

What are the Provincial Housing Mandates about?

Bill 44

Housing Statutes Residential Development Act

Small-scale multi-unit housing

Requires municipalities to permit small-scale multi-unit housing by allowing up to 3-storeys with 3-6 units on residential lots that are connected to sewer.

Proactive planning

Requires municipalities to update Official Community Plans and Land Use Bylaws to achieve community housing needs for the next 20 years.

Bill 46

Development Financing Act

Amenity Cost Charges

Allows local governments to collect funds for amenities like community centres, recreation centres, daycares and libraries.

Bill 16

Housing Statutes Amendment Act

New tools to build more housing

- **Inclusionary Zoning** to secure affordable housing
- **Density Bonus** to allow more density in exchange for affordable housing and amenities
- **Tenant Protection Bylaws** to support tenants facing displacement due to redevelopment
- **Site Level Infrastructure + Transportation** to support complete communities (roads, sewer, street furniture,



What changes are proposed to meet the mandates in Colwood?

Official Community Plan

Colwood.ca/OCP

Refine Housing Policies

Align the OCP with the Housing Needs Report to enable all housing types.

Simplify the Process

Update design guidelines to make it easier to build single family, duplex and multi unit homes.

Define our Downtown

Updates to build on the Provincial Transit Oriented Areas to achieve a vibrant, connected, walkable downtown.

Land Use Bylaw

Colwood.ca/LandUseBylaw

Enable Housing Options

Permit 3 to 6 units on lots connected to sewer when lot size criteria are met.

Maintain Lot Regulations

Regulations like setbacks, heights, and lot coverage will still apply to maintain character and consistency.

Options for Homeowners

Increase choice about additional units, such as strata or rental to expand housing availability.

New Road Dedication Policy

Expanded road network to support growth

Bill 16 provides tools to ensure development includes road dedication to support a growing community.

Help map the future...



Check the Small-Scale Residential Map to see where Small-Scale Multi-Unit housing will be permitted in Colwood.

Have thoughts?
Add a POST IT to the map

FINDING THE ‘SUITE’ SPOT

Currently, properties not connected to sewer service can have a house, plus a suite, and an accessory dwelling unit. The Province recommends permitting only a suite. What do you think?

Place a DOT to mark your thought

Allow only a suite	Allow a suite + accessory dwelling

WHAT’S IN A NAME?

“Colwood Corners” is the name designated to our downtown area in our Official Community Plan. What would you call this area?



Place a DOT to mark your thought

Colwood Corners	City Centre	Colwood Crossing

Suggest an alternate name for Colwood’s town centre area!



Small-Scale Residential Map

