

# 2018 Municipal Measures for Housing Affordability and Diversity

Category	Burnaby	Coquitlam	Delta	City of Langley	Township of Langley	Maple Ridge	New Westminster	North Van City	North Van District	Pitt Meadows	Port Coquitlam	Port Moody	Richmond	Surrey	Vancouver	West Vancouver	White Rock
<b>Fiscal Measures</b>																	
City owned sites appropriate for affordable housing for lease to non-profits	Yes	Yes				Yes	Yes	Yes	Yes				Yes	Yes	Yes	Yes	Yes (OCP)
Donate City-owned land to facilitate affordable housing		Yes			Exploring	Yes	Yes	Yes	Yes				Yes	Yes	Yes		Yes (OCP)
Grants to facilitate affordable housing	Yes	Yes				Yes	Yes	Yes	Case-By-Case			Yes	Yes	Yes	Yes	Yes	
Property tax exemption or forgiveness for supportive affordable housing					Exploring	Yes		Yes							yes	Yes	
Property tax exemption for <b>non-supportive</b> affordable housing					Exploring	Exploring		Yes								Yes	
Heritage grants address housing affordability												Possible Grants (Housing Affordability Fund)					
Waiving development fees for affordable housing	Yes	Yes	Yes			Pending	Yes	Yes	Yes		Yes		Grants	Yes	Yes	Case-By-Case	Yes (OCP Policy)
Waive/reduce municipal development cost charges for affordable housing	Yes	Yes			Exploring	Pending	Case-By-Case	Yes	Yes				Grants	Yes	Yes	Yes	Supportive OCP policy, requires Council approval
Waiving other fees for affordable housing (ie. Building permit fees)	Yes	Yes				Pending	Case-By-Case	Yes	Yes				Yes	Yes		Case-By-Case	
Land trust for affordable housing								Exploring					Exploring		Yes		
Affordable housing reserve/trust fund	Yes	Yes			Exploring	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Supportive OCP policy, requires Council approval
Payment-in-lieu accepted for density bonus	Yes	Yes				Yes	Yes	Yes			Yes	Yes	Yes		Yes	Yes	Yes
Community Amenity Contributions (CAC) allocated to affordable housing	Yes				Exploring	Yes		Yes	Yes			Yes	Yes		Yes		Supportive OCP policy, requires Council approval
Energy efficiency programs for affordable housing	Yes	Yes			Yes		Yes	Yes							Yes		
Other fiscal actions (unique to local municipality)							Yes	Yes					Exploring		Yes		
<b>Planning Process or Policies</b>																	
Affordable Housing Strategy or Housing Action Plan	Pending	Yes	Pending	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Pending	yes	Yes
Official Community Plan policies showing commitment to providing a range of housing choices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes	Yes	Yes
Neighbourhood plans / Area plans showing commitment to providing a range of housing choices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	n/a	Yes			Yes	Yes	Yes	yes	Yes	Yes
Identifying suitable affordable housing sites in neighbourhood and area planning processes	Yes					Yes	Yes						Exploring		yes	Exploring	Yes
Heritage Program includes provisions to consider/address housing affordability					Yes	Yes										Exploring	
Family friendly policy (bdrm diversity requirement) **						Yes	Yes	Yes	Case-By-Case				Yes		Yes		Yes
Adaptable housing policy ** (include definition/details)	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Pending	Yes		Yes		Yes (OCP)
Tenant Relocation policy **	Yes	Yes			Yes	Yes	Yes	Yes	Yes			Pending	Pending		Yes		Pending

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Other planning actions	Yes					Pending	Funding rent bank								Yes		Supporting accessory rental housing on institutional (assembly/church) sites
Ownership affordability program/policy ** (provide specifics)		Yes				Yes						Case-By-Case			Pending		
<b>Zoning / Regulatory Actions</b>																	
Increased density in areas appropriate for affordable housing	Yes	Yes	Yes	Yes	Case-By-Case	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	yes	Case by Case	Yes
Pre-zone lands for affordable housing	Yes				Case-By-Case	Exploring		Yes							Yes		
Micro housing units (municipal policy exists) **		Yes				Exploring							Exploring		Pending		
Micro housing units (approved on a case-by-case review) **						Exploring								Yes	Yes		
Smaller Lots	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Exploring	Yes
Coach Houses		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Pending	Yes	Yes	Yes	Yes	Pending
<b>Zoning / Regulatory Actions</b>																	
Secondary suites in single family zones	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Secondary suites in other zones						Exploring	Exploring	Yes					Yes		Yes	Exploring	Yes (OCP policy to consider this)
Lock-off units in apartment and/or row housing	Yes	Yes				Exploring		Yes	Yes				Exploring	Case by Case	Yes		Future Consideration
Infill Housing	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Exploring	Pending
Broadening row house/ townhouse & duplex zoning	Yes	Yes	Yes		Yes	Exploring	Yes	Yes	Case-By-Case	Yes	Yes	Yes		Yes	Yes	Exploring	Yes (OCP policy)
Density bonus provisions for affordable housing	Yes	Yes			Yes	Yes	Yes	Yes	Case-By-Case		Yes	Yes	Yes	Yes	Yes	Yes	Yes; in OCP
Reduced parking requirements for all housing located in areas with good access to transit	Yes	Case-By-Case	Yes	Yes	Case-By-Case	Yes	Yes	Yes	Yes			Pending	Yes	Yes	Yes	Exploring	Supportive policy in OCP; still at Council discretion.
Reduced parking requirements for affordable housing	Yes				Case-By-Case	Yes	Yes	Yes	Case-By-Case			Pending	Yes	Yes	Yes	Case by Case	Supportive policy in OCP; still at Council discretion.
Comprehensive development zone guidelines favour affordable housing	Yes								Case-By-Case			Case-By-Case	Yes	Yes	Yes		
Inclusionary zoning policy for affordable housing	Yes					Yes	Exploring	Yes					Yes		Yes		
Inclusionary zoning has occurred within rezoning process	Yes					Yes			Yes			Yes	Yes		Yes	Yes	Yes (16 market rental units within 126 unit project)
Modified building standards (ie. Code related)	Yes						Yes										
Housing Agreements	Yes	Yes				Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other zoning actions	Yes		Pending						Yes						Yes		
<b>Approval Process Measures</b>																	
Fast track approval of affordable housing projects	Yes					Pending	Yes	Yes			Yes	Yes	Yes	Yes	Yes		
Concurrent rezoning and building permit applications	Yes	Yes			Yes	Yes	Yes				Yes	Yes (at RZ 3rd reading)			Yes		

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Provide assistance	Yes	Yes	yes			Yes	Yes	Yes	Yes		Yes	Yes	Yes		Yes	Yes	
<b>Purpose Built Market Rental Incentives</b>																	
Fees waived or reduced, new market rental housing development					Exploring	Pending							Pending		waived	Exploring	
Parking requirements relaxed for new market rental housing development	Yes	Yes			Case-By-Case	Pending	Yes	Yes	Yes			Pending	Pending		Yes	Exploring	Yes; OCP policy
Density bonus for new market rental housing development		Yes			Case-By-Case	Yes	Yes	Yes	Yes			exploring	Pending		Yes	Exploring	Yes
<b>Rental Housing Loss Prevention Measures</b>																	
Replacement policies for loss of rental housing stock						Yes	Exploring	"encourage"	Yes			Pending	Yes		Yes	Exploring	Yes
Demolition policies						Yes	Yes	Yes	Yes			Pending	Yes		Yes		
Condo/Strata conversion policies	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Standards of Maintenance by-law			Yes			Yes	Yes	Yes	Yes	Yes			Yes	Yes	Yes		
Retention policy - Other		Yes				Exploring	Yes						Yes		Yes		Yes; allow additional units/floor area to support building renovation
<b>Education and Advocacy Measures</b>																	
Guide to development process for affordable housing options such as secondary suites.	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes		Yes		Yes	Yes	Yes	Yes	
Monitor rental housing stock	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes				Yes	Yes	Yes	Yes	Yes