

AFFORDABLE HOUSING TOOLS

for BC Small Communities



Policies and Bylaws

DENSITY BONUS

Request developers to include affordable housing units in exchange for increased development potential.

Communities implementing this:

- > Langford
- > Whistler

REZONING FOR INTENSIFICATION

Allow an increased number of housing units on a fixed footprint (e.g. secondary suites, accessory dwelling units), or allow for purpose built rentals.

Communities implementing this:

- > City of North Vancouver
- > Colwood

STREAMLINING & FAST-TRACKING APPROVALS

Create a quicker process for approving affordable housing projects to reduce costs for the developer and get to construction sooner.

Communities implementing this:

- > Kamloops

SHORT-TERM RENTALS REGULATIONS

Use zoning bylaws and policies to regulate where and how many short-term rentals are allowed.

Communities implementing this:

- > Nelson
- > Pemberton
- > Whistler
- > Tofino
- > Bowen Island

COVENANT TOOLS

Include in housing agreements to restrict who can live on a property and how much the property can be sold or rented for, thereby keeping a home perpetually affordable.

Communities implementing this:

- > Whistler
- > Banff

Land and Financing

MUNICIPAL AND NON-PROFIT OWNED LAND

Acquire, hold and use land specifically for the purpose of building affordable housing.

Communities implementing this:

- > Tofino Housing Corporation
- > Vancouver Community Land Trust
- > Port Moody (St. Andrews Church)

HOUSING FUND

Identify mechanisms to raise funds specifically for affordable housing. Mechanisms can include a percentage from property taxes; works and services charges; or cash-in-lieu contributions.

Communities implementing this:

- > Whistler
- > Capital Regional District
- > Cowichan Valley Regional District

Capacity Building

HOUSING STRATEGY

Develop a community vision and plan that quantifies the affordable housing shortage and provides strategies and initiatives to reduce the shortage.

Communities implementing this:

- > Squamish
- > Fernie
- > Quesnel
- > Nanaimo

HOUSING ORGANIZATION

Create an independent non-profit entity dedicated to providing and managing non-market housing for rent or purchase; this organization can serve specific projects, a community or a greater region.

Build capacity and facilitate partnerships to support existing non-profit organizations to build housing.

Communities implementing this:

- > Whistler Housing Authority
- > Tofino Housing Corporation
- > Banff Housing Corporation
- > Canmore Community Housing Corporation
- > Fernie Family Housing Society

COMMUNITY ENGAGEMENT

Engage your community through communications and education - this is crucial for generating support for affordable housing.

Communities implementing this:

- > Livable Canmore
- > Comox Valley Coalition to End Homelessness
- > Strathcona Community Health Network