

***Housing Statutes (Residential Development)
Amendment Act, 2023 – Bill 44***

“Residential Densities”

Committee of the Whole

Tuesday February 13, 2024

Small-Scale Multi-Unit Housing (SSMUH)



Housing Statutes (Residential Development) Amendment Act, 2023 – Bill 44

- Adopted on November 30, 2023:
 - new housing needs reporting requirements;
 - Increases to residential densities;
 - requires OCPs be updated more frequently;
 - requires pre-zoning to accommodate a 20-year housing supply; and
 - changes to public hearing requirements.

Small-Scale Multi-Unit Housing (SSMUH)

Important Timelines

- Dec. 2023 – SSMUH policy manual and site standards released.
- Jan. 2024 – HNR instructions provided to local governments.
- Feb. 2024 – Details announced for \$51 million funding allocation.
- June 30/24 – Bylaws to be updated to accommodate SSMUH reqmts.
- July 2024 – OCP/zoning update instructions provided to municipalities.
- Dec. 31/24 – Interim HNR must be completed.
- Dec. 31/25 – OCPs and zoning bylaws updated based on interim HNR.

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Small-Scale Multi-Unit Housing

Proposed OCP Amendments

Small-Scale Multi-Unit Housing (SSMUH)

New BC Legislation Will Override Cities, Allow 6 Units Per Lot

Langley neighbourhood plans on hold in light of B.C.s new housing rules

Council may ditch plans for 3 communities as Bill 44 changes density rules

BC Is Allowing Up To Six Units Per Lot. Will They Actually Be Built?

Maple Ridge councillors concerned about housing rules

New laws will allow up to six units on a single family lot

Provincial housing bill to impact Merritt

Vaughn Palmer: End of the line for single-family neighbourhoods in most of B.C.

Opinion: B.C. NDP unapologetically introduces legislation to abolish “outdated zoning” that puts most housing “out of reach for many people and families”

Small-Scale Multi-Unit Housing (SSMUH)

SSMUH Requirements :

- Bill 44 introduced the concept of a “restricted zone” into the *Local Government Act*.
- A “restricted zone” is one in which a local government has only allowed the following:
 - single family dwelling;
 - duplex;
 - secondary suite; or
 - accessory dwelling.




Small-Scale Multi-Unit Housing (SSMUH)

R1 – SINGLE FAMILY RESIDENTIAL

.1 Permitted Uses


The following uses and no others are permitted in the R1 zone:

- 
- .1 one single family dwelling;
 - .2 accessory buildings;
 - .3 church;
 - .4 home occupation;
 - .5 *(Removed by Amendment Bylaw No. 1085.105)*

R2 – SINGLE FAMILY RESIDENTIAL SMALL LOT

.1 Permitted Uses


The following uses and no others are permitted in the R2 zone:

- 
- .1 one single family dwelling;
 - .2 accessory buildings;
 - .3 church;
 - .4 home occupation;
 - .5 *(Removed by Amendment Bylaw No. 1085.105)*

R3 – LOW DENSITY RESIDENTIAL

.1 Permitted Uses

The following uses and no others are permitted in the R3 zone:

- 
- .1 one two family dwelling;
 - .2 one single family dwelling;
 - .3 church;
 - .4 home occupation;
 - .5 accessory buildings;
 - .6 *(Removed by Amendment Bylaw No. 1085.105)*

RSS – SINGLE-FAMILY RESIDENTIAL STRATA ZONE

.1 General Permitted Uses

The following uses and no others are permitted in the RSS zone:

- .1 single family dwelling
- .2 home occupation
- .3 accessory building

Small-Scale Multi-Unit Housing (SSMUH)

SSMUH Requirements :

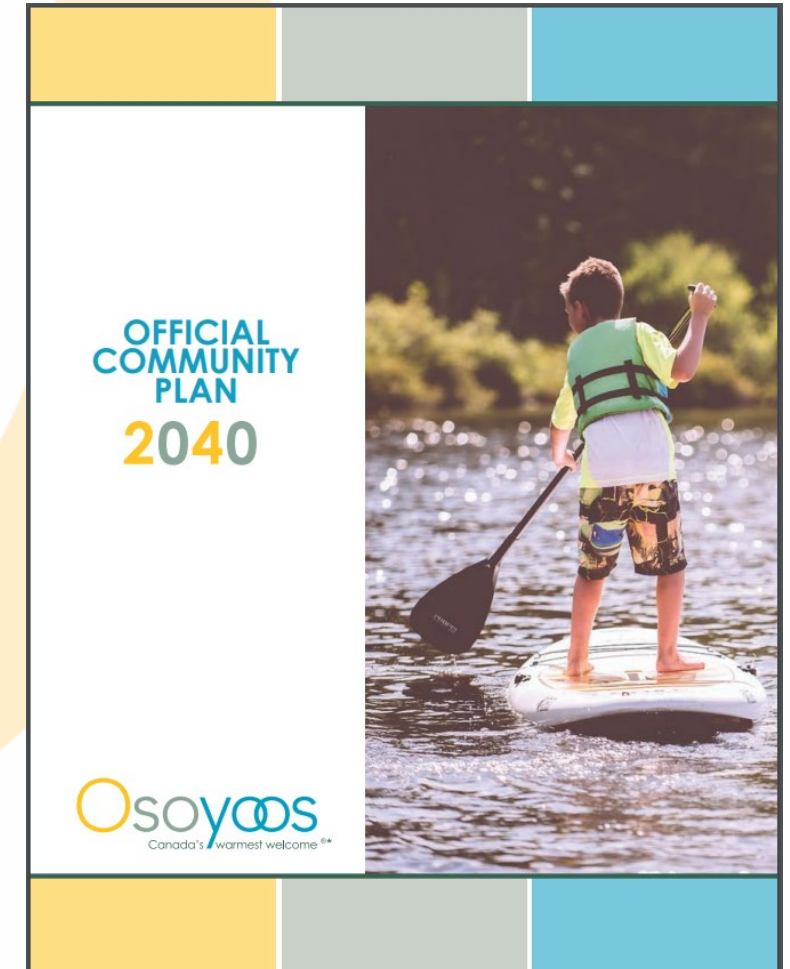
- If a local government has a “restricted zone” in its zoning bylaw the Act states that it **must**, by June 30, 2024, use its zoning powers to do one of the following:
 - allow 2 dwelling units per parcel; or
 - allow 3-4 dwelling units per parcel.



Small-Scale Multi-Unit Housing (SSMUH)

OCP Policies:

- The Town's current OCP contains two separate residential land use designations:
 - “Low- to Medium-Density Residential” (LMR); and
 - “Medium- to High-Density Residential” (MHR).



Small-Scale Multi-Unit Housing (SSMUH)

OCP Policies:

- The “Low- to Medium-Density Residential” (LMR) permits “densities of no more than **35 units per hectare**” in the form of:
 - single detached dwellings,
 - townhouses,
 - four-plexes.
 - accessory dwellings,
 - triplexes; and
- This is a very low density (i.e. duplexes generally require 45 units/ha).

Small-Scale Multi-Unit Housing (SSMUH)

OCP Policies:

- The “Medium- to High-Density Residential” (MHR) permits “densities of no more than **75 units per hectare**” in the form of:
 - “-plex” developments;
 - “stacked” townhouses; and
 - “low-rise” to “mid-rise” apartment buildings (4 storeys).
- This level of development is generally associated with Medium Density Residential only (i.e. not “High”).

Small-Scale Multi-Unit Housing (SSMUH)

OCP Policies:

- *Support comprehensive development as a key element of smart growth principles advocating for higher density development within pre-defined areas ...*
 - maximum density for CD zones is not stated;
 - previous CD zones have permitted densities greater than 75 units/ha and heights greater than 4 storeys;
 - not clear where “pre-defined” areas for CD developments are located.

Small-Scale Multi-Unit Housing (SSMUH)

OCP Policies:

- In the Downtown Commercial land use designation, Council's policy is to encourage residential densities consistent with the LMR and MHR designations (i.e. 35 to 75 units/ha).
- 2019 Town Centre Renewal Plan spoke to supporting a rezoning for higher apartment density up to four storeys



Potential Infill Commercial and Residential Mixed Use Concept for core area bordering Main Street

Small-Scale Multi-Unit Housing (SSMUH)

SSMUH Requirements:

- 4 dwelling units on parcels greater than 280 m² in area in the LMR designation *could* result in a maximum density of 140 units/ha.
- current OCP policies are inconsistent with this requirement (i.e. limiting density to 35 units/ha in LMR designation).

Small-Scale Multi-Unit Housing (SSMUH)

Proposed OCP Amendments:

- it is proposed that the Residential section of the OCP (7.B.) be drafted as follows:
 - the LMR designation be replaced with a new “Low Density Residential” (LR) designation; and
 - The MHR designation be replaced with a new “Medium Density Residential” (MR) designation.

Small-Scale Multi-Unit Housing (SSMUH)

Proposed OCP Amendments:

- that the policy for the new “Low Density Residential” (LR) designation be as follows:
 - *Supports the use of lands designated as Low Density Residential (LR) ... to a maximum density of four (4) units per parcel when connected to municipal water and sewer.*

Small-Scale Multi-Unit Housing (SSMUH)

Proposed OCP Amendments:

- that the policies for the new “Medium Density Residential” (MR) designation be as follows:
 - *Permitted housing types in the Medium Density Residential designation include townhouses and apartment buildings.*
 - *Permit densities of no more than 75 units per hectare in Medium Density Residential areas.*

Small-Scale Multi-Unit Housing (SSMUH)

20-year supply of pre-zoned lands:

- By December 31, 2025, Council will be required to pre-zone land to meet a 20 year projected growth demand;
- Demand will be based on Housing Needs Report Update to be completed by December 31, 2024.
- Pre-zoned land cannot be contingent on any “Density Bonus” acquired through the rezoning process.
- Province is encouraging local governments to review their DCCs and user rates rather than rely on “bouns’ing”.

Small-Scale Multi-Unit Housing (SSMUH)

20-year supply of pre-zoned lands:

- OCP and zoning amendments required by December 31, 2025, may be the point at which permitted densities in the proposed LR & MR designations are re-visited, as well as densities in the Downtown Commercial (C1) Zone.

Small-Scale Multi-Unit Housing (SSMUH)

Recommendation:

- That the “Low- to Medium-Density Residential” and “Medium- to High-Density Residential” designations in the Town’s Official Community Plan be replaced with a new Low Density Residential (LR) and Medium Density Residential (MR) designations; and
- That these draft designations be brought forward for consideration at a forthcoming meeting of the Committee of the Whole.



QUESTIONS?