

CITY OF QUESNEL

MULTI-UNIT HOUSING INCENTIVES PROGRAM

OVERVIEW

This program provides incentives for the development of market and non market housing multi-unit housing that improves accessibility and meets set design and livability standards.



Downtown	West Quesnel	College Heights / Carson Flats
10 year tax exemption		
DCC Waiver for non-profit units		
DCC reduction for Low Environmental Impact (100%)		

See reverse side for definitions.

ELIGIBILITY REQUIREMENTS

In order to be eligible, projects must include 3 or more attached units and must meet the requirements outlined below:

10 Year Tax Exemption	Waiver of DCCs for Non-profit Housing Units	Waiver of DCCs for low environmental impact
Minimum construction value of \$300,000	All of the eligibility requirements for the 10 year tax exemption must be met	All of the eligibility requirements for the 10 year tax exemption must be met
50% of dwellings must meet the adaptable housing standards	DCCs are waived for individual housing units that are considered non-profits where the property owner enters into a covenant with the city restricting the tenure to non-profit housing for at least 10 years	Minimum density of 50 dwellings per hectare
Individual units must include balconies or access to a shared green space		Low flow fixtures throughout the building
At least 3 of 4 exterior design standards must be met		Water efficient landscaping or xeriscaping

MULTI-FAMILY HOUSING INCENTIVES PROGRAM *Continued*

HOW TO CALCULATE THE ANNUAL TAX EXEMPTION **AVI = Assessed Value of Improvements*

$$\text{Annual Tax Exemption} = \frac{(\text{Post development AVI} - \text{Pre-development AVI}) \times (\text{tax rate on municipal portion of taxes})}{1000}$$

DEFINITIONS

10 Year Exemptions

100% tax exemption on the assessed value of the improvements of the municipal portion of property taxes for 10 years.

Development Cost Charges (DCC)

Charges collected to help pay for future infrastructure expenditures to service growth.

Non-profit Housing (Affordable Housing)

Non- market housing required for non-profit organizations’ registered under the Society Act. Non-market Housing means affordable housing developed with government assistance, which may or may not include ongoing subsidy, and which rents or sells for below market value, at amounts affordable to low-income households.

Low Environmental Impact

Project is:

- I. Located in a Housing Incentive Growth Area designated on schedules appended to this bylaw;
- II. Meets a minimum residential density of 50 dwellings per hectare;
- III. Comprised of Water Efficient Landscaping or Xeriscaping; and,
- IV. The entire building contains Low Flow Fixtures.

The project may replace one of the requirements in II) to IV) of this definition with another unique or innovative environmentally sustainable feature, to the satisfaction of the Director (this could include retaining mature or existing trees on site, meeting a Step Code designation of 4 or more, incorporating urban agriculture into the site design, incorporating roof top green space, incorporating ground source heat pumps, etc.)

Adaptable Housing (Accessibility Housing)

Housing that has been designed to easily accommodate future renovations to improve accessibility. Adaptable Housing allows people to “age in place” and includes features such as a bathroom, kitchen and bedroom on the main floor; wider hallways and doors; lever-type door hardware; and blocking in bathroom walls to accommodate future grab bars (see Adaptable Housing Design Standards handout).

Design Standards

At least three of the four following design standards must be met:

- i. Exposed wood is included as a major or minor design feature (heavy timber, manufactured products such as glulams, or others).
- ii. Use of a variety of exterior materials; preference is given to wood, stone, brick, concrete (e.g. hardie plank), metal and glass.
- iii. Development that creates pedestrian-friendly street frontages by incorporating design features that connect the building frontages to the street (i.e. windows, doorways, decks, paths to the street, landscaping along the street, etc.).
- iv. Design includes varied and interesting facades, including a variety of roof lines, roof cover over entry points, balconies and porches.

Livability Standards

Units must include balconies or access to shared green space.