

BC Local Government Housing Initiatives: SUMMARY TABLE 1 GENERAL PLANNING & LAND USE REGULATION CHANGES

REQUIREMENT	SUMMARY	Deadline	COMMENT
HOUSING NEEDS REPORTS (HNR)	<ul style="list-style-type: none"> 20 year timeline Standardized methodology required Wider range of housing types 	January 1, 2025	<ul style="list-style-type: none"> HNR Policy Guidelines are pending (early 2024). Get started ASAP Align with regional growth strategy (if applicable)
OCP UPDATES	<ul style="list-style-type: none"> Must accommodate 20 year growth Must include specified housing policies as per HNR Updated every 5 years 	December 31, 2025	<ul style="list-style-type: none"> Calculate the housing capacity of your current OCP and zoning
GENERAL ZONING BYLAW AMENDMENTS (Also see tables for TOA and SSMUH)	<ul style="list-style-type: none"> If applicable, must revise parking requirements for TOA and 6 unit Restricted Zones 	June 30, 2024	<ul style="list-style-type: none"> Res. parking rqmts not allowed in TOA's or 6 unit SSMUH Zoning must consider Provincial Policy Manual
	<ul style="list-style-type: none"> Must pre-zone for HNR 20 year growth Must include specified housing policies as per HNR Rental zoning is permitted 	December 31, 2025	<ul style="list-style-type: none"> May require new zones and DP Guidelines Existing density bonus or CAC zoning bylaw provisions must be removed Consider implications of and try to avoid creating non-conformity when pre-zoning Pre-zoning may make existing market rental buildings vulnerable to demolition. Consider options to retain or replace. Incentives for affordable and rental housing are not allowed up to the prescribed TAO densities and SSHUP (except for 6th unit). Inclusive zoning authority to allow requirements for affordable housing is under consideration by the Province. Need to coordinate with ACC and DCC Bylaws
ZONING PUBLIC HEARINGS PROHIBITED	<ul style="list-style-type: none"> Applies if project is ≥ 50% residential Notice still required Other public processes allowed 	In effect now	<ul style="list-style-type: none"> Applies to area wide rezoning as well as site specific How to deal with input and when to cut it off? Revision to Development Procedures Bylaw needed?

NOTE: Summary information presented in this table is shown for convenience only. Readers are advised to refer to the [BC website](#) and provincial legislation and policy manuals for complete and accurate information, including, but not limited to Bill [44 \(Residential Development\)](#), [Bill 46 \(Development Financing\)](#), [Bill 47 \(TOA's\)](#), relevant Orders of Council ([OIC 674-2023](#), [OIC 676-2023](#), [OIC 677-2023](#), [OIC 678-2023](#)) and policy manuals ([SSMUH](#) / [TOA's](#)).