



Implementation of Townhouse and Affordable Housing Accelerator Fund Initiatives

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Overview

Townhouse Program

Expanding where in the Official Community Plan (OCP) townhouses are envisioned, and streamlining the approval process by pre-zoning, and updating zoning and development permit guidelines.

Affordable Housing Accelerator Initiative

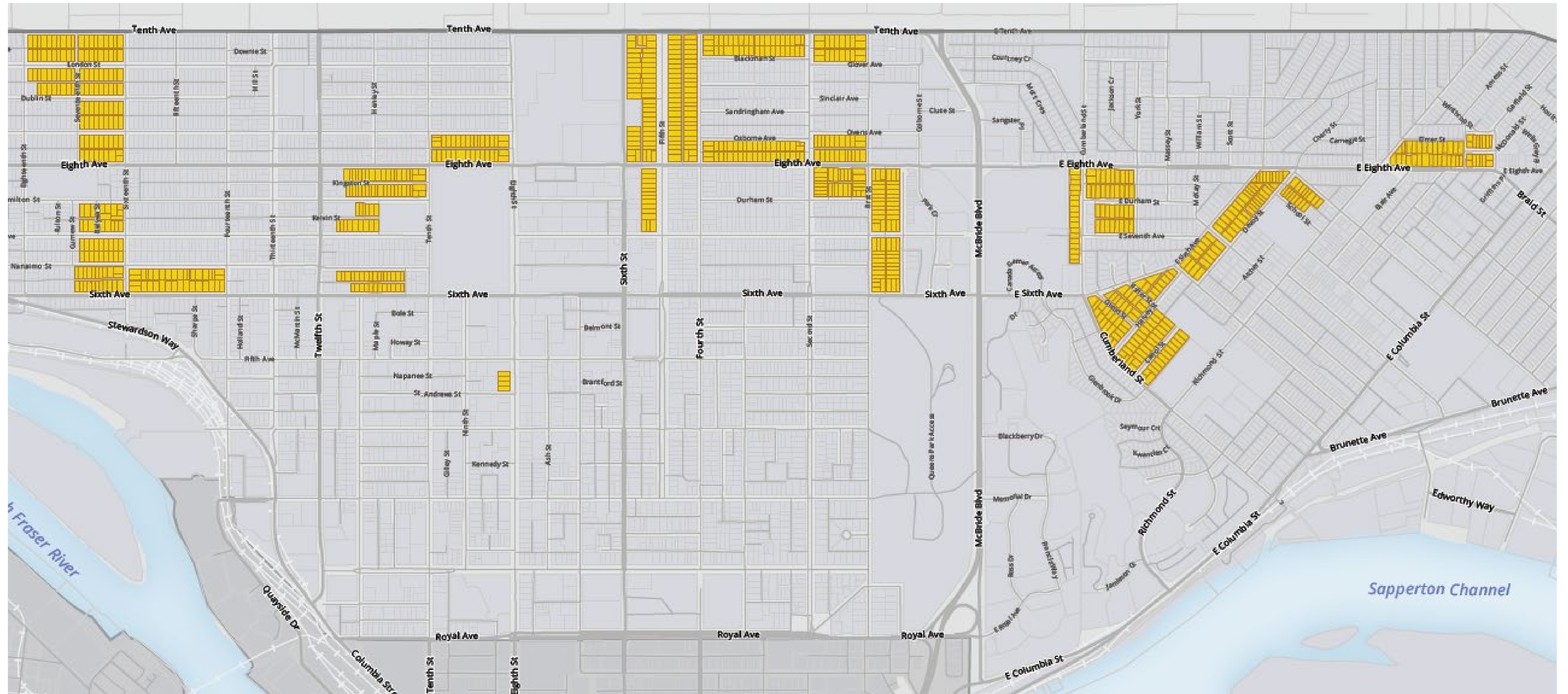
Remove barriers to building new affordable housing through OCP and zoning changes.

Townhouse Program OCP Update

OCP Amendment Bylaw No. 8547, 2025

- Designate 900 properties as “Residential – Townhouse” (RT) to provide more opportunities for ground oriented housing choice across the city.
- Update the **Townhouse Development Permit Area** guidelines to ensure clear guidance is given for applications and to provide clarity and alignment with city-wide policies and strategies.

Residential – Townhouse (RT) Land Use Designation Map

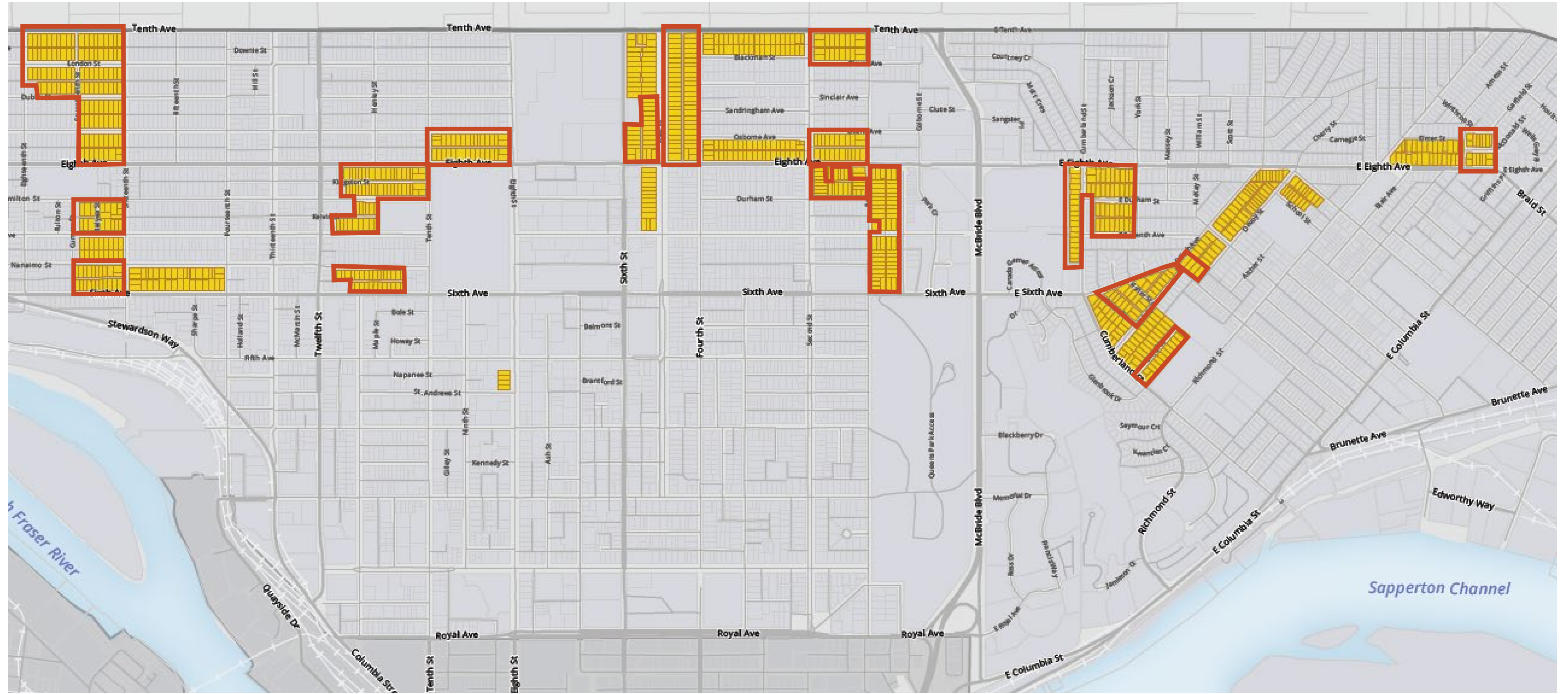


Townhouse Program Zoning Update

Zoning Amendment Bylaw No. 8524, 2025

- Create two **Townhouse District** zones (RT-A and RT-B)
 - Update zoning regulations, including allowing larger units.
 - Permit secondary suites in townhouse units.
- Pre-zone 570 properties that would be designated as “**Townhouse Residential (RT)**” into these zones
 - Properties with a functional and continuous lane.
 - Streamline the development approval process and enable more homes to be built faster.
 - Pre-zoned lot owners can stay in their homes, can still renovate or rebuild their home, or sell their property.
- Projects would be required to meet the regulations of the updated zoning district and would continue to require a Development Permit and Building Permit.

Townhouse Zoning Map (outlined in red)



Affordable Housing Accelerator Program OCP Update

OCP Amendment (Bylaw No. 8547, 2025)

- Allow non-profit affordable rental housing projects of up to six storeys as a permitted use in sites with a “Residential – Townhouse” (RT) designation.
- Eligibility would require:
 - the property to be owned and operated by a non-profit housing provider or housing co-op,
 - the project’s long-term affordability and rental tenure to be secured through a legal agreement.
- A rezoning application would still be required and subject to Council approval.
- Projects would still be subject to other City approvals, including a Development Permit.

Recommendations

1. THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8547, 2025 be given third reading.
2. THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8524, 2025 be given third reading.