



Village Of Chase

Administrative Report

TO: Mayor and Council

FROM: Director of Corporate Operations

DATE: May 22, 2024

RE: Zoning Amendment Bylaw 937-2024. Bill 44 – 2023 Housing Statutes (Residential Development) Amendment Act

ISSUE/PURPOSE

The purpose of this zoning bylaw amendment is to implement recent Provincial housing legislation termed ‘Small-Scale Multi-Unit Housing’. The changes would affect the zoning of approximately 900 low and medium density residential properties across the Village, some development regulations and the density allowances. The intent of Bill 44, and reflected in this zoning amendment, is to allow additional dwelling units on all low and medium density residential properties to fulfill the ‘Homes for People’ plan priorities to aggressively close the gap between housing supply and demand in British Columbia.

OPTIONS

1. Read the bylaw three times as recommended.
2. Amend the proposed bylaw, and read the bylaw three times.

HISTORY/BACKGROUND

In November of 2023, the BC Provincial Government passed several new pieces of housing legislation that apply across the province. Bills 44, 46 and 47 require all local governments to integrate new policies that support an increase to housing inventories across the province. Bylaw 937-2024 is the Village’s response to Bill 44 that compels local governments to update their zoning bylaws by June 30, 2024 to increase densities on all low and medium density residential properties, with some exceptions. The Small-Scale Multi-Unit Housing (SSMUH) initiative effectively eliminates single-family zoning by allowing property owners to include properly permitted additional dwelling units.

Staff have prepared mapping and text amendments to comply with the provincial legislation, and in accordance with the provincial policy manual for SSMUH. The recommendations include a series of amendments to complement the provincial mandates to ensure practical integration within the existing development regulations.

DISCUSSION

The notable changes to the zoning include:

- Definitions have been improved, or amended, and some new definitions have been added where necessary.
- Low density properties will be permitted to install attached dwelling units (secondary suites) or a detached dwelling unit above a garage (coach house) up to a maximum density of two dwelling units.
- Medium density properties will be permitted to install attached dwelling units (secondary suites) or a detached dwelling unit above a garage (coach house) with a minimum of two dwelling units. Medium density properties also support duplex housing, semi-detached housing, and multi-family housing (defined as 3 dwelling units or more). The maximum density is unchanged at 35 dwelling units per hectare.
- Bylaw 937-2024 reflects a low impact approach to implementing Bill 44, to minimize the impact to the look and feel of the residential streetscape, and to also minimize any parking impacts. This approach provides flexibility and an opportunity for homeowners and developers to incrementally densify. For reference, communities with populations over 5,000 are mandated to allow up to 4 dwelling units on residential properties.
- Parking. The provincial policy guide for Site Standards: SSMUH recommends that municipalities eliminate parking minimums and provide parking maximums. According to the guide, the Village of Chase is exempt from this clause due to our seasonal snowfall amounts as it relates to snow removal. There are no changes therefore to the parking regulations.
- Any new housing development must be connected to water and sewer. Infrastructure requirements are handled during the development permit and/or building permit approval processes. Capacity assessments for water and sewer occur on a regular basis to determine available capacity in the system and prioritizes plans for future upgrades.
- There are many existing basement suites within the Village that have yet to receive proper authorizations. This bylaw, while in essence will now allow attached suites in almost every residential zone, legalizing an existing suite will still require a building permit and Occupancy Certificate to ensure compliance with the *BC Building Code*. This protects owners, tenants AND the municipality. Note that this is the case even if one is paying extra for utilities and garbage/recycling.
- ‘Grandfathering’ of existing uses on properties is in-effect. In other words, there is no requirement for existing low and medium density properties to install additional dwelling units.
- The zoning map has been updated to reflect these changes.

Included in this Report to Council is:
• Zoning Amendment Bylaw 937-2024

FINANCIAL IMPLICATIONS

The Province has provided funding to each local government to support planning and capacity to meet the new provincial housing legislative requirements. The Village received \$161,423 from this fund earlier this year. From these funds we expect to complete most if not all the following mandates:

- SSMUH (small scale multi-unit housing) Zoning Bylaw update, due June 30, 2024
- Housing Needs Report update, using a standard method to update the Interim Housing Needs Report from 2020, due January 1, 2025.
- Development Cost Charge Bylaw re-write, as the bylaw in-effect is 15 years old and the identified projects are either already completed, or no longer a priority
- Amenity Cost Charge (ACC) Bylaw initiation. Identify areas where more housing supply is planned (based on Official Community Plans and other planning documents) and what amenities are needed to support that supply. ACCs would apply to new development in those areas. An example of what ACCs would fund include recreation (Art Holding Arena), or downtown revitalization
- Official Community Plan (OCP) update to accommodate the needs outlined from the Housing Needs Report and reflect public input, due December 31, 2025
- Development Approvals Procedure Bylaw. This is outstanding as we were unsuccessful in a previous grant application, but there are no penalties prescribed as of the date of this report.

POLICY IMPLICATIONS

The use of land is regulated by the Village's Zoning Bylaw #683, and the Official Community Plan (OCP). The proposed zoning amendment is consistent with Chase's OCP.

There will be no Public Hearing, only a notice which appeared in the May 24, 2024 edition of the Chase Sunflower. Council is prohibited from holding a Public Hearing, and the process instilled by the province is to "inform" the public rather than asking "what do you think?"

RECOMMENDATION

"THAT the Village of Chase Zoning Amendment Bylaw 937-2024 be given three readings."

Respectfully submitted,

Approved for Council Consideration by CAO

