

District of Sechelt – HAF 2: Initiatives List

- 1. Review and Update Development Finance Tools to Accelerate the Development of Priority Housing Types**
 - a. Expand the use density bonusing beyond the downtown core to secure more non-market and primary market rental units for target groups like seniors, singles, families, and workforce housing.
 - b. Review the process for waiving development cost charges for non-profits, affordable housing, non-market housing, and reducing DCCs other forms of alternative housing in addition to market missing middle housing, such as smaller units in residential zones where four units as permitted as of right.

- 2. Establish a Non-Market and Missing Middle Housing Program to Incentivize Development**
 - a. Promote design competition for pre-approved building plans for missing middle housing and endorse winner(s)
 - b. Establish a DCC / ACC rebate program, per item action 1.
 - c. Fast track development and building permit reviews for non-market, rental and missing middle housing.

- 3. Increase Process Efficiency by Completing a Development Approval Process Review**
 - a. Complete a development approval process review to improve development timelines and efficiency.
 - b. Reduce and streamline urban design and character guidelines and examine delegated authority for approval. Determine which applications need to go to Council and Advisory Planning Commission and which applications can be approved by staff.
 - c. Streamline overlapping DPAs where there are geotechnical, environmental and design consideration. Modify approval requirements to take all factors into account but not overwhelm the applicant.

- 4. Increase Flexibility and Reduce Restrictions through Policy Updates**
 - a. Update and align policy frameworks (OCP, Zoning Bylaw, Development Procedures Bylaw etc.) to streamline approval process
 - b. Find opportunities to delegate authority on missing middle, purpose-built rental and affordable housing projects in priority areas.

- 5. Reduce Parking Standards**
 - a. Undertake a parking study to reduce parking standards where feasible, particular focus on downtown, missing middle, non-market and rental housing to increase project viability
 - b. Evaluate sustainable transportation options to support parking reductions, such as bike parking, car share, EV charging stations
 - c. Update zoning bylaw to reflect a. and b.

6. Complete Infrastructure Plans to enable higher density and missing middle developments in areas close to transit and amenities

- a. Comprehensive servicing assessment and strategy to prepare for SSMUH densities and HAF-incented units in priority areas (downtown, neighbourhood centres, etc.).

7. Make publicly owned lands available for housing

- a. Complete a comprehensive land strategy that identifies all publicly owned lands within the community that allows for affordable / purpose built rental housing
- b. Work with regional partners to secure public lands for non-market housing
- c. Work with willing private landowners to seek acquisition and partnership opportunities in key locations / desirable parcels
- d. Pre-zone / pre-service priority sites