

HAF Action Plan Summary – North Vancouver, 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: CNV MULTIPLEX: Enabling Low Density Multi-Family and Prezone Opportunities

Consolidating current lower-density land use designations into a new multiplex land use designation that permits greater density (*implementation through 2025*).

- The Official Community Plan will be amended to include the new land use designation, which will allow up to 4, 6 or 8 homes per lot depending on its size.
- The City will create new development permit guidelines for the area, and promote the new zone to the public to facilitate development.

Initiative 2: PREZONING: Residential Level 5 (R5)

Increasing the speed of development by allowing permitted density as-of-right in the R5 zone, where most of the City's existing rental apartments are located (*implementation through 2025*).

- Amending the zoning bylaw to allow 6-storey apartment buildings with a built-in requirement for inclusionary housing.
- The City will also prepare new and simplified Development Permit Guidelines for the R5 lands, to support an expedited development process.

Initiative 3: PARKING REDUCTIONS: Reduce Vehicle Parking Requirements for Affordable Developments and Multi-Unit Developments Near the Frequent Transit Network

Reducing development costs and improving affordability by decreasing parking minimums and exploring the introduction of parking maximums (*implementation through 2025*).

- The City will reduce or eliminate minimum parking requirements for multi-unit residential buildings in close proximity to the Frequent Transit Network, and for affordable housing.

Initiative 4: Affordable Housing Reserve Fund Terms of Reference

Increasing affordable housing supply by enabling more project types to access the Affordable Housing Reserve Fund and updating practices for creating housing on municipally-owned lands (*implementation through 2026*).

- Developing broader and clearer guidelines and criteria for project eligibility, evaluation criteria, grant funding assistance levels, and application requirements (*implementation through 2025*)
- The City will also update its Land Acquisition and Disposition Practices enabling the creation of more affordable housing on municipally-owned lands (*implementation through 2026*)

Initiative 5: Update the Mid-Market Rental Policy

Increasing affordable housing supply and meeting the needs of low and moderate-income renters by updating the policy that sets out the City's approach for the administration and allocation of mid-market rental housing (*implementation through 2025*).

- The City will research best practices and analyze different options for increasing the required percentage of affordable housing units within a project, as well as modifying the size and type of units targeted.
- The City will also examine the feasibility of pursuing an agreement with a non-profit or a government agency for the management of mid-market rental homes.
- Policy changes will be brought to Council for approval in 2025.

Initiative 6: ALTERNATIVE HOUSING CONSTRUCTION: Offsite Prefabricated Construction Process Optimization

Supporting and enabling alternative housing construction by removing regulatory barriers for prefabricated housing (*implementation through 2026*).

- Updating bylaws, policies and development permit guidelines to ensure compatibility with prefabricated construction methods, which will expedite the design, construction and municipal review processes (*implementation in 2025*).
- Amending the Zoning Bylaw and other building-related bylaws while also promoting prefabricated construction to encourage the use of these methods.

Initiative 7: Zoning Bylaw Update

Accelerating the creation of a new zoning bylaw that incorporates a form-based code approach, to enable new forms of residential development that provide more diverse housing choices (*implementation through 2026*).

- Completing the draft of the new zoning bylaw and undertaking public engagement activities, which will include a review of city-wide parking standards.
- Seeking Council approval of the proposed zoning bylaw, followed by implementation.

Initiative 8: Inclusionary Housing Policy

Updating and consolidating inclusionary housing policies to increase the types of non-market housing in the City (*implementation through 2025*).

- The City will review and update several policies, including the Density Bonusing and Community Benefits Policy, the Mid-Market Rental Policy (see Initiative 5) and the Zoning Bylaw, and the Community Wellbeing Strategy, to develop an inclusionary housing framework that will increase the amount of below market housing created in the City.
- The City may consider new policy direction on application processing times, allowing development projects with greater affordability to be prioritized.

Initiative 9: DEVELOPMENT APPROVALS PROCESS REVIEW: Undertake Coordinated, Lean & Efficient Approvals Refresh (CLEAR)

Improving timeliness and certainty of the development approvals process to encourage more development, particularly for multi-family and missing-middle housing (*implementation through 2026*).

- Implementing new technological tools, such as e-permitting, to accelerate permit processing.
- Reviewing Development Cost Charges, including waivers for affordable housing.
- Prioritizing affordable and rental housing projects through the development approval process review.