



Completed Work to Address Housing - As of August 2024

The District of Summerland has completed significant work to address the need for additional housing. These action items have been completed over the past 4 years (starting in 2020). The themes of these action items fall within three broad themes:

- 1. Affordable Housing**
- 2. Development Process Improvement**
- 3. Increasing Housing Supply.**

The District has been leading the way to increase the number of available housing units in the community and will continue to do so. A strategic priority of District Council to address the affordability and adaptability of housing.



Affordable Housing

Collaboration with Local Agencies on Affordable Housing Projects: Summerland has facilitated two BC Housing funded projects with local non-profit housing agencies. The projects are expected to create 150 housing units by 2026.

Approval of Purpose-Built Rental Apartment Buildings: Approval of an 88-unit rental apartment in 2019 and an 84-unit rental apartment in 2024.

Review of District Lands Available for Disposition and Affordable Housing Development: Recent review of all District owned land to determine parcels that can be sold for redevelopment and/or targeted for future affordable housing projects.

Development Process Improvements

Pre-Application Inquires: Free process for applicants to submit plans and receive feedback from the District, outlining next steps and potential areas of issues.

Annual Zoning Bylaw Review: Conducted zoning bylaw reviews in 2020, 2021, 2022, 2024. Variance applications have reduced by 50% since 2020.

Development Application Procedures Bylaw Update: Revised bylaw and delegated more powers to District staff including technical development permits, such as riparian area approvals to improve processing time.



Development Process Improvements

Review of Building Bylaw & Subdivision and Development Servicing Bylaw: Resulted in more use of professional service (engineers), as opposed to District staff. Building permit exemptions were expanded to include smaller structures, to free District capacity to focus on larger projects that address housing need.

Delegation of Development Variance Permits: Allows minor DVPs to be approved by District staff. This has reduced minor DVP approval timeline from 2 months to 3 weeks.

Implementation of E-Permitting Software: Implementing a e-permitting software to help with application tracking, online submissions, and electronic review of permit applications.



Increasing Housing Supply

Allowance of Development in Slopes >30%: Development can now occur within these high-sloped areas with professional geotechnical guidance.

Housing on Agricultural Land Review: Agriculture zoned lands may now include secondary residences on farm parcels without the need for ALC approvals.

Short Term Rental Accommodation Review: STR operations can now only occur with a principal resident on a subject property. As a result, the number of STRs have decreased, providing more housing options for residents.

Infill Residential (Bill 44 Implementation): Amendments to the Districts Zoning Bylaw to facilitate infill development, including new residential zones with reduced setbacks, increased height, reduced parking, and allowance of four units per parcel.

Increasing Housing Supply

Review of Cash in Lieu of Parking and Minimum Parking Requirements: Cash-in-lieu of parking fee was increased from \$3000 to \$13,000 and the parking requirements for residential development in the Downtown was substantially reduced.

Downtown OCP Amendments: 3 new designations were designed to encourage new residential high-density and mixed used developments in the Downtown.

