

Developing AFFORDABLE HOUSING



DEPARTMENT OF
COMMUNITY PLANNING
AND BUILDING



Affordable housing is...*housing which, under the terms of a Housing Agreement with the City, would have a market price that would be affordable to households of low and moderate incomes. Households of low and moderate incomes are those having incomes that are 80% or less than the median household income in the City of Parksville as reported by Statistics Canada.*

*- Zoning and Development
Bylaw, 1994, No. 2000*

AFFORDABLE HOUSING has become an important municipal issue throughout Canada due to the steadily rising cost and limited supply of housing. The City of Parksville strives to increase the supply of affordable housing to ease the burden on individuals and families struggling to make ends meet in a volatile housing market.

This brochure is intended to assist property owners and developers in their decision to establish affordable housing.

INCENTIVES TO PROVIDE AFFORDABLE HOUSING

The City of Parksville encourages the provision of affordable housing through the following:

Density bonuses—allow for greater residential density in select zones if affordable units are incorporated

More dwelling units— The Residential RS-1 zone is the largest zone by area in Parksville. This zone now allows for up to four dwellings on parcels that previously allowed two.

Fee waivers—Policy No. 4.29 permits Council to waive development permit and building permit fees on a case-by-case basis for eligible developments

Development Cost Charges (DCCs) waiver—DCCs are charged by both the City of Parksville and the Regional District of Nanaimo to help

cover costs of providing services for roads, sewer, water, and parks.

The City may waive DCCs for the units or buildings designated as affordable housing, subject to the signing of an affordable housing agreement with the City for 15 years. The Regional District of Nanaimo may also waive certain DCCs for eligible, affordable housing developments.

FEDERAL AND PROVINCIAL FUNDING

Financial assistance may be available from federal and provincial agencies to private and non-profit housing providers to create and maintain affordable housing.

BC Housing 1-866-465-6873

CMHC 1-800-668-2642

Photo captions

Cover photo: Kingsley Manor (Kingsley Low Rental Housing Society), Parksville. Designed by: Daryoush Firouzli Architecture, Inc.

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Information is for convenience only. Contact department staff to discuss current and applicable bylaws



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