

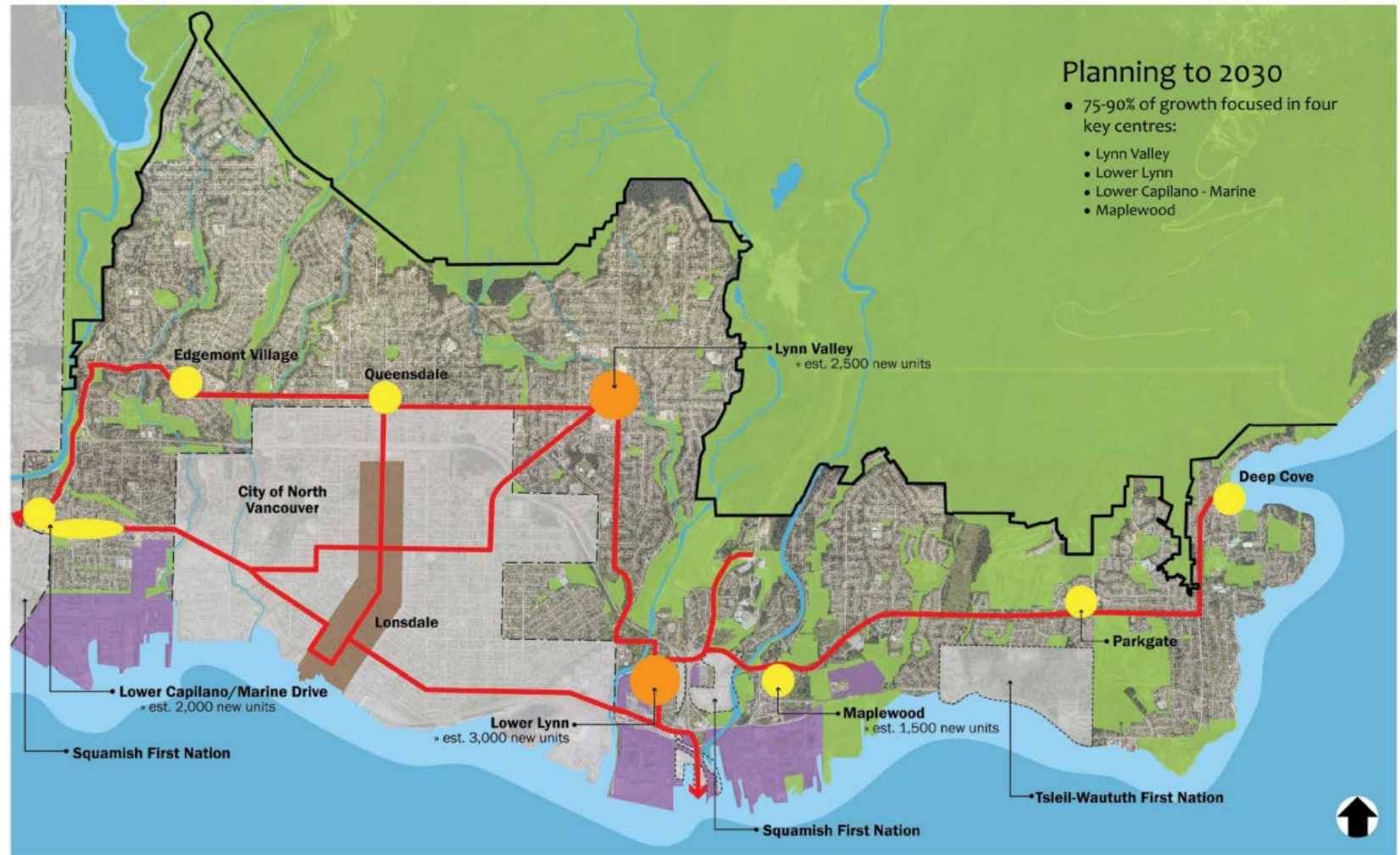


Provincial Housing Initiatives

Dan Milburn, General Manager of
Planning, Properties & Permits

April 17, 2024

Planning for Growth: The Official Community Plan



**Map 1
Network of Centres Concept Map**

Note: This map is conceptual in nature only

Legend

	Town Centre		Transit Corridor		Industrial & Light Industrial
	Village Centre		Urban Containment Boundary		Parks & Natural Areas

Rate of Development

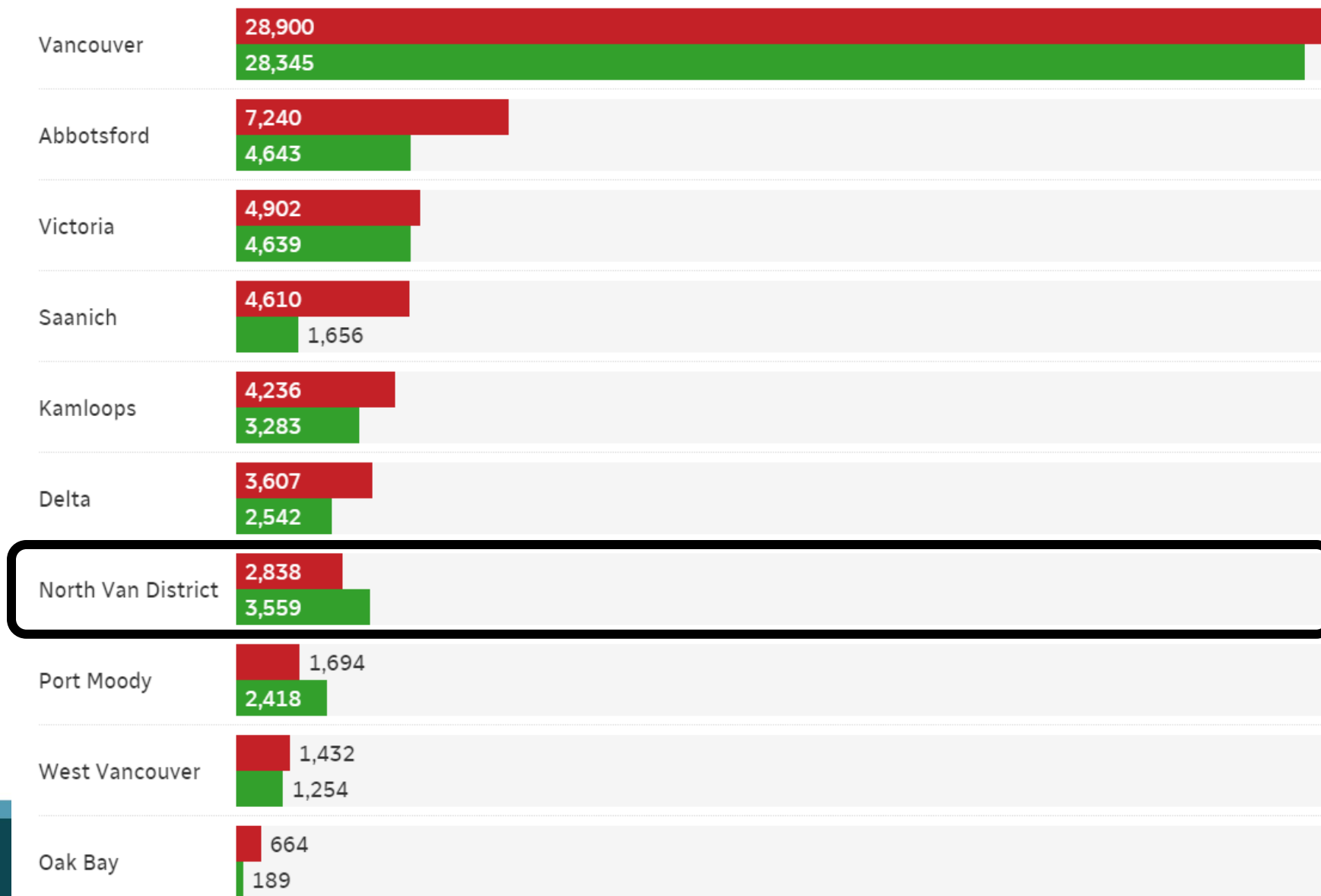
- Regulations & Standards
- Infrastructure
- Environmental/physical
- Services
- Ownership and tenure
- Market related factors

Provincial Legislative Initiatives

Housing Supply Act:
Housing Target Order

How much more will the municipalities on B.C.'s list have to build?

■ Net new units the next 5 years ■ Housing starts the last 5 years



Source: Numbers prepared by B.C. Stats in March 2023 from CHMC data (Justin McElroy/CBC News)

Residential Development: Public Hearings

Bill 44 Residential Development: Public Hearings

BEFORE

- Public hearings for zoning bylaw amendments may be held, but are not required if the bylaw is consistent with OCP

AFTER

- Public Hearings must not be held if the sole purpose of the bylaw is to permit residential development, and at least 50% of the floor area, provided the bylaw is consistent with the OCP
- Public hearing may be held for other types of zoning bylaw amendment, but are not required if the bylaw is consistent with the OCP
- OCP bylaws still require a public hearing

Housing Needs Report, Official Community Plan, and Zoning Bylaw

Housing Needs Report, OCP, and ZB

BEFORE

- Housing Needs Report every 5 years (5 yrs. of residential needs)
- OCP – optional (5 yrs. of residential needs)
- Zoning – generally optional
- Density benefits for amenities and affordable housing

AFTER

- Housing Needs Report every 5 years (20 yrs. of residential needs)
- OCP – mandatory every 5 years (20 yrs. of residential needs)
- Zoning – mandatory and must match residential in OCP
- Density benefits only for housing that exceeds needs (except 1 unit for 6-unit SSMFH)

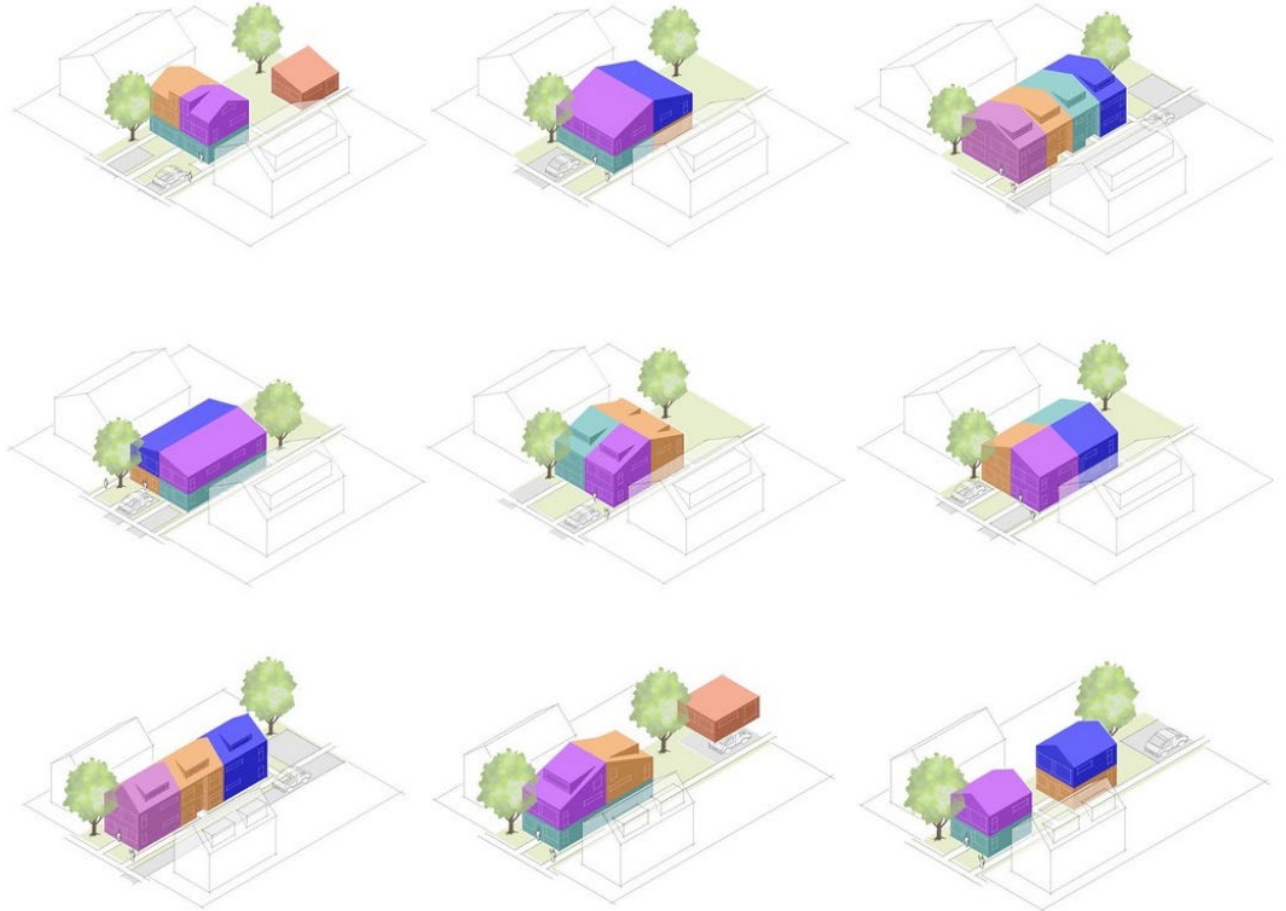
Small Scale Multi-Unit Housing (SSMUH)

SSMUH

Traditional Single-Family
Detached and Duplex zones
replaced with SSMUH Zones
(3, 4, or 6 units)

(June 30, 2024)

- No parking requirements (6-unit sites)
- limited density bonus and other powers

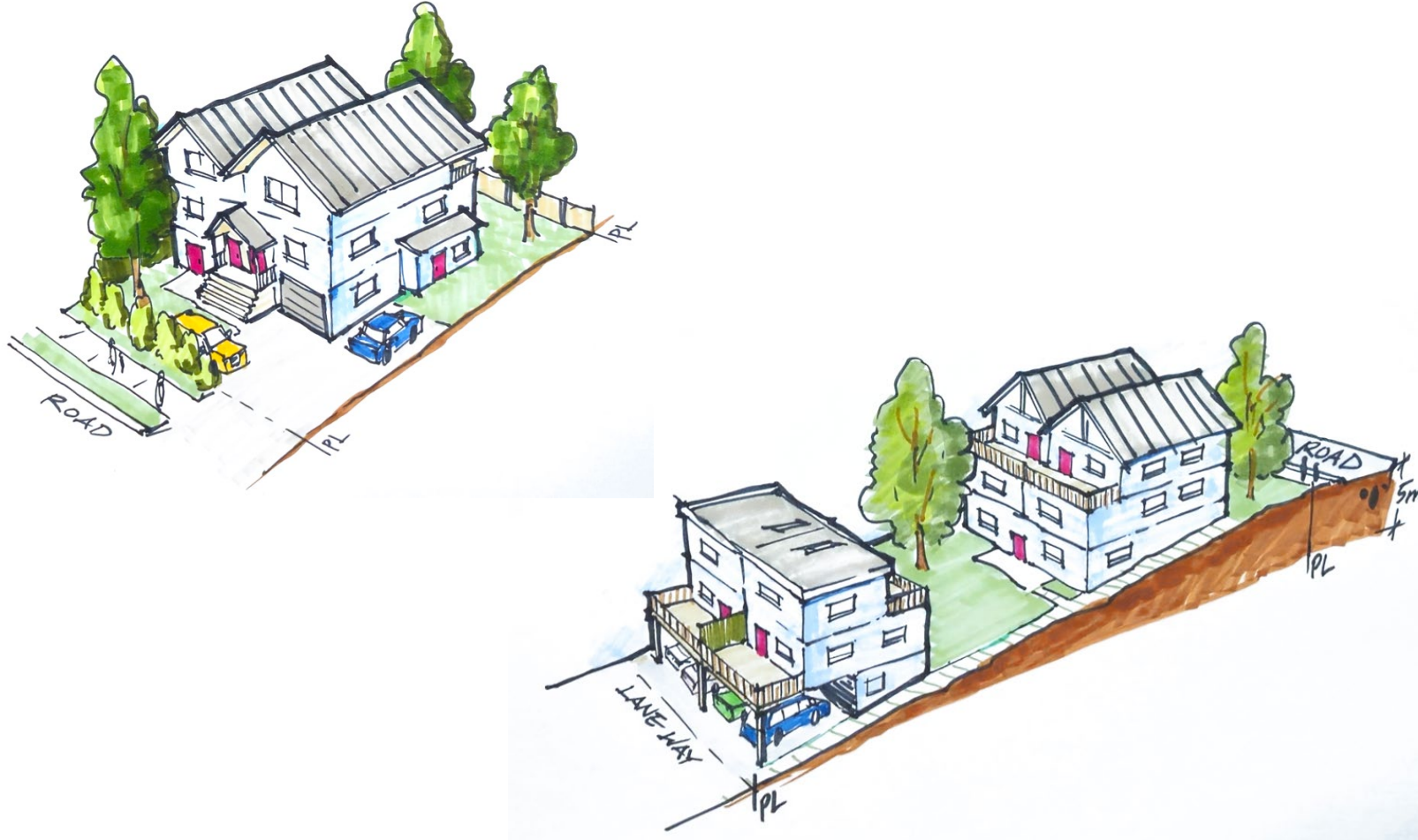




SSMUH Sample Forms



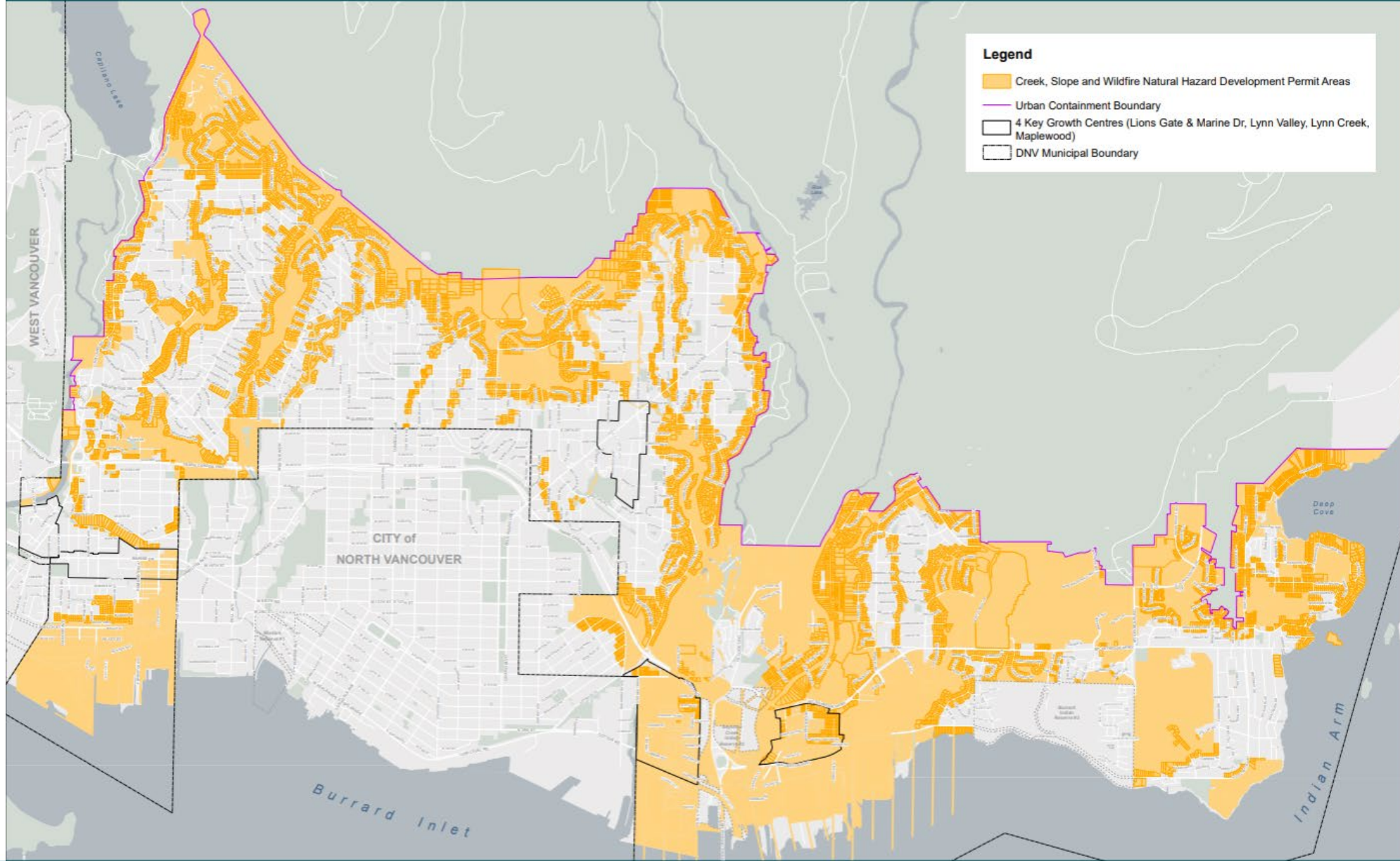
New SSMUH Zone Principles (max 4-6 units)

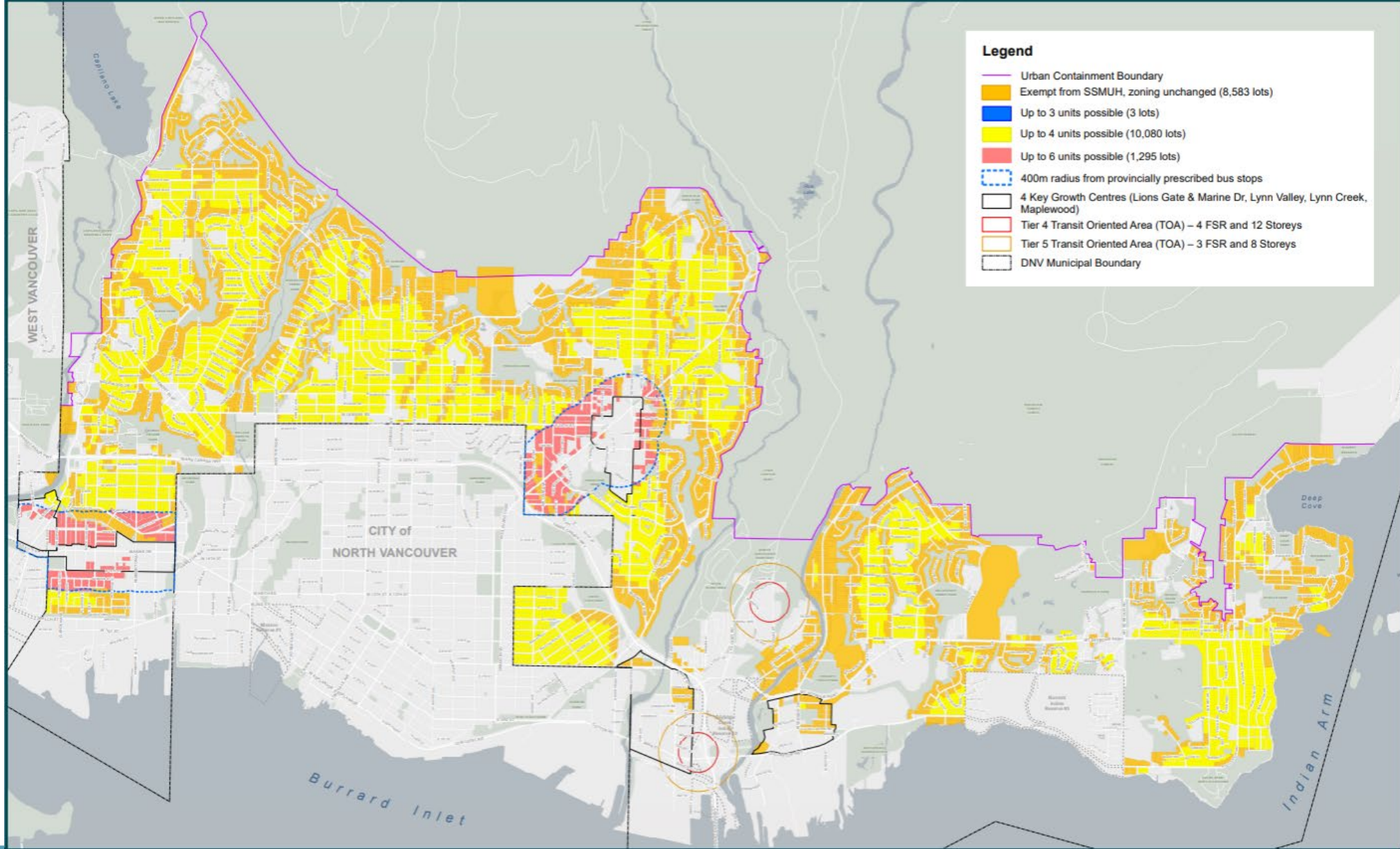


- **Third Storey and More Gross Floor Area**
- **Partial or No Basement**
- **Taking Advantage of Lane Access and/or Flanking Streets**
- **Site Layout and Building Form Flexibility**

Small-Scale Multi-Family Housing: exemptions

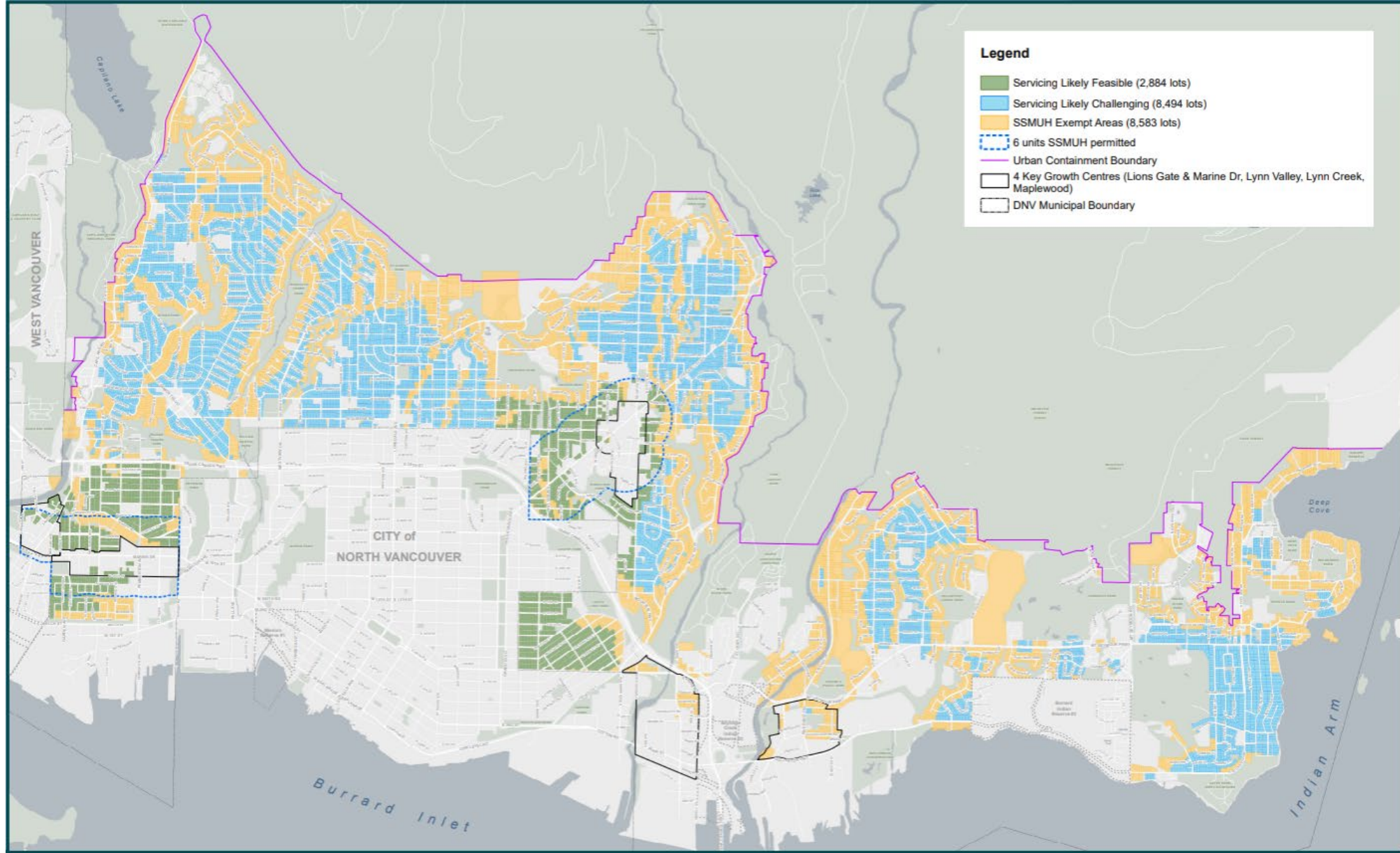
- Land **outside** urban containment boundary
- Land **protected** under *Heritage Conservation Act*
- Land **protected** under heritage designation bylaw [LGA s. 611]
(*after Nov. 30, 2023*)
- Land **not connected** to municipal water or sewer system
- **Large lots** >4,050 m² (1 acre) or lots with a large minimum parcel size regulation >4,050 m² (1 acre)
- **Certain** hazardous conditions





Legend

- Urban Containment Boundary
- Exempt from SSMUH, zoning unchanged (8,583 lots)
- Up to 3 units possible (3 lots)
- Up to 4 units possible (10,080 lots)
- Up to 6 units possible (1,295 lots)
- 400m radius from provincially prescribed bus stops
- 4 Key Growth Centres (Lions Gate & Marine Dr, Lynn Valley, Lynn Creek, Maplewood)
- Tier 4 Transit Oriented Area (TOA) – 4 FSR and 12 Storeys
- Tier 5 Transit Oriented Area (TOA) – 3 FSR and 8 Storeys
- DNV Municipal Boundary



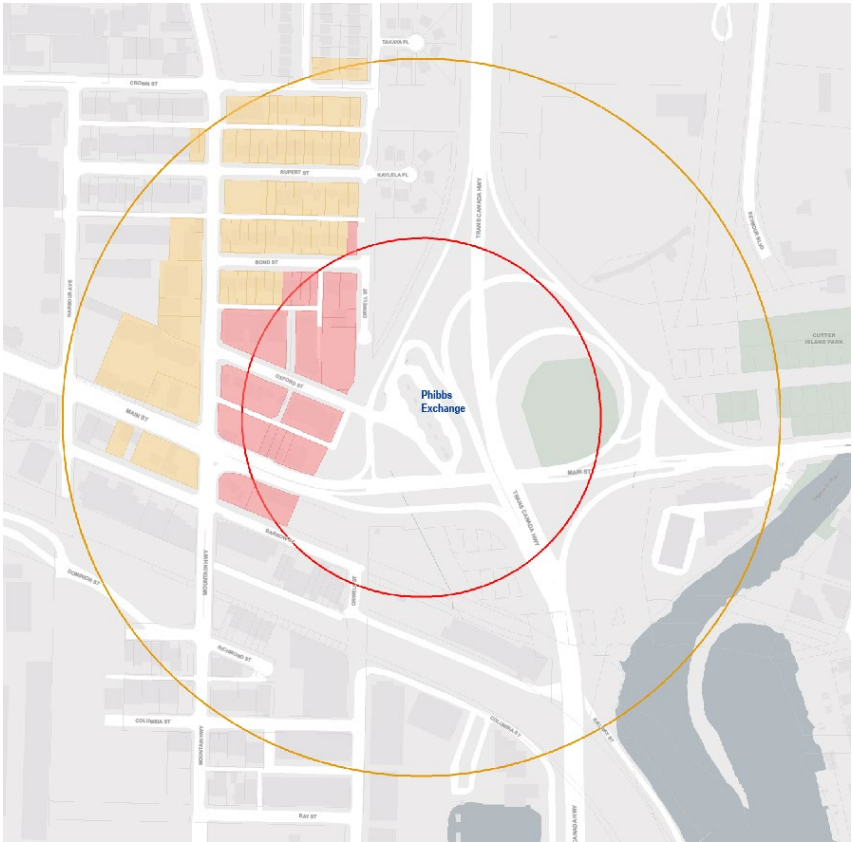
Transit Oriented Areas (TOAs)

Building Location and Form

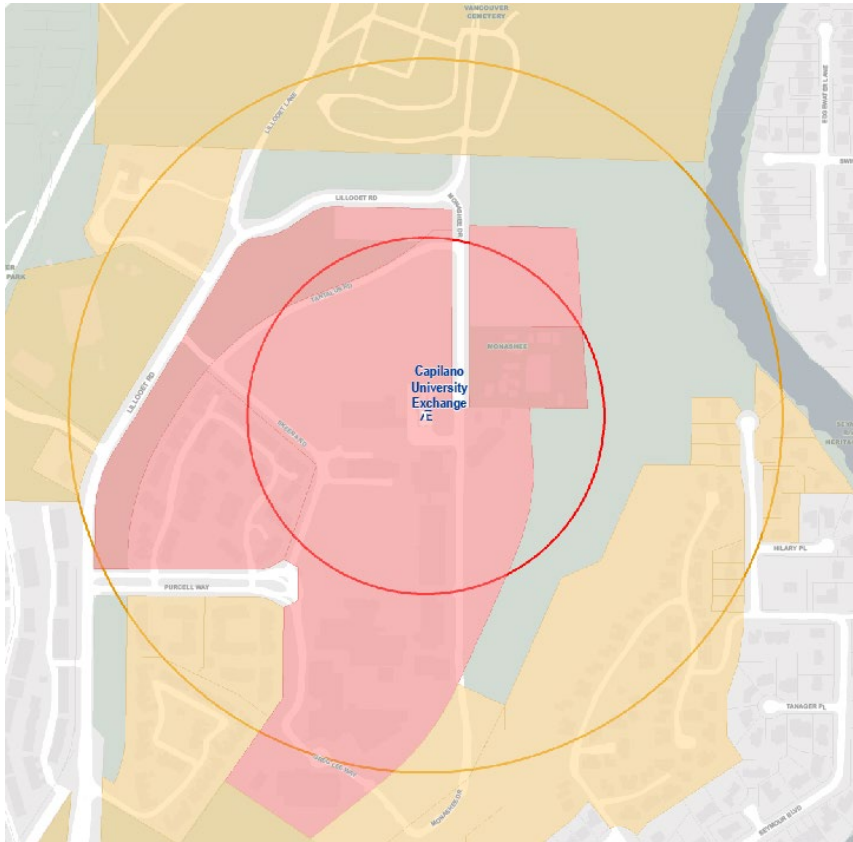
Prescribed Distance from Bus Exchange ¹	Minimum Allowable Density (FSR) ²	Minimum Allowable Height (Storeys) ²
Less than 200 m (red parcels)	4.0	12
Between 200 m and 400 m (orange parcels)	3.0	8

Transit Orientated Areas

Phibbs TOA



Cap U TOA



TOA Development Sample Forms



Next Steps

Phase	Provincially Legislated Actions	Deadline
1	<ul style="list-style-type: none">• Adopt bylaw designating TOAs within the District• Adopt Zoning Bylaw amendments to permit SSMUH	Jun 30, 2024
2	<ul style="list-style-type: none">• Complete Interim Housing Needs Report	Dec 31, 2024
3	<ul style="list-style-type: none">• Update OCP to align with the Interim Housing Needs Report• Update Zoning Bylaw to align with the Interim Housing Needs Report	Dec 31, 2025

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