

| 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 <b>non-profit operator or government agency</b>   | Project is owned and operated by a <b>non-profit operator or government agency</b>      | Project is operated by a <b>non-profit operator or government agency</b>   | Project can be owned and/or operated by a <b>for profit and/or non-profit agency</b>   | Project is owned and operated by a <b>non-profit operator or government agency</b>   | Property is owned and operated by a <b>non-profit operator or government agency.</b>                                      |        |
| Affordability Level                                       | Total housing cost must equal <b>30% or less</b> 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 <b>30% or less</b> 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 <b>20% discount rate</b> 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                    | <b>100% of units</b> 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   | <b>50% of total gross floor area</b> on the lot shall be residential   | <b>100% of units</b> must meet the definition of 'Affordable Housing'  | <b>20% of units</b> must be non-market rental  | No threshold of non-market units required   |        |
| Development Condition                                     |  |   |  |  |  |   |        |
| Uses  |  |   | Assembly, daycare (Provided they occupy no more than 325 m <sup>2</sup> of gross floor area)<br>Local convenience store, restaurant, medical services, personal services, office (Provided they occupy nor more then 182 m <sup>2</sup> of gross floor area) |  |  |   |        |
|   | 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 |  | Uses in applicable zone are permitted  | Specific use per zone<br>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  |  |   |  |  | Determined per zone<br>R3- 6 storeys<br>R5- 20 storeys   |   |        |
|   | Governed by applicable zoning of site (variances expected)   | 6 storeys   | Heights supported in the OCP per FLUD  | 6 storeys  |  | 22m (6 storey) outside of TOA<br>28m (8 storey) inside of TOA   |        |
| Density   |  |   | Governed by applicable zone or OCP designation, whichever is greater   |  | Specific per zone, vary based on percentage of social housing units  | 3.0 FAR excluding indoor amenity space and secure bicycle parking   |        |
|   | FSR of OCP designation   | 2.75 FSR  |  | No density maximums  |  |   |        |
| Legal Requirements to Secure Long-Term Non-Market Housing |  |   |  |  |  |   |        |
|   | Housing Agreement<br>60 years  | Housing Agreement<br>Minimum of 60 years  | Housing Agreement<br>Length of time not specified  | Housing Agreement<br>In perpetuity   | Housing Agreement<br>60 years or the life of the building  | Housing Agreement<br>Default to senior government funding requirements  |        |
| Success   |  |   |  |  |  |   |        |
|   | Four projects- resulting in 500 new non-market units   | 2 inquiries   | Three projects with in-stream applications<br>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<br>No priority processing | None        | No fee reduction<br>Priority Processing of Development Permits & Building Permits         | No fee reduction<br>Priority Processing of Development Permits | No fee reduction<br>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 |
| Success                             | Four projects - resulting in 500 new non-market units                  | 2 inquiries | Three projects with in-stream applications<br>Three projects at the pre-application stage | One project under development applications                     | N/A   | N/A  |