

**Proposed Roberts Creek OCP Amendment – Affordable Housing, Comparison of new and old policies**

The proposed new policies are drafted from the perspective of affordable housing, and intended to form a new section in each OCP, not part of other sections. It is intended to provide clarity, consistent direction and easier referencing across all OCPs. In terms of integrating new policies into existing plans, we encounter the problem of duplication in some plans where some affordable housing policies already exist. We believe the new policies generally cover the grounds of existing policies, although not in minute details. That’s why we proposed to delete some of the existing sections for the purpose of simplicity and clarity, but they do not necessarily have to be removed if they don’t contradict with the new policies. Though some old policies are outdated, they may be kept to provide context as they are integral parts of the original plan. Like any amendment, and especially in this case where we try to tailor it for 5 plans, it is impossible to have a tongue-and-groove fit like a brand new plan. The following is a side-by-side comparison between the old and new policies. After obtaining feedback from referral, we can adjust the recommendation on deletion or retention of old sections.

Existing Policies	Counterpart in Proposed New Policies	Comments
17.8 Opportunities for affordable housing, rental housing and special needs housing in residential and country residential zones shall be made available through zoning providing for auxiliary dwellings, duplexes, mobile homes, transition homes, and full size second dwellings in most parts of the Plan Area subject to parcel size and other requirements.	a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units could be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing parcel size requirements should be maintained until such time when the eligible parcels have been substantially built out. The Regional District shall continue monitoring the availability of such parcels before adjusting the parcel size requirements and relevant policies accordingly.	Requirements for parcel sizes and types are already put in place in Zoning Bylaw 310: >2000 m <sup>2</sup> – auxiliary dwelling >3500 m <sup>2</sup> – second dwelling  In Roberts Creek, 94 out of 608 eligible parcels have utilized the infill opportunity.  These requirements create opportunities for infill housing, but whether the additional units are used for affordable housing, rental housing or special needs housing is beyond control of the zoning bylaw.  The new policy is basically the same as the existing policy, but emphasizes the continuation of existing policy until the infill potential is used up.

<p>17.9 i. Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:</p> <p>a. Affordable housing; and/or</p> <p>b. Special needs housing subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s)...</p>	<p>b. Affordable location is key to locating medium-density and mixed-use development. Affordable locations are normally those near village cores or hubs where there are potential community sewage treatment facilities, convenient access to schools, services, amenities and employment, and good connection to major collector roads and public transportation. These areas shall be prioritized for multi-family residential development, which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.</p> <p>d. In areas not designated by any other policies of the Official Community Plan for comprehensive development to support affordable housing, rezoning may be considered to allow a density bonus for subdivisions with a minimum lot size of 700 m<sup>2</sup>, provided that there is provision of a minimum of 20% designated affordable housing units secured by a housing agreement, and suitable water supply, storm water management, sewage treatment facility and traffic circulation. The density bonus provides an opportunity to integrate affordable housing with market-priced housing. This type of subdivision is generally intended for detached or semi-detached single-family homes. It helps to fill the gap between conventional low-density residential development and medium-density residential development. It offers an alternative for those who desire detached or semi-detached housing but cannot afford large lots. This type of development can increase residential density in rural areas and effectively blend into the rural landscape without affecting community character.</p>	<p>The old policy is a very broad policy on density increase. It doesn't provide specific criteria on how this can be accomplished: do we permit this anywhere, what type of development is suitable, what are the technical requirements (e.g. sewage treatment), what is the minimum % of affordable units, how to secure it.</p> <p>The new policies have more defined directions for density increase: focus on village centres, permit small-lot subdivisions, and set criteria for density bonusing, and secure it by housing agreement.</p> <p>The old policy does mention 'special needs housing' which is not entirely the same as affordable housing in general terms.</p>
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<p>17.9 i continues: Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 5. Cluster housing will be encouraged to minimize land use.</p>	<p>c. Affordable housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.</p> <p>e. A housing agreement pursuant to the Local Government Act shall be considered as a tool to secure the provision of affordable housing in appropriate areas, and enable site- specific provisions to enhance long-term affordability of the development which can include energy and resource efficient building design, durable construction, and innovative architectural and landscape design that is compatible with the character of the surrounding neighbourhoods.</p>	<p>The new policy on form and character is more general and allows flexibility for how it can be implemented. It doesn't set specific criteria, but general principals. Specific design criteria can be put into a housing agreement, which is a much more flexible yet secure tool than putting the development into a development permit area where specific design guidelines have to be developed and the OCP has to be updated every time when there is such a development.</p>
<p>17.9 i continues: Affordable Housing is where the cost either is subsidized or held at below market value. There is a range of types such as: 1 Affordable Rental Housing: Housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and hot water) is at or below one times the average rent in the region and costs less than 30% of total before tax household income. 2 Affordable Market Homeownership: Housing produced by the private sector and rented or sold at a price that is affordable to a broad segment of the local population. Housing that is affordable in perpetuity and subject to a selling agreement (covenant registered on the title) between the developer and the region's housing authority 3 Affordable Non Market Homeownership: Housing produced with a purchase price that is affordable to households of low</p>	<p>Affordable housing is commonly defined as housing that costs no more than 30% of the gross median household income. Affordable housing is essential for building a healthy and equitable community and benefits the quality of life for all residents. In a healthy community there are diverse housing options for all segments of the population. Securing affordable housing is recognized as a significant challenge for many communities of the Sunshine Coast. The following policies seek to create land use opportunities and favourable conditions for the provision of affordable housing through a number of strategies including infill development and density increase in appropriate areas and use of efficient design and technology.</p>	<p>The definition of affordable housing in 17.9i is different than that in the new policy, but they are not contradictory with each other. The descriptions of various types of housing in 17.9i are not carried over to the new policies, as new types of housing are emerging.</p>

<p>and moderate income, which are households within the lowest 60 percent of the income distribution for the region as determined by Statistics Canada. Housing where the total monthly costs (mortgage and utilities) cost less than 30% of total before tax household income. These are permanently affordable.</p> <p>4 Life Lease Housing – A legal agreement that permits seniors to purchase and occupy a home for life (or until they are no longer capable of living there) in exchange for a lump sum payment and subsequent monthly payments to cover the ongoing project management fees and maintenance and operating expenses (and in some cases rent, depending on the size of the initial payment). The major difference between a life lease and a condominium is that the title to life lease units remains with the sponsoring organization, not with the occupant. The sponsoring organization is usually a non-profit housing organization.</p> <p>5 Minimal or Alternative Housing – use of alternative building materials and small size may result in relatively affordable housing. There are potential issues with respect to meeting BC Building Code requirements however this may prove to be a useful source of market housing. Additional research should take place to determine what if any changes in Regional District or Provincial policy and regulation should be supported.</p>		
17.9 ii. The SCRD shall require a housing agreement or covenant to ensure that the housing is permanently affordable	Section e	Housing agreement is covered by Section e of the new policies.