



## DISTRICT OF NORTH SAANICH

### BYLAW NO. 1464

#### A BYLAW TO AMEND THE “DISTRICT OF NORTH SAANICH OFFICIAL COMMUNITY PLAN BYLAW 1130 (2007)”

The Municipal Council of the District of North Saanich, in open meeting assembled, enacts as follows:

#### TEXT AMENDMENTS

1. The text of Schedule ‘A’ of the District of North Saanich Official Community Plan Bylaw No. 1130 (2007) is hereby amended as follows:
  - (a) Section 6.0 Multi-family Residential is replaced with Multi-family Affordable Housing Residential
  - (b) Section 6.0 Multi-Family Residential Designation adds the underlined words below:

The *Multi-family Affordable Housing Residential* areas are generally developed to a range of approximately 15 townhouses/acre; 30 units/acre [for apartments (3 storeys)] or lots between 372 m<sup>2</sup> – 557 m<sup>2</sup> (4000 ft<sup>2</sup> – 6000 ft<sup>2</sup>) to achieve an average gross density of between 8 and 16 units per acre and are identified for any redevelopment for affordable housing with approval by the owner. The lands are located within the North Saanich Servicing Area (NSSA).
  - (c) Section 6.9 is amended by adding the following underlined words:

Areas (1 & 2) that could support Multi-family Affordable Housing Residential development are designated on Schedule B. These areas are considered for affordable housing, seniors’ housing, rental housing and special needs housing.
  - (d) Section 6.12 is amended by adding the following underlined words:

An Affordable Housing Strategy and Policy was prepared to further address housing concerns in the District including issues such as:  
The need for seniors’ housing;  
The provision of affordable housing;  
Secondary suites; and  
Special needs housing.
  - (e) Adding the following policies after 6.12 in chronological order:
    - (i) The District has limited potential future development and has designated Areas 1 and 2 for affordable housing for seniors and low-income families
    - (ii) The District participates in the regional response to existing and emerging affordable housing demand.
    - (iii) The District provides information on affordable housing to increase community awareness to build support for affordable housing.

- (iv) The District will support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership
- (v) The District will ensure housing densities and height are compatible with the surrounding context and built form.
- (vi) The District will support Alternative Development Standards for affordable housing development applications for in Areas 1 and 2 to support affordability such as reduced parking requirements.
- (vii) The District will consider the use of Section 226 Community Charter revitalization tax exemption agreements
- (viii) New affordable housing development will use registered housing agreements to protect the use for the maximum period of time.
- (ix) In new developments in Areas 1 and 2, the District will require all new development to be affordable housing of for low-income families and seniors. The District adopts a policy to prioritize development proposals for developments for low-income families and seniors in Areas 1 and 2. Proposals will include provisions that ensure that all housing provided is only for non-market low-income families and seniors. This may include housing agreements, tax exemptions and the involvement of affordable housing societies.
- (x) The District will encourage diversity of housing types and tenure in Areas 1 and 2 to promote social mix, and to promote collaboration between non-profit and private sector developers to achieve greater affordability.
- (xi) The District will encourage and prioritize developments that incorporate environmentally friendly design to reduce carbon emissions and allow for energy cost savings for residents
- (xii) The District supports affordable housing with funding partners
- (xiii) The District establishes policies to support affordable housing for low-income families such as secondary suites and guest cottages.
- (xiv) The District establishes policies which protect and maintain existing non-market and market rental housing stock.
- (xv) The District provides information on affordable housing to increase community awareness to build support for affordable housing.
- (xvi) Affordable housing agreements will be for the life of the building that is the subject of the agreement.

(f) Replace the definition of Affordable Housing in Section 14 with:

**“Affordable Housing”** means housing which costs up to 30% of before-tax household income. Shelter costs include the following:

For renters: rent and any payments for electricity, fuel, water and other municipal services;

For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

The District of North Saanich identifies affordable housing provision as a priority for seniors and census families as identified by Statistics Canada and with household incomes below area median income.”

This definition applies to all District of North Saanich lands, not only development permit designated land.”

(g) Add the following in Section 14.1:

The District may establish a design panel to review affordable housing proposals

**MAP AMENDMENTS**

2. Schedule B is deleted and replaced with Schedule B attached to and forming part of this bylaw.

**CITATION**

3. This Bylaw may be cited for all purposes as “North Saanich Official Community Plan Bylaw No. 1130 (2007) Amendment Bylaw No. 1464 Affordable Housing (2018)”.

READ A FIRST TIME the 1<sup>st</sup> day of October, 2018

READ A SECOND TIME the 1<sup>st</sup> day of October, 2018

NOTICE OF PUBLIC HEARING published in the October 5<sup>th</sup> and 10<sup>th</sup> editions of the *Peninsula News Review*.

PUBLIC HEARING held pursuant to the provisions of the *Local Government Act* at the North Saanich Municipal Hall the 15<sup>th</sup> day of October, 2018

READ A THIRD TIME the 15<sup>th</sup> day of October, 2018

APPROVED BY THE MINISTRY OF TRANSPORTATION THE 30<sup>th</sup> day of October, 2018

ADOPTED the 19<sup>th</sup> day of November, 2018

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CORPORATE OFFICER



AMENDMENT TO SCHEDULE B  
LAND USE DESIGNATIONS

