

# HAF Agreement and Action Plan Summary Campbell River, British Columbia

## Summary of Agreement Targets and Funding

*Status as of February 24, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>1,277</b>
Units expected without HAF (baseline)	<b>995</b>
Units incented by HAF (HAF-incented)	<b>282</b>
Municipality's 10-year unit projection	<b>4,256</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>1,277</b>	<b>327</b>	<b>241</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	549		118
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	345		83
Affordable Housing Units	209		0

### **HAF Funding Schedule and Explanatory Notes:**

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$10,420,992.30
Annual advance amount	\$2,605,248.08

CMHC has reviewed Campbell River's first annual report and noted that while Campbell River's action plan initiatives are almost all completed, with remaining initiatives on track, the Year 1 permitted units are lower than forecast. However, through discussions with Campbell River, we are satisfied that mitigating actions are being implemented, which are expected to result in an increase in permitted units through Years 2 and 3. Campbell River has sufficient units in the pipeline to meet their overall housing supply growth target. As such, we are satisfied that Campbell River is meeting its commitments under the HAF agreement, and the second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Accessory Dwelling Unit Strategy

Encouraging accessory dwelling units (ADUs) to promote gentle density City-wide.

- Campbell River will promote ADUs through updated zoning, financial incentives and fast-track permitting for standardized ADU designs and modular solutions.
- The City will prepare a policy that outlines alternative health and safety standards for secondary suites to make it easier to build a secondary suite in existing homes.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Accessory Dwelling Unit (ADU) Implementation Strategy</b>	<b>2024-09-01</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Research and Comparison Review	2023-11-30	Completed
Undertake Public Consultation and Develop Promotion Program	2024-05-01	Completed
Draft Zoning Amendments	2024-05-31	Completed
Establish an Amnesty Period and Utility Charge	2024-05-31	Completed
Establish Health and Safety Standards Policy	2024-05-31	Completed
Establish Suite-Ready Policy	2024-09-01	Completed

### Initiative 2: Missing Middle Zoning Strategy

Encouraging increased housing density in existing low-density neighbourhoods.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Missing Middle Plex Zoning Strategy for 4 Units AS-of-Right and Infrastructure Readiness Assessment</b>	<b>2024-09-01</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Undertake Public Consultation and Develop Promotion Program	2024-06-30	Completed
Develop Missing Middle Design Guidelines	2024-08-01	Completed
Zoning Bylaw Amendments and Infrastructure Readiness Assessment	2024-08-30	Completed

### 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.

- 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	Due Date	Status
<b>Parking Regulation Revisions to Reduce Parking Requirements</b>	<b>2024-06-01</b>	<b>Completed</b>
Milestones	Due Date	Status
Background Review and Analysis	2024-03-01	Completed
Draft Amendments to the Zoning Bylaw and other Applicable Policies	2024-04-01	Completed
Undertake Public Consultation	2024-04-30	Completed
Implement Policy Amendments	2024-06-01	Completed

### 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.

- 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	Due Date	Status
<b>Development Approvals Process Improvements and Regulatory Barrier Reductions</b>	<b>2024-10-01</b>	<b>Completed</b>
Milestones	Due Date	Status
Hire Consultants	2024-06-30	Completed
Subdivision and Development Servicing Bylaw, Procedures Bylaw, and Fees and Charges Bylaw Amendments	2024-06-30	Completed
Complete an Assessment of Online Development Application Portal	2024-10-01	Completed

## 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.

- 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	Due Date	Status
<b>Civic and Underutilized Lands Acquisition and Disposing Strategy and Development Review</b>	<b>2026-10-30</b>	<b>On Track</b>
Milestones	Due Date	Status
Criteria and Policy Development	2024-06-30	Completed
Pre-zoning and Pre-servicing	2025-06-01	On Track
Liaise with Non-profit Housing Partners and Private Development Sector	2026-10-30	On Track

## Initiative 6: Financial Incentives for Non-Market Housing

Developing financial tools to improve the financial feasibility of priority housing projects including affordable housing.

- 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	Due Date	Status
<b>Financial Tools to Incent Development Including Non-Market Housing</b>	<b>2025-10-01</b>	<b>On Track</b>
Milestones	Due Date	Status
Review and Amend Fees and Charges Bylaw	2023-12-01	Completed
Program Exploration and Background Research	2024-05-01	Completed
Introduce Financial Incentives for Accessory Dwelling Units	2024-05-31	Completed
Establish DCC Reduction Bylaw for Affordable Housing	2024-09-01	Completed
Comprehensive DCC Review	2025-10-01	On Track

## 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.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Increasing Multi-Family and Transit-Oriented Housing Viability</b>	<b>2024-05-31</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Industry Engagement	2024-03-30	Completed
Research and Analysis	2024-03-30	Completed
Undertake Zoning Bylaw Amendments that Consider 4 Storeys or more in Proximity to Transit	2024-05-31	Completed