AFFORDABLE HOUSING TOOLS
for BC Small Communities

Policies and Bylaws

DENSITY BONUS
Request developers to include affordable housing units in exchange for increased development potential.
Communities implementing this:
> Langford
> Whistler

REZONING FOR INTENSIFICATION
Allow an increased number of housing units on a fixed footprint (e.g. secondary suites, accessory dwelling units), or allow for purpose built rentals.
Communities implementing this:
> City of North Vancouver
> Colwood

STREAMLINING & FAST-TRACKING APPROVALS
Create a quicker process for approving affordable housing projects to reduce costs for the developer and get to construction sooner.
Communities implementing this:
> Kamloops

SHORT-TERM RENTALS REGULATIONS
Use zoning bylaws and policies to regulate where and how many short-term rentals are allowed.
Communities implementing this:
> Nelson
> Pemberton
> Whistler
> Tofino
> Bowen Island

COVENANT TOOLS
Include in housing agreements to restrict who can live on a property and how much the property can be sold or rented for, thereby keeping a home perpetually affordable.
Communities implementing this:
> Whistler
> Banff

Land and Financing

MUNICIPAL AND NON-PROFIT OWNED LAND
Acquire, hold and use land specifically for the purpose of building affordable housing.
Communities implementing this:
> Tofino Housing Corporation
> Vancouver Community Land Trust
> Port Moody (St. Andrews Church)

HOUSING FUND
Identify mechanisms to raise funds specifically for affordable housing. Mechanisms can include a percentage from property taxes; works and services charges; or cash-in-lieu contributions.
Communities implementing this:
> Whistler
> Capital Regional District
> Cowichan Valley Regional District

Capacity Building

HOUSING STRATEGY
Develop a community vision and plan that quantifies the affordable housing shortage and provides strategies and initiatives to reduce the shortage.
Communities implementing this:
> Squamish
> Fernie
> Quesnel
> Nanaimo

HOUSING ORGANIZATION
Create an independent non-profit entity dedicated to providing and managing non-market housing for rent or purchase, this organization can serve specific projects, a community or a greater region.
Build capacity and facilitate partnerships to support existing non-profit organizations to build housing.
Communities implementing this:
> Whistler Housing Authority
> Tofino Housing Corporation
> Banff Housing Corporation
> Canmore Community Housing Corporation
> Fernie Family Housing Society

COMMUNITY ENGAGEMENT
Engage your community through communications and education - this is crucial for generating support for affordable housing.
Communities implementing this:
> Livable Canmore
> Comox Valley Coalition to End Homelessness
> Strathcona Community Health Network

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