

Provincial Housing Bill 44: Small-Scale Multi-Unit Housing (SSMUH)

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Council Meeting, April 29, 2024

Presentation Outline

1. **Legislative context and its applicability to West Vancouver**
2. **Proposed zoning amendments to comply with SSMUH**
3. **Exemptions and exemption requests from SSMUH**
4. **Next steps and recommendation**



1. Legislative context and applicability

SMMUH is one part of a suite of Provincial Bills



Bill 43 (2022): Housing Targets. Requires WV to:

- report by May 2024 on its six-month progress, to be followed by 5 annual progress reports



Bill 44 (2023): Small-scale multi-unit housing (SSMUH). Requires WV to:

- update zoning to accommodate SSMUH in “restricted zones” by June 30, 2024
- update its 20-year Housing Needs Report growth figures, by December 31, 2024
- update OCP and zoning to meet those Housing Needs by December 31, 2025



Bill 46 (2023): Development Financing. Allows WV to:

- update its development fees to reflect this new housing growth (target December 31, 2025)



Bill 47 (2023): Transit-oriented development (TOD) areas.

- currently not applicable to WV



Bill 44: SSMUH requirements

Bill 44 amended the Local Government Act on December 7, 2023 to:

- require zoning amendments to permit SSMUH within “Restricted Zones”
- identify exemption criteria (e.g. land > 4,050m², no water/sewer connection)
- restrict tools that unreasonably prohibit/restrict SSMUH (e.g. DPs, heritage)
- prohibit public hearings on zoning for SSMUH, but mandate public notice
- comply by June 30, 2024 (with consequences for non-compliance)



Applicability of SSMUH: where, how many units?

Step 1 – Where? SSMUH only applies to “Restricted Zones”:

- Single-family without suite
- Single-family with only 1 suite (attached or detached)
- Duplex without suites
- Duplex with suites

Step 2 – Units? Determined by parcel size and distance to “Frequent Transit”:

- 3 units for parcels $< 280\text{m}^2$
- 4 units for parcels $\geq 280\text{m}^2$ and $> 400\text{m}$ from FTN bus stop
- 6 units & no parking requirements for parcels $\geq 281\text{m}^2$ and $\leq 400\text{m}$ from FTN bus stop

RS 1-5, 7-10 allow suites + coach houses so are not “restricted” (not subject to SSMUH)



Where SSMUH requirements apply

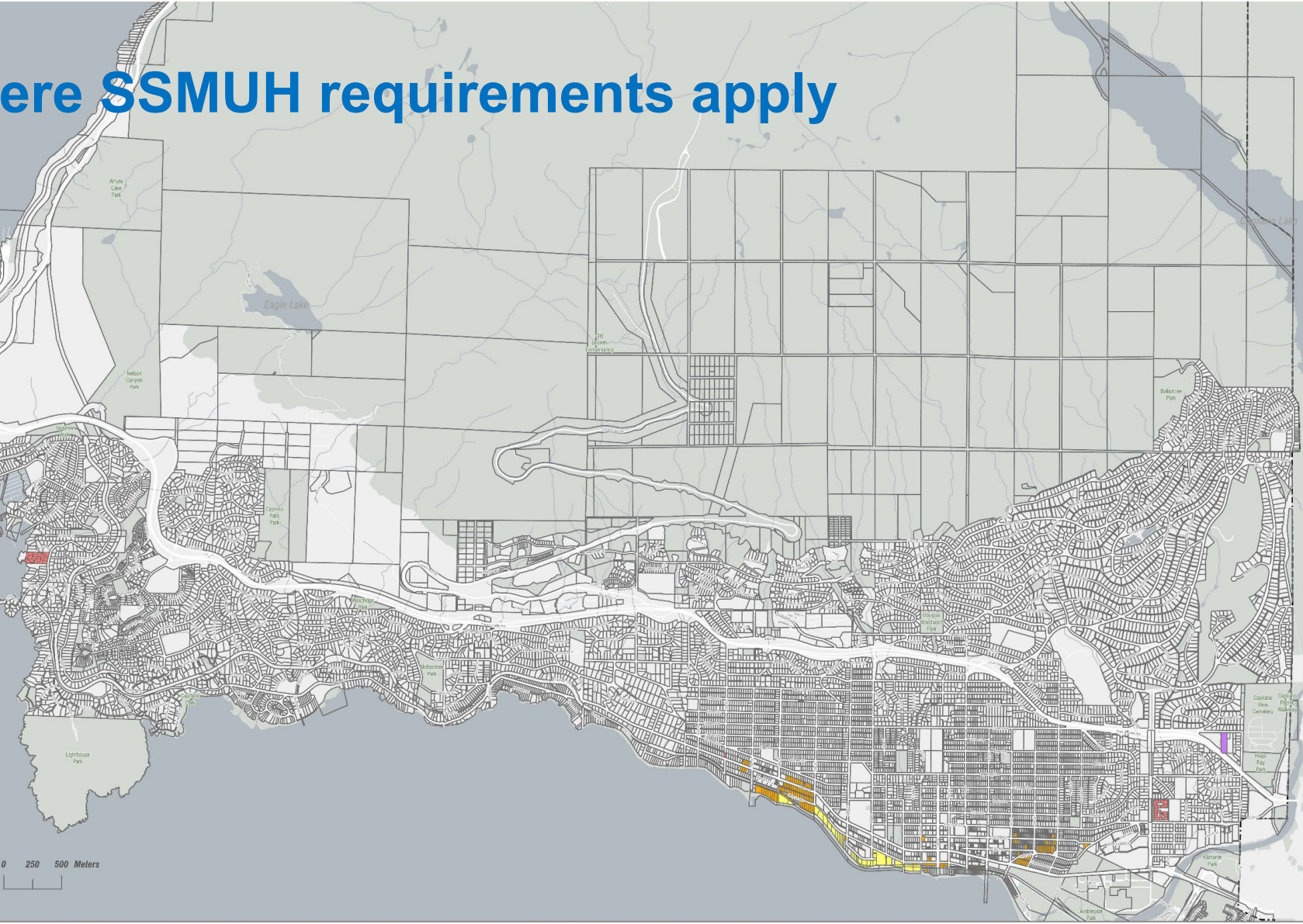
west vanancouver

SSMU Analysis (per legislation)

- CD80 Lots <280sqm (8)
- CD & RS Lots (280-4050sqm) Beyond 400m FTN Buffer (87)
- CU & RD lots (280-2050sqm) Within 400m FTN Buffer (117)
- RM1 Lots (45)

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0 250 500 Meters





2. Proposed zoning amendment to comply with SSMUH



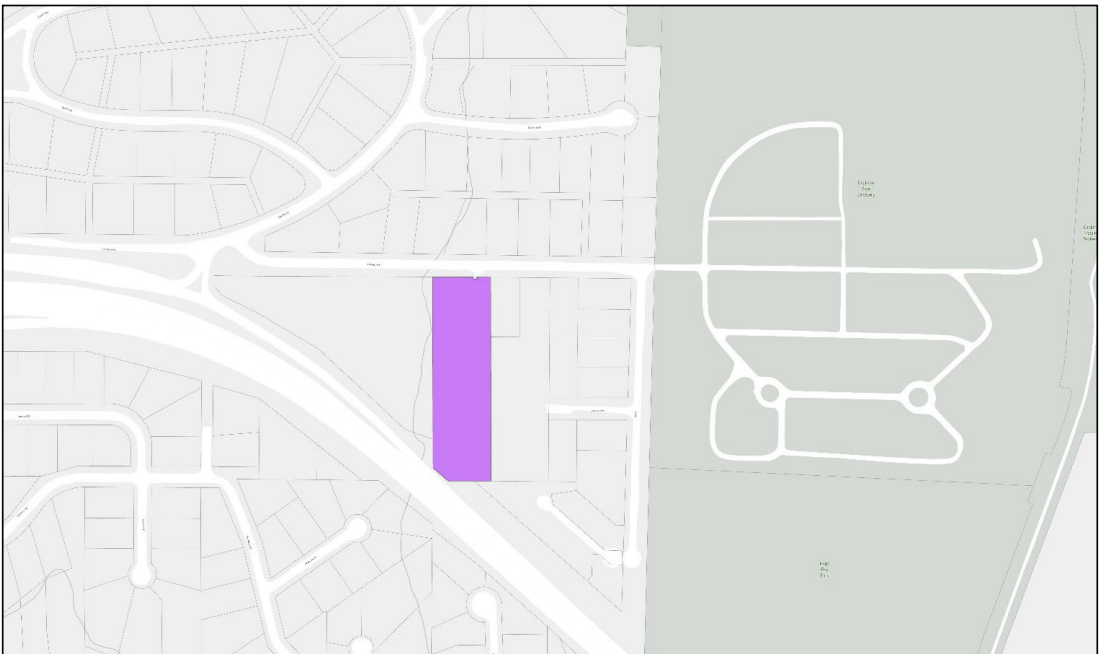
Approach to meeting compliance

Objectives of proposed Zoning Bylaw amendments include:

1. Ensuring compliance
2. Allowing housing options should owners wish to achieve required densities
 - e.g. coach houses, ground-oriented options
3. Establishing site standards that reflect and consider:
 - District-wide standards (e.g. parking requirements)
 - neighbouring zone provisions (e.g. provisions that complement surrounding zones)
 - existing regulations (e.g. previous Land Use Contract restrictions)
 - the Provincial policy manual (e.g. enabling fee simple rowhouse options)
4. Avoiding regulations that would unreasonably restrict required densities



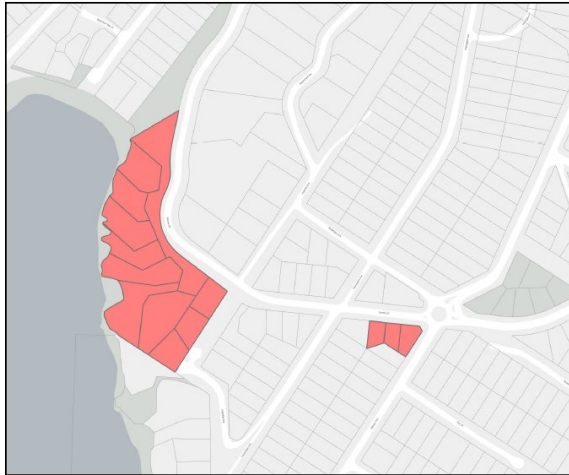
Summary of proposed amendments: 3 units



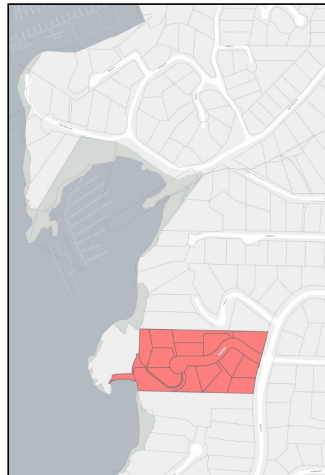
382-398 Mathers Ave (CD80)



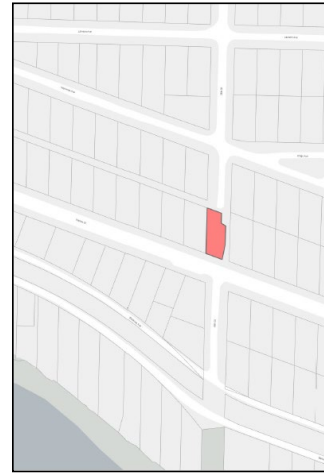
Summary of proposed amendments: 4 units



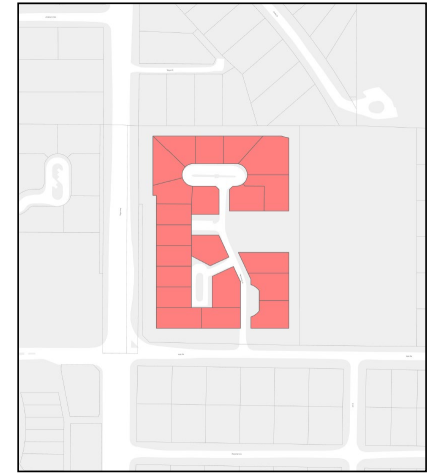
**6255 & 6265 Imperial Ave,
6620-6678 Marine Dr (CD 82) &
6385 Nelson Ave, 6528/38
Marine Dr (CD 4)**



**5500 Block Parthenon
Pl & 5490 Marine Dr
(CD 77)**



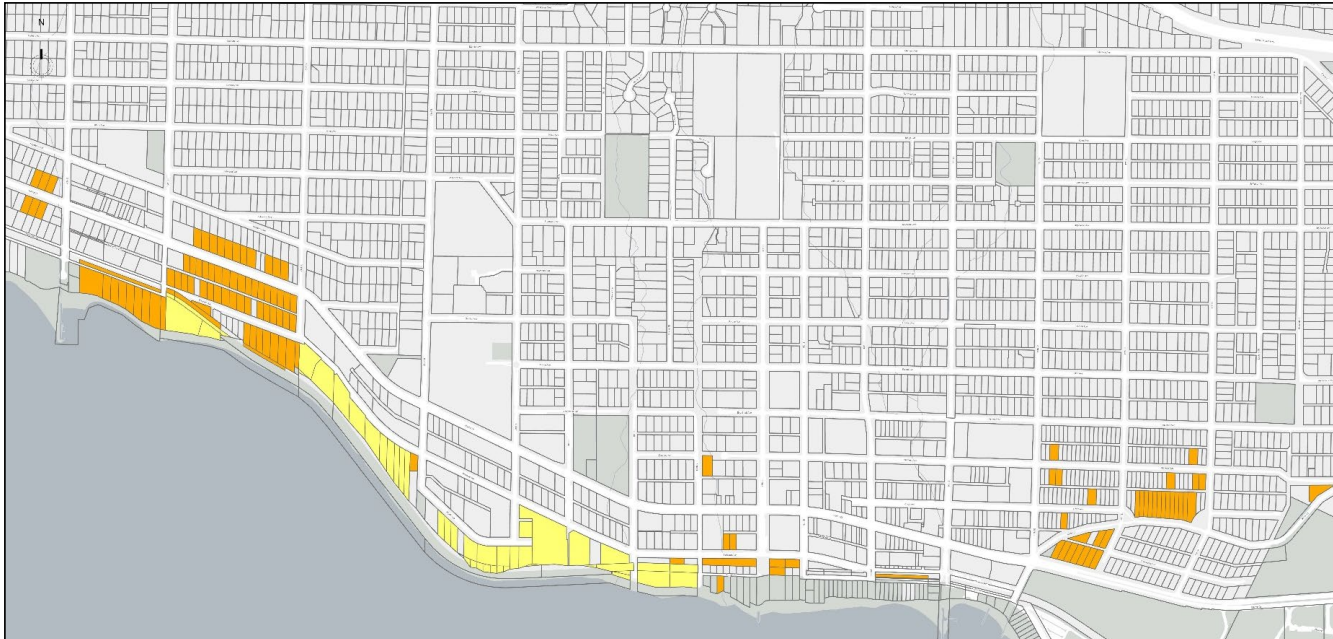
**2599 Marine Dr
(CD 48)**



**800 Taylorwood Pl
(CD81)**



Summary of proposed amendments: 6 units



580 18th St & 1763 Bellevue Ave (CU3); 1768 Argyle Ave (CU5); Parcels over 555 m² in RD1 zone; 1844/46 & 2302/04 Bellevue Ave (RD3); and all RM1 parcels



3. Exemptions and exemption requests from SSMUH



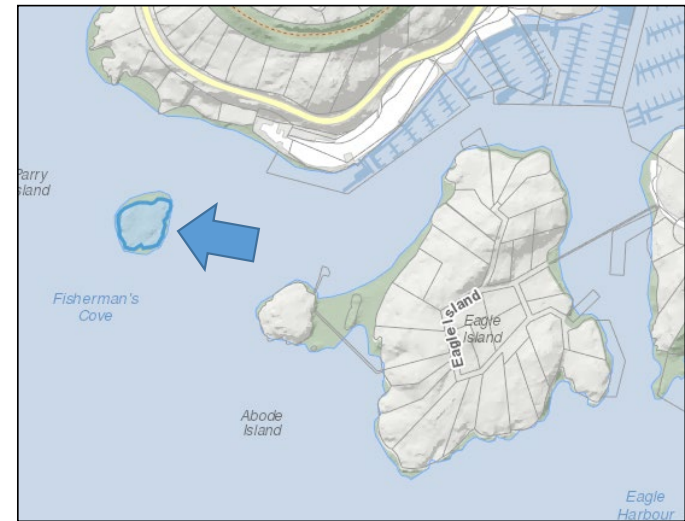
Exemptions from SSMUH requirements

While within a “restricted zone”, the following are exempt from SSMUH:



Larger than 4,050 m²:

6698 Wellington & 6689 Nelson Ave (CD42)



No municipal water/sewer service connection:

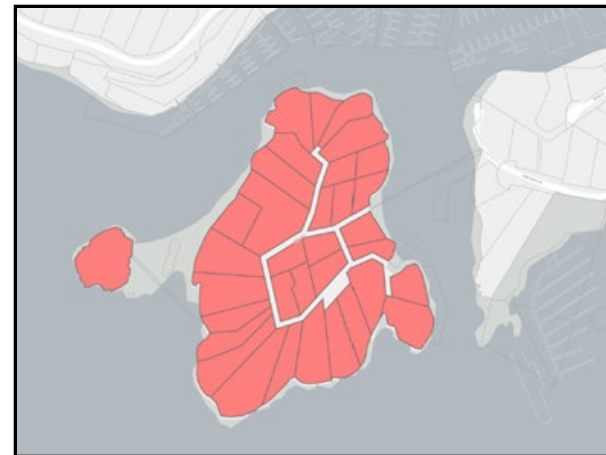
5918 Parry Island (RS6)



Request for exemption for RS6

While no provincially-established exemption criteria pertain to Eagle and Abode Island, staff will request an exemption request due to constraints and concerns:

- vessel access and moorage
- water and sanitary servicing
- waste management
- environmental impacts
- safety and emergency services
- vehicle parking capacity



Eagle Island & Abode Island (RS6)



4. Next steps and recommendations



Next steps

- Staff will submit exemption request for Eagle/Abode Island by June 1, 2024
 - If rejected, District has 90 days to amend RS6 to comply with 4-unit requirement
- New process for zoning amendment
 - Set the date for 1st reading (public hearing prohibited, public notice required)
 - May 27, 2024: 1st - 3rd reading (→ MOTI approval required before adoption)
 - By June 30, 2024: Council must have amended zoning to comply with SSMUH
 - July: Submit amended zoning bylaw to Province
- Failure to comply
 - Minister may make order to enact or amend zoning bylaw and force compliance

Recommendation

Staff recommend:

- THAT the proposed Zoning Bylaw Amendment Bylaw be considered for first, second, and third readings on May 27 at 7 p.m., and that notice be given of the scheduled consideration.