

DISTRICT OF KITIMAT
BYLAW NO. 1933, 2018

A BYLAW TO AMEND KITIMAT OFFICIAL COMMUNITY PLAN AND KITIMAT MUNICIPAL CODE WITH RESPECT TO CREATION OF DENSITY BENEFIT POLICY FOR MULTI-FAMILY RESIDENTIAL PROPERTIES.

WHEREAS THE *BC Local Government Act* specifies an *Official Community Plan (OCP)* is a statement of objectives and policies to guide decisions on planning and land use management which must include statements and map designations respecting (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;

AND WHEREAS THE *BC Local Government Act* allows a local government to divide portions of the municipality into zones and regulate the use of land within zones;


AND WHEREAS Kitimat Council deems it is in the public interest to amend the OCP;

NOW THEREFORE the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as "DENSITY BENEFIT POLICY OCP AMENDMENT BYLAW NO. 1933, 2018".
2. Kitimat *Official Community Plan (2008)* is hereby amended by:
 - a. adding text further to provisions outlined in Schedule 'A' which is attached to and forms part of this bylaw;
3. Re-number and amend sections of the *Kitimat Official Community Plan (2008)* as necessary.
4. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	13 th day of	November, 2018.
READ a second time this	13 th day of	November, 2018.
A PUBLIC HEARING was held this	17 th day of	December, 2018.
RESCINDED second reading this	19 th day of	February, 2019.
AMENDED this	19 th day of	February, 2019.
A PUBLIC HEARING was held this	1 st day of	April, 2019
AMENDED this	1 st day of	April, 2019
READ a second time this	1 st day of	April, 2019
READ a third time this	1 st day of	April, 2019
FINALLY ADOPTED this	1 st day of	April, 2019

MAYOR



CORPORATE OFFICER



Schedule "A"
OFFICIAL COMMUNITY PLAN AMENDMENTS

Add and Amend Recommended OCP Text:

Housing

Housing Diversity	4.3.3 (delete and amend as shown)	Preserve the diversity of housing types (e.g. single houses and multi-unit housing such as duplexes, row houses, apartments, and condominiums), lot sizes and price ranges by ensuring that infill and new development supports housing choice. As Kitimat currently has a significant inventory of both vacant, rental and affordable housing, there is no requirement for municipal programs to increase the availability of housing in these categories in the next five years. Kitimat should monitor this housing diversity over time and adopt policies should the need arise in the future for affordable, rental and special needs housing.
	4.3.4.	Support the redevelopment of existing commercial/residential developments into live/work developments at appropriate sites.
Affordable & Special Needs Housing	4.3.10 4.3.5 (change policy number)	Encourage senior levels of government, other agencies including BC Housing, and private groups to increase the supply of affordable and special needs housing, giving consideration to options to renew vacant multi-unit housing.
Accessible, Affordable, & Rental Housing	4.3.5.1 (new)	Support the development or redevelopment of residential properties to provide housing units. Explore opportunities to encourage construction of amenities including but not limited to accessible, affordable, and rental considerations.
Density Benefits for Amenities, Accessible, Affordable and Rental Housing	4.3.5.2 (new)	Encourage the development of accessible, affordable, and rental housing through density benefits. Pursuant to Section 482 of the Local Government Act, density maximum can be raised for selected multi-family sites where amenities are provided. Density Benefits may be applied to new construction or renovation or expansion of existing multi-family developments.
Housing Quality	4.3.5 4.3.6 (renumber policies that follow up to 4.3.11)	Explore opportunities to encourage owners and renters to improve the quality (e.g., aesthetics, safety) of their housing.