

Navigating British Columbia's New Land Use Regulations

The British Columbia legislature passed about 20 pieces of legislation related to housing supply in the Fall 2023 session. Here are the three bills that will most-impact land development:

LEGISLATIONS

BILL 44

- Remove public hearings for housing projects that align to Official Community Plan (OCP)
- Upzone single-family to multiplex
- Zoning bylaws amended June 30
- Housing Needs Reports updated by Jan 1, 2025 (& every 5 years)
- OCPs update by December 2025 (& every 5 years), 20 year growth

BILL 46

- Introduce a new amenity cost charge
- Enact changes for DCC/DCL fees, e.g., funding of fire halls, police stations

BILL 47

- Minimum allowable height and density for TOD areas
- Local governments will be required to designate these areas near transit hubs and consider applicable guidelines pertaining to them
- Where Bill 47 & Bill 44 overlap, higher min height and density

PURPOSE

- To simplify approvals process for housing
- All single family property + housing sites

- To reduce the prevalence of negotiated amenities
- Fixed fee for community benefits

- To promote housing near transit
- All residential property on frequent transit



If you have any questions, please contact:

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