



Provincial Housing Bills

John Hopkins
Director, Policy Planning

Planner



What society thinks I do



What my friends think I do



What applicants think I do



What architects think I do





What I think I do




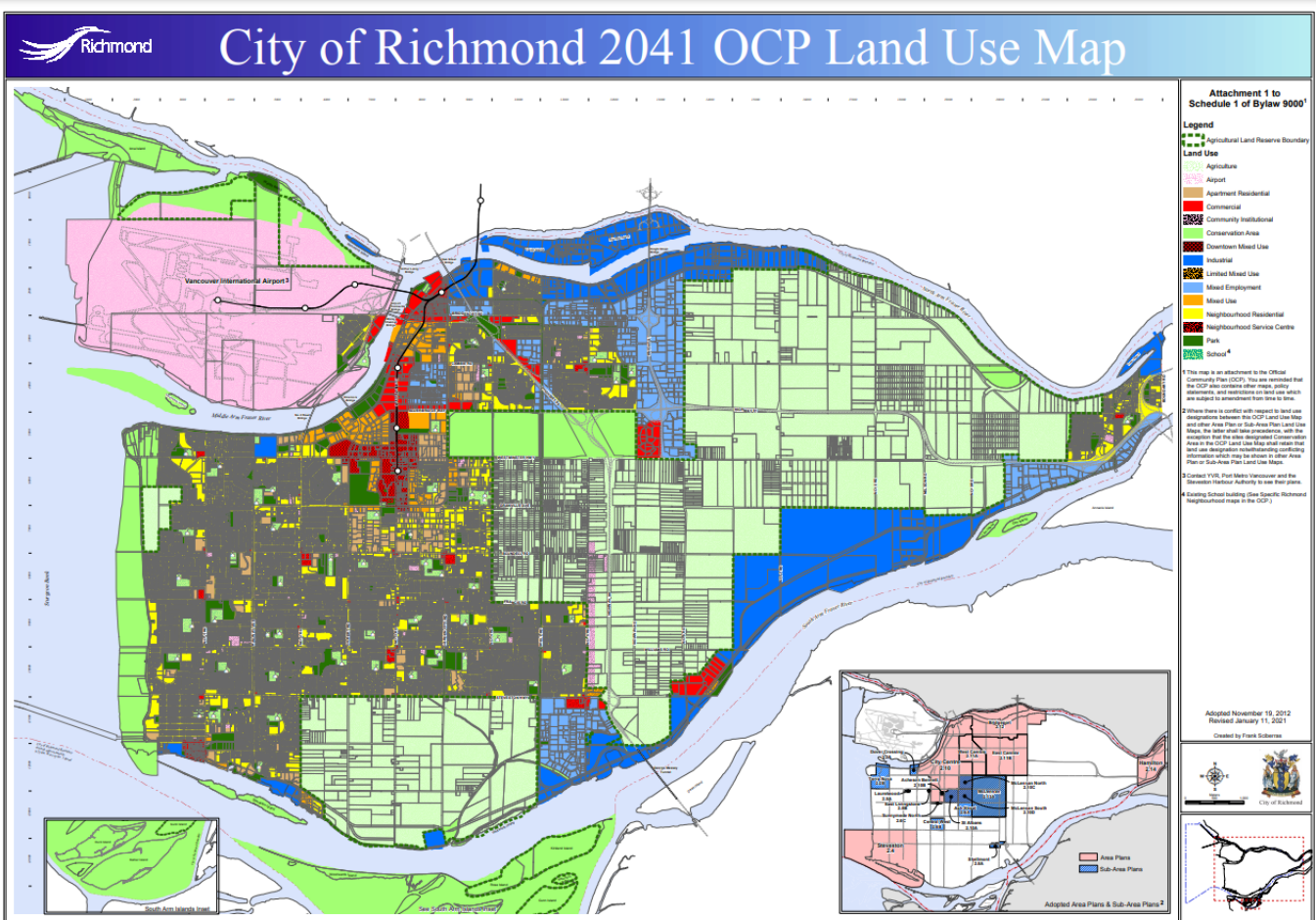
What I really do

Official Community Plan (OCP)


City of Richmond
Official Community Plan (OCP)
 Schedule 1 of Bylaw 9000
 2041 OCP—Moving Towards Sustainability



Artwork by Andrea Chan

OCP Targeted Review



TARGET AREA 1
Housing Affordability



TARGET AREA 2
Social Equity



TARGET AREA 3
Environmental Protection & Enhancement



TARGET AREA 4
Climate Mitigation & Adaptation



TARGET AREA 5
Emerging Trends & Technologies



TARGET AREA 6
Administrative Updates

New Provincial Housing Legislation

- **Late 2023, the Province passed the following housing bills:**
 - Bill 44 (Small Scale, Multi-Unit Housing)
 - Bill 46 (Development Financing)
 - Bill 47 (Transit Oriented Areas)
- **Significant change to Planning legislation**
- **Goal is to generate more housing supply, faster**
- **Some immediate concerns include:**
 - does not directly address housing affordability; and
 - a “one size fits all” approach does not take into account local context (e.g., floodplain, lack of rear lanes).

Bill 44 (Small Scale Multi Unit Housing)

Require all single-family/duplex zones to allow:




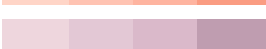



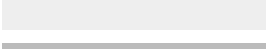
- 3 units per lot if the lot is less than 280 m² (3,014 ft²);
- 4 units per lot if the lot is greater than 280 m² (3,014 ft²); and
- 6 units per lot if the lot is close to transit stops with frequent service*, which zoning must not require off-street parking or loading for any of the residential uses on the lot.

* 'Transit stops with frequent service' is defined as a bus stop served by at least one bus route that is scheduled to stop at least every 15 minutes, on average between the hours of:

- 7 am and 7 pm, Monday to Friday; and
- 10 am and 6pm on Saturdays and Sundays



UNIT TYPE LEGEND

	1/2 FAMILY Existing Context
	0 BEDROOM 25 sm
	1 BEDROOM 50 sm
	2 BEDROOM 75 sm
	3 BEDROOM 100 sm
	4 BEDROOM 125 sm
	AREAS INCLUDED IN FAR
	AREA EXCLUDED FROM FAR

Bill 46 (Development Financing)

This includes the following changes to municipal financing:

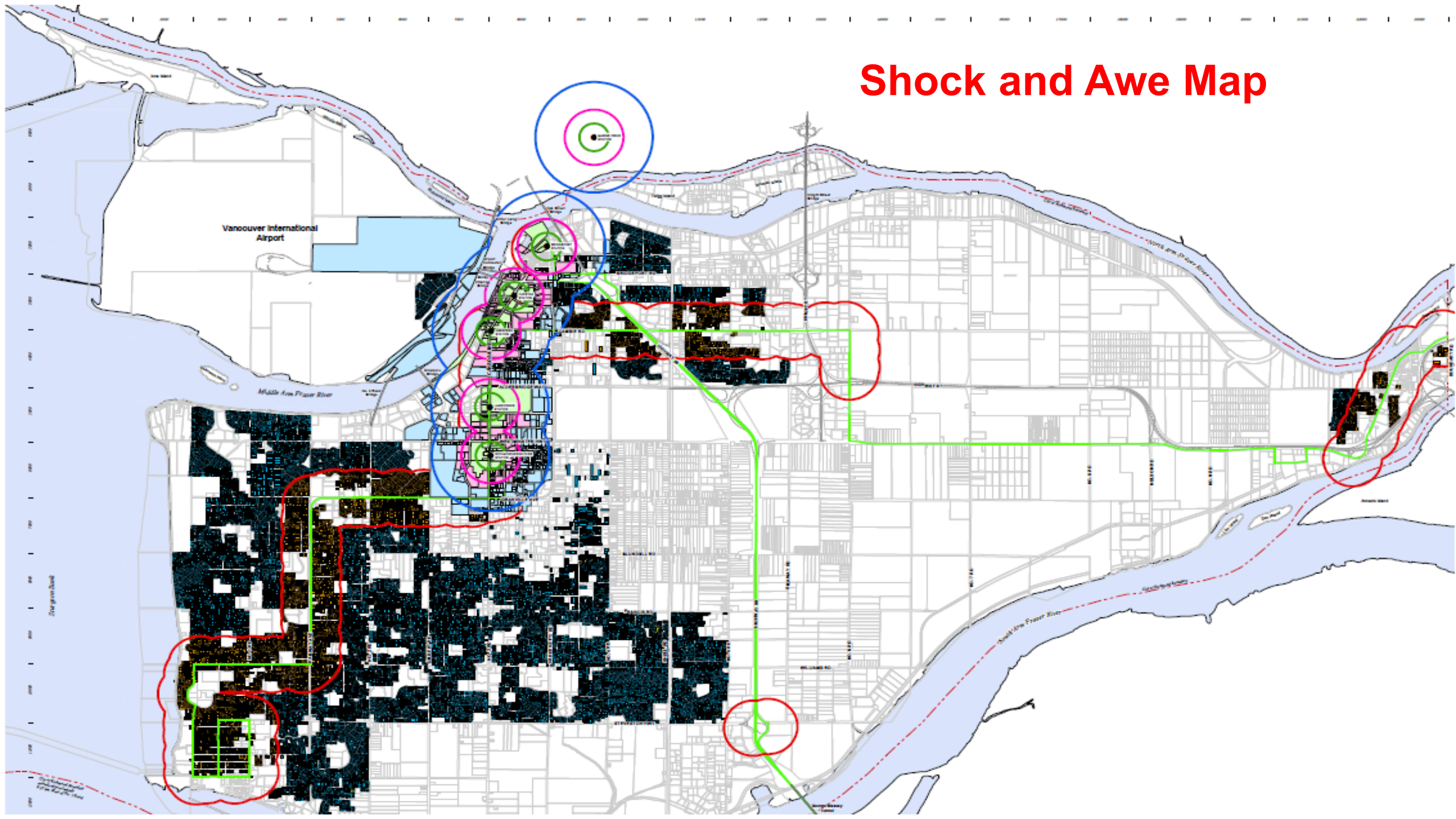
- opportunities to collect Development Cost Charges (DCCs) on new infrastructure categories; and
- to create an Amenity Cost Charge (ACC) bylaw for specifically defined community amenities. This will help to pay for the costs of new development.

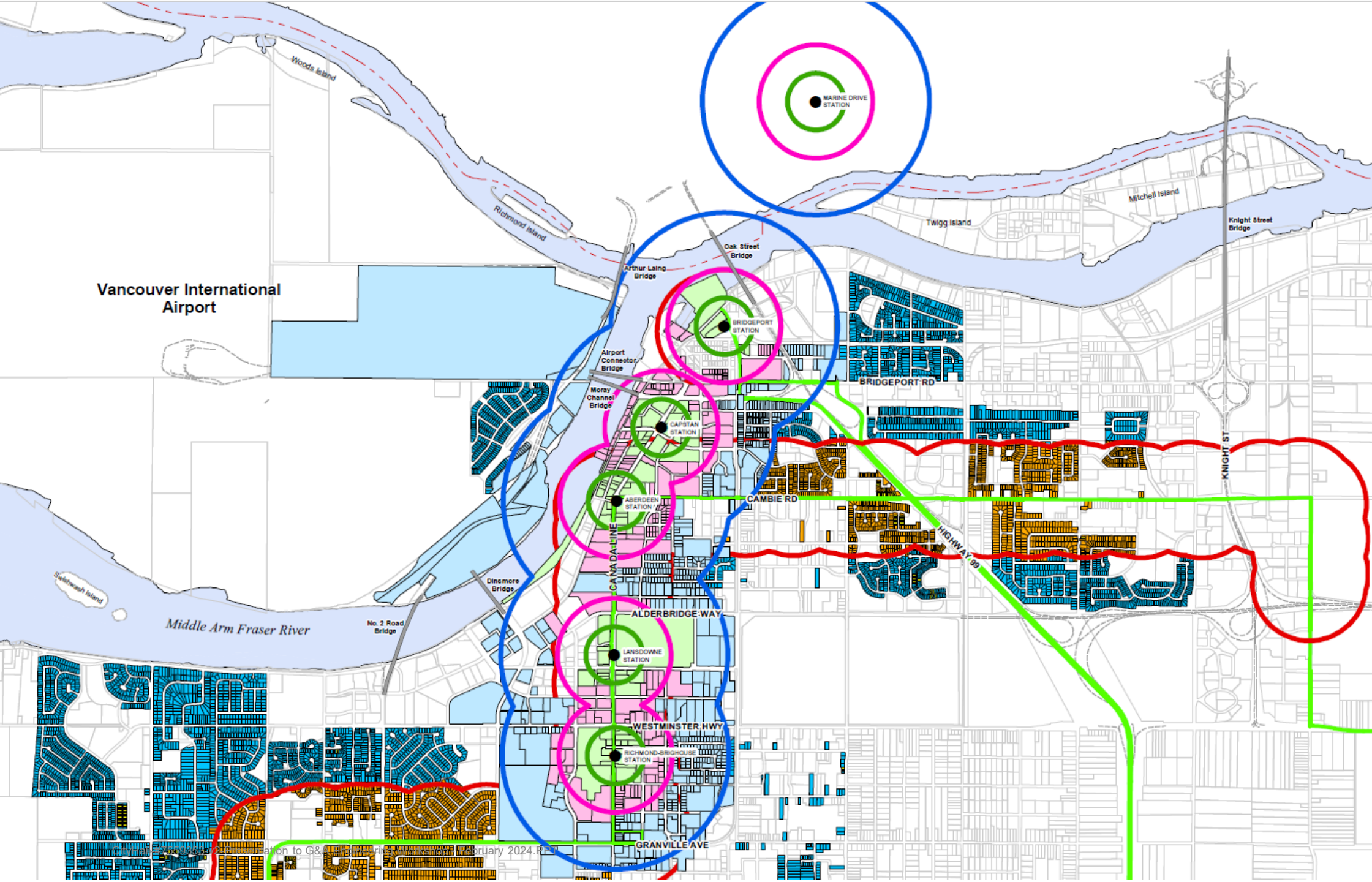


Bill 47 (Transit Oriented Areas)

- **Aims to enable minimum residential densities for Canada Line stations (not including the Sea Island stations) when making zoning decisions as defined below:**
 - within 200m of a Canada Line station: 5.0 FAR & 20 storey's
 - 201m-400m of a Canada Line station: 4.0 FAR & 12 storey's
 - 401m-800m of a Canada Line station: 3.0 FAR & 8 storey's.
- **Remove residential parking minimums**

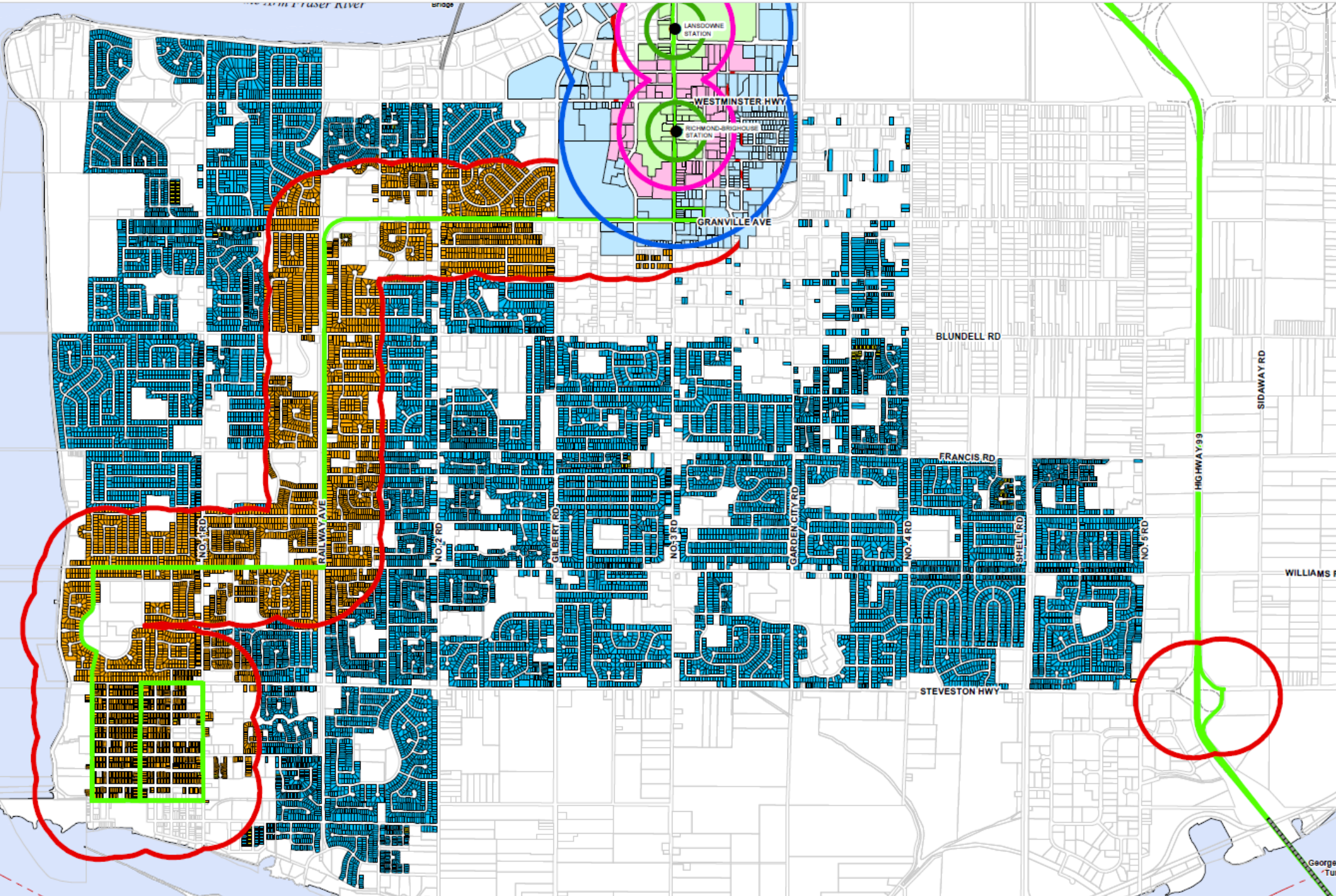
Shock and Awe Map





Vancouver International Airport

Middle Arm Fraser River



Deadlines

June 30, 2024

- Adopt a zoning bylaw amendment or bylaws that comply with Bill 44, including amendments to parking bylaw (no public hearing required)
- Adopt a bylaw amendment to comply with Bill 47 that incorporates the minimum densities allowed near the Canada Line stations.

January 1, 2025

- Interim Housing Needs Report (20-year total # of housing units).

December 31, 2025

- Updated OCP and Zoning Bylaws to provide for 20-year housing needs