

Housing Affordability Strategy - housing uses

Priorities Committee
November 26, 2024

Background

April 23, 2024 - Council approved the Housing Affordability Strategy

Strategic Direction 1: Increase housing supply and diversity through municipal policies, processes and tools

Action items:

1.4 Land Use Bylaw updates to reduce the number of different terms used for what would be considered supportive housing related uses and expand opportunity for these uses.

What is the intent of the housing amendments?

- Modernize terminology and definitions
- Reduce the number of multi-unit residential uses within the land use bylaw to:
 - Resolve existing issues with overlapping uses including:
 - Assisted living facility
 - Boarding or lodging house
 - Congregate housing
 - Group home major
 - Senior citizen housing
 - Apartment dwelling
 - Allow for mixed unit buildings
 - Focus on physical form
- Update regulation to align with current conventions and principles

Low Density Housing

Existing Terminology

- Group Home Minor



Proposed Terminology

- Supportive Housing

Provincially Regulated

Multi-unit housing

Existing uses

- Assisted living facility
- Boarding or lodging house
- Congregate housing
- Group home major
- Senior citizen housing
- Apartment dwelling



Proposed use

- Apartment dwelling

“**Apartment Dwelling** means a building containing three or more dwelling units or sleeping units that share a common external access and a common corridor system, and may include on-site staff who provide planned meals, activities or other resident support services, and common spaces such as dining rooms or social areas.”

Conclusion

- Low density supportive housing is provincially regulated. The proposals aim to revise terminology to reduce stigma related to the existing use.
- The proposal removes several existing multi-family uses from the bylaw and replaces them with a new apartment dwelling use that can accommodate both fully independent units and community living units.
- The alterations are intended to result in reduced stigma, greater clarity related to which uses are active and ensure consistent application throughout districts.
- Provide a streamlined application process for mixed-unit buildings which may contain both independent and supported units as well as building conversions.

Next steps

Return to Council in early 2025 for public hearing and Council decision on amendments to the Land Use Bylaw related to housing uses.

Thank you