



April 30, 2025

CHERRY CREEK ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, May 5, 2025 at 7:00 pm** in a hybrid format in the ACRD Board Room, with the option to join electronically via Zoom.

The APC meeting is scheduled to discuss the following:

1. **Housing Needs Report Project for Electoral Area "F" (Cherry Creek)**

The consultant leading the project, M'akola Development Services, will be presenting preliminary housing data findings and staff and the consultant will be leading a discussion with the APC on housing needs in the Cherry Creek community.

The input from the APC, and further community engagement, will be incorporated into the engagement report and the preliminary findings report that will be presented to the ACRD Board of Directors in Spring 2025.

For reference, included with the agenda is the Project Engagement Plan and the ACRD Interim Housing Needs Report adopted by the Board in December 2024.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca

Alberni-Clayoquot Regional District Electoral Areas (A-F) Housing Needs Report

Engagement Plan
February 2025

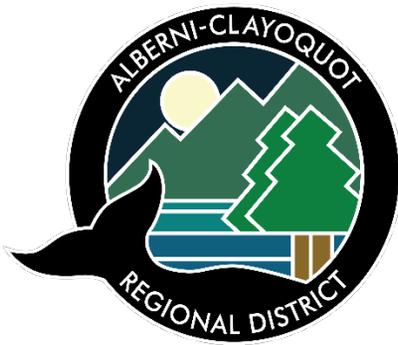


Table of Contents

Introduction	3
Engagement Objectives	4
Context	4
Level of Engagement	5
Engagement: Methods, Schedule, & Roles	6

Introduction

This Engagement Plan outlines the activities that M’akola Development Services (MDS) and Turner Drake & Partners, in collaboration with Alberni-Clayoquot Regional District (ACRD) staff, will implement as part of the ACRD Housing Needs Report Update to share information about the project and to collect feedback from a range of individuals and community groups/organizations.

The Engagement Plan will support the development of an Electoral Area Summary Report as well as individual reports for the Electoral Areas (EAs) (“A” Bamfield, “B” Beaufort, “C” Long Beach, “D” Sproat Lake, “E” Beaver Creek and “F” Cherry Creek) in the following ways:

- Identify how and when information about the Housing Needs Report will be communicated to staff, elected officials, the public, and community groups.
- Identify how information will be collected from individuals, groups, and organizations about the housing needs of community members in the EAs.
- Outline opportunities for the public to learn about the report and to share their personal experiences and observations.
- Confirm progress check-ins with staff, elected officials and external community groups.

The document is organized into the following sections:

- Engagement objectives
- Summary of the engagement levels
- Study Context
- Engagement methods, schedule, and roles

M’akola Development Services Staff Roles

Sandy Mackay
Project Lead
smackay@makoladev.com

Jenna Hildebrand
Engagement Support
jhildebrand@makoladev.com

Turner Drake & Partners Staff Roles

Andrew Scanlan Dickie
Project Lead
ascanlandickie@makoladev.com

Engagement Objectives

This engagement process will be used to collect information and insights from ACRD EA residents, community organizations/groups and elected officials through the use of a community survey and small group presentations and discussions. The information collected will be used to validate preliminary data findings, identify potential data gaps, and will be integrated into the final report and presentation to the ACRD Board of Directors.

ACRD Housing Needs Report Engagement Objectives

1. Gather information that will help in meeting the requirements of the Local Government Act for a housing needs assessment.
2. Help confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing barriers and challenges.
3. Identify any gaps in the existing knowledge base of individuals, groups, and community members that may be facing a housing crisis and recommend additions to the existing housing stock that could help alleviate the critical shortages (current need), as well as measures to keep pace with each community as it grows (arising need/demand).
4. Gather ideas around best practices and unique solutions to address current and predicted areas of housing need.
5. Identify partnership and funding opportunities to inform potential housing solutions.

Context

The ACRD Housing Needs Report Update includes the six EAs that are listed below.

Electoral Area	Population
Electoral Area "A" - Bamfield	256
Electoral Area "B" - Beaufort	531
Electoral Area "C" - Long Beach	1,904
Electoral Area "D" – Sproat Lake	2,454
Electoral Area "E" – Beaver Creek	3,096
Electoral Area "F" – Cherry Creek	1,977
Electoral Area Total:	10,218

Level of Engagement

Through the ACRD Housing Needs Report Update engagement process, the project team will engage with a range of community groups and organizations, elected officials, and staff. The table below provides an overview of each group, their level of engagement and which engagement forums will be available to them. The level of engagement is adapted from the International Association for Public Participation’s (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.
Community Groups	<ul style="list-style-type: none"> • Citizens/Residents/Public 	<ul style="list-style-type: none"> • Citizens/Residents/Public • Advisory Planning Commissions (APC's) 	<ul style="list-style-type: none"> • EA Directors 	<ul style="list-style-type: none"> • ACRD Staff
Forum	<ul style="list-style-type: none"> • Website update with information about the project • Final Reports published to ACRD website • Data and final reports to inform OCP Updates (currently underway) 	<ul style="list-style-type: none"> • Community Survey • Group Presentations and Discussions 	<ul style="list-style-type: none"> • Group Presentations and Discussions 	<ul style="list-style-type: none"> • Bi-weekly meetings

Engagement: Methods, Schedule, & Roles

Tools	What	Where	When	Consulting Team Role	Staff Role	Purpose
Housing Needs Report Update Webpage	Webpage for community members and Project staff to access the survey and Project updates	<ul style="list-style-type: none"> ACRD website – Housing Needs Reports page 	<ul style="list-style-type: none"> Updated February/ March 2025 and throughout the project as needed 	<ul style="list-style-type: none"> Create content 	<ul style="list-style-type: none"> Update content 	<ul style="list-style-type: none"> To keep community members informed about the Project.
Community Housing Needs Survey	<p>Short, easy-to-use, and meaningful survey designed to gather information related to demographics, housing availability, housing affordability, and challenges community members are facing.</p> <p>The survey will be hosted on ACRD Let’s Connect platform.</p>	<ul style="list-style-type: none"> Link to survey available via ACRD website Press release and/or media availability to advertise survey Paper copies at district office Provide to APCs to share with their community networks 	<ul style="list-style-type: none"> Launch by end of February 2025 Close by mid-April 2025 Draft engagement summary in May 2025 	<ul style="list-style-type: none"> Develop online and paper versions of the survey Send draft questions for review Coordinate with communication s staff member to add link to survey to ACRD website Manage survey platform Coordinate with staff to distribute paper copies of survey 	<ul style="list-style-type: none"> Provide input on the survey content Print paper surveys Promote both online and paper versions through Facebook and HNA webpage Collect completed paper surveys 	<ul style="list-style-type: none"> To provide an opportunity for the public to participate in the HNR update. To build a more complete picture of housing need and demand across the EAs.

Alberni-Clayoquot Regional District Electoral Areas A-F
2025 Housing Needs Report

				<ul style="list-style-type: none"> • Complete analysis of survey data once survey is closed 		
<p>Preliminary Data Findings Presentation and Discussion with EA Directors</p>	<p>Deliver PowerPoint presentations on the preliminary findings to elected officials.</p>	<ul style="list-style-type: none"> • Host via web conference 	<ul style="list-style-type: none"> • April 16, 2025 (TBC) 	<ul style="list-style-type: none"> • Prepare a presentation that summarizes the Preliminary Findings Report and facilitate a feedback discussion • Incorporate feedback into final report and engagement summary 	<ul style="list-style-type: none"> • Attend the sessions • Prepare staff report for EA Directors Committee 	<ul style="list-style-type: none"> • Share initial data findings which will inform subsequent phases as well as the final reports. • Validate data and identify gaps.
<p>Preliminary Data Findings Presentation and Discussion with APCs</p>	<p>Deliver PowerPoint presentations on the preliminary findings to APCs.</p>	<ul style="list-style-type: none"> • Host via videoconference (Bamfield and Long Beach) • Host in person with Alberni Valley (Beaufort, Beaver Creek, Cherry Creek and Sproat Lake) 	<ul style="list-style-type: none"> • Bamfield – March 6, 2025 • Long Beach – March 10, 2025 • Alberni Valley – April 3, 2025 	<ul style="list-style-type: none"> • Prepare a presentation that summarizes the Preliminary Findings Report and facilitate a feedback discussion • Incorporate feedback into final report and engagement summary 	<ul style="list-style-type: none"> • Attend the sessions • Prepare staff report for EA Directors Committee 	<ul style="list-style-type: none"> • Share initial data findings which will inform subsequent phases as well as the final reports. • Validate data and identify gaps.

Alberni-Clayoquot Regional District Electoral Areas A-F
2025 Housing Needs Report

Draft Report	Send draft report to staff for review and feedback, after which the report will be finalized.	<ul style="list-style-type: none"> • Via email 	<ul style="list-style-type: none"> • Draft report sent to staff early June 2025 	<ul style="list-style-type: none"> • Provide staff with a draft Electoral Area Summary Report and Individual EA Reports by June 6, 2025 	<ul style="list-style-type: none"> • Provide feedback on draft reports (2-week review period) 	<ul style="list-style-type: none"> • Staff provides feedback on draft reports for MDS to incorporate into final reports.
Presentation of Final Report and Approvals	Presentation summarizing the final report to ACRD Board of Directors.	<ul style="list-style-type: none"> • Web conference 	<ul style="list-style-type: none"> • Board meeting: June 23 or July 25, TBC 	<ul style="list-style-type: none"> • Develop an agenda and PowerPoint presentation • Support ACRD staff in drafting the staff report to Board • Provide agenda and relevant material for to attendees • Lead presentation and answer questions 	<ul style="list-style-type: none"> • Provide feedback to M'akola on presentation and approvals 	<ul style="list-style-type: none"> • Board provides final approval and reports are adopted.
Staff Capacity Building Session	M'akola leads workshop to introduce tools and instruction for utilizing data for future HNRs.	<ul style="list-style-type: none"> • In person or via video conference (workshop is typically 1.5 hours) 	<ul style="list-style-type: none"> • July/August 2025, TBC 	<ul style="list-style-type: none"> • PowerPoint, data tool, and all other materials • Lead workshop 	<ul style="list-style-type: none"> • Provide input on invite list • Send out meeting invite 	<ul style="list-style-type: none"> • Workshop for staff who wish to build skills to complete future housing needs reports.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

INTERIM HOUSING NEEDS REPORT – ELECTORAL AREAS

'A' Bamfield, 'B' Beaufort, 'C' Long Beach, 'D' Sproat Lake,
'E' Beaver Creek and 'F' Cherry Creek

DECEMBER 2024



Acknowledgments

In the spirit of truth, healing and reconciliation, the authors of this report acknowledge that the Alberni-Clayoquot Regional District (ACRD) is located within the traditional territories of 10 Nuu-Chah-Nulth First Nations, being ʕaʕhuusʔaṭṭ (Ahousaht), Ditidaht, hiškʷiiʔaṭṭ (Hesquiaht), Hupačasath, ʕaʔuukʷiʔaṭṭ (Tla-o-qui-aht), and ʕišaaʔaṭṭ (Tseshaht First Nation) and four Treaty First Nations, including Huu-ay-aht First Nations, Yuuṭuʔiʔaṭṭ Government, Uchucklesaht Tribe Government and tukʷaaʔaṭṭ (Toquaht Nation) that are ACRD federation members.

This land acknowledgement intends to inform readers of the colonial history of Vancouver Island and reminds all of us that the lands and waters that First Nations have stewarded since time immemorial are a precious resource that hosts us and sustains our wellbeing.

The development of this Interim Housing Needs Report was led by the ACRD and supported by staff from the Planning and Development Department.

Prepared for:



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Alberni-Clayoquot Regional District

3008 Fifth Avenue
Port Alberni, BC, V9Y 2E3

Alex Dyer

Planning Manager

Prepared by:



**M'AKOLA
DEVELOPMENT
SERVICES**

M'akola Development Services

107-731 Station Avenue
Victoria, BC V9B 5R5



**TURNER DRAKE
& PARTNERS LTD.**

Turner Drake & Partners Ltd.

6182 North Street
Halifax, NS B3K 1P5

Table of Contents

- Acknowledgments.....2**
- 1. Introduction4**
- 2. Housing Needs Reports in BC4**
 - 2.1. Interim Housing Needs Report Requirements4
- 3. HNR Method Results5**
 - 3.1. Distribution of Demand6
- 4. Analysis and Considerations8**
- 5. Conclusion.....8**

- Appendix A: Interim Housing Needs Report Requirements (Electoral Areas A-F)**
 - Electoral Area A (Bamfield) Interim Housing Needs Report Requirements
 - Electoral Area B (Beaufort) Interim Housing Needs Report Requirements
 - Electoral Area C (Long Beach) Interim Housing Needs Report Requirements
 - Electoral Area D (Sproat Lake) Interim Housing Needs Report Requirements
 - Electoral Area E (Beaver Creek) Interim Housing Needs Report Requirements
 - Electoral Area F (Cherry Creek) Interim Housing Needs Report Requirements

1. Introduction

The Alberni-Clayoquot Regional District (ACRD) Interim Housing Needs Report (IHNR) includes all information mandated by the Province of British Columbia (BC) to meet the interim housing need reporting requirements for the ACRD Electoral Areas ('A' Bamfield, 'B' Beaufort, 'C' Long Beach, 'D' Sproat Lake, 'E' Beaver Creek and 'F' Cherry Creek). The first section of this report outlines the history of housing needs report requirements, followed by the mandatory calculation results for the ACRD Electoral Areas. The next section explores a more complex analysis of the regional results to understand the current market and non-market housing demand. The report concludes with high-level analysis and key consideration statements.

The IHNR reporting requirements for each Electoral Area are included in Appendix A.

2. Housing Needs Reports in BC

Since 2019, BC has required local governments to complete a Housing Needs Report (HNR) every five years, with the first reports required in 2022. Although the mandate called for an estimated number of housing units needed over the next five years to meet demand, it lacked standardized guidelines or methodology for producing these estimates. As a result, most communities projected household growth based on the previous five years, which often reinforced existing shortages or mismatches within the housing system. Additionally, no enforcement mechanism or policy implementation requirement was included to address the likely underestimated housing need.

In 2023, amendments to the Local Government Act and the Vancouver Charter introduced additional requirements for HNRs. Local governments, including Regional Districts, are now required to follow a standardized methodology (the HNR method, described in Section 3) to project housing needs over 5- and 20-year timeframes and to include policies for accommodating the identified number of housing units when updating official community plans and zoning bylaws. Communities can choose to either complete an IHNR with the new information requirements or undertake a full update by January 1, 2025.

2.1. Interim Housing Needs Report Requirements

The IHNRs are required to include three new additional items:

1. The number of housing units needed currently and over the next 5 and 20 years (calculated using the standardized HNR method);
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
3. A description of the actions taken by local government, since receiving the most recent housing needs report, to reduce housing needs.

The ACRD and its participating Electoral Areas have elected to complete the interim report requirements using 2021 census data.

3. HNR Method Results

In June 2024, the Province of BC released a standardized HNR demand calculation methodology. The HNR Method estimates the total number of housing units required to address a community’s current and anticipated housing needs over 5- and 20-year timeframes, based on publicly available data sources that can be applied to communities of various scales. It is composed of six components (labeled A through F in Table 1). The standardized method for calculating demand ensures that all local governments produce consistent and comparable assessments of their housing need.

Table 1: HNR Method Components

Component	Housing units for:	Intention
A	Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.
B	Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.
C	Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment (e.g., low vacancy rates, high rent prices, escalating house sale prices).
D	Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Note that anticipated growth for electoral areas is based on regional projections.
E	Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.
F	A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. For the purposes of HNRs, a demand factor is based on a ratio of housing price to housing density and is calculated for each applicable community.

The results of the HNR method calculation for the Electoral Areas are displayed in Table 2, including a supplemental 30-year breakdown. ACRD planning staff requested the supplemental 30-year breakdown to align with comprehensive updates to the six Electoral Area Official Community Plans (OCPs), which are taking place over the next three years. Note that the sums of the individual Electoral Areas do not equate to the Electoral Area total due to rounding.

Table 2: 5-, 20-, and 30-Year HNR Method Housing Demand Estimates* (ACRD Electoral Areas A-F Combined)

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30 year (by 2051)
A	Households in Extreme Core Housing Need	12	49	49
B	Individuals experiencing homelessness	46	92	92
C	Suppressed households	85	340	340
D	Anticipated household growth	373	737	1,106
E	Increasing the rental vacancy rate to 3%	2	9	9
F	A local demand buffer	0	0	0
TOTAL		519	1,228	1,597

** Note that totals may not equal the sum of the components due to rounding*

Important note: While it is required by legislation to report both the 5- and 20-year demand, the BC government is more interested in the 20-year projection. The short-term projection was a focus of the previous iteration of the HNR legislation which has since been revised to encourage communities to align housing projections with long term planning policies and tools (e.g., official community plans, zoning bylaws).

Values presented above in Table 2 provide the minimum requirements of the HNR method calculation for IHNRs; however, a more detailed analysis of this demand is helpful to better understand the type, size and price of housing to meet the needs of local households. The next section provides additional analysis for the 5- and 20-year breakdowns of the HNR method calculation.

3.1. Distribution of Demand

An adaptation of the HNR Method provides a rough idea of current market and non-market housing demand and what the Electoral Areas can expect over the 20-year projection period. HNR Method guidelines do not prescribe how to perform this analysis, allowing for community level discretion.

The outcome of this analysis is illustrated in Table 3, which shows the anticipated demand, disaggregated by the number of bedrooms and intended market / price model. Note that non-market housing has been further separated into “affordable / below-market” housing and “deeply affordable” housing.

Key Definitions

Market Rent Units: Average rent that similar properties in a specific area are commanding. It reflects the prevailing conditions in the local rental market.

Affordable/Below-Market Housing Units: Rents that are explicitly offered at prices below market (e.g., 80% of Median Market Rent criteria described by CMHC funding opportunities or rent-geared-to-income (RGI)).

Deeply Affordable Units: Rents offered at the shelter rate of income assistance and often combined with support services.

To distinguish what portion of the community might benefit from non-market housing, UBC Housing Assessment Resource Tools (HART) income categories and how they overlap across the housing continuum are considered. The historical proportions of households earning “very low” and “low” incomes are applied to the demand totals. The demand for deeply affordable and below-market units represents these respective income categories.

HART Income Categories

- **Very low income:** 20% or less of area median household income (AMHI), generally equivalent to shelter allowance for income support recipients.
- **Low income:** 21-50% AMHI, generally equivalent to one full-time minimum wage job.
- **Moderate income:** 51-80% AMHI, generally equivalent to a starting salary, depending on the job and sector.
- **Median income:** 81-120% AMHI, representing the ‘middle class.’
- **High income:** More than 120% AMHI, the group with the greatest housing wealth.

Table 3: 5-, and 20-Year HNR Method Housing Demand Estimates, ACRD Electoral Areas A-F Combined

	Market		Affordable / below-market		Deeply affordable		Total	
	5-year	20-year	5-year	20-year	5-year	20-year	5-year	20-year
0- / 1-bed	66	158	89	207	44	98	199	464
2-bed	107	254	18	43	9	21	134	317
3-bed	92	212	10	27	5	13	108	253
4+ bed	68	167	7	18	3	9	78	194
Total	334	792	123	295	62	141	519	1,228

4. Analysis and Considerations

- The HNR method projections indicate that the ACRD Electoral Areas may need to build 519 units by 2026 and 1,228 units by 2041 to meet housing demand. While much of the demand will come from future growth, a notable portion relates to the number of suppressed households since 2006. A unit is defined as a dwelling intended for permanent occupation (i.e., more than half of a calendar year) by an owner or renter. Dwelling types include single-detached, semi-detached, row, and apartment housing, as well as mobile homes and manufactured homes.
- Components A (Households in Extreme Core Housing Need), B (Individuals Experiencing Homelessness), C (Suppressed Households), and E (Increasing the Rental Vacancy to 3%) attempt to catalog unmet “current” demand, and thus serve as an estimate of the existing shortage (without considering any changes since 2021, which is the reference year).
- As suggested by the calculated shares of units by number of bedrooms, market housing demand will likely focus more on 2- and 3-bedroom units, whereas non-market solutions may distribute more to 0- and 1-bedroom dwellings.
- Market housing should remain the primary contributor to the local inventory, though there is a clear need for non-market interventions. By 2041, the Electoral Areas may need a total of 295 affordable / below-market offerings and 141 additional deeply affordable units. If the estimated demand for market rental or ownership housing has been met, the region should not prohibit further development. The historical shortage of available housing across the housing continuum has been a major factor in escalating ownership and rental prices within the region.
- The data presented here is intended to support and supplement the work already being undertaken by the ACRD and its partners. Significant progress has been made to address housing need since the last HNR completed in 2021 (see Appendix A for a detailed overview of actions completed by each Electoral Area). Regular five-year updates to the estimates will be important to determine how effectively recent development has addressed the identified needs across the Electoral Areas. Though it will be challenging to meet the projected demand, the ACRD Electoral Areas with support from non-profit and private partners, and senior levels of government, are more than capable of meeting these housing targets.

5. Conclusion

This report provides the legislatively required content for IHNRs in BC with additional projection analysis. An adaptation of the HNR Method provides an idea of current market and non-market housing demand and what the ACRD Electoral Areas can expect over the 20-year projection period. The supplemental analysis will support the ACRD to prioritize housing typologies and tenures that better meet the housing demands of current and future Electoral Area households.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

INTERIM HOUSING NEEDS REPORT – ELECTORAL AREAS

Appendix A: Interim Housing Needs Report Requirements (Electoral Areas A-F)





ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

Electoral Area A (Bamfield)

Interim Housing Needs Report Requirements



Electoral Area A (Bamfield) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year	30-year
Total demand from 2021 base year	19	53	63
Total demand from current year (2024) ¹	8	39	43

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30-year (by 2051)
A	Households in Extreme Core Housing Need	0	0	0
B	Individuals experiencing homelessness	1	2	2
C	Suppressed households	7	29	29
D	Anticipated household growth	11	21	32
E	Increasing the rental vacancy rate to 3%	0	0	0
F	A local demand buffer	0	0	0
TOTAL		19	53	63

** note that totals may not equal the sum of the components due to rounding*

Transportation Statement

The Electoral Area A (Bamfield) OCP comprehensive update will provide the primary framework for engaging with the community on the need for housing in close proximity to active transportation networks and transit opportunities. The OCP is only a small portion of the entire Electoral Area A as it focuses on the developed area

¹ Projections using the 2024 base year are lower as they take into consideration historical building rates between 2021 and 2024, and generally, projections anticipate growth slowing further into the projection period.

within the community of Bamfield. The OCP update project, anticipated to start in 2026, will provide the vision, goals, and objectives for managing housing growth and promoting improved connection with transportation networks. There are unique aspects to the transportation network in Bamfield that will be considered as part of the OCP update including water taxi access and boat moorage availability in the water-access-only West Bamfield area, and trail networks connecting areas within the community and with the neighbouring community of Anacla. The consideration of community amenities and other development finance tools in the review of development approvals will allow the ACRD to ensure that new development aligns with this vision and supports the expansion and improvement of community connections with transportation networks where possible.

The ACRD is currently completing the Bamfield Development Plan project which is a review of the existing land capacity and infrastructure in the Bamfield community. The intent is to better understand constraints to land development within the Bamfield OCP area, identify the potential for development in Bamfield, and analyze how new development can be influenced by existing constraints to development, including transportation. This information will provide direction for the upcoming OCP update project and will guide policy development that intends to better connect housing growth with transportation infrastructure.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
June 2022	The ACRD hosted a Regional Housing Workshop in Port Alberni attended by local government and First Nations elected officials and staff, Provincial agencies, community groups, and other parties interested in regional housing. The workshop included presentations from BC Assessment, Tofino Housing Corporation, Canadian Mortgage and Housing Corporation, and a developer with a roundtable discussion on opportunities and challenges in housing.
May 2023	The ACRD adopted amendments to the Development Procedures Bylaw to delegate Form and Character Development Permits to staff. The delegation added to the Environmental Protection and Natural Hazard Protection Development Permits that are already delegated to staff. This allows a streamlined process in the approval of Development Permits for multi-family residential development by removing the need to engage with the Advisory Planning Commissions and the Board of Directors.
June 2023	The ACRD Board endorsed a process to give notice that a public hearing would not be held for rezoning applications where the proposal is consistent with the area OCP policies and objectives. This streamlined the rezoning process by removing the need to hold public hearings in many cases. The process was replaced by the Provincial legislation updates in November 2023 which removed the need to hold public hearings for housing developments that are consistent with the area OCP.

General Housing Actions

Date	Description of Action or Policy
2022-2023	The ACRD held a number of public engagements throughout 2022 and 2023 relating to the development of a draft updated Zoning Bylaw that would replace the existing ACRD Zoning Bylaw adopted in 1973. The engagement included public open houses, focus group meetings, Advisory Planning Commission meetings, and ACRD Committee and Board meetings. Throughout the engagement, housing was a key theme discussed, with many participants expressing the need for more flexibility in housing development to support new housing construction within the region.
October- November 2023	In Fall 2023, the ACRD hosted community planning engagement open houses and workshops in each of the six Electoral Areas in the region. The open houses were an opportunity to engage with the public on challenges and opportunities in relation to key community planning themes and to develop initial community visions and goals for the upcoming comprehensive updates to the six Electoral Area OCPs. One of the key themes discussed with the public was housing availability, particularly a desire to maintain ADUs for permanent housing in Bamfield rather than short-term rentals. The Regional District heard similar feedback to that received during the Zoning Bylaw Update engagements – a desire for greater diversity and supply of housing throughout the region.
September 2024 to present	The ACRD launched a project in summer 2024 to begin comprehensive updates to all six of the Electoral Area OCPs phased over the next three years, beginning with Area C – Long Beach in September 2024 and followed by Area D – Sproat Lake in winter 2024.
October 2024 to present	The ACRD received a grant from the Local Government Development Approvals Program to conduct a project that will review the ACRD’s development application and building permit application approval processes and make recommendations to promote a more effective and efficient housing approval process overall. The ACRD has engaged a consultant to guide the project with an anticipated completion date by May 2025.

Zoning Amendments

Date	Description of Action or Policy
June 2024	Adopted Bylaw PI500 amended the Zoning Bylaw to comply with the Province’s SSMUH legislation. The zoning amendment expanded the existing accessory dwelling unit (ADU) regulations to permit secondary suites within the principal dwelling in the R1, R2, RA1, RA2, and RA3 zones with no minimum lot size. The amendment impacts a total of 1,404 R-zoned parcels smaller than 0.4 hectare in the ACRD where a secondary suite is now permitted and where an ADU was not previously allowed. This includes 192 parcels in Area A. The zoning amendment also amended the setbacks and lot coverage required in the RA3 zone to be less restrictive in the siting and design of housing.

Major Housing Related Variances Granted

Date	Description of Action or Policy
2021-2024	The ACRD Board has approved two development variance applications in Area A to support new housing. The granting of variances allows for greater flexibility in the siting and design of housing on a parcel and promotes the removal of barriers to housing construction.

Rezoning and Subdivision Applications Approved

Date	Description of Action or Policy
2021-2024	The ACRD Board approved three rezonings for seven potential new lots or units in Area A since the last Housing Needs Report.
2021-2024	The ACRD has responded to three subdivision application referrals (for 15 new lots) that complied with existing zoning and are currently either approved by the Ministry of Transportation and Infrastructure (MOTI) or in the MOTI subdivision approval process.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

Electoral Area B (Beaufort)

Interim Housing Needs Report Requirements



Electoral Area B (Beaufort) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year	30-year
Total demand from 2021 base year	33	84	105
Total demand from current year (2024)	23	70	84

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30-year (by 2051)
A	Households in Extreme Core Housing Need	0	0	0
B	Individuals experiencing homelessness	3	6	6
C	Suppressed households	9	37	37
D	Anticipated household growth	21	42	62
E	Increasing the rental vacancy rate to 3%	0	0	0
F	A local demand buffer	0	0	0
TOTAL		33	84	105

** note that totals may not equal the sum of the components due to rounding*

Transportation Statement

The Electoral Area B (Beaufort) OCP comprehensive update will provide the primary framework for engaging with the community on the need for housing in close proximity to active transportation networks and transit opportunities. The OCP will provide the vision, goals, and objectives for managing housing growth and promoting improved connection with trails and transportation networks. As part of the OCP update project, the ACRD will engage with the public on any discussion about transit to gather community input on the opportunities, impacts and challenges associated with transit in the area. The consideration of community amenities and other development finance tools in the review of development approvals will allow the ACRD to ensure that new development aligns with this vision and supports the expansion and improvement of community connections with transportation networks where possible.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
June 2022	The ACRD hosted a Regional Housing Workshop in Port Alberni attended by local government and First Nations elected officials and staff, Provincial agencies, community groups, and other parties interested in regional housing. The workshop included presentations from BC Assessment, Tofino Housing Corporation, Canadian Mortgage and Housing Corporation, and a developer with a roundtable discussion on opportunities and challenges in housing.
May 2023	The ACRD adopted amendments to the Development Procedures Bylaw to delegate Form and Character Development Permits to staff. The delegation added to the Environmental Protection and Natural Hazard Protection Development Permits that are already delegated to staff. This allows a streamlined process in the approval of Development Permits for multi-family residential development by removing the need to engage with the Advisory Planning Commissions and the Board of Directors.
June 2023	The ACRD Board endorsed a process to give notice that a public hearing would not be held for rezoning applications where the proposal is consistent with the area OCP policies and objectives. This streamlined the rezoning process by removing the need to hold public hearings in many cases. The process was replaced by the Provincial legislation updates in November 2023 which removed the need to hold public hearings for housing developments that are consistent with the area OCP.
2022-2023	The ACRD held a number of public engagements throughout 2022 and 2023 relating to the development of a draft updated Zoning Bylaw that would replace the existing ACRD Zoning Bylaw adopted in 1973. The engagement included public open houses, focus group meetings, Advisory Planning Commission meetings, and ACRD Committee and Board meetings. Throughout the engagement, housing was a key theme discussed, with many participants expressing the need for more flexibility in housing development to support new housing construction within the region.
October- November 2023	In Fall 2023, the ACRD hosted community planning engagement open houses and workshops in each of the six Electoral Areas in the region. The open houses were an opportunity to engage with the public on challenges and opportunities in relation to key community planning themes and to develop initial community visions and goals for the upcoming comprehensive updates to the six Electoral Area OCPs. One of the key themes discussed with the public was housing availability. In Beaufort, there was a desire to look at supporting long-term dwelling in RVs that are connected to services and not a nuisance and more options for home-based businesses. The Regional District heard similar feedback to that received during the Zoning Bylaw Update engagements – a desire for greater diversity and supply of housing throughout the region.

General Housing Actions

Date	Description of Action or Policy
September 2024 to present	The ACRD launched a project in summer 2024 to begin comprehensive updates to all six of the Electoral Area OCPs phased over the next three years, beginning with Area C – Long Beach in September 2024 and followed by Area D – Sproat Lake in winter 2024.
October 2024 to present	The ACRD received a grant from the Local Government Development Approvals Program to conduct a project that will review the ACRD’s development application and building permit application approval processes and make recommendations to promote a more effective and efficient housing approval process overall. The ACRD has engaged a consultant to guide the project with an anticipated completion date by May 2025.

Zoning Amendments

Date	Description of Action or Policy
June 2024	Adopted Bylaw P1500 amended the Zoning Bylaw to comply with the Province’s SSMUH legislation. The zoning amendment expanded the existing ADU regulations to permit secondary suites within the principal dwelling in the R1, R2, RA1, RA2, and RA3 zones with no minimum lot size. The amendment impacts a total of 1,404 R-zoned parcels smaller than 0.4 hectare in the ACRD where a secondary suite is now permitted and where an ADU was not previously allowed. This includes two parcels in Area B. The zoning amendment also amended the setbacks and lot coverage required in the RA3 zone to be less restrictive in the siting and design of housing.

Rezoning and Subdivision Applications Approved

Date	Description of Action or Policy
2021-2024	The ACRD Board approved one rezoning for four potential new lots or units in Area B since the last Housing Needs Report.
2021-2024	The ACRD responded to one subdivision application referral (for one new lot) that complied with existing zoning and are currently either approved by the Ministry of Transportation and Infrastructure (MOTI) or in the MOTI subdivision approval process.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

Electoral Area C (Long Beach)

Interim Housing Needs Report Requirements



Electoral Area C (Long Beach) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year	30-year
Total demand from 2021 base year	48	113	146
Total demand from current year (2024)	29	89	110

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30-year (by 2051)
A	Households in Extreme Core Housing Need	6	23	23
B	Individuals experiencing homelessness	5	10	10
C	Suppressed households	3	13	13
D	Anticipated household growth	33	66	99
E	Increasing the rental vacancy rate to 3%	1	2	2
F	A local demand buffer	0	0	0
TOTAL		48	113	146

** note that totals may not equal the sum of the components due to rounding*

Transportation Statement

In the west coast region of the ACRD, a new transit service and an inter-connected multi-use path connecting the communities provides an opportunity to look at new housing development in the rural areas that is better connected to active transportation networks and transit.

In 2024, the ACRD completed the West Coast Multi-Use Path, a 1.2 km addition in the 40 km long paved off-highway multi-use trail that now connects Tofino with Ucluelet through the ʔapsčiiik tašii' Trail in the Pacific Rim National Park. The trail provides an opportunity for active transportation commuters and visitors to travel safely from their homes to areas where they work and play.

In 2023, the ACRD launched the West Coast Transit Service to connect the coastal communities of Tofino, Ucluelet, Long Beach, and Yuułuʔiłʔatḥ on the west coast. It is the first publicly operated transit service in the ACRD’s west coast region. The transit service began in April 2024 with a total of 5,700 annual service hours. In September 2024, the ACRD Board endorsed BC Transit’s proposed 3-Year Expansion Initiatives which would allow for BC Transit to take over the operation of the transit service in the west coast region and increase service hours from 5,700 to 8,800 over a phased approach. If approved by the Province, the transit expansion will result in 9 round trips a day during the weekdays and weekend.

The ACRD is currently undertaking a comprehensive update of the Area C (Long Beach) Official Community Plan (OCP). Through this update, the ACRD intends to engage with the community on housing potential along the Tofino-Ucluelet Highway corridor, specifically in areas such as the Long Beach Airport lands and Port Albion that are now better connected to active transportation and transit commuting opportunities. The need for housing that is better connected to transportation infrastructure is particularly evident on the west coast where there is a greater need for seasonal staff accommodation and temporary housing, in addition to an overall need for more affordable long-term housing.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
June 2022	The ACRD, District of Tofino, District of Ucluelet, Tla-o-qui-aht First Nation, Toquaht Nation, and Yuułuʔiłʔatḥ Government signed the West Coast Housing Memorandum of Understanding (MOU). The MOU was jointly developed by the partnering organizations and builds upon the collective work previously completed on the West Coast Housing Need and Demand Project published in November 2021. The MOU supports the organizations in working together to develop a governance framework for coordinating and sharing resources on housing data collection, regional housing strategies, property management and joint servicing delivery, collective approach to grants and government lobbying, and non-market housing development. Planning staff from the organizations have met two to three times per year since the MOU was signed to strategize and coordinate efforts.
June 2022	The ACRD hosted a Regional Housing Workshop in Port Alberni attended by local government and First Nations elected officials and staff, Provincial agencies, community groups, and other parties interested in regional housing. The workshop included presentations from BC Assessment, Tofino Housing Corporation, Canadian Mortgage and Housing Corporation, and a developer with a roundtable discussion on opportunities and challenges in housing.
May 2023	The ACRD adopted amendments to the Development Procedures Bylaw to delegate Form and Character Development Permits to staff. The delegation added to the Environmental Protection and Natural Hazard Protection Development Permits that are already delegated to staff. This allows a streamlined process in the approval of Development Permits for multi-family residential development by removing the need to engage with the Advisory Planning Commissions and the Board of Directors.

General Housing Actions

Date	Description of Action or Policy
June 2023	The ACRD Board endorsed a process to give notice that a public hearing would not be held for rezoning applications where the proposal is consistent with the area OCP policies and objectives. This streamlined the rezoning process by removing the need to hold public hearings in many cases. The process was replaced by the Provincial legislation updates in November 2023 which removed the need to hold public hearings for housing developments that are consistent with the area OCP.
2022-2023	The ACRD held a number of public engagements throughout 2022 and 2023 relating to the development of a draft updated Zoning Bylaw that would replace the existing ACRD Zoning Bylaw adopted in 1973. The engagement included public open houses, focus group meetings, Advisory Planning Commission meetings, and ACRD Committee and Board meetings. Throughout the engagement, housing was a key theme discussed, with many participants expressing the need for more flexibility in housing development to support new housing construction within the region.
October- November 2023	In Fall 2023, the ACRD hosted community planning engagement open houses and workshops in each of the six Electoral Areas in the region. The open houses were an opportunity to engage with the public on challenges and opportunities in relation to key community planning themes and to develop initial community visions and goals for the upcoming comprehensive updates to the six Electoral Area OCPs. One of the key themes discussed with the public was housing availability, staff housing, supporting amenities that can benefit young families in the area such as playgrounds and meeting areas, and accessible spaces for residents aging in place. The Regional District heard similar feedback to that received during the Zoning Bylaw Update engagements – a desire for greater diversity and supply of housing throughout the region.
September 2024 to present	The ACRD launched a project in summer 2024 to begin comprehensive updates to all six of the Electoral Area OCPs phased over the next three years, beginning with Area C – Long Beach in September 2024 and followed by Area D – Sproat Lake in winter 2024.
October 2024 to present	The ACRD received a grant from the Local Government Development Approvals Program to conduct a project that will review the ACRD’s development application and building permit application approval processes and make recommendations to promote a more effective and efficient housing approval process overall. The ACRD has engaged a consultant to guide the project with an anticipated completion date by May 2025.

Zoning Amendments

Date	Description of Action or Policy
July 2023	Adopted Bylaw P1473 amended the Accessory Dwelling Unit (ADU) regulations in the Zoning Bylaw to increase the permitted floor area from 80 m ² to 90 m ² in all areas, and to decrease the required minimum lot size for an ADU in the South Long Beach OCP area from 1 hectare to 0.4 hectare. The amendment increased flexibility in ADU design and construction and expanded the number of properties in the Long Beach Electoral Area that would permit an ADU.
June 2024	Adopted Bylaw P1500 amended the Zoning Bylaw to comply with the Province’s SSMUH legislation. The zoning amendment expanded the existing ADU regulations to permit secondary suites within the principal dwelling in the R1, R2, RA1, RA2, and RA3 zones with no minimum lot size. The amendment impacts a total of 1,404 R-zoned parcels smaller than 0.4 hectare in the ACRD where a secondary suite is now permitted and where an ADU was not previously allowed. This includes 45 parcels in Area C. The zoning amendment also amended the setbacks and lot coverage required in the RA3 zone to be less restrictive in the siting and design of housing.

Major Housing Related Variances Granted

Date	Description of Action or Policy
2021-2024	The ACRD Board approved one development variance application in Area C to support new housing. The granting of variances allows for greater flexibility in the siting and design of housing on a parcel and promotes the removal of barriers to housing construction.

Rezoning and Subdivision Applications Approved

Date	Description of Action or Policy
2021-2024	The ACRD Board approved one rezoning for four potential new lots or units in Area C since the last Housing Needs Report.
2021-2024	The ACRD responded to two subdivision application referrals (for 30 new lots) that complied with existing zoning and are currently either approved by the Ministry of Transportation and Infrastructure (MOTI) or in the MOTI subdivision approval process.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

Electoral Area D (Sproat Lake)

Interim Housing Needs Report Requirements



Electoral Area D (Sproat Lake) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year	30-year
Total demand from 2021 base year	125	297	386
Total demand from current year (2024)	99	257	326

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30-year (by 2051)
A	Households in Extreme Core Housing Need	2	7	7
B	Individuals experiencing homelessness	10	20	20
C	Suppressed households	23	91	91
D	Anticipated household growth	90	178	267
E	Increasing the rental vacancy rate to 3%	0	1	1
F	A local demand buffer	0	0	0
TOTAL		125	297	386

** note that totals may not equal the sum of the components due to rounding*

Transportation Statement

As new growth within the ACRD is experienced and new housing is constructed, the ACRD will need to consider how to fill gaps in transportation and create more connection opportunities for residents and visitors to walk and bike to work and to recreation areas. The draft Sproat Lake Active Transportation Network Plan is currently under development by the ACRD and includes an objective to promote connection to the active transportation network, whether as part of the commute or to connect with parks and trails in the region. The ACRD will consider policies in the updated OCPs to encourage seeking grant opportunities and working with MOTI to improve active transportation opportunities within public road right-of-ways.

The Electoral Area D (Sproat Lake) OCP comprehensive update will provide the primary framework for engaging with the community on the need for housing in close proximity to active transportation networks and transit opportunities. The OCP will provide the vision, goals, and objectives for managing housing growth and promoting improved connection with transportation networks. As part of the OCP update project, the ACRD will engage with the public on any discussion about transit to gather community input on the opportunities, impacts and challenges associated with transit in the area. The consideration of community amenities and other development finance tools in the review of development approvals will allow the ACRD to ensure that new development aligns with this vision and supports the expansion and improvement of community connections with transportation networks where possible.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
June 2022	The ACRD hosted a Regional Housing Workshop in Port Alberni attended by local government and First Nations elected officials and staff, Provincial agencies, community groups, and other parties interested in regional housing. The workshop included presentations from BC Assessment, Tofino Housing Corporation, Canadian Mortgage and Housing Corporation, and a developer with a roundtable discussion on opportunities and challenges in housing.
May 2023	The ACRD adopted amendments to the Development Procedures Bylaw to delegate Form and Character Development Permits to staff. The delegation added to the Environmental Protection and Natural Hazard Protection Development Permits that are already delegated to staff. This allows a streamlined process in the approval of Development Permits for multi-family residential development by removing the need to engage with the Advisory Planning Commissions and the Board of Directors.
June 2023	The ACRD Board endorsed a process to give notice that a public hearing would not be held for rezoning applications where the proposal is consistent with the area OCP policies and objectives. This streamlined the rezoning process by removing the need to hold public hearings in many cases. The process was replaced by the Provincial legislation updates in November 2023 which removed the need to hold public hearings for housing developments that are consistent with the area OCP.
2022-2023	The ACRD held a number of public engagements throughout 2022 and 2023 relating to the development of a draft updated Zoning Bylaw that would replace the existing ACRD Zoning Bylaw adopted in 1973. The engagement included public open houses, focus group meetings, Advisory Planning Commission meetings, and ACRD Committee and Board meetings. Throughout the engagement, housing was a key theme discussed, with many participants expressing the need for more flexibility in housing development to support new housing construction within the region.

General Housing Actions

Date	Description of Action or Policy
October- November 2023	In Fall 2023, the ACRD hosted community planning engagement open houses and workshops in each of the six Electoral Areas in the region. The open houses were an opportunity to engage with the public on challenges and opportunities in relation to key community planning themes and to develop initial community visions and goals for the upcoming comprehensive updates to the six Electoral Area OCPs. One of the key themes discussed with the public was housing availability, particularly a desire to maintain ADUs for permanent housing in Sproat Lake rather than short-term rentals and to limit dwelling in RVs that could become seasonal and vacation units. The Regional District heard similar feedback to that received during the Zoning Bylaw Update engagements – a desire for greater diversity and supply of housing throughout the region.
September 2024 to present	The ACRD launched a project in summer 2024 to begin comprehensive updates to all six of the Electoral Area OCPs phased over the next three years, beginning with Area C – Long Beach in September 2024 and followed by Area D – Sproat Lake in winter 2024.
October 2024 to present	The ACRD received a grant from the Local Government Development Approvals Program to conduct a project that will review the ACRD’s development application and building permit application approval processes and make recommendations to promote a more effective and efficient housing approval process overall. The ACRD has engaged a consultant to guide the project with an anticipated completion date by May 2025.

Zoning Amendments

Date	Description of Action or Policy
June 2024	Adopted Bylaw P1500 amended the Zoning Bylaw to comply with the Province’s SSMUH legislation. The zoning amendment expanded the existing ADU regulations to permit secondary suites within the principal dwelling in the R1, R2, RA1, RA2, and RA3 zones with no minimum lot size. The amendment impacts a total of 1,404 R-zoned parcels smaller than 0.4 hectare in the ACRD where a secondary suite is now permitted and where an ADU was not previously allowed. This includes 541 parcels in Area D. The zoning amendment also amended the setbacks and lot coverage required in the RA3 zone to be less restrictive in the siting and design of housing.

Major Housing Related Variances Granted

Date	Description of Action or Policy
2021-2024	The ACRD Board approved seven development variance applications in Area D to support new housing. The granting of variances allows for greater flexibility in the siting and design of housing on a parcel and promotes the removal of barriers to housing construction.

Rezoning and Subdivision Applications Approved

Date	Description of Action or Policy
2021-2024	The ACRD Board approved two rezonings for 10 potential new lots or units in Area D since the last Housing Needs Report.
2021-2024	The ACRD responded to eight subdivision application referrals (for 23 new lots) that complied with existing zoning and are currently either approved by the Ministry of Transportation and Infrastructure (MOTI) or in the MOTI subdivision approval process.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

Electoral Area E (Beaver Creek)

Interim Housing Needs Report Requirements



Electoral Area E (Beaver Creek) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year	30-year
Total demand from 2021 base year	171	389	517
Total demand from current year (2024)	138	335	437

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30-year (by 2051)
A	Households in Extreme Core Housing Need	3	12	12
B	Individuals experiencing homelessness	16	33	33
C	Suppressed households	21	84	84
D	Anticipated household growth	130	257	385
E	Increasing the rental vacancy rate to 3%	1	3	3
F	A local demand buffer	0	0	0
TOTAL		171	389	517

** note that totals may not equal the sum of the components due to rounding*

Transportation Statement

In the Alberni Valley, the existing BC Transit system that primarily services the City of Port Alberni also connects with areas in Area E (Beaver Creek) and Area F (Cherry Creek) along the city boundary. Since 2021, the ACRD has experienced in-fill residential development in Beaver Creek neighbourhoods that are serviced by the existing transit route. As part of the OCP update projects, the ACRD will be engaging with communities on the need to manage housing growth more effectively by focusing new development and greater housing diversity into areas that are serviced appropriately. The ACRD will also engage with the community on any discussion about transit to gather public input on the opportunities, impacts and challenges associated with transit in the area.

The Electoral Area E (Beaver Creek) OCP comprehensive update will provide the primary framework for engaging with the community on the need for housing in close proximity to active transportation networks and transit opportunities. The OCP will provide the vision, goals, and objectives for managing housing growth and promoting improved connection with transportation networks. The consideration of community amenities and other development finance tools in the review of development approvals will allow the ACRD to ensure that new development aligns with this vision and supports the expansion and improvement of community connections with transportation networks where possible.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
June 2022	The ACRD hosted a Regional Housing Workshop in Port Alberni attended by local government and First Nations elected officials and staff, Provincial agencies, community groups, and other parties interested in regional housing. The workshop included presentations from BC Assessment, Tofino Housing Corporation, Canadian Mortgage and Housing Corporation, and a developer with a roundtable discussion on opportunities and challenges in housing.
May 2023	The ACRD adopted amendments to the Development Procedures Bylaw to delegate Form and Character Development Permits to staff. The delegation added to the Environmental Protection and Natural Hazard Protection Development Permits that are already delegated to staff. This allows a streamlined process in the approval of Development Permits for multi-family residential development by removing the need to engage with the Advisory Planning Commissions and the Board of Directors.
June 2023	The ACRD Board endorsed a process to give notice that a public hearing would not be held for rezoning applications where the proposal is consistent with the area OCP policies and objectives. This streamlined the rezoning process by removing the need to hold public hearings in many cases. The process was replaced by the Provincial legislation updates in November 2023 which removed the need to hold public hearings for housing developments that are consistent with the area OCP.
2022-2023	The ACRD held a number of public engagements throughout 2022 and 2023 relating to the development of a draft updated Zoning Bylaw that would replace the existing ACRD Zoning Bylaw adopted in 1973. The engagement included public open houses, focus group meetings, Advisory Planning Commission meetings, and ACRD Committee and Board meetings. Throughout the engagement, housing was a key theme discussed, with many participants expressing the need for more flexibility in housing development to support new housing construction within the region.

General Housing Actions

Date	Description of Action or Policy
October- November 2023	In Fall 2023, the ACRD hosted community planning engagement open houses and workshops in each of the six Electoral Areas in the region. The open houses were an opportunity to engage with the public on challenges and opportunities in relation to key community planning themes and to develop initial community visions and goals for the upcoming comprehensive updates to the six Electoral Area OCPs. One of the key themes discussed with the public was housing availability. In Beaver Creek, there was a desire to look at supporting long-term dwelling in RVs, more options for home-based businesses, and amenities that support residents such as an off-road trail along Beaver Creek Road and a community gathering space. The Regional District heard similar feedback to that received during the Zoning Bylaw Update engagements – a desire for greater diversity and supply of housing throughout the region.
September 2024 to present	The ACRD launched a project in summer 2024 to begin comprehensive updates to all six of the Electoral Area OCPs phased over the next three years, beginning with Area C – Long Beach in September 2024 and followed by Area D – Sproat Lake in winter 2024.
October 2024 to present	The ACRD received a grant from the Local Government Development Approvals Program to conduct a project that will review the ACRD’s development application and building permit application approval processes and make recommendations to promote a more effective and efficient housing approval process overall. The ACRD has engaged a consultant to guide the project with an anticipated completion date by May 2025.

Zoning Amendments

Date	Description of Action or Policy
June 2024	Adopted Bylaw P1500 amended the Zoning Bylaw to comply with the Province’s SSMUH legislation. The zoning amendment expanded the existing ADU regulations to permit secondary suites within the principal dwelling in the R1, R2, RA1, RA2, and RA3 zones with no minimum lot size. The amendment impacts a total of 1,404 R-zoned parcels smaller than 0.4 hectare in the ACRD where a secondary suite is now permitted and where an ADU was not previously allowed. This includes 203 parcels in Area E. The zoning amendment also amended the setbacks and lot coverage required in the RA3 zone to be less restrictive in the siting and design of housing.

Major Housing Related Variances Granted

Date	Description of Action or Policy
2021-2024	The ACRD Board has approved seven development variance applications in Area E to support new housing. The granting of variances allows for greater flexibility in the siting and design of housing on a parcel and promotes the removal of barriers to housing construction.

Rezoning and Subdivision Applications Approved

Date	Description of Action or Policy
2021-2024	The ACRD Board approved 17 rezonings for 28 potential new lots or units in Area E since the last Housing Needs Report.
2021-2024	The ACRD responded to seven subdivision application referrals (for 11 new lots) that complied with existing zoning and are currently either approved by the Ministry of Transportation and Infrastructure (MOTI) or in the MOTI subdivision approval process.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Alberni-Clayoquot Regional District

Electoral Area F (Cherry Creek)

Interim Housing Needs Report Requirements



Electoral Area F (Cherry Creek) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year	30-year
Total demand from 2021 base year	123	292	379
Total demand from current year (2024)	98	253	320

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)	30-year (by 2051)
A	Households in Extreme Core Housing Need	2	7	7
B	Individuals experiencing homelessness	11	21	21
C	Suppressed households	22	87	87
D	Anticipated household growth	88	174	261
E	Increasing the rental vacancy rate to 3%	1	2	2
F	A local demand buffer	0	0	0
TOTAL		123	292	379

** note that totals may not equal the sum of the components due to rounding*

Transportation Statement

In the Alberni Valley, the existing BC Transit system that primarily services the City of Port Alberni also connects with areas in Area E (Beaver Creek) and Area F (Cherry Creek) along the city boundary. Since 2021, the ACRD has experienced in-fill residential development in Cherry Creek neighbourhoods that are serviced by the existing transit route. As part of the OCP update projects, the ACRD will be engaging with communities on the need to manage housing growth more effectively by focusing new development and greater housing diversity into areas that are serviced appropriately. The ACRD will also engage with the community on any discussion about transit to gather public input on the opportunities, impacts and challenges associated with transit in the area.

The Electoral Area F (Cherry Creek) OCP comprehensive update will provide the primary framework for engaging with the community on the need for housing in close proximity to active transportation networks and transit opportunities. The OCP will provide the vision, goals, and objectives for managing housing growth and promoting improved connection with transportation networks. The consideration of community amenities and other development finance tools in the review of development approvals will allow the ACRD to ensure that new development aligns with this vision and supports the expansion and improvement of community connections with transportation networks where possible.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
June 2022	The ACRD hosted a Regional Housing Workshop in Port Alberni attended by local government and First Nations elected officials and staff, Provincial agencies, community groups, and other parties interested in regional housing. The workshop included presentations from BC Assessment, Tofino Housing Corporation, Canadian Mortgage and Housing Corporation, and a developer with a roundtable discussion on opportunities and challenges in housing.
May 2023	The ACRD adopted amendments to the Development Procedures Bylaw to delegate Form and Character Development Permits to staff. The delegation added to the Environmental Protection and Natural Hazard Protection Development Permits that are already delegated to staff. This allows a streamlined process in the approval of Development Permits for multi-family residential development by removing the need to engage with the Advisory Planning Commissions and the Board of Directors.
June 2023	The ACRD Board endorsed a process to give notice that a public hearing would not be held for rezoning applications where the proposal is consistent with the area OCP policies and objectives. This streamlined the rezoning process by removing the need to hold public hearings in many cases. The process was replaced by the Provincial legislation updates in November 2023 which removed the need to hold public hearings for housing developments that are consistent with the area OCP.
2022-2023	The ACRD held a number of public engagements throughout 2022 and 2023 relating to the development of a draft updated Zoning Bylaw that would replace the existing ACRD Zoning Bylaw adopted in 1973. The engagement included public open houses, focus group meetings, Advisory Planning Commission meetings, and ACRD Committee and Board meetings. Throughout the engagement, housing was a key theme discussed, with many participants expressing the need for more flexibility in housing development to support new housing construction within the region.

General Housing Actions

Date	Description of Action or Policy
October- November 2023	In Fall 2023, the ACRD hosted community planning engagement open houses and workshops in each of the six Electoral Areas in the region. The open houses were an opportunity to engage with the public on challenges and opportunities in relation to key community planning themes and to develop initial community visions and goals for the upcoming comprehensive updates to the six Electoral Area OCPs. One of the key themes discussed with the public was housing availability. In Cherry Creek, there was a desire to look at supporting long-term dwelling in RVs that are connected to services and more options for home-based businesses. The Regional District heard similar feedback to that received during the Zoning Bylaw Update engagements – a desire for greater diversity and supply of housing throughout the region.
September 2024 to present	The ACRD launched a project in summer 2024 to begin comprehensive updates to all six of the Electoral Area OCPs phased over the next three years, beginning with Area C – Long Beach in September 2024 and followed by Area D – Sproat Lake in winter 2024.
October 2024 to present	The ACRD received a grant from the Local Government Development Approvals Program to conduct a project that will review the ACRD’s development application and building permit application approval processes and make recommendations to promote a more effective and efficient housing approval process overall. The ACRD has engaged a consultant to guide the project with an anticipated completion date by May 2025.

Zoning Amendments

Date	Description of Action or Policy
June 2024	Adopted Bylaw P150 amended the Zoning Bylaw to comply with the Province’s SSMUH legislation. The zoning amendment expanded the existing ADU regulations to permit secondary suites within the principal dwelling in the R1, R2, RA1, RA2, and RA3 zones with no minimum lot size. The amendment impacts a total of 1,404 R-zoned parcels smaller than 0.4 hectare in the ACRD where a secondary suite is now permitted and where an ADU was not previously allowed. This includes 421 parcels in Area F. The zoning amendment also amended the setbacks and lot coverage required in the RA3 zone to be less restrictive in the siting and design of housing.

Major Housing Related Variances Granted

Date	Description of Action or Policy
2021-2024	The ACRD Board has approved three development variance applications in Area F to support new housing. The granting of variances allows for greater flexibility in the siting and design of housing on a parcel and promotes the removal of barriers to housing construction.

Rezoning and Subdivision Applications Approved

Date	Description of Action or Policy
2021-2024	The ACRD Board approved six rezonings for 15 potential new lots or units in Area F since the last Housing Needs Report.
2021-2024	The ACRD responded to one subdivision application referral (for 1 new lot) that complied with existing zoning and are currently either approved by the Ministry of Transportation and Infrastructure (MOTI) or in the MOTI subdivision approval process.

Consulting support from:

