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## MEMORANDUM

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**TO:** ADVISORY PLANNING COMMISSION  
**FROM:** JAMES VAN HEMERT, CONSULTING TOWN PLANNER  
**SUBJECT:** ATTAINABLE AND AFFORDABLE HOUSING  
**DATE:** 3/25/2024

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The mayor has requested an update on how the Town can implement attainable and affordable housing considering the new legislation (Bill 44).

The following actions are underway, or soon will be, to address this matter:

- 1) The updated Official Community Plan, which is the subject of public hearing on March 26, includes a comprehensive set of policies and actions relative to housing, including affordable housing.
- 2) The Town received funding from the Housing Acceleration Fund (HAF) to increase the rate of housing starts by 20% over the next 3 years. This represents an increase of 20 units over the anticipated 75 for the 3 year period, totalling 95 units. The type of units are as follows:
  - a. 15 'missing middle' type housing, typically townhouses
  - b. 5 'other' multi-unit, including 3 accessory dwelling units
  - c. Of the 20 additional units, 14 are affordable.
- 3) Under Bill 44 the Town is required to include accessory dwelling units in all its 'restricted' zones, that is, zones exclusively permitting single-unit and duplex homes. An analysis is underway, and a draft amending zoning bylaw will be before Council before June 30 of this year.
- 4) Under the HAF program the Town has committed to the following, which will be undertaken over the course of the following 3 years:
  - a. Increased density on a single lot
  - b. Rental only zoning
  - c. Development cost charges review and support
  - d. Enhanced climate adaptability in OCP
  - e. Expand accessory dwelling units
  - f. Apply density bonus to all rezonings