Corporation of the City of
NEW WESTMINSTER

Attachment *C2*

Small Scale Multi-Unit Housing Legislation and Implementation Summary

SMALL SCALE MULTI-UNIT HOUSING LEGISLATION AND IMPLEMENTATION SUMMARY

Legislation Summary

The provincial housing legislation enables the delivery of small scale multi-unit housing (SSMUH) by requiring the update of Zoning Bylaws for lots zoned for single detached dwelling or duplex use to allow:

- Three units on lots smaller than 280 square metres (3,014 sq. ft.);
- Four units on lots larger than 280 square metres (3,014 sq. ft.); and
- Six units on lots larger than 280 square metres (3,014 sq. ft.) and within a prescribed distance to transit stops with frequent service. Off-street vehicle parking minimum requirements must be removed for these lots.

The legislation is written to require local governments to allow SSMUH on "restricted zone" properties, which are those otherwise zoned to allow:

- detached single family dwellings,
- detached single family dwellings with one additional housing unit (either a secondary suite or an accessory dwelling unit),
- duplexes, or
- duplexes with secondary suites or two accessory dwelling units.

The SSMUH legislation does not apply to any properties located within a Transit Oriented Development Area, where greater residential density has been enabled by the Province.

Following the new legislation, the Province issued a policy manual & site standards for SSMUH as an implementation resource. When adopting a zoning amendment bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines in the manual. The manual also identifies recommended best practices and identifies common zoning bylaw provisions that are not aligned with SSMUH objectives. The guidelines strongly encourage creating a favourable regulatory environment (e.g. by allowing sufficient height and density, and low parking requirements).

Implementation Summary

Mainland

Most residential neighbourhood properties in New Westminster permit a single detached dwelling unit (house) and two additional housing units – an accessory dwelling unit (laneway or carriage house) and a secondary suite. As such, the zoning is not considered "restricted" under the new Provincial legislation and the City is not required to make wide-spread zoning changes at this time. These properties are included in the scope of the Infill Housing Program.

Queensborough

Generally, properties in Queensborough that are zoned for a house are not permitted the number or types of units outlined by the Province in its new legislation. This is because further study is needed to understand the impact of that change on the area's infrastructure system(s) like water and sewer, which has been specifically constructed based on the previously planned density and in consideration of the area's geotechnical conditions. As such, the City applied to the Province for an extension and was granted an extension with a new compliance date of May 4, 2029 The City will advance the work necessary to be in compliance with the legislation for this neighbourhood.

Existing Duplexes

There were roughly 160 duplex properties in New Westminster whose zoning was required to be changed to be in compliance with the Small Scale Multi-unit Housing legislation. Under previous City regulations, these duplex properties were considered "restricted zone" properties and were not permitted to include secondary suites.

In July 2024, Council adopted Bylaw No. 8453, 2024 which rezones "restricted zone" properties to a new (RD-1) zoning district, which permits duplex properties to add rental secondary suites and provides updated parking requirements for those additional units. The new regulations permit three parking spaces per site. Laneway or carriage houses continue not to be permitted. These properties are included in the scope of the Infill Housing Program.

Note that duplex properties within a transit oriented area are not included, as higher-density development is expected on those sites.