

Peer Learning Network #5

“Ask a Lawyer”

(about proactive planning and other provincial housing legislative requirements)

Housing needs reports

585.2 A local government must prepare housing needs reports in accordance with this Division.

585.3 A housing needs report must

- (a) be in a format prescribed by regulation, if any,
- (b) be based on the information collected under section 585.21, and
- (c) include the following, subject to the regulations, in relation to the applicable area for the local government:
 - (i) the total number of housing units required to meet anticipated housing needs for the next 5 years;
 - (ii) the total number of housing units required to meet anticipated housing needs for the next 20 years;
 - (iii) any other prescribed information.



Housing Assessment Resource Tools

The HART project is an award-winning research group that works toward evidence and data-based solutions to Canada's housing crisis.

473 (1) An official community plan must include statements and map designations for the area covered by the plan respecting ... the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;

473 (2) An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

(4) In developing or amending an official community plan, the local government must consider applicable guidelines, if any, under sections 582 [*provincial policy guidelines*] and 585.5 [*provincial policy guidelines related to transit-oriented areas*].

473.1 (1) This section applies to a local government other than a local government that is exempted, or a local government in a class of local governments that is exempted, under this section or section 585.11 [*application of Division 22*].

(2) A local government must consider the most recent housing needs report received by the local government under section 585.31 [*when and how housing needs report must be received*], and the housing information on which the report is based,

(a) when developing an official community plan,

(b) when amending an official community plan in relation to statements and map designations under section 473 (1) (a), or

(c) when amending an official community plan in relation to housing policies under section 473 (2) or subsection (4) of this section.

(3) Without limiting section 473 (1) (a), the statements and map designations included in an official community plan of the council of a municipality must provide for at least the 20-year total number of housing units required to meet anticipated housing needs, which total number is included in the most recent housing needs report that is

(a) received by the local government under section 585.31, and

(b) applicable to the area covered by the plan.

(4) Without limiting section 473 (2), an official community plan of a local government must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report that is

(a) received by the local government under section 585.31, and

(b) applicable to the area covered by the plan.

(5) The council of a municipality must, within the prescribed period after December 31 of the year in which the council received the most recent housing needs report, review and, if necessary, adopt an official community plan that includes statements, maps and housing policies in accordance with subsections (3) and (4).

(6) The Lieutenant Governor in Council may make regulations exempting a local government or a class of local governments from all or part of this section.

481.7 (1) A council of a municipality that is subject to section 473.1 (3) *[official community plan and housing needs report]* must exercise the powers under section 479 *[zoning bylaws]* to permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs, which total number is included in the most recent housing needs report received under section 585.31 *[when and how housing needs report must be received]* by the council.

(2) The council of a municipality must, within the prescribed period after December 31 of the year in which the council received the most recent housing needs report, review and, if necessary, adopt a zoning bylaw to permit the use and density of use required to be permitted under this section.