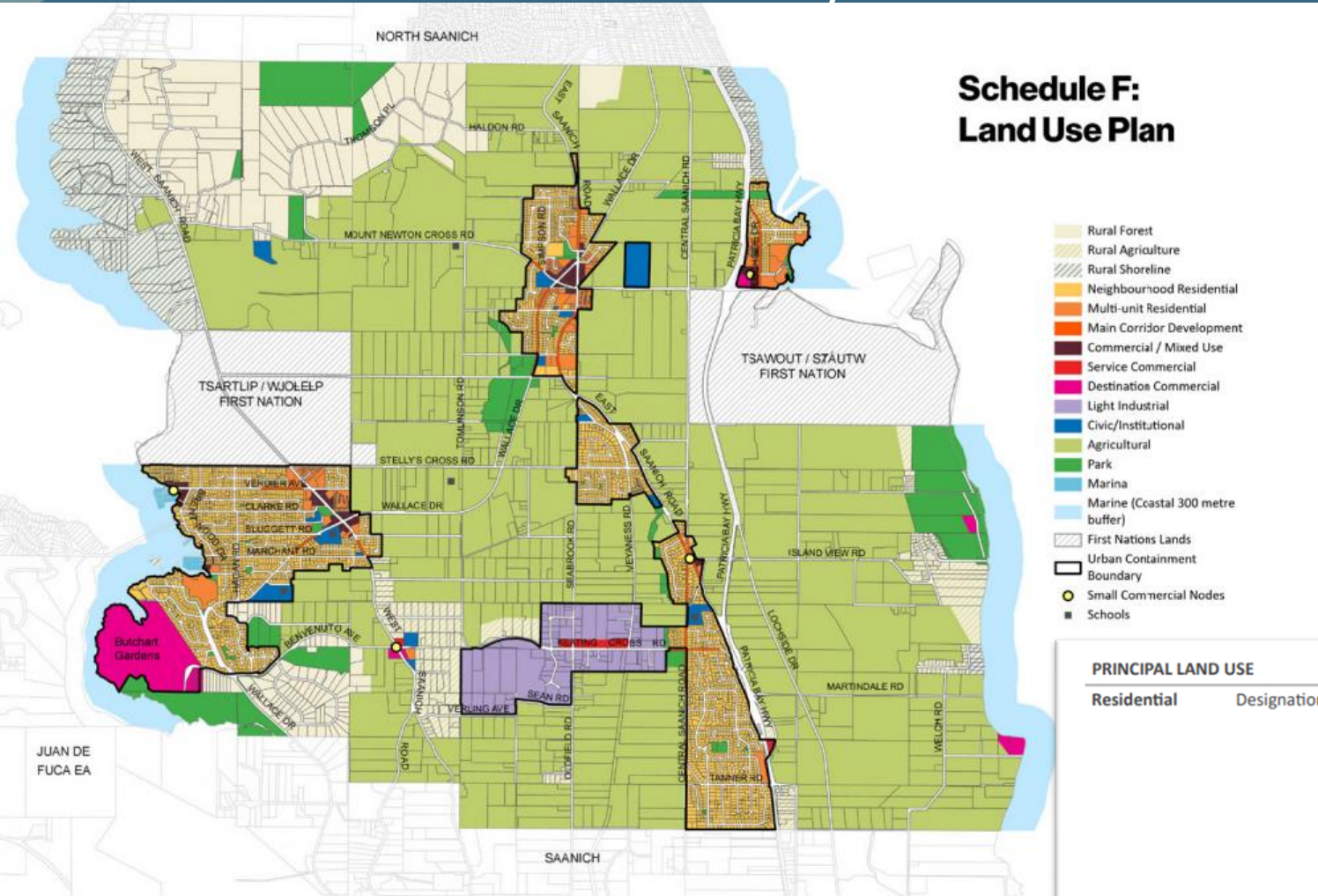
- Designates areas for Transit Oriented Development – 104 locations. Central Saanich is not subject to this Bill
- Intent is to designate TOD areas with greater density than SSMUH with significant reductions to parking

Strategic Plan

	2024-2027 STRATEGIC PLAN
PRIORITIES	GOALS
Invest in Infrastructure and Active Transportation 	<p>Improve the active transportation network to foster a complete community where people live, work and play.</p> <p>Prioritize infrastructure investment renewal and upgrades that consider climate adaptation and mitigation, and future growth.</p> <p>Facilitate increased public amenities by leveraging resources and seeking partnerships, including childcare, recreation, healthcare, and social services.</p>
Expand Supply of Affordable, Attainable, and Rental Housing 	<p>Adapt and respond to emerging legislation that seek to remove barriers and incentivize a broader range of housing options.</p> <p>Support and encourage development proposals that expand housing diversity, including purpose built rental and legal suites.</p> <p>Pursue partnerships with housing providers and government agencies to deliver affordable housing and amenities.</p>
Foster a Community of Inclusion, Diversity and Accessibility 	<p>Strengthen relationships with the <u>WJOLELP</u> (Tsartlip) and <u>STAUTW</u> (Tsawout) First Nations based on the recognition of rights, respect and partnership.</p> <p>Support community inclusion, equity, <u>accessibility</u> and diversity through improvements to services and the built environment.</p> <p>Build an organizational culture of understanding of key equity, diversity, and inclusion concepts.</p>
Cultivate a Resilient Economy and Thriving Agricultural Sector 	<p>Be responsive to changing economic conditions and emerging sectors that help strengthen and diversify the <u>District's</u> business and industrial community.</p> <p>Support the agricultural community and encourage farming that improves food security.</p> <p>Promote our unique character and encourage visitors and residents to support local businesses, <u>agri-tourism</u> and tourism opportunities.</p>
Champion Climate Adaptation, Mitigation, and Preparedness 	<p>Ensure a resilient community that is supported and prepared for extreme events through public education, planning and response.</p> <p>Improve natural asset and ecosystem management through the principles of preservation and restoration.</p> <p>Reduce GHG emissions by continuing to demonstrate climate leadership and apply a climate lens to decision making and initiatives.</p>
Demonstrate Organizational Effectiveness 	<p>Deliver excellent, <u>accessible</u> and responsive customer service for our diverse community.</p> <p>Continue to improve internal processes through adoption of best practices, legislative authority, and new technology.</p> <p>Continue to build strong relationships through collaboration and engagement with community members, service providers, and government agencies to advance community interests.</p>

Official Community Plan

Schedule F: Land Use Plan



PRINCIPAL LAND USE

Residential

Designations

MAP LABEL

Neighbourhood Residential



Multi-unit Residential



Notations

Main Corridor Development



PURPOSE

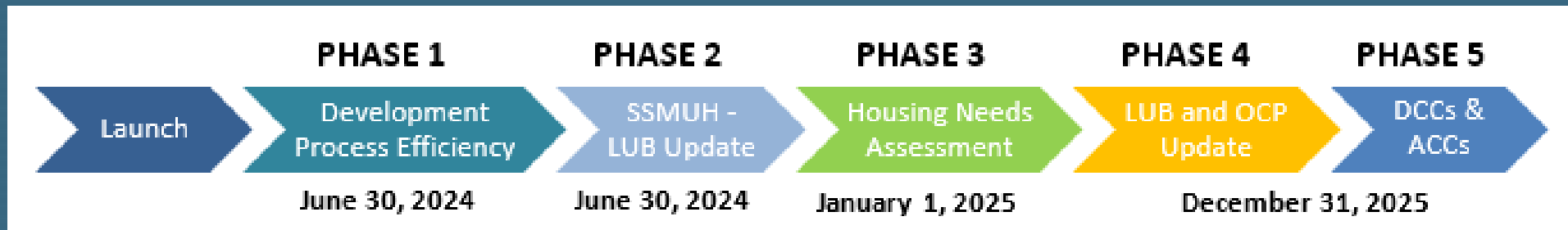
Within the Urban Containment Boundary to permit a mix of housing types in areas predominately consisting of residential uses. Supported housing forms include single-detached, secondary suites, accessory cottages, duplexes, pocket-neighbourhoods and multi-unit residential buildings containing up to 8 dwellings.

Within the Urban Containment Boundary to permit multi-level apartment buildings, townhouses, and long-term care facilities in areas that are walkable to a range of services, such as retail, schools, parks, and public transit.

Multi-unit residential does not include a commercial component.

Within the Urban Containment Boundary Main Corridor Development represents travel corridors where increased density would be supported to allow for townhouses and up to 4-storey apartments.

Implementation Plan



Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
<ul style="list-style-type: none"> Public Hearing Procedures Public Notification Priority Applications Policy Delegation 	<ul style="list-style-type: none"> Major update to LUB to implement SSMUH Legislative deadline of June 30, 2024 Option of updating multi-unit and mixed use zoning 	<ul style="list-style-type: none"> Develop a new housing needs assessment based on provincial criteria Legislative deadline of January 1, 2025 	<ul style="list-style-type: none"> Update OCP and LUB to reflect new housing needs assessment 	<ul style="list-style-type: none"> Update our DCC Bylaw to reflect provincial legislation Develop a new ACC Bylaw Legislative deadline of December 31, 2025

- Phase 1 – January 22, 2024 for introduction.

Funding



- Province has earmarked \$51M to support the implementation of the Provincial Housing Legislation
- District of Central Saanich will be receiving \$233,695 by end of January 2024, specifically to implement the new provincial legislation
- Recommended for temporary planner, consultants, and general project costs, for the District's Housing Implementation Plan

Provincial Housing Legislation

Pause for QUESTIONS....

Implementation Plan Continued...

- A. Development Approval Process and Efficiencies (staff report)
- B. Priority Application Policy (staff report)
- C. Provincial Housing Legislation – Zoning Amendments (staff report)

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Provincial Housing Legislation

Development Approval Process and Efficiencies

January 22, 2024

Development Approval Process and Efficiencies

Purpose – To streamline development approvals and increase efficiency in alignment with Provincial recommendations and legislation:

1. Delegation of Authority to issue Development Permits for Cottages and Temporary use Permit Renewals (Ministry of Municipal Affairs Development approval Process Review, 2019)
2. Public Hearings and Bylaw Approval Process (*Local Government Act*)
3. Opportunity to be Heard Notification Process (*Local Government Act*)
4. Public Notification (*Community Charter*)

Development Approval Process and Efficiencies

1. Delegation of Authority

Delegation of Authority is recommended in the Ministry of Municipal Affairs Development Approval Process Review report in 2019

Current Delegated Approvals:

- Environmental Development Permits, Minor Form and Character Development Permits for exterior or site changes (Industrial/Commercial/Multi-family/Mixed Use), and expired DPs not yet commenced where no changes proposed

Recommended Delegated Approvals:

- Renewal of Temporary Use Permits, Development Permits for Cottages

Development Approval Process and Efficiencies

1. Delegation of Authority Cont.

Renewal of Temporary Use Permits

- The notification of the initial permit clearly stated that the temporary use may be considered for a period of up to six (6) years
- No ongoing bylaw enforcement issues or history of complaints related to the use
- That permit terms and conditions remain the same or be more stringent in nature such that the approved temporary uses are not expanded

Development Permit for Cottages

- The proposal meets all aspects of Part 4, Section 12 and Section 13 of the Land Use Bylaw
- No variances are required
- The proposal generally conforms to the recently implemented Intensive Residential Development Permit Area Design Guidelines

Development Approval Process and Efficiencies

2. Public Hearings and Bylaw Approval Process

Local Government Act Amendments:

- Public Hearings not permitted where a land use bylaw amendment is consistent with the Official Community Plan

*Provision to waive Public Hearing was previously an option in the *LGA*

- Notification of First Reading is required when no Public Hearing

Development Approval Process and Efficiencies

2. Public Hearings and Bylaw Approval Process Cont.

Figure 1: Current Bylaw Adoption Process with a Public Hearing



Figure 2: Proposed Bylaw Adoption Process with no Public Hearing as per the LGA



Figure 3: Proposed Bylaw Adoption Process with no Public Hearing and Referral to the APC



Development Approval Process and Efficiencies

3. Opportunity to be Heard Notification Process

- Opportunity to be Heard applies to Development Permits with Variances (DPwV), Development Variance Permits (DVP), and Temporary Use Permits (TUP)
- Public notification would occur prior to first Council meeting. (Same as rezonings)
- This would streamline the process and reduce timelines significantly

Development Approval Process and Efficiencies

3. Opportunity to be Heard Notification Process Cont.

Figure 4 – Current Timing of Notification of an Opportunity to be Heard in Approval Process



Figure 5 – Proposed Timing of Notification of an Opportunity to be Heard in Approval Process



Development Approval Process and Efficiencies

4. Public Notice Bylaw

- Public Notice is a means by providing information regarding municipal business. The District uses newspaper ads, digital bulletin board, website, and social media
- The *Community Charter* amended section 94 to allow a Municipality to adopt a Public Notice Bylaw

*references to newspaper advertisements in the *Local Government Act* have been removed and now reference Section 94

- A new Public Notice Bylaw will provide greater flexibility and accessibility, while providing more control over timing of publishing
- Challenges: accessibility and timing for newspaper ads

Development Approval Process and Efficiencies

4. Public Notice Bylaw Cont.



- Requirements of a Public Notice Bylaw: reliable, suitable and accessible (MO52/2022)
- A Public Notice Bylaw requires three (3) means of providing public notice (public notice posting place – digital board in entry of Municipal Hall, District website, and social media accounts of the District)
- Information contained in the public notice and the timing of public notice must meet minimum requirements of the *Community Charter* and *Local Government Act*
- Draft Bylaw aligns with Section 94(2) of the *Community Charter* and includes a discretionary newspaper advertisement section for large District projects (e.g. strategic plan projects or Official Community Plan Amendments)

Development Approval Process and Efficiencies

Summary of Bylaw Amendments (Appendix A of Report)

District Bylaw or Policy	Brief Description of Proposed Amendments
Council's Policy 01.PLAN Development Applications Process (AMENDMENT)	<ul style="list-style-type: none"> Amended to reflect proposed bylaw adoption process and notification requirements, Opportunity to be Heard notification, and the Public Notice Bylaw.
Development Application Procedures Bylaw (AMENDMENT)	<ul style="list-style-type: none"> Amended to reflect Public Notice Bylaw and Delegation of Authority for Temporary Use Permit renewal.
Delegation of Authority Bylaw (AMENDMENT)	<ul style="list-style-type: none"> New Delegation of Authority (Cottages and Temporary Use Permit renewal).
Public Notice Bylaw (NEW)	<ul style="list-style-type: none"> New bylaw to reflect Section 94(2) of the Community Charter. Included discretionary provision for newspaper ads.

Development Approval Process and Efficiencies



Pause for QUESTIONS....

Priority Application Policy

January 22, 2024

Priority Application Policy

- Purpose - Provide Council with an option to adopt a Priority Application Policy, that would prioritize and expedite applications for identified housing needs
- Policy may result in more non-market housing or housing that addresses an identified housing gap
- The policy would prioritize the processing of developments for the following:
 1. Non-market housing projects, including cooperative housing
 2. Assisted living housing projects
 3. Provide market rental housing projects that incorporate a minimum of 20% of the total units as affordable or accessible housing



Priority Application Policy

- The Policy outlines shorter timelines for internal staff review and Council consideration
- Instead of processing all development applications on a first come – first serve basis, specified housing projects would be prioritized
- In some circumstances market housing projects may see longer timelines than usual, however this could be mitigated with other process improvements being considered



Priority Application Policy

Pause for QUESTIONS....

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Provincial Housing Legislation Zoning Amendments

January 22, 2024

Provincial Housing Legislation – Zoning Amendments

- Purpose - Provide Council with information about how staff propose to approach zoning amendments in response to provincial Bill 44 - Small Scale Multi-Unit Housing legislation
- Provincial Legislation requires Local Governments to update Zoning by June 30, 2024
- The Zoning Amendment staff report is for introduction to Council and confirmation of general approach
- Special Council or Committee of the Whole meetings will occur in the Spring to discuss the zoning details



Provincial Housing Legislation – Zoning Amendments

Two main components to zoning amendments are proposed that advance housing strategies in response to legislative requirements, the District Strategic Plan, and Official Community Plan:

1. Implementation of Small Scale Multi-Unit Housing Legislation
 - develop new zoning for residential neighbourhoods (missing middle)
2. District Housing Strategy
 - expand supply and remove barriers in alignment with the District's Strategic Plan (mixed-use and higher density multi-unit)

Provincial Housing Legislation – Zoning Amendments

1. Implementation of Small Scale Multi-Unit Housing Legislation

- Majority of R-zoned lots inside the Urban Containment Boundary would be permitted 4 housing units (Lots 280 m² and larger)
- Develop “neighbourhood multi-unit zones” for lands inside UCB and move away from “single family dwelling” developments
- Apply a ‘sliding scale’ approach with the number of permitted dwelling units determined by lot area. Retain existing lots in a size more conducive to small scale multi-unit housing typologies, rather than small lot subdivision
- OCP permits up to 8 units in residential neighbourhoods



Provincial Housing Legislation – Zoning Amendments



1. Implementation of Small Scale Multi-Unit Housing Legislation Cont.

Other considerations:

- Retain “Single Family Dwelling” as a permitted typology to reduce the number of legal non-conforming sites and enable the most flexibility for property owners
- Explore requiring at least a secondary suite in new SFD’s
- Along transit corridors apply a similar zone as neighbourhoods but at higher density
- Parking standards will need to be reviewed
- Landscaping, open space, tree retention
- Infrastructure and Engineering Master Plans

Provincial Housing Legislation – Zoning Amendments

2. District Housing Strategy

- Be proactive in removing housing barriers in alignment with Strategic Plan and OCP
- Through zoning amendments increase permitted density and building heights in appropriate locations in core areas, which could lead to greater housing supply
- Although not the focus of Provincial Legislation, including higher density zones could streamline application processes and result in a more comprehensive zoning framework
- Anticipated that the District will continue to receive applications for higher density multi-unit housing forms



Provincial Housing Legislation – Zoning Amendments



Next Steps for Zoning Amendments

- Following Council direction, staff will continue to research and design zoning amendments to reflect provincial legislation
- In the Spring, 2024, staff will bring zoning options and recommendations forward for Council consideration
- No public hearing is permitted for SSMUH zoning amendments. Staff will develop a communication plan to inform the public
- Zoning Amendments must be adopted by June 30, 2024

Thank you.

Questions.....

