



# Implementation of Provincial Housing Legislation

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# Context

## **Transit Oriented Development Areas**

Aligning the OCP with the height and density enabled in the TOD Areas (800 metres from a SkyTrain station).

## **Affordable Housing Accelerator Initiative**

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

## **Other Official Community Plan Changes**

Other legislative requirements such as Housing Needs Report alignment

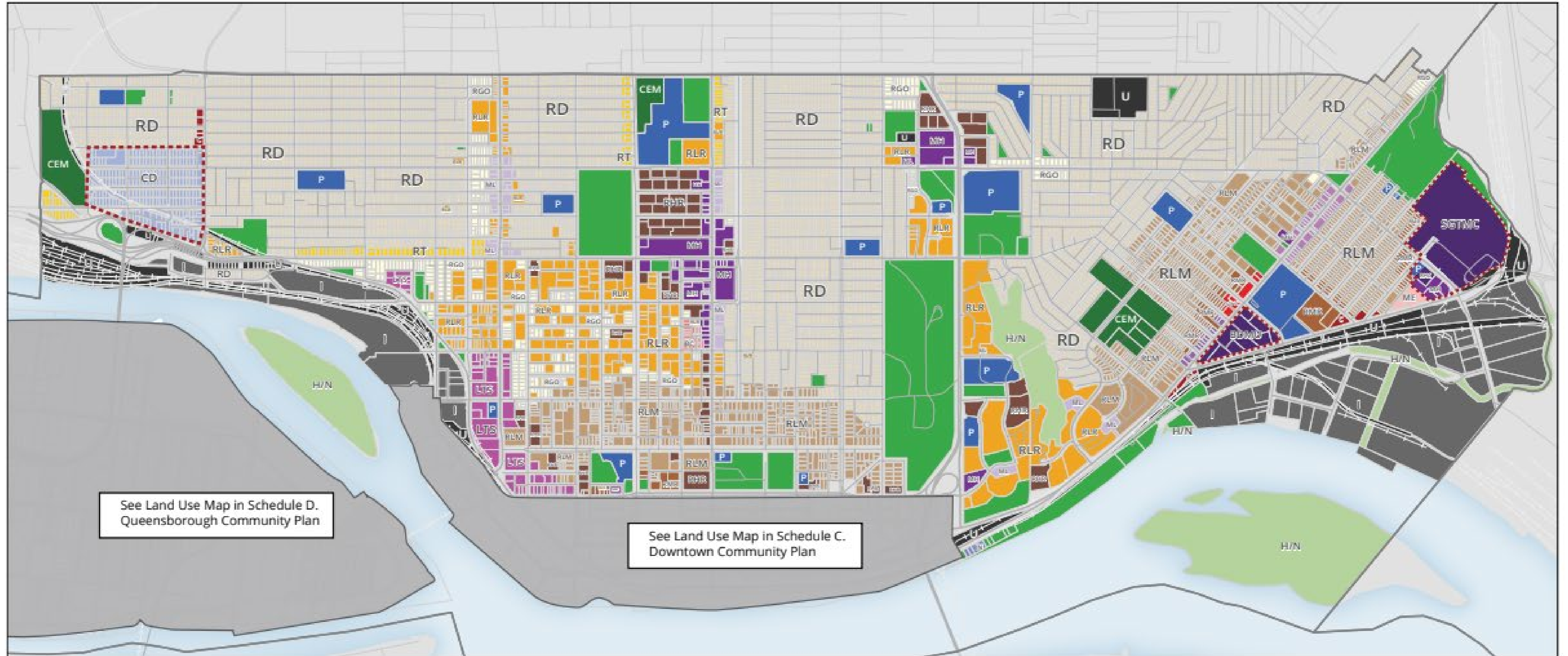
# Provincial Housing Legislation

## OCP Amendment Bylaw No. 8522, 2025

### Transit Oriented Development Areas

- Updating the OCP land use designations to align with the height and density enabled by the legislation for eligible properties within 800 metres of a SkyTrain Station.
- Infill housing would be envisioned on residential properties in the outer Tiers of the Transit Oriented Development areas.

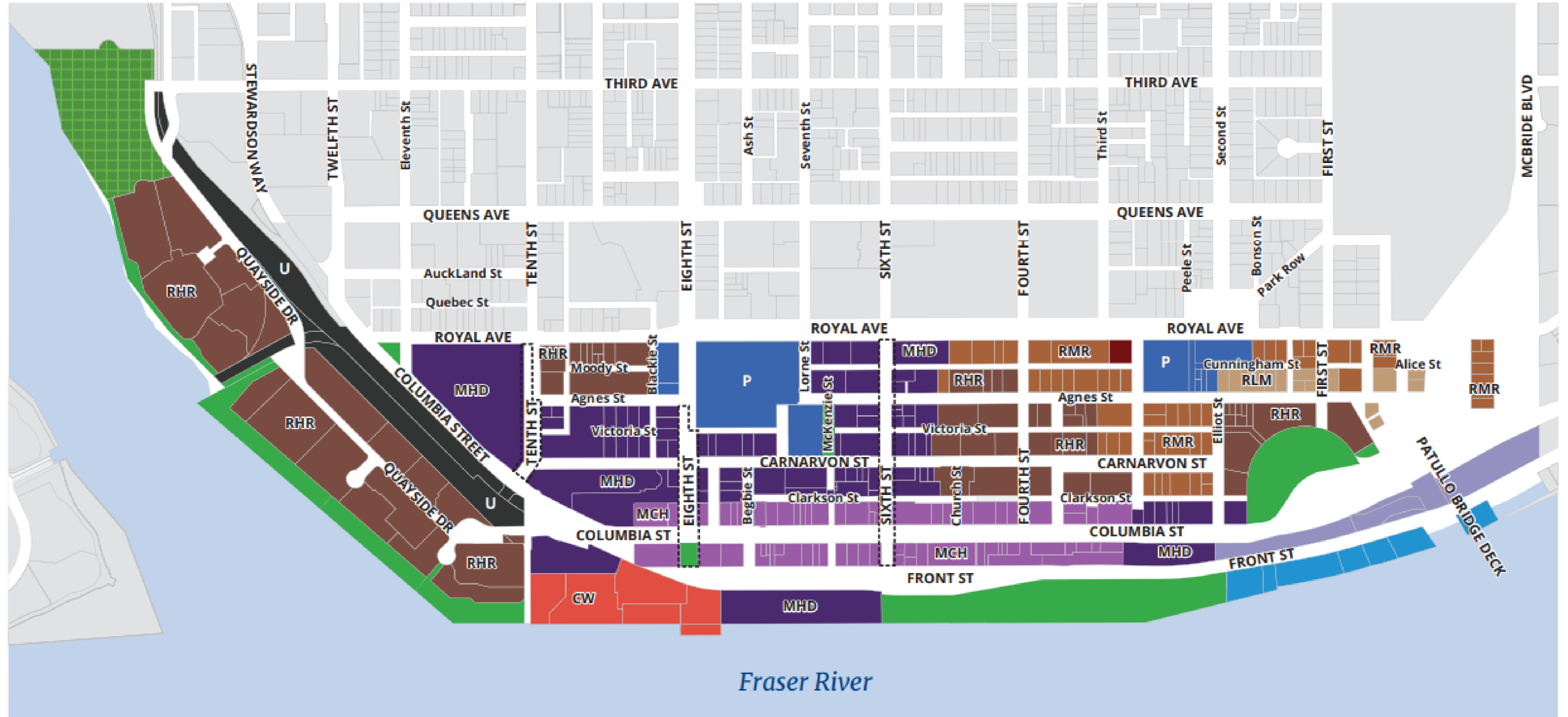
# Transit Oriented Development Area Update



**KEY:**

- |   |   |  |   |  |                                   |
|---|---|--|---|--|-----------------------------------|
| (RD) Residential - Detached and Semi-Detached Housing | (RHR) Residential - High Rise                     | (SGTMC) Sapperton Green Transit Oriented Mixed-Use Community | (I) Industrial                                  | (BC) Bent Court Study Area                       | Frequent Transit Development Area |
| (RGO) Residential - Ground Oriented Infill Housing    | (ML) Mixed Use - Low Rise                         | (RHC) Residential - High Density/Community Facility          | (U) Utilities and Transportation Infrastructure | (LTS) Lower Twelfth and Sharpe Street Study Area | Local Centre                      |
| (RT) Residential - Townhouse                          | (MLM) Mixed Use - Limited Mid Rise                | (CHC) Commercial and Health Care                             | (IN) Intertidal                                 | (CD) Comprehensive Development                   |                                   |
| (RLR) Residential - Low Rise                          | (MM) Mixed Use - Mid Rise                         | (C) Commercial   | (H/N) Habitat/Natural Areas                     |  |                                   |
| (RLM) Residential - Limited Mid Rise                  | (MH) Mixed Use - High Rise                        | (ME) Mixed Employment  | Parks, Open Space and Community Facilities      |  |                                   |
| (RMR) Residential - Mid Rise                          | (BDMU) Brewery District Mixed Use and Health Care | (P) Major Institutional                                      | (CEM) Cemeteries                                |  |                                   |

# Transit Oriented Development Area Update



- |                                      |  |   |                                    |
|--------------------------------------|--|---|------------------------------------|
| (RLM) Residential - Limited Mid Rise | (CW) Commercial Waterfront                 | (U) Utilities and Transportation Infrastructure | Commercial at Street Level         |
| (RMR) Residential - Mid Rise         | Irving House Cultural Commercial           | Patullo Bridge Realignment Study                | Downtown Comprehensive Development |
| (RHR) Residential - High Rise        | Parks, Open Space and Community Facilities | Muni Evers Residential / Park                   |                                    |
| (MCH) Mixed Use - Columbia Historic  | (P) Major Institutional                    |   |                                    |
| (MHD) Mixed Use - High Density       |  |   |                                    |



Not to Scale

# Provincial Housing Legislation

## OCP Amendment Bylaw No. 8522, 2025

### Interim Housing Needs Report Integration

- Requirement to reflect the 20-year housing need identified within the City's Interim Housing Needs Report.
- With the addition of Transit Oriented Development areas the Plan will include more than enough capacity to meet the 20-year housing need.
- Updates also proposed to the Growth Management and Housing chapters of the OCP.

### Minor Administrative Changes

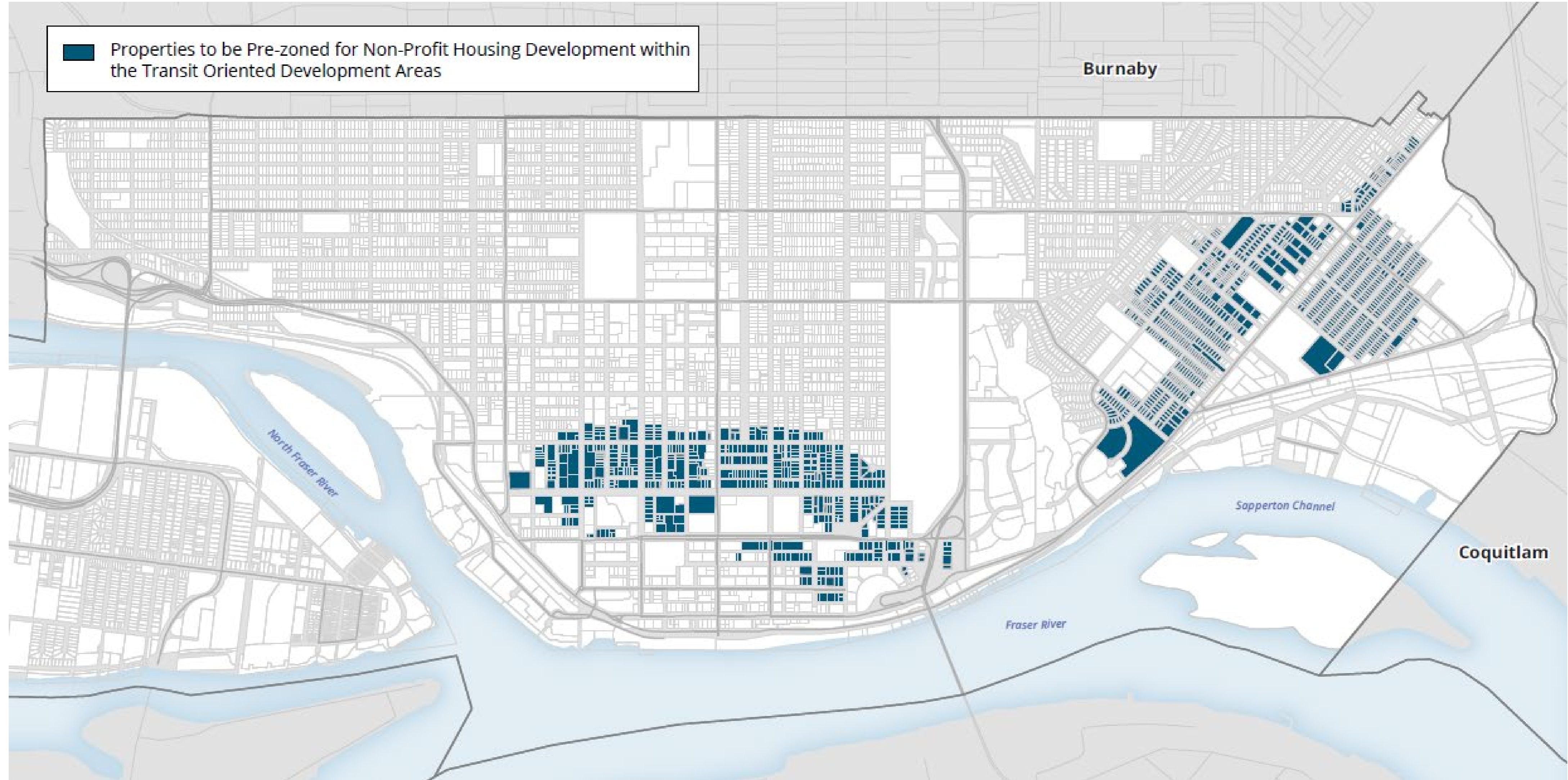
- 'Public schools' is proposed to be added as a permitted use within the majority of residential land use designations.
- Update land use designation names and colours.
- Alignment across the Official Community Plan and Downtown Community Plan.
- Other minor administrative changes.

# Affordable Housing Accelerator

## Zoning Amendment Bylaw No. 8528, 2025

- Expand program to pre-zone properties to allow non-profit affordable housing of up to six storeys in Transit Oriented Development Areas when criteria are met:
  - Housing form is identified in the Official Community Plan.
  - Property is owned and operated by non-profit housing provider or housing co-op.
  - Units are rental only.
  - Zoning Bylaw regulations for a six storey building are met.
  - Housing Agreement with the City.
- All projects are still subject to other standard City approvals (e.g. Development Permit, Works and Services Agreement, Building Permit, etc.).

# Affordable Housing Accelerator



# Minor Administrative Changes

## Zoning Amendment Bylaw No. 8530, 2025

- Minor changes to update naming conventions in the Zoning Bylaw to match proposed changes in the OCP, to maintain ongoing alignment.

# Recommendations

1. THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8522, 2025 be given third reading.
2. THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8528, 2025 be given third reading.
3. THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8530, 2025 be given third reading.