

PRE-ZONING FOR SOCIAL HOUSING: JURISDICTIONAL SCAN SUMMARY

ATTACHMENT A

	Victoria	New Westminster	Saanich	Squamish	Vancouver	Surrey
Name of Program/Policy	Fast-Track for Affordable Housing	Affordable Housing Acceleration Initiative (AHA)	Rapid Deployment of Non-Market Housing Program (RDP)	Affordable Housing and Public Service Zoning Bylaw Update	Social Housing Initiative (in development)	"As-of-Right" Zoning for Non-Market Rental Housing Development (in development)
Geographic Extent of Pre-Zoning	OCP residential designations outside downtown	OCP's RM (Residential – Multiple Unit Buildings) land use designation only	Any non-industrially zoned properties within OCP's urban containment boundary and Sewer Service Area	All zones where residential is principal use (permit "affordable housing")	Parcels zoned low-rise (R3) and mid-rise (R4) and high-rise (R5) within TOA boundaries	All Land Use Designations allowing for Low-Rise Residential
Tenure (rental vs. ownership)	Non-Market Rental & Non-Profit Housing Cooperative (i.e. rental and ownership)	Non-Market Rental	Non-Market Rental	Non-Market Rental	Non-Market Rental	Non-Market Rental
Proponent Eligibility	Project is owned and operated by a non-profit operator or government agency	Project is owned and operated by a non-profit operator or government agency	Project is operated by a non-profit operator or government agency	Project can be owned and/or operated by a for profit and/or non-profit agency	Project is owned and operated by a non-profit operator or government agency	Property is owned and operated by a non-profit operator or government agency .
Affordability Level	Total housing cost must equal 30% or less of a household's annual income	Defers affordability level requirements to the funding program	Defers affordability level requirements to the funding program	Total housing cost must equal 30% or less of households before-tax income is spent on housing costs, as defined by CMHC	Average rents per dwelling unit type at initial occupancy and upon change in tenancy do not exceed an amount that is at least a 20% discount rate for the relevant zoning district as published by the CMHC Rental Market Survey Data Tables.	Defers affordability level requirements to the funding program
Threshold of Non-Market Units Required	100% of units meet the definition of 'Affordable' (Housing cost must equal 30% or less of a households' annual income) and the definition of 'Affordable Housing Development'	No threshold of non-market units required	50% of total gross floor area on the lot shall be residential	100% of units must meet the definition of 'Affordable Housing'	20% of units must be non-market rental	No threshold of non-market units required
Development Condition						
Uses	Non-residential uses allowed on a case-by-case basis (i.e. daycares, community use spaces)	Childcare, Home based business, Place of Worship (max 50 seats) limited to ground floor	Assembly, daycare (Provided they occupy no more than 325 m ² of gross floor area) Local convenience store, restaurant, medical services, personal services, office (Provided they occupy no more than 182 m ² of gross floor area)	Uses in applicable zone are permitted	Specific use per zone Mixed-use required on high-streets	Child care centres, and places of worship (provided they do not exceed 30% of the total gross floor area of the building)
Height	Governed by applicable zoning of site (variances expected)	6 storeys	Heights supported in the OCP per FLUD	6 storeys	Determined per zone R3- 6 storeys R5- 20 storeys	22m (6 storey) outside of TOA 28m (8 storey) inside of TOA
Density	FSR of OCP designation	2.75 FSR	Governed by applicable zone or OCP designation, whichever is greater	No density maximums	Specific per zone, vary based on percentage of social housing units	3.0 FAR excluding indoor amenity space and secure bicycle parking
Legal Requirements to Secure Long-Term Non-Market Housing	Housing Agreement 60 years	Housing Agreement Minimum of 60 years	Housing Agreement Length of time not specified	Housing Agreement In perpetuity	Housing Agreement 60 years or the life of the building	Housing Agreement Default to senior government funding requirements
Success	Four projects- resulting in 500 new non-market units	2 inquiries	Three projects with in-stream applications Three projects at the pre-application stage	One project under development applications	N/A	N/A

Fee Reduction & Priority Processing	Affordable Housing Application Fee Reduction No priority processing	None	No fee reduction Priority Processing of Development Permits & Building Permits	No fee reduction Priority Processing of Development Permits	No fee reduction Priority Processing of Development Permits & Building Permits	None
Delegation of Development Permits	Delegate Development Permits with or without variances	None	Delegate Development Permits with or without variances	Delegate Development Permits	Delegate Development Permits	None
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