

Small-Scale Multi-Unit Housing (Bill 25) Compliance – Direction to Proceed

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Council Meeting, March 30, 2026

Presentation Outline

1. Previous and New SSMUH Legislation
2. Proposed 4-Unit Working Approach
3. Proposed 6-Unit Working Approach
4. Next Steps and Recommendation

1 Previous and New SSMUH Legislation

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Bill 44 (2023) – SSMUH previous effect

- 3 to 6 units per parcel (by lot area and 400m to Frequent Transit)
- Did not apply to lots with principal, suite, and coach house
- Impacted 381 WV parcels, theoretical increase of ~750 units

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SSMU Analysis (Amended)

- Minimum 3 units required
- Minimum 4 units required
- Minimum 6 units & no residential parking required

Published: July 27, 2024

Bill 25 (2025) – SSMUH new legislation

Expands SSMUH (now includes lots that allow single-family with suite and coach house)

Same legislative requirement to consider the Province’s recommended site standards

More Ministerial powers to regulate site standards (e.g. siting, size, form, density, parking)

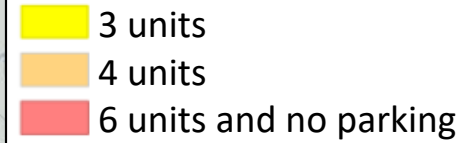
Deadline of June 30 (or 30-day Ministerial notice, followed by order to enact or amend bylaw)

Ongoing monitoring and ability to impose Provincial site regulations:

“If monitoring indicates that overly restrictive site standards and excessive off-street parking requirements continue to serve as barriers to the viability of homes that families need in some communities, the Province can put its recommended minimum standards into regulations and require local governments to implement those standards”

Bill 25 (2025) – SSMUH new extent

- ~10,400 parcels
 - 90.4% → 4-unit
 - 9.3% → 6-unit
- Theoretical capacity increase of ~12,350 units



Note: 0.3% of lots (site area < 280sqm) prescribed 3 units; these imply “housekeeping” amendments only and not addressed in PPT.

Province's site standards as built/under construction



Example photos show developments where the Province's standards have been adopted.

Other SSMUH responses since 2024

- Some municipalities amended zoning (e.g. greater lot coverage, reduced setbacks, increased height and FAR), without adopting the Provincial standards
- Simplified and abridged examples below in summary format:

| Key Parameters | Provincial Guidelines | ≥ 0.8 FAR | | ≥ 0.6 FAR | | | ≥ 0.3 FAR | | WV RS & RD zones |
|----------------------|-----------------------|------------|--------------|----------------|-----------|------------|------------|-------------|------------------|
| | | CNV | Port Moody | Port Coquitlam | Vancouver | Surrey | Coquitlam | Richmond | |
| FAR | ~1.5 – 2.4 | 0.85 – 1.0 | 0.8 – 1.0 | 0.75 – 1.0 | 0.7 – 1.0 | 0.66 – 1.4 | 0.5 - 0.85 | 0.33 – 0.80 | 0.30 – 0.50 |
| Front Setback | 2m | 3m | 4.6m | 4 - 6m | 4.9m | 3.5 - 10m | 4 - 5.5 | 6m | 7.6 – 9.1m |
| Height | ≥ 11m | 10m | 10.5 - 11.5m | 10.5m | 11.5m | 7.3 - 12m | 9.5 - 11 | 10m | 7.62m |
| Lot Coverage | 50 - 60% | 40 - 45% | 45% - 50% | 50 - 55% | 45 - 50% | 35 - 65% | 45 - 50% | 45% | 30 – 40% |

2 Proposed 4-Unit Working Approach

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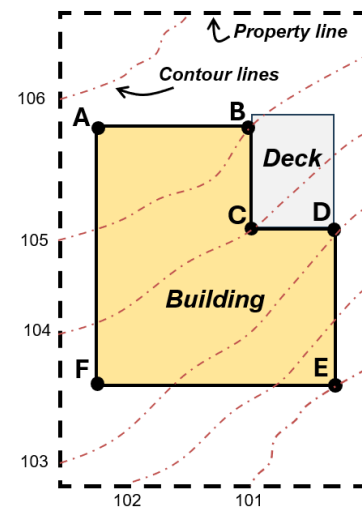
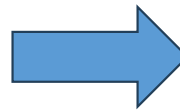
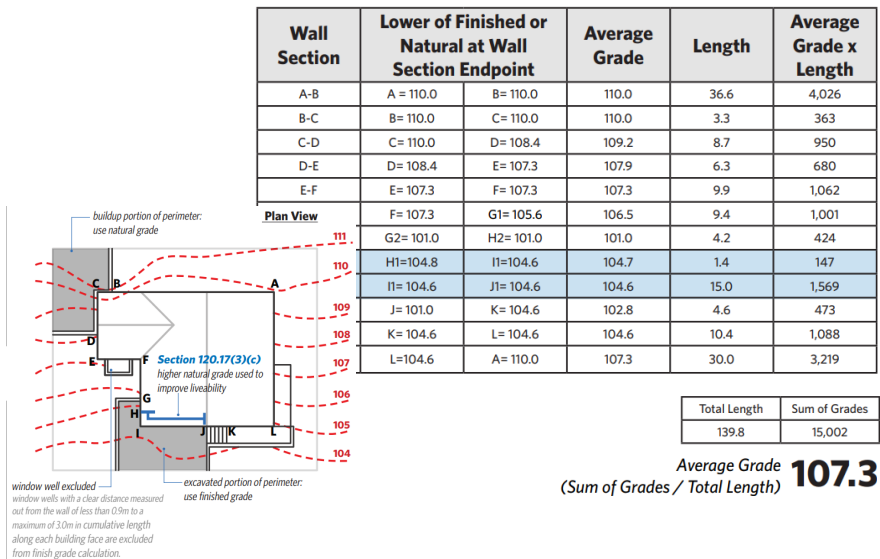
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#1: Support neighbourliness and distinct neighbourhoods

- Maintain what is consistent across zones:
 - Front and side setbacks within zones
 - 2-storey + basement scale
- Keep what distinguishes neighbourhoods between zones:
 - Unique building sizes (max 293 m² to 975.5 m²)
 - Varied lot areas (min 488 m² to 1,625 m²)
- Modest site coverage increase (existing 30-40% → 35-40%)
- Modest height increase (existing 7.62m → 8m)

#2: Manage massing and simplify calculations

- Reduce complexity for owners/designers/processing
- “Highest building face” (45° plane) → 75% limit for topmost storey
- Every perimeter wall in grade calculation → ~four-point calculation



Use the lesser of natural and finished grade at each endpoint:

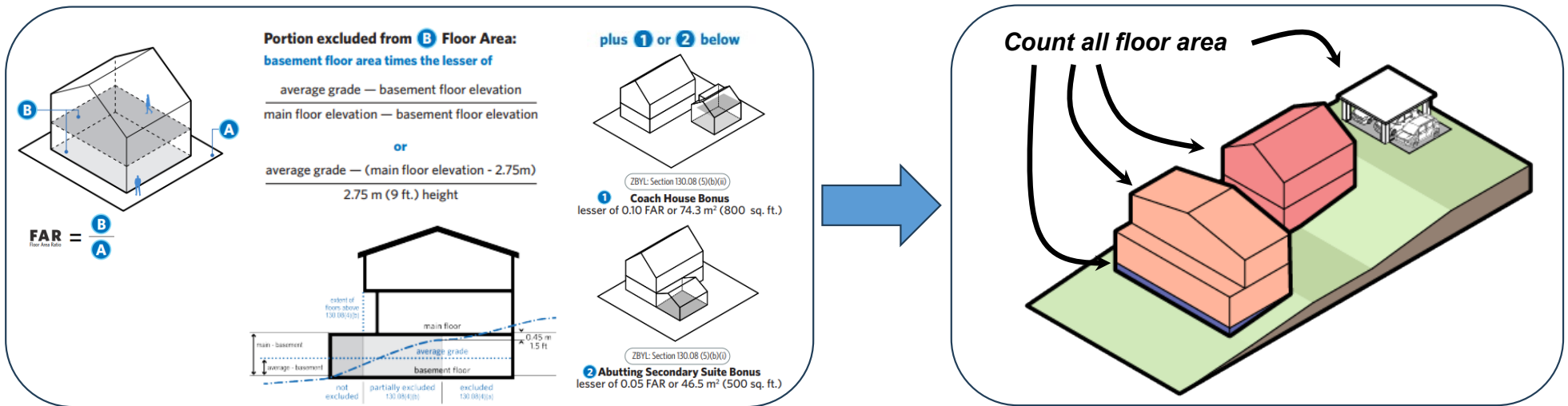
| Endpoint | Natural Grade | Finished Grade |
|----------|---------------|----------------|
| A | 105.7 | 105.5 |
| B | 105.0 | 105.0 |
| C | 104.0 | 105.0 |
| D | 103.0 | 105.0 |
| E | 101.0 | 101.0 |
| F | 103.5 | 103.5 |

$$\frac{101.0 + 103.0 + 105.0 + 105.5}{4}$$

Average Grade 103.6

#3: Respect rights and use of property

- Simplify calculations and “free up” owners/designers within their entitlement
- Replace existing complex FAR exclusions and bonus → “all inclusive FAR”
- All inclusive 0.45 FAR (up to existing max building size) for one building and 0.65 FAR for the lot
- Landowners can choose how allocate FAR between units and whether to own or rent these units

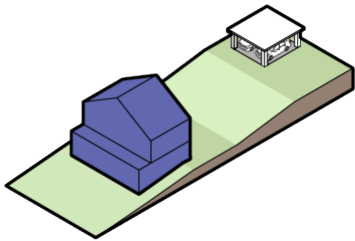


#4: Provide flexible housing choices

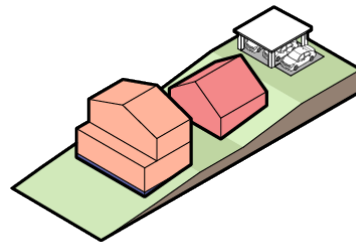
- Keep existing options to build 1, 2 or 3 units (house, suite, coach house)
- Add choices not requirements (e.g., duplex, triplex, fourplex, strata coach house)

Existing ways to build 1-3 units

SFD (+ optional SS)
1 to 2 units

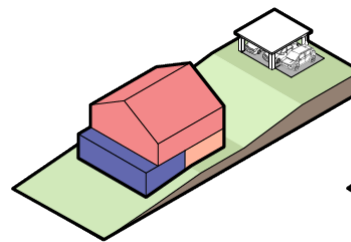


SFD, SS, CH
3 units

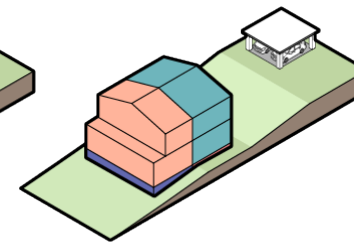


Example new options for 3-4 units

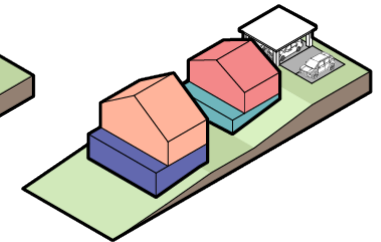
Triplex
3 units



Duplex + suites
4 units



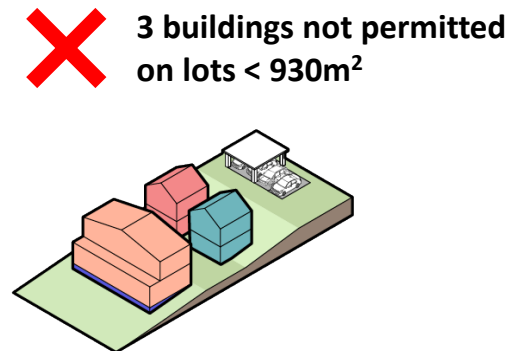
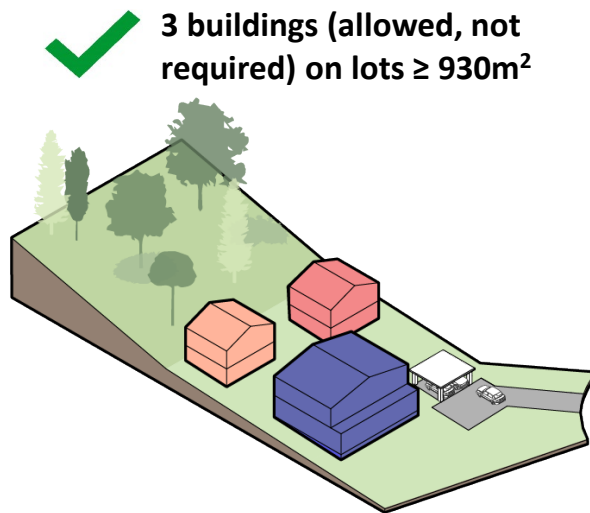
2 Duplexes
4 units



**Secondary suites cannot be stratified; other units may be owned or rented*

#5: Maintain a primary and secondary scale

- Maintain max two residential buildings generally
- Allow (not require) three buildings on lots larger than 930m² (~10,000ft²)
- Differentiate buildings with height (8m for front buildings, 6.4m for rear)



3 Proposed 6-Unit Working Approach

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#6: Guide new “missing middle” housing

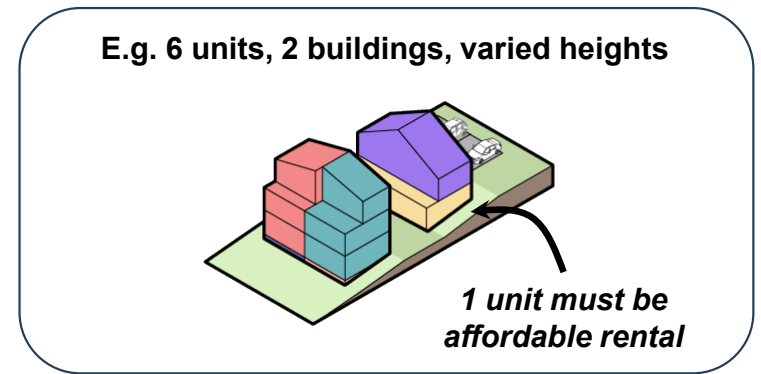
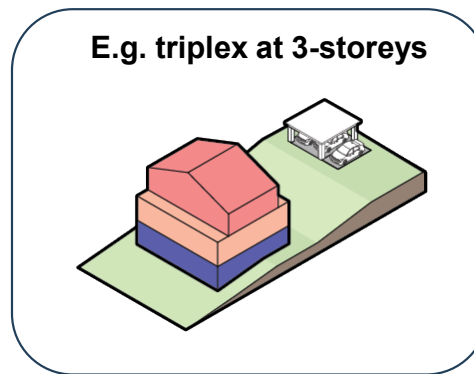
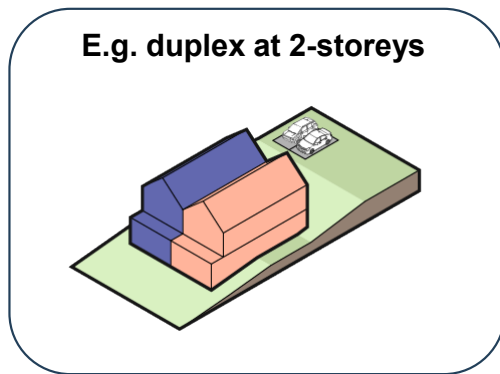
- Keep what can be consistent with the 4-unit approach
 - Same housing forms, site coverage, max number of buildings per lot
 - Keep min front and side setbacks and 75% massing limit on top storey
- Adjust the 4-unit approach when needed / if it makes sense
 - 0.45 FAR for SFD, 0.8 FAR for multiplex (0.6 for a single building) to reflect existing rights
 - Reduce rear setbacks for 2+ principal units (4.57 - 7.6m)
 - Increase site coverage to accommodate 5-6 units (from 35-40% to 40-45%)
 - Require min 1 affordable rental if pursuing the max 6 units (LGA specifically allows)
- Establish a new zone, then prepare a DPA with design guidelines

#7: Introduce and manage 3-storey options

- Keep site coverage, top storey massing limit, and front/rear building scale
- Allow 3 storeys plus basement only for 3 or more units

| # of dwellings | Front building | Rear building |
|----------------|----------------|----------------|
| 1-2 unit | 8.0m | Not applicable |
| 3-6 units | 10.67m | 8.0m |

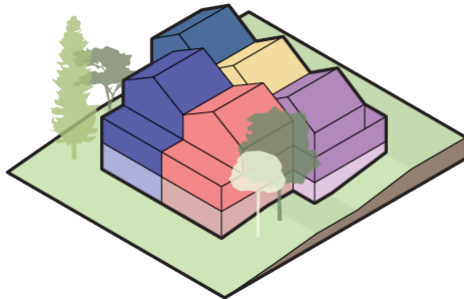
- Landowners can choose to build 1 to 6 units



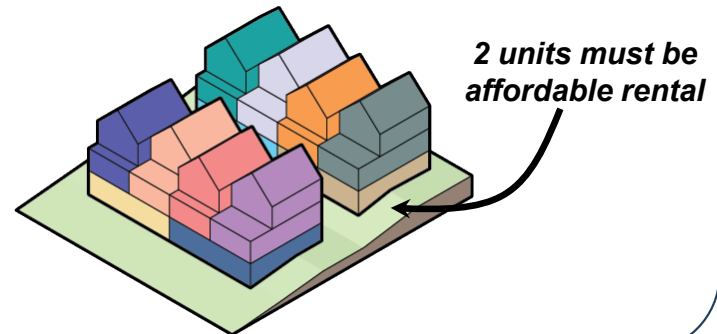
#8: Facilitate townhouses (...and parking)

- Increase to 1.2 FAR for townhouses if min 2 lots are assembled
- 50% max coverage, exclude underground parking from FAR
- Could be either a single building (larger setback) or two buildings (smaller setback)
- Providing a higher FAR linked to a larger minimum lot area

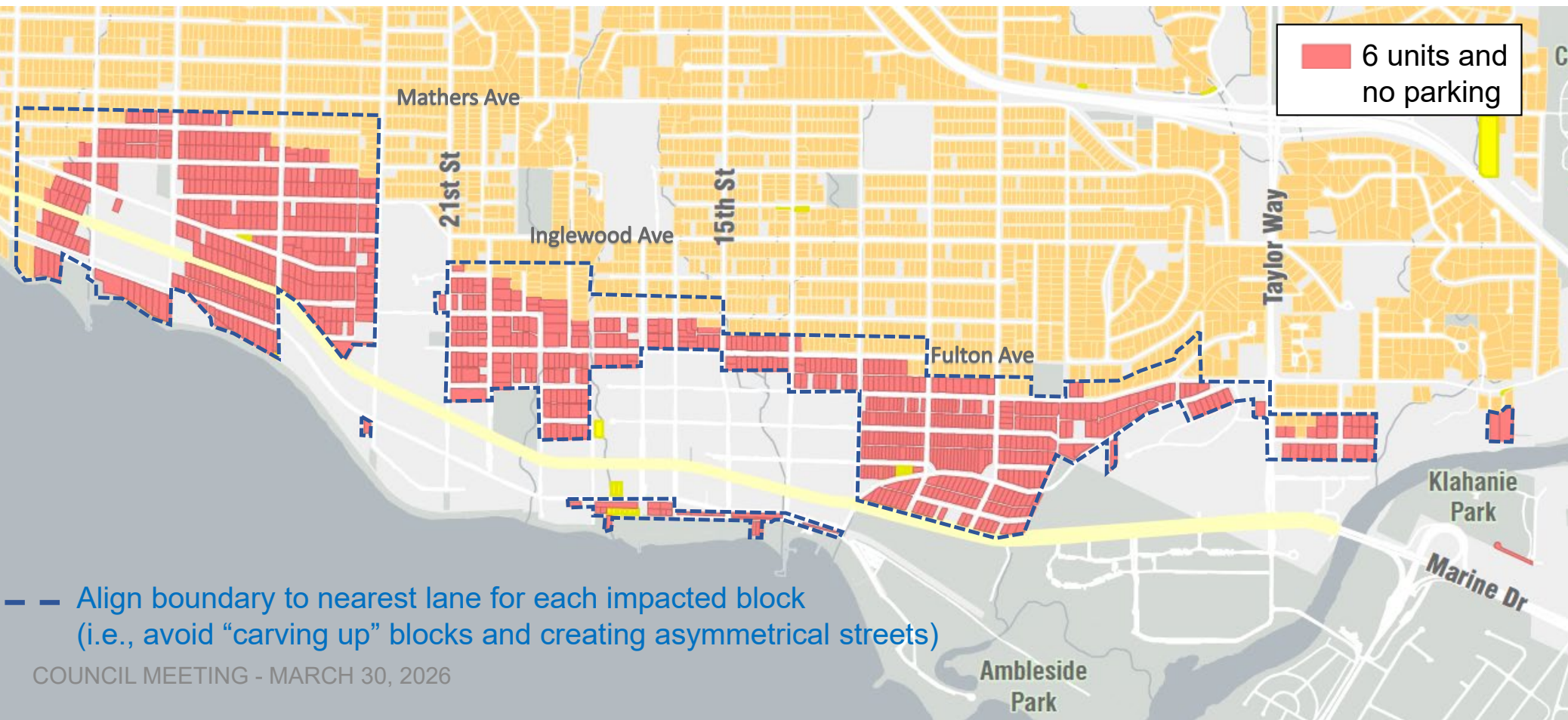
E.g. 2 lots, 10-unit single-row townhouse



E.g. 2 lots, 12-unit double row townhomes



#9: Respect block and street character



3 Next Steps and Recommendation

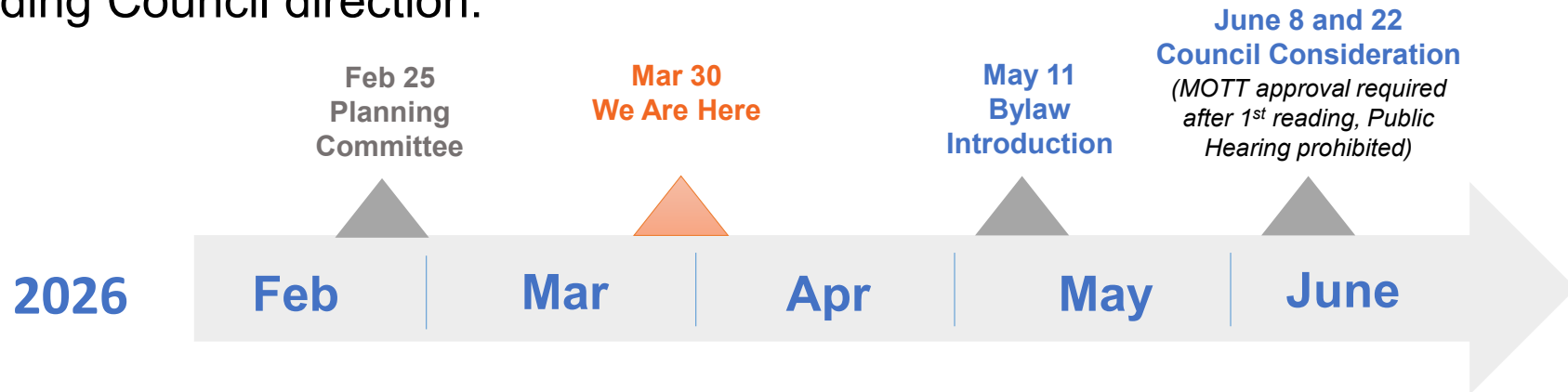
Working approach summary

- Staff’s intent is to enable Council to consider compliance by the deadline
- Direction to proceed does not predetermine Council’s future decisions
- Approach considers LGA, WV zoning, context, and housing needs
- 9 principles provide both structure and nuance to bylaw preparation (abridged):

| Key Parameters | Provincial Guidelines | WV Working Approach | WV Existing Standards |
|----------------------|-----------------------|-------------------------|-----------------------|
| FAR | ~1.5 - 2.4 | 0.45 - 0.65 - 0.8 - 1.2 | 0.30 - 0.50 |
| Front Setback | 2m | 7.6 - 9.1m | 7.6 - 9.1m |
| Height | ≥ 11m | 6.4 - 8.0 - 10.67m | 6.4 - 7.62m |
| Lot Coverage | 50 - 60% | 35 - 40 - 45 - 50% | 30 - 40% |

Next steps

Pending Council direction:



- Planning Committee provided input (attached as Appendix E)
- Working approach would become platform for significant technical work
- District website to inform, social media outreach to promote awareness, dedicated email for input
- Future Council decisions regarding the actual amending bylaw once prepared and introduced

Recommendation

THAT

- 1. The report be received for information; and*
- 2. Staff be directed to prepare Zoning Bylaw amendments as outlined in the Working Approach.*

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