

Affordable Housing Presentation

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Regional Growth Strategy (RGS)

Proposed definition:

“Housing is affordable when it does not cost more than 30% of a household's gross monthly income. Affordable non-market housing is housing that is affordable to households in the lowest 30% of household income distribution, and is restricted by deed and/or covenant to be permanently affordable. Affordable market housing is housing that is made affordable through the provision of modestly apportioned multifamily or small lot housing.”

Comox Valley Sustainability Strategy (CVSS)

Proposed actions:

1. Develop a region-wide Housing Task Force & Strategy to promote housing diversity & affordability
2. Work with developers & residents through the Official Community Plan (OCP) process, to identify suitable housing types and locations
3. Encourage all local jurisdictions to amend their zoning bylaws to make secondary suites and accessory dwelling units permissible

CVSS (Continued)

4. Develop a region-wide secondary suite & accessory dwelling policy & guidelines
5. Explore issues & opportunities around allowing some multi-family developments in town center areas to have “lock-offs” and “suites within a suite”
6. Create regional Affordable Housing Guidelines that outline existing policies, programs & tools available

CVSS (Continued)

7. Identify opportunities for greater regional cooperation amongst member municipalities, agencies & levels of government with regards to Housing Funds, Land Banking, Housing Organizations & other partnerships
8. Work with the development community to create policies, guidelines & incentives

Rural Comox Valley OCP Bylaw, 1998

- Document is now 12 years old
- Identifies how to provide and support affordable housing:

Area 'A' Electoral Area Plan (EAP)

- *“Secondary suites shall be allowed in all residential zones”*

Area 'B' EAP & Greenways Plan

- *“Second dwellings are supported to meet objectives of family values & affordable housing”*

OCP Bylaw, 1998 (Continued)

Area 'C' EAP, LAP& Greenways

- *“Second dwellings are supported to meet objectives of family values & affordable housing. The intent of this plan is to allow second dwellings on non-ALR and non-FLR parcels while ending speculative pressure- for subdivision of parcels with second dwellings to lot sizes smaller than allowed in the zoning.”*

Comox Valley Zoning Bylaw, 2005

Additional Accessory Housing

- Identifies secondary suites, carriage houses & secondary dwellings as additional housing types that may be permitted
- 10 zones that allow these 3 types of housing

Residential One (R-1)	Residential One B (R-1B)
Residential One D (R-1D)	Residential Two (R-2)
Residential Rural (R-RU)	Country Residential One (CR-1)
Country Residential One A (CR-1A)	Kensington CD Zone (K-CD)
Rural Eight (RU-8)	Rural Twenty (RU-20)

Kensington

Density Bonus Provision

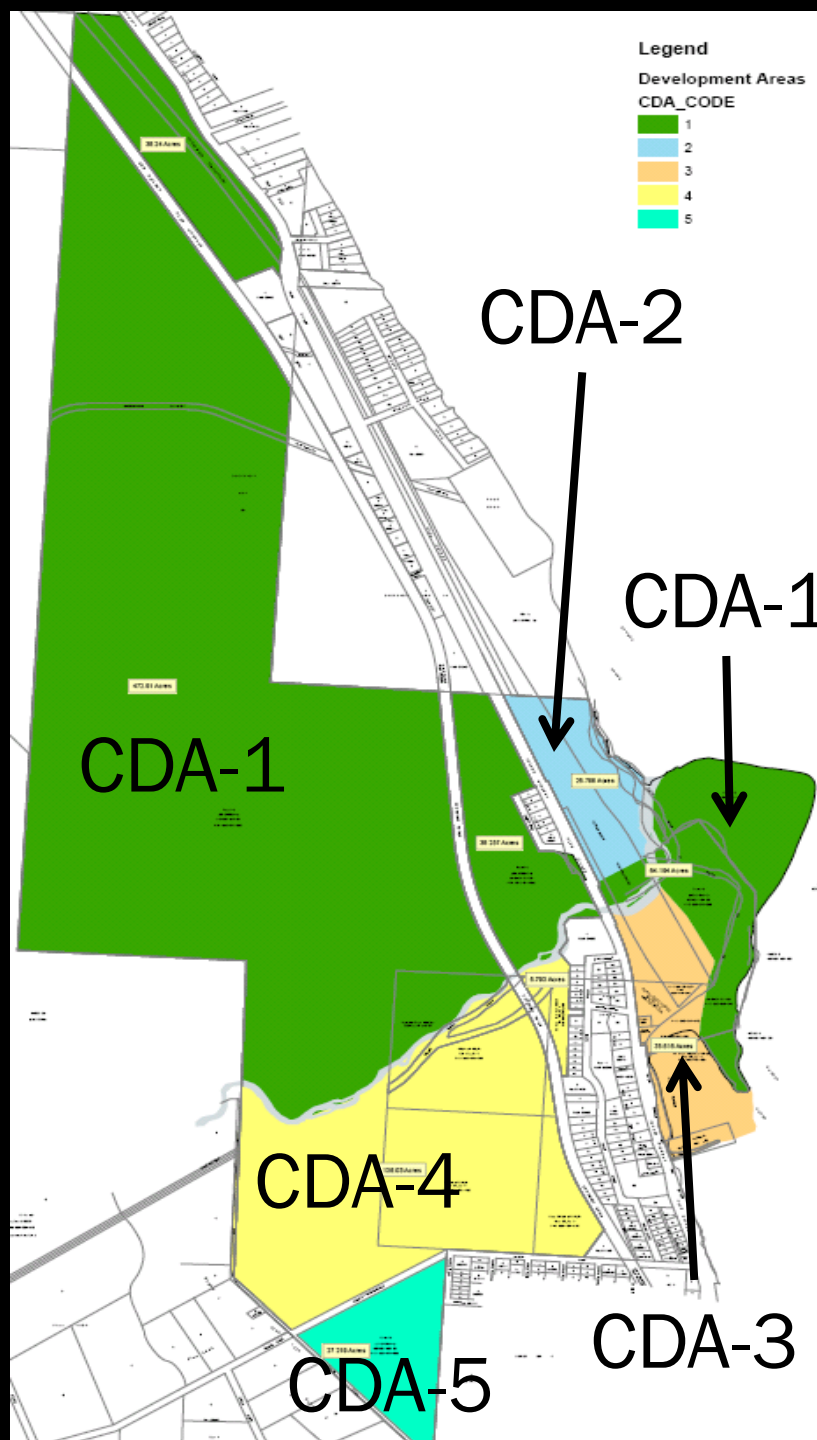
- Comprehensive Development Areas 1, 3 & 5 have density bonus provisions to encourage the development of affordable housing units/lots
- Single family: for each donated serviced single family lot in CDA-1, 4 and 5, 2 single family lots can be added in CDA-2 and 3, up to 60 maximum
- Multi-family: for each donated unit or serviced parcel in CDA-4 and 5, 3 multi-family units can be added in CDA-2 and 3, up to 360-405 units

Legend

Development Areas

CDA_CODE

- 1
- 2
- 3
- 4
- 5



Affordable housing	Means housing that is affordable to low and moderate income households. The commonly accepted standard of affordability is that housing costs do not exceed 30% of a household's gross income.
Assisted Living	means a residential development that provides for primarily independent living, with limited personal services, such as housekeeping and laundry services.
Commercial Use	means an occupation, employment, personal service or enterprise that is carried on for gain or monetary profit by any person.
Conference Facilities	means a building or structure designed and built to host public gatherings including but not limited to conferences, exhibitions, large meetings, seminars and training sessions. A conference centre may also include offices and provide for a range of leisure activities.
Congregate Care	means a residential facility that provides a variety of health care and personal services, such as, but not limited to skilled nursing, house keeping, personal care and meal preparation that may be served in a communal dining area.
Density Bonus	means an incentive based planning tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals. Increased density may be in the form of developed square footage, the number of developed units, or the number of created lots which can be used either on site or transferred off site.
Health Club/Spa	means an establishment containing exercise equipment and facilities for general health, fitness, relaxation and personal treatments, and may contain pool facilities.
Helipad	means an area, either at ground level or elevated on a building or structure, licensed by the federal government and approved for the loading, landing and take off of helicopters.
Interpretive / Cultural Centre	means a centre that may include display areas, kiosks, and viewing areas intended to provide information on geographic, environmental, cultural or habitat features; retail gift shop; limited food sales.
Licensed Premises	means an establishment where the consumption of alcoholic beverages is permitted under license issued by the Province of BC as a liquor primary facility.
Limited Neighbourhood	means a commercial development that provides service to a residential neighbourhood, such as a farmers market, veterinary clinic and personal

Mixed Use	means permitting more than one type of land use in a building or set of buildings, including but not limited to residential, commercial and institutional. Residential not to be located on the first floor.
Multi-Family Density Bonus	means a density bonus for the purpose of increasing multi-family residential density.
Office	means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail activities and personal service use.
Public Assembly	means the use of land buildings or structures for religious institutions, cemeteries, clubs, hospitals, community care facility, institutional uses, government offices, daycare centres, schools, museums, community halls, auditorium, amphitheatre, publicly funded recreation facilities.
Real Estate Sales Centre	means a temporary building or structure that provides real estate centre listings; real estate homes for sale; tips for purchasing or selling a home; and other general real estate related services.
Single Family Density Bonus	means a density bonus for the purpose of increasing single family residential density.
Tourist Accommodation	means a building or buildings providing temporary accommodation for the travelling public, such as, cabins, lodges, motels, hotels, inns, hostels, or resorts, which may include common public facilities, such as a dining room, restaurant, licensed premises, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes.