

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

Bylaw Amendments Pursuant to Bill 44, Bill 46 & Bill 47

COMMITTEE OF THE WHOLE | MAY 2, 2024

Background

- Bill 44
 - Small Scale Multi Unit Housing
- Bill 46
 - Amenity Cost Charges
- Bill 47
 - Transit Oriented Areas

Local government housing initiatives

✦ Last updated on April 3, 2024

Learn about planned changes to help build more homes faster.



Historically, zoning bylaws and rules in many communities in B.C. have made it difficult to build the type of housing that works for people. New housing has been built primarily in the form of tall condo towers or single-family homes on traditional lots. For many, these homes are out of reach for people and families looking to enter the housing market.

The B.C. Legislature has passed several pieces of comprehensive legislation that change the local government land use planning framework to enable local governments to provide more housing, in the right places, faster. Learn more about the legislation, regulations and policy manuals for:



[Small-scale multi-unit housing](#)

Bill 44 Housing Statutes (Residential Development) Amendment Act



[Pro-active planning](#)

Bill 44 Housing Statutes (Residential Development) Amendment Act



[Development finance tools](#)

Bill 46 Housing Statutes (Development Financing) Amendment Act



[Transit-oriented development areas](#)

Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act

Background

JUNE 2024

Municipalities are required to pass bylaws by June 30, 2024 to:

- allow small-scale multi-unit housing (SSMUH) in “restricted zones”
- designate Transit Oriented Areas (TOA)
- prohibit certain off-street parking requirements within TOAs and for SSMUH within 400m of prescribed bus stops.

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

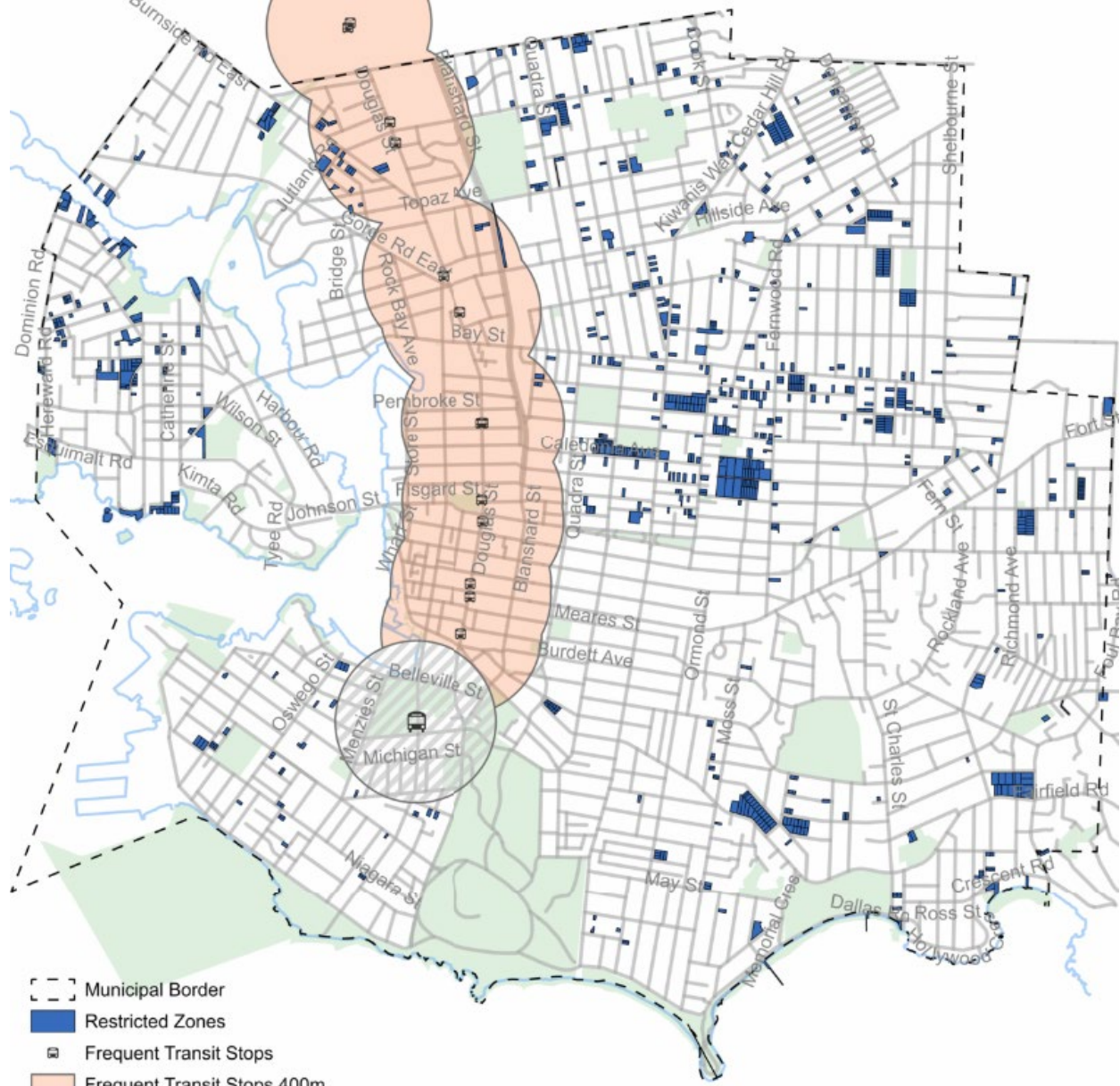
Small Scale Multi Unit Housing

Small Scale Multi Unit Housing (SSMUH)

- Very similar to the City's Missing Middle
- Applies to "Restricted Zones", defined as:
 - a zone in respect of which the residential use would be restricted to:
 - Detached single-family dwellings, with or without a secondary or garden suite
 - Duplexes, with or without one additional housing unit located within each dwelling comprising the duplex or no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located.
- Allows:
 - Three units on lots 280m² or less
 - Four units on lots over 280m²
 - Six units and no parking requirements on lots within 400m of a "prescribed bus stop"
 - Currently, only stops along Route 95 (RAPIDBUS) are "prescribed bus stops"



Map of Restricted Lots

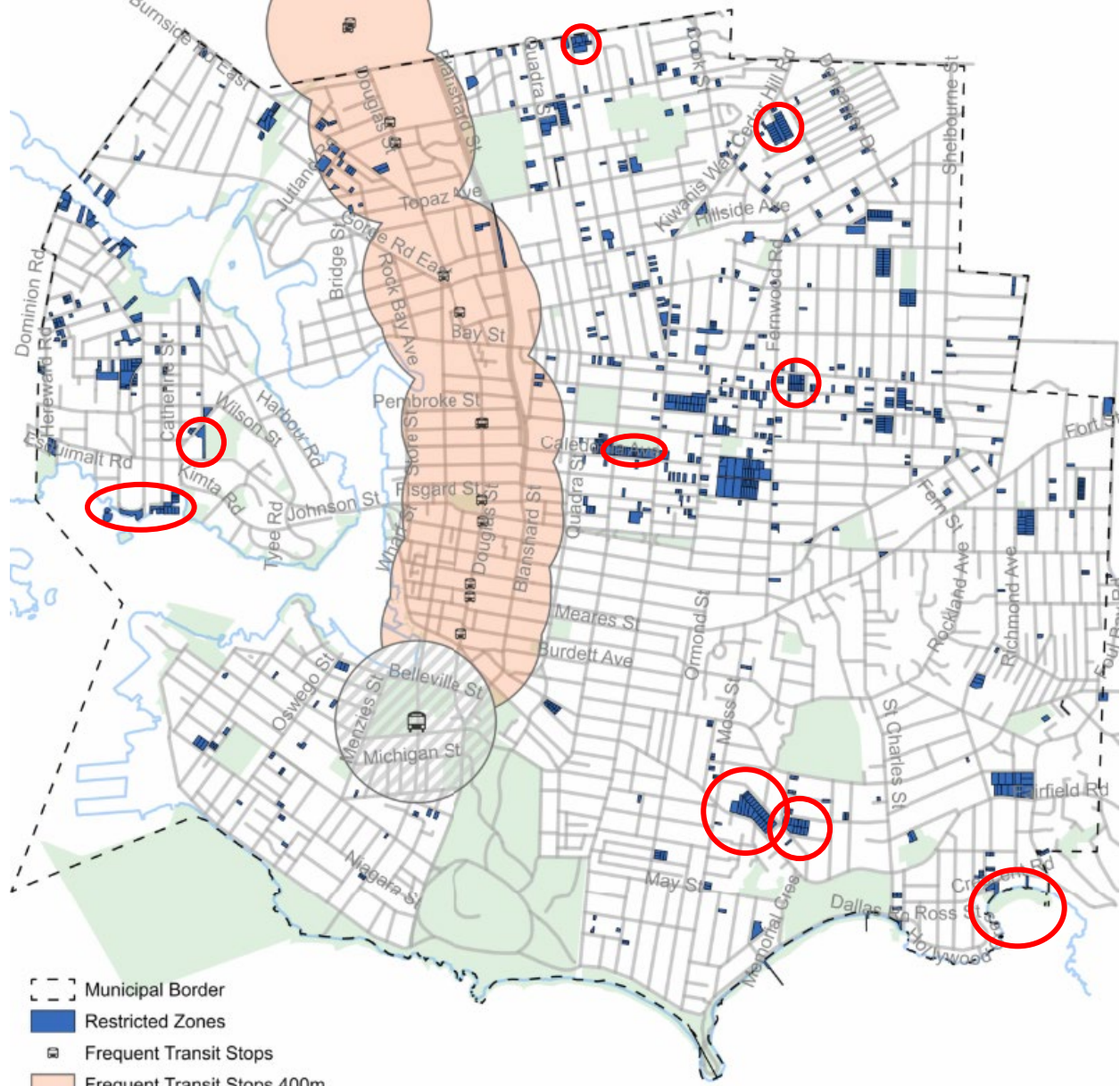


- Municipal Border
- Restricted Zones
- Frequent Transit Stops
- Frequent Transit Stops 400m
- TOA Legislature Exchange
- TOA Legislature Exchange 400m

NOTE:
 This plan identifies properties based on a preliminary review of proposed Provincial policies and is subject to change. A site-specific review will be necessary to determine the status of a specific property.



Parks



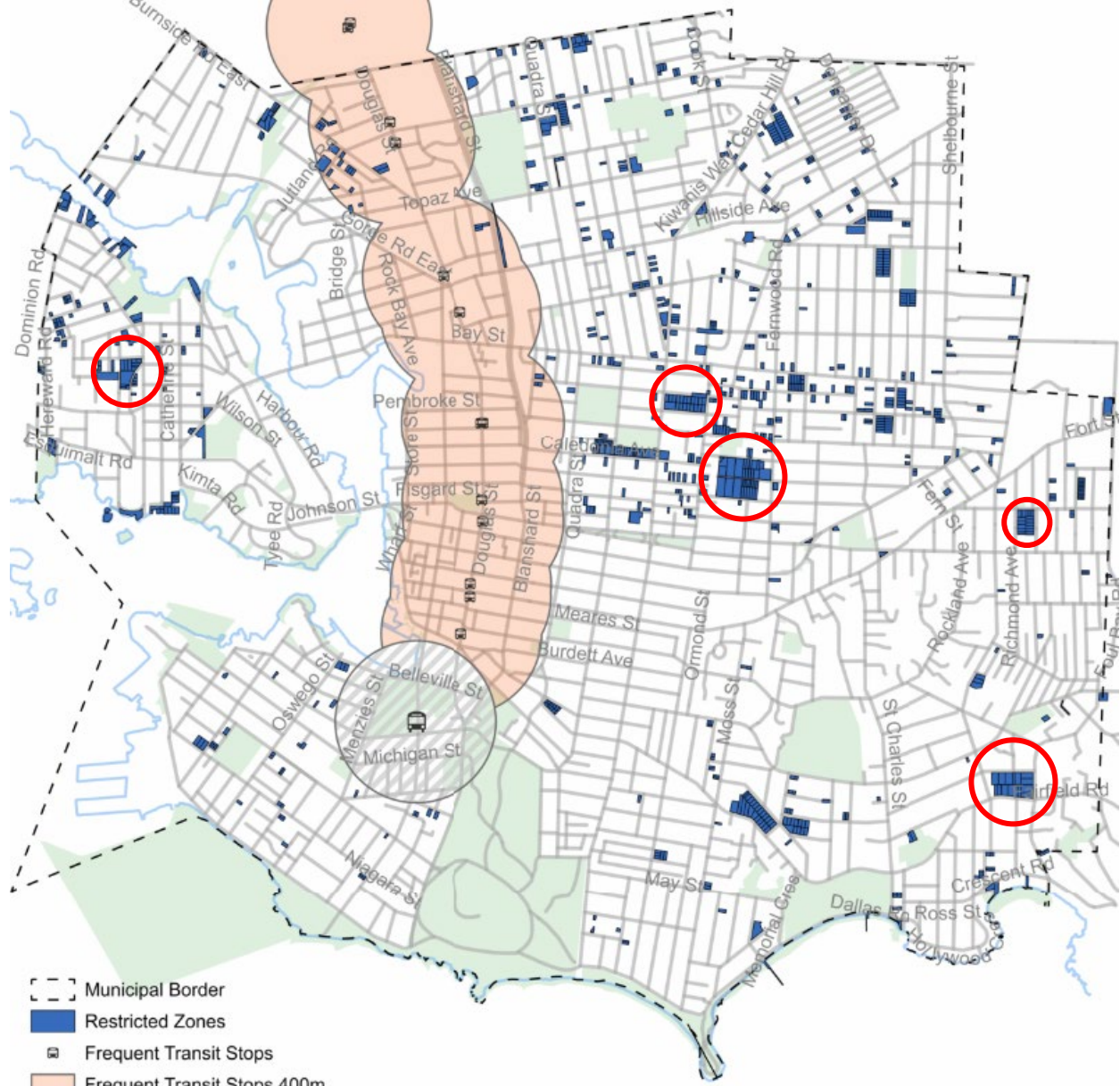
- VicWest Park
- Westsong Walkway Water Lots
- Royal Athletic Park
- Gonzales Beach
- Robert J. Porter Park
- and more

- - - Municipal Border
 ■ Restricted Zones
 🚏 Frequent Transit Stops
 🚏 Frequent Transit Stops 400m
 🚏 TOA Legislature Exchange
 🚏 TOA Legislature Exchange 400m

NOTE:
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Schools



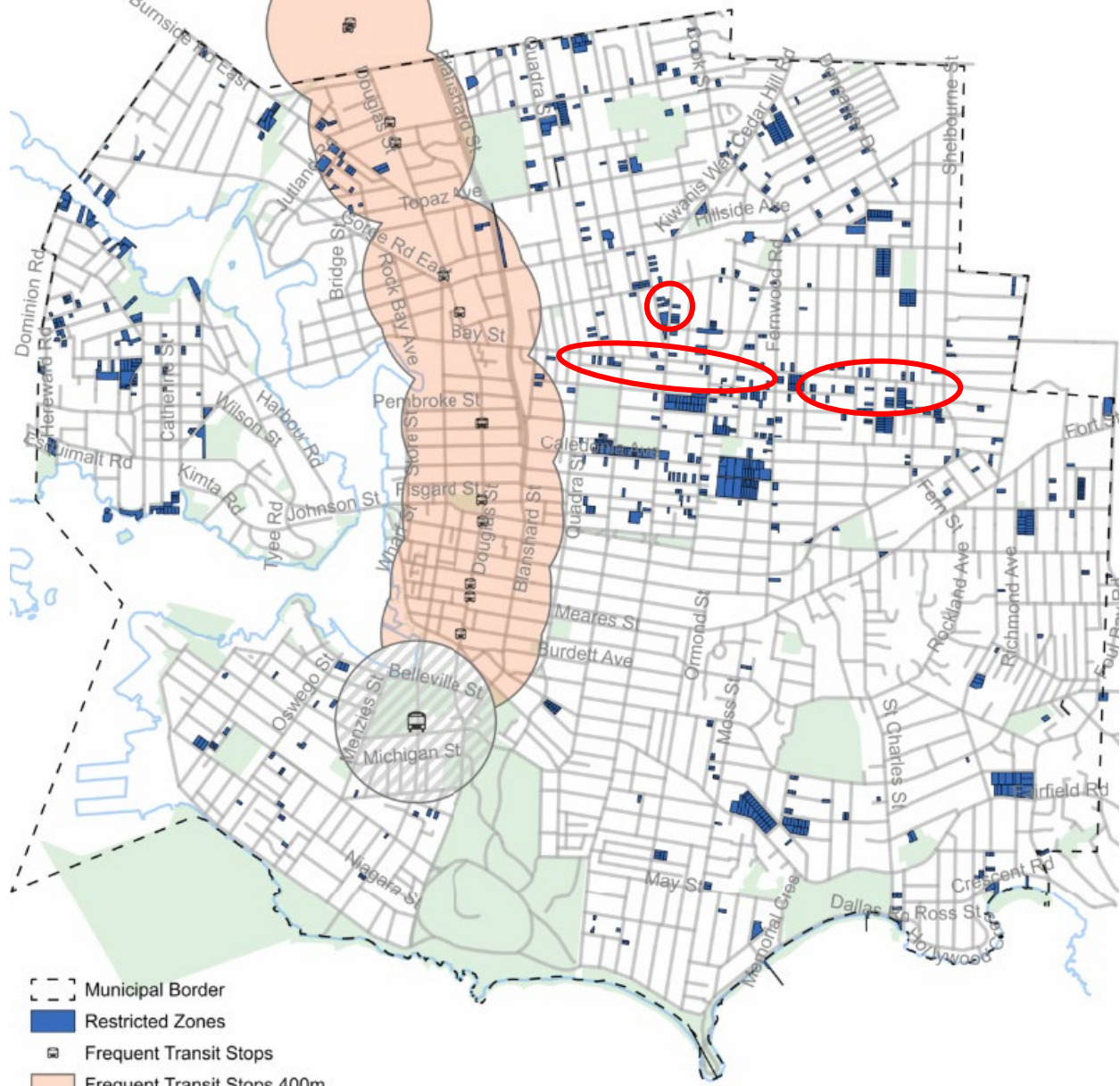
- Victoria West Elementary
- Margaret Jenkins Elementary
- George Jay Elementary
- Victoria High School
- Sundance Elementary

- - - Municipal Border
 ■ Restricted Zones
 ■ Frequent Transit Stops
 ■ Frequent Transit Stops 400m
 ■ TOA Legislature Exchange
 ■ TOA Legislature Exchange 400m

NOTE:
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Envisioned Higher Densities



- Municipal Border
- Restricted Zones
- Frequent Transit Stops
- Frequent Transit Stops 400m
- TOA Legislature Exchange
- TOA Legislature Exchange 400m

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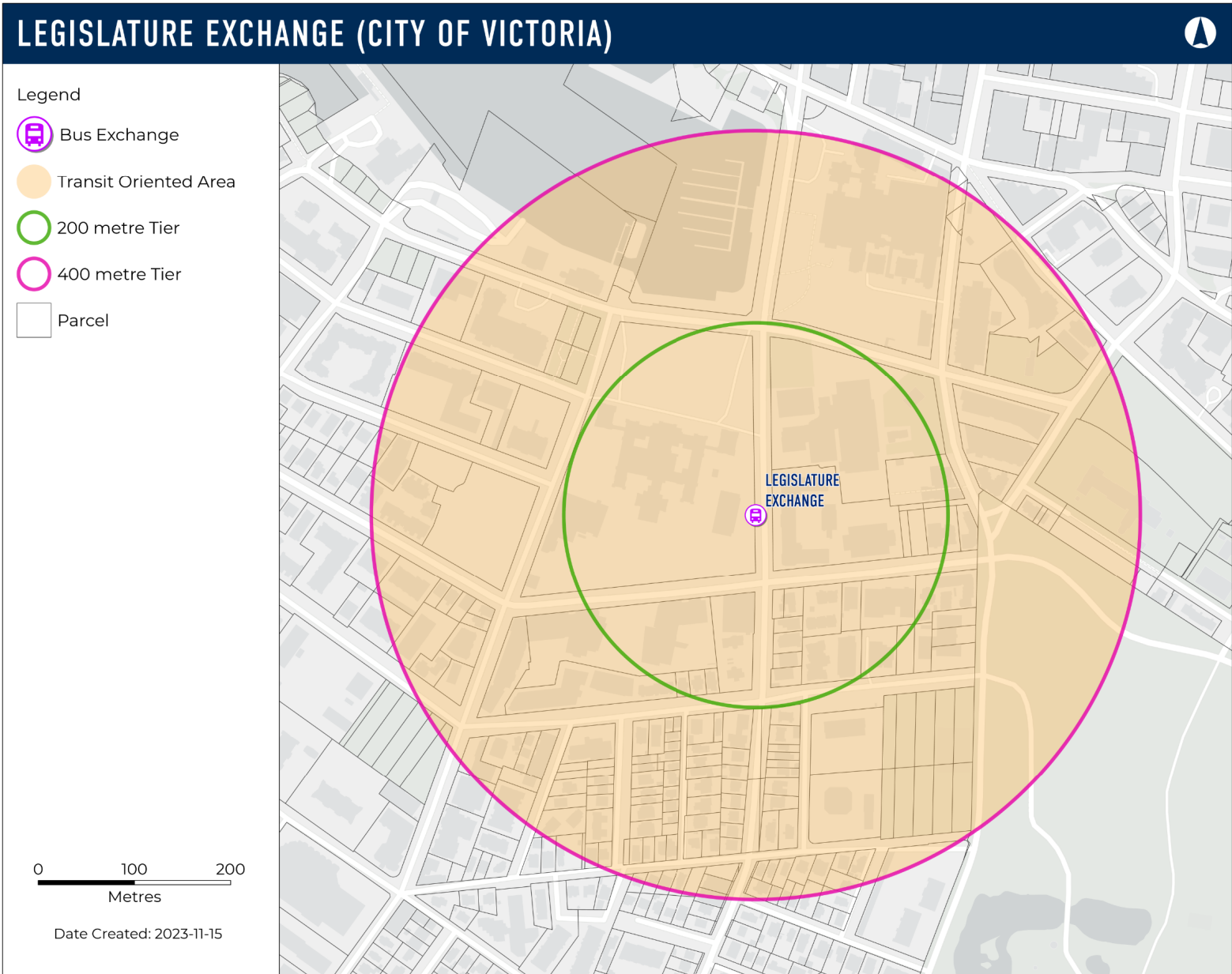


Small Scale Multi Unit Housing

Council Considerations

- Council must pass a bylaw allowing the minimum number of units on restricted lots
 - Three units on lots 280m² and under
 - Four units on lots over 280m²
 - Six units and no parking requirements on lots within 400m of a prescribed bus stop
- Council must consider the Provincial Policy Manual
 - Recommendation is not to use the provincial standards and instead use the City's Missing Middle site standards
 - Provincial standards are one-size-fits all for all municipalities across BC, Missing Middle was specifically designed for Victoria
 - Architecturally tested
 - Creates fairness amongst property owners





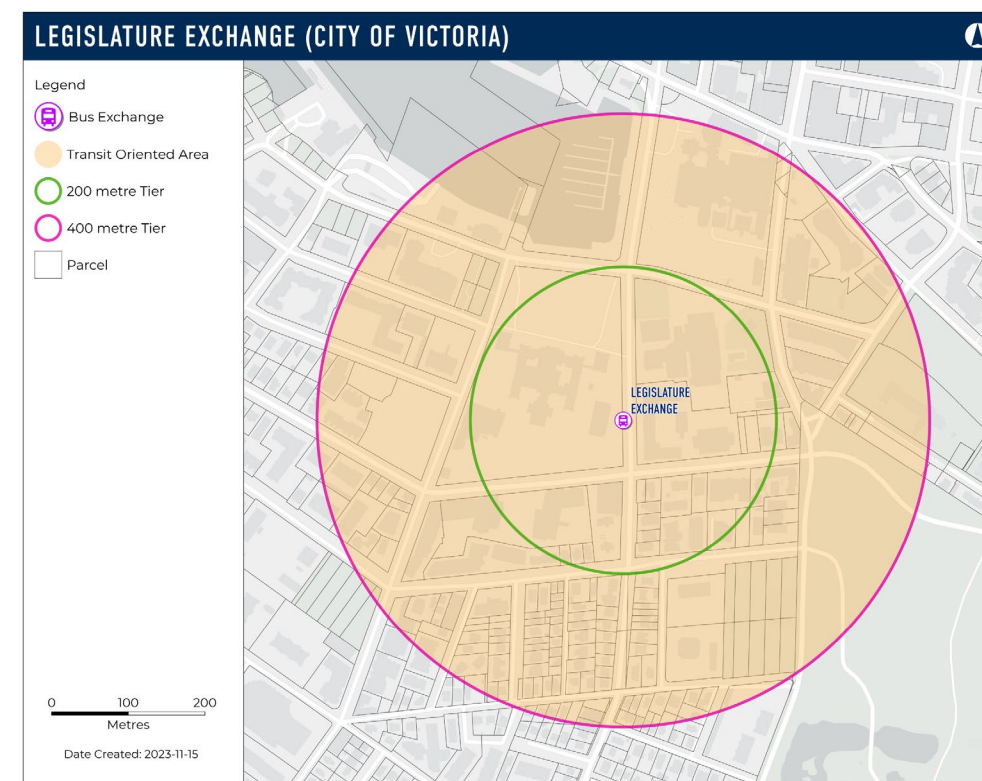
Transit Oriented Areas

200m Tier: 10 storeys & 3.5 FSR
400m Tier: 6 storeys & 2.5 FSR

Transit Oriented Areas

Council Considerations

- The City is required to designate the TOA in a bylaw and remove parking requirements for residential components
 - Staff recommend a schedule within the Zoning Regulation Bylaw and adding a General Regulation
- Not required to proactively upzone the tiers
 - Staff do not recommend upzoning
 - Review and consider as part of the OCP 10 Year Update
- Rezoning applications within TOAs cannot be declined based on height and density alone that meets the tier minimums



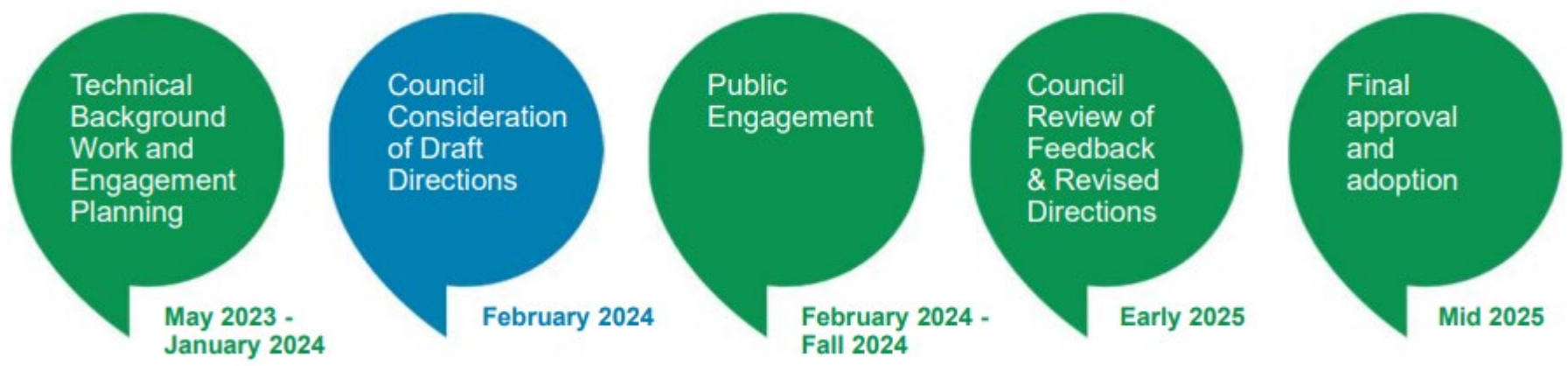
Amenity Cost Charges

- ACCs allow fund collection through fixed rates for amenities such as:
 - Community centres
 - Recreation centres
 - Daycares
 - Libraries
- Allows municipalities to obtain amenities that were previously obtained through the rezoning process.
- Legislation requires municipalities to:
 - Identify areas where more housing supply is planned and what amenities are needed to support that supply.
 - Determine the ACC amounts
 - Consult with the public and organizations who may be affected
 - Pass a bylaw that implements the charges



Amenity Cost Charges

OCP 10-Year Update Timeline



Include ACC Consultation
within OCP Consultation

Conclusion

Council is required to:

- allow small-scale multi-unit housing (SSMUH) in “restricted zones”
- designate Transit Oriented Areas (TOA)
- prohibit certain off-street parking requirements within TOAs and for SSMUH within 400m of prescribed bus stops.

Staff are requesting direction to:

- Amend the Land Use Procedures Bylaw to delegate SSMUH Development Permits to the Director
- Begin consultation on ACCs in conjunction with the OCP 10-Year Update

