



MEMORANDUM

TO: ADVISORY PLANNING COMMISSION
FROM: JAMES VAN HEMERT, CONSULTING TOWN PLANNER
SUBJECT: RENTAL ONLY ZONING
DATE: 4/18/2024

The second component of the Housing Accelerator Fund grant that is being undertaken is a review of rental only zoning opportunities.

Milestone #1 Background analysis to determine suitable rental only parcels

- Time frame is April through June of 2024
- Parcels of land for review include:
 - Land zoned R7 Multi-unit residential
 - Land in good locations suitable for rezoning to R-7
 - Land in good locations and under consideration for rezoning by suitable developers

Milestone #2 Zoning Bylaw map change , including APC review and recommendation, bylaw readings and public hearing

- Time frame is July through September of 2024
- APC provided opportunity to review proposed rental only assignments
- Prepare report for council and the public for the public hearing
- CVRD GIS department prepare proposed zoning bylaw map amendments

Milestone #3 Funding contribution for rental units (partial completion)

- Time frame is October 2024
- The Town may use HAF funding to support committed rental only units in ways such as funding the Development Cost Charges and directly impacted infrastructure, such as sidewalks, water, and sewer connections.