



## **Housing Project List and Timeframe 2025-2026**

Please note: An additional recommendation was made by the Committee, and the original recommendation was varied by the Committee, as follows:

1. That number 5 “Alignment of Zoning Bylaw 1285 with Zoning Bylaw 2500” be removed from Attachment 1 of the report titled “Housing Project List and Timeframe 2025-2026” dated July 3, 2025.
2. That the Board endorse the report titled “Housing Project List and Timeframe 2025-2026” and Attachment 1, dated July 3, 2025, as amended, to remove number 5 “Alignment of Zoning Bylaw 1285 with Zoning Bylaw 2500” from Attachment 1.

### **RECOMMENDATION**

That the Board endorse the report titled “Housing Project List and Timeframe 2025-2026” and Attachment 1, dated July 3, 2025.

### **BACKGROUND**

The new Zoning Bylaw 2500 was adopted on January 14, 2025, which initiated the Bylaw 2500 Project comprised of two phases:

Phase I - Housing and Related Bylaws and Policies: Focus on initiatives related to housing and affordability; and

Phase 2 – Address Emerging Issues: Tackle additional concerns that may arise, ensuring the bylaw remains responsive and effective.

Phase I has been underway since January 2025 and includes the following Board directives received at the September 24, 2024 regular Board meeting:

- Review Manufactured Home Park Redevelopment Tenant Assistance Policy;
- Review limit on length of stay in a recreation vehicle;
- Provide recommendations for allowing building strata conversion in more land use designations and including policy guidelines on additions, replacement, and new buildings; and
- Provide recommendations on implications of allowing minimum lot size of 1.0 hectare for Rural Residential zoned areas.

Additional affordable housing projects were identified from the 2025 Long-Range Planning, Energy and Sustainability Level of Service report, presented at the Committee of the Whole meeting of October 22, 2024, as follows:

- Review Alternative Housing Forms, including RVs and tiny homes;
- Housing Needs Report Implementation;
- Other Housing-Related Work, involving amendments to development bylaws and related policies, including further review of secondary suites regulations; and
- Options for a Regional Housing Cooperation.

A list and outline of the housing projects to be undertaken in 2025-2026 are provided in Attachment 1, Housing Project List & Anticipated Report Delivery Timeframe. The project list includes: 1) the housing projects identified; 2) whether reports will be going to Board or EASC meetings; 3) the general timeframe it is anticipated that an initial report will be coming forward; and 4) the anticipated length for completion of each project (note that for each initial project report to the Board and/or EASC, subsequent report(s) will be necessary for possible updates and/or approvals).

The workplan outlined in the Housing Project List is supported through overarching RDN policy documents, as follows:

- 2023 – 2026 Regional Strategic Plan, Planning and Managing for Growth:
  - 3.1 Understand and develop an inter-connected framework of strategies and plans to manage growth to support complete communities, including planning, transportation, infrastructure, and fiscal sustainability;
  - 3.3 Explore strategies to address the housing affordability crisis in the region.
- Shaping Our Future 2040, Regional Growth Strategy, Goal 6 Diverse and Affordable Housing Choices.

All of the affordable housing projects proposed in the 2025-2026 Housing Project List align with the implementation of Provincial Housing Bills 44 and 46 enacted in November 2023 and Housing Bill 16 enacted in April 2024. In Summer 2024, the BC Ministry of Housing provided Housing Initiatives Funding Program grants to local governments throughout BC as financial support for the implementation of Provincial Housing Bills 16, 44, and 46, and work on pro-active housing planning tools or bylaws for inclusionary zoning and tenant protection. The RDN received \$345,000 under this grant program towards advancing projects intended to help make housing more diverse and affordable in the RDN. The provincial grant is funding two temporary housing planners to take on the bulk of the housing projects

The proposed 2025-2026 Housing Project List is primarily focused on supporting housing options for low-income households, for 'missing middle' housing, and expansion of housing options across the housing spectrum. Each project and the intended beneficial housing impacts are outlined in Attachment 2, Housing Project List and Intended Impacts on Housing.

## **FINANCIAL IMPLICATIONS**

Most of the proposed housing projects are not anticipated to generate any financial implications. However, it is anticipated that a public consultation process could be part of any decisions made to move forward on one or more options presented in the Housing Affordability Options paper and any associated costs would be presented in a scoping report for Board approval.

## **STRATEGIC PLAN ALIGNMENT**

The proposed housing projects advance the goal and policies under the two above-noted strategies for Planning and Managing for Growth.

## **REVIEWED BY:**

- M. McMullen, Manager, Long Range Planning, Energy, and Sustainability
- L. Grant, General Manager Development and Emergency Services
- D. Holmes, Chief Administrative Officer

## **ATTACHMENTS**

1. Housing Project List and Report Delivery Timeframe
2. Housing Project List and Intended Impacts