

HAF Action Plan Summary – Campbell River, BC

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Accessory Dwelling Unit Strategy

Encouraging accessory dwelling units (ADUs) to promote gentle density City-wide (*implementation through 2024*).

- Campbell River will promote ADUs through updated zoning, financial incentives and fast-track permitting for standardized ADU designs and modular solutions.
- The City will require all new residential units to be “suite-ready” (e.g., fire separation, electrical/plumbing rough-ins) to facilitate the future development of suites.

Initiative 2: Missing Middle Zoning Strategy

Encouraging increased housing density in existing low-density neighbourhoods (*implementation through 2024*).

- Campbell River will pre-zone low-density residential areas to allow missing middle housing forms, such as townhouses, plexes and row houses, with up to four units per residential lot.
- The City will assess infrastructure capacity, promote uptake of these zoning permissions, and consider fast-tracked processes for standardized missing middle designs and modular solutions.

Initiative 3: Parking Regulation Revisions

Reducing parking requirements to streamline development approvals and improve financial viability for affordable, rental and non-market housing developments in the City’s major hubs (*implementation through 2024*).

- Parking reductions will incentivize increased density and limit the need for site-specific amendments through the rezoning process.
- Campbell River will eliminate parking requirements more broadly through the downtown core.

- The City will reduce parking minimums in Village Centres and along transit corridors, with tiered requirements based on the number of bedrooms in new developments.

Initiative 4: Streamlining Development Approvals and e-Permitting

Improving the development process to reduce processing timelines and encourage new housing supply with an emphasis on affordable and rental housing (*implementation through 2024*).

- Campbell River will fast-track priority projects, update bylaws, and streamline internal procedures to reduce complexity.
- The City will implement an e-permitting system for development and building applications to speed up approvals.

Initiative 5: Leveraging Municipal and Underused Land for Housing

Developing an acquisition and disposal strategy for lands suitable for housing development with a focus on non-market and affordable housing (*implementation through 2026*).

- The new strategy will include City-owned sites, a review of private development and institutional sites, and engagement with non-market housing partners on potential acquisition or redevelopment opportunities.
- The City will pre-zone and pre-service priority sites to maximize potential density and to speed up approvals and delivery of housing.

Initiative 6: Financial Incentives for Non-Market Housing

Developing financial tools to improve the financial feasibility of priority housing projects including affordable housing (*implementation through 2025*).

- Campbell River will review and amend its Fees and Charges and Development Cost Charge (DCC) bylaws and establish a DCC reduction bylaw for non-market housing.
- Implement application fee reductions for non-market/supportive housing and consider further tax exemptions.
- This initiative includes an assessment of the most effective financial incentives for accessory dwelling units (see Initiative 1).

Initiative 7: Increasing Multi-Family and Transit-Oriented Housing Viability

Promoting the development of medium- and high-density multi-family housing including rental, non-market, seniors, and transit-oriented housing (*implementation through 2024*).

- Engage with industry and conduct land use economic analysis to refine the City's existing density bonusing program to improve market viability and incent priority housing types and tenures.
- Establish as-of-right zoning to allow increased densities of 4 storeys or more along transit corridors and reduce parking requirements.