

AGENDA

COUNCIL WORKSHOP

Monday, October 27, 2025

7:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

COUNCIL WORKSHOP

7:00 p.m.

Monday, October 27, 2025

Committee Room, Municipal Hall,

355 West Queens Road, North Vancouver

Watch at <https://dnvorg.zoom.us/j/64484156494>

AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

1. ADOPTION OF THE AGENDA

1.1. October 27, 2025 Council Workshop Agenda

Recommendation:

THAT the agenda for the October 27, 2025 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. September 15, 2025 Council Workshop

p.7-11

Recommendation:

THAT the minutes of the September 15, 2025 Council Workshop are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Proposed Provincial Housing Legislation – Amendments to Small-Scale Multi-Unit Housing (SSMUH) Requirements File No.

p.15-36

Report: Community Planner, October 17, 2025

Attachment 1: PowerPoint Presentation

Attachment 2: Letter from Minister of Housing and Municipal Affairs dated
October 9, 2025

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the October 27, 2025 Council Workshop is adjourned.

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Monday, September 15, 2025 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope (via Zoom)

Absent: Councillor Jordan Back

Staff: David Stuart, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Carolyn Grafton, Director – Strategic Communications and Community Relations
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Wendelin Jordan, Section Manager – Engineering Planning and Design
Ehab Taha, Section Manager – Transportation
Fiona Dercole, Senior Project Manager – Public Safety
Simon Svane Als, Manager, Operational Readiness at North Shore Emergency
Management
Kaitlin Hebron, Confidential Council Clerk
Rebecca Docu, Council Support Clerk
Jillian Holden, Administration Clerk
Adriana Reiher, Council Liaison/Support Officer

Also in

Attendance: Dale Bracewell, Principal, Mobility Foresight

1. ADOPTION OF THE AGENDA

1.1. September 15, 2025 Council Workshop Agenda

MOVED by Councillor FORBES

SECONDED by Councillor MAH

THAT the agenda for the September 15, 2025 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. April 22, 2025 Council Workshop

MOVED by Councillor FORBES

SECONDED by Councillor MAH

THAT the minutes of the April 22, 2025 Council Workshop are adopted.

CARRIED

2.2. June 16, 2025 Council Workshop

MOVED by Councillor FORBES

SECONDED by Councillor MAH

THAT the minutes of the June 16, 2025 Council Workshop are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Curbside Management Priority Paper

File No. ENGES 80294290-76498

Peter Cohen, General Manager, Engineering Infrastructure Services, provided an introduction to the Council Workshop, noting that staff are examining public spaces in relation to transit and transportation needs and considering how to apply existing policies in a more consistent and systemic way across locations in the District.

Ehab Taha, Section Manager, Transportation, referred to the March 31, 2025 Council Workshop where staff introduced and discussed the Strategic Management Plan. Mr. Taha noted today's discussion, curbside management, is one of the four priority papers.

Dale Bracewell, Principal, Mobility Foresight, provided an overview of the Curbside Management Priority Paper presentation and discussed the implementation of a Curbside Management Strategy.

Council discussion ensued and the following comments and concerns were noted:

- Stated transportation is a primary concern in the District;
- Commented on priority papers outlined in the Strategic Management Plan;
- Commented on pay parking;
- Commented on visitor parking areas;
- Commented on community engagement;
- Commented on traffic congestion in the District;
- Commented on the age demographic in the District;
- Commented on under-built parking in new buildings;
- Commented on accessible parking spots;
- Commented on growth in different areas in the District;
- Commented on the recent implementation of pay parking in the City of North Vancouver;
- Commented on pay parking and the impact on businesses;
- Commented on the pay parking system in Deep Cove;
- Queried if parking is a better term for curbside management;
- Queried if a scan of light industrial zones could be fulfilled; and,
- Commented on parking in Edgemont Village.

In response to a question from Council, staff advised that time-limited parking can be used as a precursor to pay parking. It is best practice to consider additional restrictions (such as pay-parking) when parking demand exceeds 85% utilization, in order to promote higher parking turnover.

In response to a question from Council, staff advised that curbside management is focused in high-growth, mixed-use town and village centres.

In response to a question from Council, staff advised that the implementation of a curbside management strategy would help address accessible zones and the aging population.

In response to a question from Council, staff advised that a curbside management strategy should rely on data-driven decision making in order to make informed decisions.

In response to a question from Council, staff advised that curbside management is dynamic, incremental and adaptable.

In response to a question from Council, staff advised that a block-by-block analysis is the preferred method when evaluating curbside management within a neighbourhood.

In response to a question from Council, staff advised that curbside management is envisioned to form a chapter in the future Strategic Transportation Plan, which will be a two-to-three-year process, however, staff aim to take early steps in developing policies around curbside management.

In response to a question from Council, staff advised that the key focus of a curbside management strategy is on-street parking, rather than off-street parking lots and parkades.

Dale Bracewell, Principal, Mobility Foresight, left the meeting at 6:11 p.m.

3.2. Seasonal Readiness Update – Council Workshop (Sept 15, 2025)

File No. ENGES-1543604422-17161

Mayor LITTLE left the meeting at 6:15 p.m. and Councillor HANSON assumed the Chair.

Mayor LITTLE returned at 6:18 p.m.

Peter Cohen, General Manager, Engineering Infrastructure Services, provided an overview of the seasonal readiness measures that have been undertaken by the District in collaboration with North Shore Emergency Management.

Fiona Dercole, Senior Project Manager, Public Safety, provided a progress update on the short-term actions identified in the 'October 2024 atmospheric river event – review and next steps' report as well as seasonal preparedness activities performed in the lead-up to Fall.

Simon Svane Als, Manager, Operational Readiness at North Shore Emergency Management, provided a refresher for Council on the role of elected officials during an emergency.

Council discussion ensued and the following comments and concerns were noted:

- Highlighted the importance of private property owners knowing potential risks;
- Commented on the unpredictability of weather;
- Commented on preventative measures;
- Commented on the 2024 atmospheric river event;
- Commented on flooding in Deep Cove;
- Commented on barrier equipment for preventative measures;
- Commented on engineering staff collaborating with the community;
- Commented on storm management infrastructure;
- Queried the use of technology to improve resilience; and,
- Commented on the declaration of a state of emergency.

In response to a question from Council, staff advised that as soon as triggers are identified, risk assessments are intended to be completed as fast as possible.

In response to a question from Council, staff advised that operating funds are used every time equipment is deployed.

In response to a question from Council, staff advised that some storms arrive with plenty of warning, while others strike with little to no notice.

In response to a question from Council, staff advised that they are creating site-specific plans.

In response to a question from Council, staff advised that approximately 14 areas have been identified for site-specific plans.

In response to a question from Council, staff advised that the atmospheric river last year was the largest event in the past couple generations.

In response to a question from Council, staff advised that the use of drones is being treated as a separate matter in improving understanding of the drainage/geohazard system.

In response to a question from Council, staff advised that the Acting Mayor will step in if Mayor Little is not available for declaring local emergencies.

4. PUBLIC INPUT:

Nil

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the September 15, 2025 Council Workshop is adjourned.

CARRIED
(7:01 p.m.)

Mayor

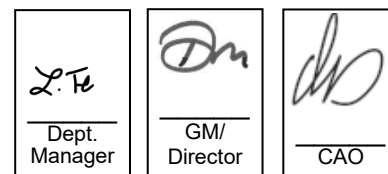
Corporate Officer

THIS PAGE LEFT BLANK INTENTIONALLY

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
☒ Council Workshop	Date: <u>October 27, 2025</u>
☐ Finance & Audit	Date: _____
☐ Advisory Oversight	Date: _____
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

October 17, 2025

AUTHOR: Jessica Lee, Community Planner

SUBJECT: **Proposed Provincial Housing Legislation – Amendments to Small-Scale Multi-Unit Housing (SSMUH) Requirements**

REASON FOR REPORT:

The purpose of this report is to provide Council an overview of proposed provincial legislation to amend the small-scale multi-unit housing (SSMUH) requirements.

SUMMARY:

The Province has introduced new housing legislation (Bill 25) to amend the SSMUH requirements in the *Local Government Act*. If given adopted, the new legislation would:

- expand where SSMUH must be permitted;
- expand the list of site standards that could be regulated by the Province;
- require local governments to adopt zoning bylaws to comply with the new SSMUH requirements by June 30, 2026; and
- amend deadlines and establish processes for local governments to request and obtain time extensions to comply with SSMUH requirements and site standard regulations, if any.

This report provides a summary of the proposed legislation in relation to SSMUH and a discussion of potential implications for the District. The attached presentation (**Attachment 1**) provides a visual overview of the housing parameters and types.

This will result in most single-family lots within the Urban Containment Boundary, including those currently able to have a principal residence, secondary suite and coach house, needing to comply with SSMUH requirements - subject to the statutory exemptions.

BACKGROUND:

In 2023, the Province adopted SSMUH legislation (Bill 44) intended to increase housing units and diversify housing types in single-family neighbourhoods and near certain frequent transit facilities. Detailed discussions of the legislation, community feedback, and the District's approach was included at the following Council Workshops and Regular Meetings of Council:

- [February 12, 2024 Council Workshop](#);
- [April 2, 2024 Council Workshop](#); and
- [June 3, 2024 Regular Meeting](#).

Local governments were required to adopt zoning bylaws that permit provincially prescribed minimum number of units (i.e., between 3 to 6 units depending on lot size and proximity to frequent transit services) on single-family residential lots within a “restricted zone”. At that time, the definition of a “restricted zone” did not include zones that permit three housing units in the form of a principal dwelling unit, a secondary suite, and a coach house.

At the June 3, 2024 Regular Meeting, Council chose to proceed with Zoning Bylaw amendments ([Bylaw 8698](#)) to permit a secondary suite and a coach house in addition to the principal dwelling unit on all parcels in a single-family zones within the urban containment boundary. This resulted in the exemption of these properties from being required to implement SSMUH as per the legislation’s definition of a “restricted zone”.

ANALYSIS:

The proposed new housing legislation (Bill 25) received First Reading on October 9, 2025. A link to the proposed legislation is provided below:

[Bill 25 – Housing and Municipal Affairs Statutes Amendment Act, 2025, 1st Session, 43rd Parliament \(2025\) \(leg.bc.ca\)](#)

This section provides a brief summary of the proposed legislation as it relates to changes to SSMUH requirements only.

Bill 25 – Changes to SSMUH Requirements:

According to the Province, the proposed legislation intends to remove barriers to the implementation and development of small-scale multi-unit housing across BC communities.

Attachment 2 includes a letter, dated October 9, 2025, sent to all BC local governments from the Minister of Housing and Municipal Affairs outlining the proposed changes and expectations.

Proposed changes to the *Local Government Act*, as per Bill 25, are summarized below.

- Amendment to the definition of a “restricted zone” to include zones that permit three housing units in the form of a principal dwelling unit, a secondary suite, and a coach house. This is in addition to existing included zones that permit one dwelling unit, two dwelling units in the form of a principal dwelling unit and a secondary suite or coach house, a duplex, or a duplex with secondary suites and/or coach houses.
- Amendment to the list of site standards that could be regulated by the Province, if necessary, to include:
 - housing forms (e.g., triplexes, rowhomes, and townhouses);
 - density (e.g., buildable area and number of buildings on a lot); and
 - off-street parking and loading space requirements (e.g., upper limit on the number of spaces).

This is in addition to the Province’s existing authority to regulate the siting, size, dimensions, location, and type of housing units required to be permitted.

SUBJECT: Proposed Provincial Housing Legislation – Amendments to Small-Scale Multi-Unit Housing (SSMUH) Requirements

October 17, 2025

Page 3

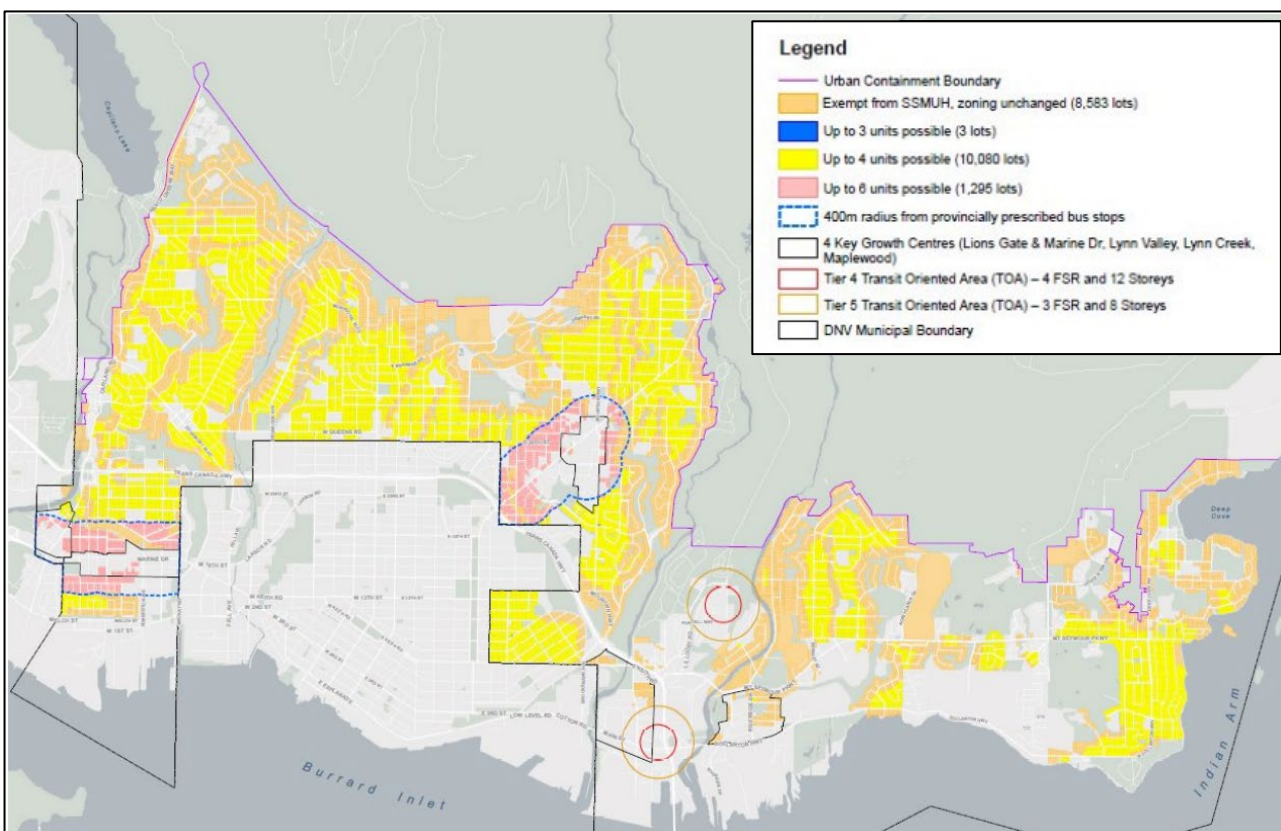
- Amendment to the deadline for a local government to adopt zoning bylaws to comply with the SSMUH requirements to June 30, 2026.
- Amendment to the deadline for a local government to request an extension of time to comply with the SSMUH requirements to June 1, 2026 or June 30, 2026 in the case of extraordinary circumstances. The proposed legislation also establishes a process for a local government to request an extension of time to comply with site standard regulations, if any.

Potential New Housing Units from SSMUH:

At the [April 2, 2024 Council Workshop](#), District staff detailed the implications and a potential approach to implement SSMUH zoning across the District. This included building forms, financial impacts, exemption areas, and infrastructure challenges. **Map 1** shows potential implementation of SSMUH zones and exempted areas, which will be subject to further review.

Based on this analysis, it is estimated that SSMUH zoning could permit approximately 5,000 additional units above what is permitted under current zoning in single-family neighbourhoods. This is in addition to the approximately 17,000 units added as a result of permitting three units (principal dwelling, secondary suite, and coach house) on all parcels in single-family zones.

Map 1. Potential Implementation of Small-Scale Multi-Unit Housing and Exemptions



Liability/Risk:

The District is reviewing how to move forward on responding to the proposed legislative changes, assuming they are adopted. Consideration will also need to be given to compliance with other aspects of the SSMUH legislation, including potential future regulations for minimum site standards and exemptions for hazardous conditions.

Regulations for Site Standards

While the Province has not yet brought forward regulations for minimum required site standards, the Province expects local governments to align their zoning bylaws with the recommended guidelines provided by the [Provincial Policy Manual & Site Standards](#) (“Provincial Policy Manual”). The Provincial Policy Manual provides guidance to local governments for the implementation of zoning bylaw amendments to comply with the SSMUH legislation. This includes specific recommendations on setbacks, building height, lot coverage, and off-street parking requirements for different SSMUH lots. **Table 1**, below, summarizes the Province’s recommended site standards (as per Part 4 of the Provincial Policy Manual) that would be applicable to the District.

Table 1. Provincial Policy Manual recommended site standards for SSMUH lots

Site Standard	Site Standards Package B: 3 or 4 units per lot required (lot size < 1,215m ²)	Site Standards Package C: 4 units per lot required (lot size between 1,215m ² – 4,050m ²)	Site Standards Package D: 6 units per lot
Prescribed units	3 units (lot size ≤ 280m ²) 4 units (lot size > 280m ²)	4 units	6 units (lot size > 280m ² in proximity to frequent transit service)
Front lot line setback	2m	4m to 6m	2m
Rear lot line setback	1.5m	Accessory unit: 1.5m Main building: 6m	1.5m
Side lot line setback	1.2m	3m	0m to 1.2m
Building height	11m and 3 storeys	11m and 3 storeys	11m and 3 storeys
Lot coverage	50%	40%	60%
Off-street parking requirements	0.5 spaces/unit if lot is within 800m of bus stop with frequent transit service 1 space/unit otherwise	0.5 spaces/unit if lot is within 800m of bus stop with frequent transit service 1 space/unit otherwise	Local governments are not permitted to set off-street residential parking requirements

A municipal decision that best responds to local conditions may vary the provincially recommended guidelines in a local government’s zoning regulations. However, the Province

SUBJECT: Proposed Provincial Housing Legislation – Amendments to Small-Scale Multi-Unit Housing (SSMUH) Requirements

October 17, 2025

Page 5

may choose to implement regulations for minimum site standards or introduce further regulations, as alluded to in the Minister's letter, if they consider it necessary. As noted earlier, Bill 25 expands the list of site standards that the Province is empowered to impose regulations that local governments must follow.

Exemptions for Hazards

Consideration will also need to be given to exemptions for hazards. Considerable work has already been undertaken when the District previously considered SSMUH in the spring of 2024. This work will need to be revisited in light of the latest changes to the legislation.

Timing/Approval Process:

Bill 25 received First Reading on October 9, 2025. If Bill 25 receives royal assent, the District will be required to comply with the provincial legislation by June 30, 2026.

Staff will report back to Council with potential approaches to implementation of SSMUH after the legislation is adopted.

CONCLUSION:

The proposed new housing legislation would amend the Province's current small-scale multi-unit housing requirements. This change would have impacts on the type and number of units permitted in the District's existing single-family neighbourhoods. Staff are proposing to report back to Council with further updates and potential approaches once the legislation has been adopted by the Province.

Respectfully submitted,



Jessica Lee
Community Planner

Attachment 1: Presentation

Attachment 2: Letter from Minister of Housing and Municipal Affairs dated October 9, 2025

October 17, 2025

Document Number: PPPCP-948611589-4576



Proposed Provincial Housing Legislation

Amendments to Small Scale Multi-Unit Housing Requirements

October 27, 2025 Council Workshop

Small-Scale Multi-Unit Housing (SSMUH)

In 2023, the Province passed legislation that requires local governments to accommodate SSMUH on single-family lots:

- Up to **3 units** on lots 280 m² or less
- Up to **4 units** on lots greater than 280 m²
- Up to **6 units** on lots at least 281 m² *and* that are wholly or partly within 400m of frequent transit service (identified by the Province)

Small-Scale Multi-Unit Housing (SSMUH)

Exemptions to SSMUH:

- Lots are located outside the urban containment boundary
- Properties have certain heritage designations
- Land is not connected to municipal water or sewer systems
- Lots are greater than 4,050 m² (1 acre)
- Land is within a designated Transit-Oriented Area
- Land is subject to a hazardous condition

What does SSMUH look like?



District Response in 2024

- **June 3, 2024:** Council chose to proceed with Zoning Bylaw amendments to permit three units (principal dwelling unit, secondary suite, and coach house) on all parcels in single-family zones
 - Added approximately 17,000 units of zoned housing capacity in single-family neighbourhoods

Proposed Provincial Context (Bill 25)

On October 9, 2025, Bill 25 was introduced to amend SSMUH requirements in *Local Government Act*

Proposed changes:

- Expand where SSMUH must be permitted
- Expand list of site standards regulated by province
- Require local governments to adopt zoning bylaws to comply with SSMUH by June 30, 2026
- Amend deadlines and processes for local governments to obtain extensions that comply with SMMUH and site-standard regulations (as applicable)

Proposed Legislation Changes: Restricted Zones

Existing “restricted zone” definition:

SSMUH must be implemented for all zones that permit:

- One dwelling unit
- Two dwelling units in the form of a principal dwelling unit and a secondary suite or coach house
- A duplex
- A duplex with secondary suites and/or coach houses

Proposed change:

Adds zones that permit:

- Three dwelling units in the form of a principal dwelling unit, a secondary suite, and a coach house

Proposed Legislation Changes: Site Standards

Existing site standards that can be regulated:

The Province has authority to require the following, if necessary:

- Siting
- Size
- Dimensions
- Location
- Type of housing units

Proposed change:

Adds the following:

- Housing forms
- Density
- Off-street parking and loading space requirements

Proposed Legislation Changes: Deadlines

The proposed legislation amends the following deadlines:

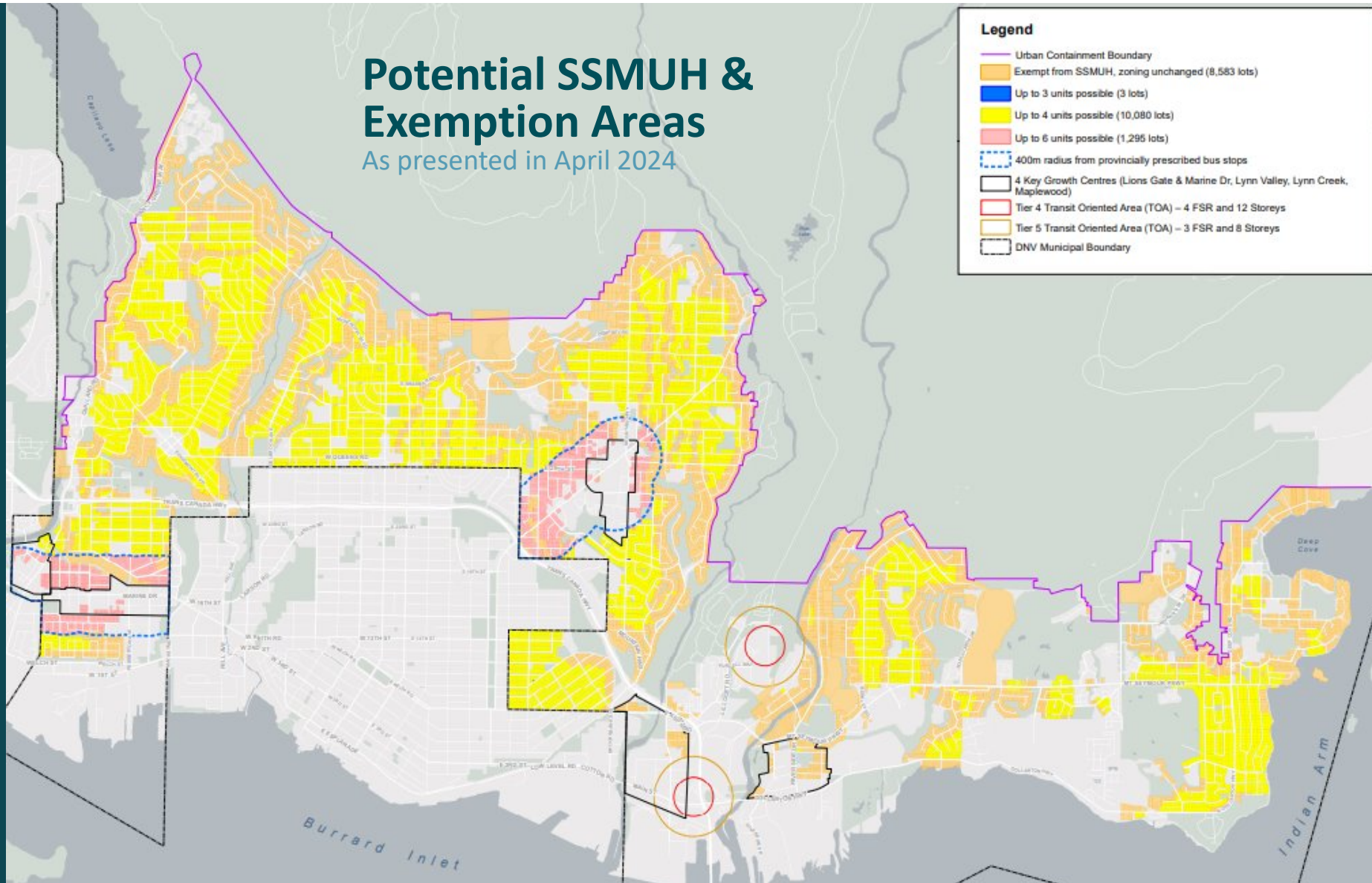
- **June 30, 2026:** Deadline to adopt zoning bylaws to comply with the SSMUH requirements
- **June 1, 2026:** Deadline to request an extension of time to comply with the SSMUH requirements
 - Deadline of June 30, 2026 in the case of extraordinary circumstances

Potential SSMUH & Exemption Areas

As presented in April 2024

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



Site Standards

Provincial Policy Manual & Site Standards

Site Standards	Site Standards Package B: 3 or 4 units per lot required (lot size < 1,215m ²)	Site Standards Package C: 4 units per lot required (lot size between 1,215m ² – 4,050m ²)	Site Standards Package D: 6 units per lot
Prescribed units	3 units (lot size ≤ 280m ²) 4 units (lot size > 280m ²)	4 units	6 units (lot size > 280m ² in proximity to frequent transit service)
Front lot line setback	2m	4m to 6m	2m
Rear lot line setback	1.5m	Accessory unit: 1.5m Main building: 6m	1.5m
Side lot line setback	1.2m	3m	0m to 1.2m
Building height	11m and 3 storeys	11m and 3 storeys	11m and 3 storeys
Lot coverage	50%	40%	60%
Off-street parking requirements	0.5 spaces/unit if lot is within 800m of bus stop with frequent transit service 1 space/unit otherwise	0.5 spaces/unit if lot is within 800m of bus stop with frequent transit service 1 space/unit otherwise	Local governments are not permitted to set off-street residential parking requirements

Next Steps

- Bill 25 received First Reading on October 9, 2025
- If Bill 25 receives Royal Assent, the District will be required to comply with new SSMUH legislation by **June 30, 2026**

**355 West Queens Road
North Vancouver, BC
V7N 4N5**

604-990-2311

THIS PAGE LEFT BLANK INTENTIONALLY



BRITISH
COLUMBIA

October 9, 2025

Reference: 188648

Mayors of British Columbia

Dear Mayors:

Today, I introduced new legislation in the house to improve the implementation of small-scale multi-unit housing (SSMUH). Before I explain the details of this legislation, I want to acknowledge the hard work of local government Councils, Boards and staff in B.C. to implement the changes by adopting the SSMUH densities on time and as intended by the Province. Many communities are demonstrating leadership and innovation to fully enable SSMUH and deliver the type of homes that work for people and growing families.

This includes modernizing zoning bylaws and updating site standards (such as removing floor space ratios, increasing building heights and lot coverage for SSMUH level densities), as well as adopting and streamlining standardized housing designs, eliminating or waiving form and character development permit requirements, and providing educational tools to support SSMUH development including webinars, handbooks and webpages. Communities that fully enabled SSMUH, adopted many of the recommended site standards, and are actively supporting this type of development are starting to see meaningful uptake. This means more homes built in existing communities throughout B.C. that more people and families can afford.

Since June 30, 2024, a review of implementation has highlighted that barriers to the development of SSMUH still exist in a few communities throughout B.C. This inconsistency and barriers in some communities are creating challenging conditions for development and limiting SSMUH from being viable and getting built. Specifically, a small number of local governments have not fully enabled SSMUH in all areas with single-family and duplex housing due to differing interpretations of the requirements.

The legislation that was introduced today is intended to address these inconsistencies and ensure that all communities offer viable and consistent conditions for SSMUH development.

If passed, the changes will remove barriers to create consistent conditions across the Province for SSMUH by ensuring that municipalities allow the three to six units in all zones:

- with parcels restricted to single-family and duplex housing, even if higher residential density is allowed elsewhere in the zone,
- restricted to single detached homes with a secondary suite and an accessory dwelling unit.

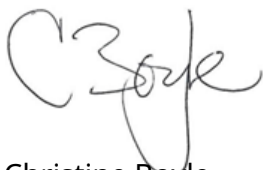
The small number of communities impacted by these changes will need to comply by June 30, 2026. An extension process will be established for upgrading infrastructure, lack of sufficient infrastructure to support additional residential density, and for extraordinary circumstances.

The updates aim to create uniform development opportunities across local governments, reducing barriers and uncertainty for builders and homeowners. Your planning staff will need to review your zoning bylaws for compliance with the new requirements. If the zoning bylaw already meets the requirements, no action is required.

I have also introduced changes to the legislation to ensure there is clear authority to establish site standards in regulations for off-street parking requirements, and housing unit “form” and “density”. However, I am not bringing forward any regulations at this time. I strongly encourage all local governments to align with the Provincial Policy Manual and Site Standards, which provides clear expectations for zoning amendments, site design, and development feasibility. The Province will continue to monitor implementation and uptake of SSMUH to ensure consistency and effectiveness across jurisdictions. If needed in the future, the Province may make regulations for minimum standards or introduce further legislation as needed.

I wish to extend my sincere appreciation to all local governments for your hard work to enable and facilitate housing development across British Columbia. Your work is beginning to show results, and together, we are making meaningful progress toward resolving the housing crisis. I look forward to working collaboratively with all of you to continue improving livability for residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Boyle', with a stylized flourish at the end.

Christine Boyle
Minister of Housing and Municipal Affairs

Link: [BC Gov News](#)

CC: Chief Administrative Officers and City Managers