

## Let's Talk About New Provincial Housing Legislation

### DISCUSSION GUIDE

This Discussion Guide is meant to raise awareness about the Official Community Plan (OCP) Review, get people talking about the new provincial housing legislation and let the community know how to get involved in the planning process.

Help plan your city's future by taking part in the OCP Review and sharing your ideas.

An OCP ...

- Communicates a community's vision, goals and objectives
- Outlines long-term development plans for a community
- Guides planning and land use management.

The City of Prince George kicked off the OCP Review in fall 2023. The City's existing OCP was adopted in 2011 and a lot has changed since that time.

### HOMES FOR PEOPLE

Homes for People is the Province of BC's action plan to deliver more homes for people, faster. The action plan has four (4) priorities:

1. Unlock more homes faster
2. Deliver better, more affordable homes
3. Help those with the greatest housing need
4. Create a housing market for people

The Province recently introduced several housing initiatives to increase the supply of housing. These initiatives will guide future growth and development in Prince George. The legislative changes are intended to put the Province's housing plan into action by streamlining the delivery of housing, facilitating an increase in housing supply across BC, and building more complete, sustainable and well-planned communities.



# Official Community Plan

## Small-Scale Multi-Unit Housing Initiative (SSMUH)

Through the SSMUH initiative, the Province has mandated that communities over 5,000 people permit one secondary suite and/or one accessory dwelling unit on all single-family and duplex lots. The Province has also mandated 3-4 units be permitted on single-family and duplex lots depending on their size. Three (3) units are now permitted on lots 280m<sup>2</sup> (3,014ft<sup>2</sup>) or smaller and four (4) units are now permitted on lots 281m<sup>2</sup> (3,025ft<sup>2</sup>) or greater.

The Province requires municipalities, like Prince George, to update their Zoning Bylaws to align with the provincial requirements to eliminate individual rezoning applications. Municipalities have until June 30, 2024, to update their Zoning Bylaws.

## What does this mean for my neighbourhood?

There will be more secondary suites and accessory dwelling units in your neighbourhood. Over time, you may see more townhouses and multiplexes offering more housing options for people to choose from across the city.

## LEARN MORE

For more information about Homes for People and Bill 44, please visit the Ministry of Housing's webpage at [www.gov.bc.ca](http://www.gov.bc.ca) and drop by an OCP Review Community Open House.

## OCP Reviews

The new provincial housing legislation also changes the way municipalities will consult with their residents. Members of the public will provide input into municipal planning policy through more frequent OCP Reviews rather than public hearings for individual rezoning applications. OCP Reviews will occur every five (5) years to better meet the housing needs of communities.

**Prince George's existing housing policies will be updated through this OCP Review process to comply with the new provincial legislation.**

## WHAT WE HEARD

During the first round of engagement, we heard you say:

- “ Housing is a priority for the OCP Review.
- “ Affordability is an important community value.
- “ PG needs more affordable housing, accessible housing and rental housing.
- “ You want to see a mix of housing types and tenures across the city.
- “ The OCP Review presents an opportunity to reduce urban sprawl and increase density.

## GET INVOLVED

Visit the Project Webpage [www.princegeorge.ca/ocp](http://www.princegeorge.ca/ocp) regularly for more OCP info!



## Attend a Community Open House

House of Ancestors, 355 Vancouver Street

**Tuesday, April 9, 2024**  
4:30-8:00 PM

**Wednesday, April 10, 2024**  
4:30-8:00 PM