

# Public Input Binder

The general purpose of proposed **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2025”** and **“Off-Street Parking Regulations Bylaw No. 1909-3 (SSMUH)”** is to introduce amendments that incorporate Bill 44 Small-Scale Multi-Unit Housing (SSMUH) legislation into applicable restricted zones, permitting 3 to 6 residential units in accordance with provincial requirements, and to revise the minimum off-street parking requirements for SSMUH developments.

Within the electronic binder, please find a copy of:

1. Staff Report and Appendices to Planning and Land Use Committee (March 2, 2026) & Council (March 23, 2026)
2. Staff Presentation to Planning and Land Use Committee (March 2, 2026) & Council (March 23, 2026)
3. Council resolution (March 23, 2026)
4. Staff Report and Appendices to Council (May 11, 2026)
5. Staff Presentation to Council (May 11, 2026)
6. Proposed Amending Bylaw: “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2025”
7. Proposed Amending Bylaw: “Off-Street Parking Regulations Bylaw No. 1909-3 (SSMUH)
8. Notice of Amending Bylaws

Minutes and videos of Council are publicly available and can be accessed through the following link:

- [City of Colwood - Home \(civicweb.net\)](https://www.colwood.ca/civicweb.net)

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**To:** CAO – Jason Johnson  
**Submitted:** February 19, 2026  
**From:** Kelsea Fielden, Planner II  
**RE:** Bill 44 Implementation - Small-Scale Multi-Unit Housing

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## RECOMMENDATION

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Council endorse the proposed methodology for implementing Bill 44 regarding Small-Scale Multi-Unit Housing (SSMUH);

AND THAT Council direct staff to prepare amendments to the *Land Use Bylaw No. 151, 1989* and the *Off-Street Parking Bylaw No. 1909, 2022* to enable SSMUH;

AND THAT Council consider the additional non-mandated amendments identified in the staff report titled *Bill 44 Implementation - Small Scale Multi-Unit Housing* dated *March 2, 2026*.

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## SUMMARY AND PURPOSE

This report outlines the proposed amendments to the *Land Use Bylaw, No. 151, 1989* and *Off-Street Parking Regulation Bylaw, No. 1909, 2022* to bring the City into compliance with recent provincial housing legislation (Bills 44 & 25) regarding Small-Scale Multi-Unit Housing (SSMUH).

The amendments address mandated changes, including introducing SSMUH as a permitted use in applicable restricted residential zones and removing parking requirements for properties within 400m of a prescribed bus stop. This report also provides optional, non-mandated amendments for Committee and Council consideration. These options include streamlining the approval process by reducing development permit requirements and implementing other parking regulation updates to align with the

[Provincial Policy Manual & Site Standards](#).

## STRATEGIC PLAN

- *Strengthen Community + Sustain Nature*
- *Pursue Economic Growth + Vitality*
- *Provide Excellence in Governance + Services*

The proposed amendments advance several pillars of the 2025–2027 Strategic Plan, including *Pursue Economic Growth + Vitality*, *Provide Excellence in Governance + Services*, and *Strengthen Community +*

*Sustain Nature.* New Provincial legislation requires more frequent updates to both the Housing Needs Report and the Official Community Plan. These updates enhance transparency, strengthen accountability, and ensure that planning decisions reflect current community needs. The amendments also streamline approval processes for projects that already align with established community plans, reducing administrative barriers and supporting the timely delivery of housing. By expanding opportunities for a broader mix of housing types, the legislation promotes inclusive neighbourhoods and may improve overall housing affordability. In addition, the focus on directing growth toward compact, transit-supportive areas advances local climate action goals and contributes to a more connected, livable community.

## **RELATED POLICIES**

### ***Official Community Plan Bylaw No. 1700, 2018***

The proposed amendments to permit SSMUH are consistent with policies established in the City's Official Community Plan (OCP). OCP Policy 6.2.4.1 states: *"Enable moderate residential growth in established single-detached neighbourhoods in the 'Controlled Growth Area' primarily in the form of small single-detached lots, secondary suites including coach houses, duplexes, and ground-oriented townhouses."* In addition, Policy 9.2.13 directs the City to: *"Continue supporting the expansion of secondary suites including coach houses throughout the city to increase the rental stock and improve housing affordability, limiting them to lots that are of sufficient size and width to accommodate off-street parking without compromising onsite landscaping, boulevards, street trees and the overall visual aesthetics of streetscapes."*

Most properties eligible for SSMUH fall within the *Neighbourhood* land use designation, which envisions ground-oriented residential forms such as single-detached dwellings with secondary suites, coach houses, duplexes, and townhouses up to three storeys. The built form enabled through the SSMUH regulations aligns with this vision. By facilitating gentle infill, SSMUH complements existing low-density development while expanding the range of housing options across the community.

It is important to note that the introduction of SSMUH does not replace the need for rezoning. While SSMUH establishes a new baseline for permitted density within existing residential zones, rezoning will remain the required process for property owners seeking to achieve the maximum densities envisioned in the OCP. This approach ensures the City continues to accommodate a diverse mix of housing forms while maintaining the review processes for higher-density proposals. Rezoning applications will still be necessary for developments that exceed what is permitted under SSMUH, recognizing that the OCP's *Neighbourhood* designation both aligns with SSMUH and also anticipates opportunities for proposals beyond the enabled base density.

## **BACKGROUND**

The City of Colwood is undertaking required amendments to its *Land Use Bylaw, No. 151, 1989* and *Off-Street Parking Regulation Bylaw, No. 1909, 2022* to comply with Bill 44, the *Housing Statutes (Residential Development) Amendment Act, 2023*, and Bill 25, the *Housing and Municipal Affairs Statutes Amendment Act 2025*. Bill 44 represents a fundamental shift in municipal planning, requiring municipalities to update their Land Use Bylaws to permit SSMUH on lots previously restricted to single-family homes or duplexes. The deadline for this compliance was June 30, 2024. Bill 25 provided further

clarification and refined the definition of "restricted zones." The new deadline for compliance is June 30, 2026.

### **Initial Interpretation and Provincial Clarification**

At its [Regular Meeting of Council on May 27, 2024](#), staff initially brought forward minor amendments based on an interpretation that the City had no "restricted zones." This was because Colwood residential zones already permitted more density (a single-family dwelling, a secondary suite, and an accessory dwelling unit) than the legislation's definition of a restricted zone.

Subsequently, the Ministry of Housing issued a letter to the City, presented to Council at its [Regular Meeting of Council on February 24, 2025](#), reminding it of the duty to not "otherwise restrict development" and to "consider updates to achieve better alignment with the Provincial Site Standards." Based on this communication, staff concluded that more substantial amendments were necessary to permit 4 and 6 units on lots meeting the SSMUH criteria.

In late 2025, the Province passed Bill 25, which provided further clarification and refined the definition of "restricted zones." This new legislation confirmed the Ministry's direction: zones that permit a single-family home, suite, and an ADU are still considered "restricted zones" and must be updated to allow for 4-6 units by June 30, 2026.

### **Validation of Proposed Approach**

To ensure staff's proposed approach to comply with SSMUH is fully aligned with provincial intent and is technically sound, staff completed two key validation steps:

1. **Provincial Clarification:** Staff submitted questions to the Province regarding the interpretation of Bill 44 and 25. The response (**Appendix A**) confirms the proposed amendments align with the Province's direction.
2. **Third-Party Review:** An independent planning consultant's review (**Appendix B**) concludes that staff's approach is consistent with Bill 44 and 25 and represents a reasonable path to compliance.

## **SSMUH REQUIREMENTS & PROPOSED AMENDMENTS**

### **Identifying Restricted Zones**

The legislation requires the City to permit SSMUH on lots connected to both municipal water and sewer, and located within a "restricted zone". Bill 25 provided a detailed definition, which specifies a restricted zone as any zone that restricts residential use and density to:

*A zone that, on the date this section comes into force, or that would, but for this section, restrict the residential use and density of use permitted in the zone to:*

- a) For the purposes of secondary suites and/or ADUs, a zone in respect of which the permitted use would be restricted to detached single-family dwellings, or*
- b) For the purposes of three to six units, a zone in respect of which the residential use would be restricted to:*
  - a. Detached single-family dwellings, or*
  - b. Detached single-family dwellings with one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located;*

- c. detached single-family dwellings with one additional housing unit located within the detached single-family dwelling and one additional housing unit located on the same parcel or parcels of land on which the detached single-family dwelling is located;*
- d. Duplexes, or*
- e. Duplexes with one additional housing unit located within each dwelling comprising the duplex or no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located.*

Based on this definition, specifically sections c & e, staff have identified the applicable zones that meet this criteria (see **Appendix C** for a detailed list). In effect, this clarified that a restricted zone is any zone that restricts residential use to single-family dwellings or duplexes, even if those zones permit a secondary suite and an ADU. This also includes some Comprehensive Development (CD) zones, even if the zone permits higher-density residential uses in a different area, it is still considered "restricted" if it contains specific sub-areas limited to low-density residential use or is restricted by a minimum lot size. This is particularly relevant to the City’s master-planned communities of Royal Bay, Beachlands and Olympic View.

**Determining Unit Counts**

The number of SSMUH units that must be permitted is determined by lot size and proximity to a prescribed bus stop (**Table 1**). Based on current data, Route 95 (Blink) is the only transit route in Colwood that meets the provincial criteria for a prescribed bus stop, making adjacent properties eligible for 6-unit development. At this time, very few "restricted zones" are along the Route 95. As transit services expand, more properties will qualify. **Table 1** outlines the mandated minimum unit counts for eligible properties.

**Table 1: SSMUH Criteria**

Minimum Number of Units	Criteria
Minimum of three units	A minimum of three units must be permitted on each parcel of land equal to and less than 279m <sup>2</sup> in a Restricted Zone
Minimum of four units	A minimum of four units must be permitted on each parcel of land equal to and greater than 280m <sup>2</sup> in a Restricted Zone
Minimum of six units	A minimum of six units must be permitted on each parcel of land in a Restricted Zone that is: a) wholly or partly within 400m of a prescribed bus stop; b) is 281m <sup>2</sup> or greater in area

**Proposed Bylaw Amendments**

Staff have prepared amendments to comply with the legislation and have taken into account the Provincial Policy Manual & Site Standards. The proposed amendments will:

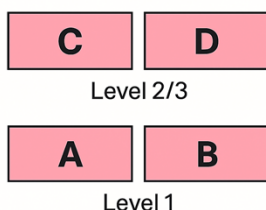
1. Add SSMUH as a permitted use in all zones that meet the provincial "Restricted Zone" definition;

2. Create a new Schedule in the Land Use Bylaw (Schedule C, attached as **Appendix D**) with specific regulations (e.g., setbacks, site coverage) for SSMUH developments; and
3. Update the maximum permitted dwelling units on eligible lots to 3, 4, or 6 units, as mandated.

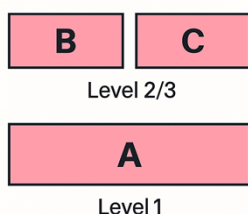
Under this approach, property owners can continue to build a single-family home with a suite and ADU under existing regulations. However, if property owners choose to develop a specific SSMUH built-form, they will be subject to the new regulations in Schedule C. These new regulations in Schedule C have been created to closely resemble the recommendations within the Provincial Policy Manual for Site Standards (**Appendix E**). While the number of units is mandated, the siting and size regulations are discretionary, though the Policy Manual must be considered. The majority of the recommendations in the Policy Manual for setbacks and height have been incorporated into Schedule C. This approach results in no change to subdivision regulations (i.e. lot size).

### Zoning Technicalities of Schedule C

Schedule C introduces a couple new built-forms specifically for SSMUH. A new *stacked townhome* definition has been added which is intended to incorporate a tri-plex and four-plex built-form. See **Figure 1 and 2** for examples.



**Figure 1: Stacked Townhome / 4-plex**



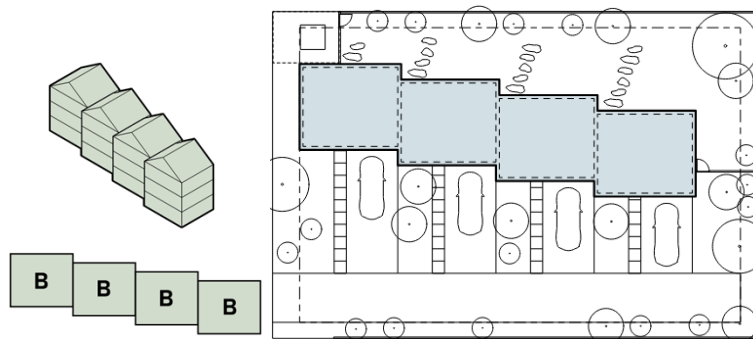
**Figure 2: Stacked townhome / 3-plex**

Furthermore, staff are proposing a new definition for *multi-plex* to include a building form with a single primary entrance and internal corridor (see **Figure 3**). This form is expected to be most applicable on properties located within 400 metres of a prescribed bus stop as it could incorporate up to 6 units. The intent behind the updated definitions is to provide sufficient flexibility for the building industry to respond to evolving market conditions. Rather than narrowly defining only tri-plexes and four-plexes, staff are recommending the broader *stacked townhome* category, which captures top-and-bottom unit configurations that may, in practice, function similarly to tri-plexes and four-plexes.



**Figure 3: Multi-Plex**

The traditional definitions of detached dwelling, attached housing, duplex, and rowhome are retained to provide maximum flexibility for properties capable of accommodating 4 to 6 units (see **Figure 4**). Staff do not anticipate significant uptake in 3-unit developments, as this form is already permitted under existing zoning regulations. Should SSMUH result in increased development activity, it is most likely to occur in the 4-to-6-unit range, which will introduce new and distinct built forms in Colwood. To support this transition, the Province has released a Standardized Housing Designs Catalogue (**Appendix E**), which illustrates a variety of potential unit configurations and building forms. These models provide a useful reference and are expected to resemble the types of developments that may emerge locally should SSMUH be utilized in Colwood.



**Figure 4: Attached Housing**

**IMPACT ON COLWOOD PROPERTIES**

The most significant practical limitation to developing SSMUH in Colwood is the requirement for properties to be connected to the municipal sewer system.

- **Un-serviced Lots:** Approximately 5,800 lots that meet the restricted zone definition are currently on septic systems and are therefore excluded. Many of these are larger R1 properties. Until they are connected to sewer, these properties will remain limited to the existing maximum of three units (a single-family dwelling, suite, and ADU).
- **Serviced Lots:** For properties connected to sewer, the proposed amendments will make them eligible for 3, 4, or 6 units.

- The 4-unit allowance is the most common scenario, applying to approximately 2,169 lots.
- The 6-unit allowance (based on proximity to Route 95) currently affects 40 lots. This number is expected to grow as transit frequency increases.
- The 3-unit allowance (for lots less than 279m<sup>2</sup>) applies to 148 lots.

**Appendix G** provides a visual overview of the eligible properties. **Table 2** provides a full summary.

**Table 2: Summary of Properties Affected by SSMUH Legislation**

Minimum Number of Units Required By Legislation	Lot Size	Approx. Number of Lots Impacted
3 units	279m <sup>2</sup> or less	148
4 units	280m <sup>2</sup> or more	2,169
6 units Transit proximity	280m <sup>2</sup> or larger	40
Non-sewered	-	5,800

**Mandated Parking Amendment**

As part of Bill 44, the Province has mandated one requirement for parking: municipalities are prohibited from requiring off-street parking for SSMUH properties that meet the criteria for six units (i.e., within 400m of a prescribed bus stop). The proposed amendment to the *Off-Street Parking Regulation Bylaw, No. 1909, 2022* will address this. This will impact approximately 40 existing homes if they convert to a SSMUH built-form.

**Additional Amendments for Council's Consideration**

Staff have identified additional, non-mandated amendments to better align with the Provincial Policy Manual. These are presented for Council's consideration.

1. Optional Parking Requirements

The Provincial Policy Manual identifies parking as a key barrier to financial viability. Staff propose a balanced approach that reduces barriers for SSMUH while reflecting Colwood's local context. The proposal is to maintain the current standard for Colwood's most common housing form (SFD + suite/ADU) while reducing requirements for new SSMUH forms.

- Single-Family Home with Suite or ADU: 3 spaces (2 for main home + 1 for suite/ADU). **(No Change)**
- SSMUH (3 to 4 Units): 1 space per unit. **(Optional Change)**

This change aligns with the Province's recommended maximum of 1 space per unit. At its existing rate, a stacked townhome (SSMUH) would require either 1.5 or 2 parking spaces per unit depending on whether it's located in an urban centre outlined in the *Off-Street Parking Bylaw No, 1909, 2022*. The optional proposed change would require 1 parking space per unit. If Council would like to proceed with this amendment, they can direct staff to prepare the changes prior to first reading of the amending bylaw.

2. Optional Form & Character Development Permit Area (F&C DPA) Amendments

The Province has advised that F&C DPAs must not unreasonably restrict SSMUH. Colwood's Intensive Residential DPA currently requires a F&C DP for duplexes, attached housing, any new home on a lot under 550m<sup>2</sup>, and any home on a Hillside lot, creating a potential barrier. To streamline approvals, staff propose:

- Exempt SSMUH from a F&C DPA for 3-4 units: F&C DP's would no longer be required for projects of 3 or 4 units on any size lot. An Environmental DP may still be required if they're located within an Environmental DPA. A F&C DP would still be required for 6 units.

As an alternative to requiring a F&C Development Permit, key design guidelines could be incorporated directly into the new Schedule C of the Land Use Bylaw. This would elevate them from advisory policy to mandatory, enforceable regulations. This approach aligns with practices in other municipalities (**Appendix H**) and is expected to reduce barriers to SSMUH development. Some minor design guidelines are already proposed in Schedule C. Council may direct staff to remove the F&C DP requirement through a future OCP amendment and integrate the key design guidelines into Schedule C or the General Regulations of the Land Use Bylaw. This amendment would not be completed before June 30, 2026; a more comprehensive package of changes would be brought forward at the time of the OCP amendment.

### Exemptions

Local governments must give written notice to the Minister of Housing following adoption of a compliant bylaw. The notice must include the location of any exempted lands and the legislative rationale under which the exemptions are being exercised. The SSMUH legislation provides a list of lands that are eligible for exemption from SSMUH zoning amendments by the local government:

- Land that is subject to hazardous conditions;
- land that is protected under s. 12.1(2) of the *Heritage Conservation Act*;
- land that is, on the date the SSMUH legislation comes into force, designated as protected under a bylaw made under LGA, s. 611 [heritage designation protection];
- lands subject to a heritage revitalization agreement, as defined in LGA, section 586, entered into before the date this section comes into force;
- land that is not connected to a water or sewer system (parcels must be connected to both) provided as a service by a municipality or regional district;
- land that is within a zone in respect of which the minimum lot size that may be created by subdivision is 4,050m<sup>2</sup> ;
- a parcel of land that is larger than 4,050m<sup>2</sup> ; and
- by regulation, land within a designated Transit-Oriented Area (TOA).

Staff have analyzed the effect of the exemptions and recommend the following exemptions be provided to the Minister of Housing for those lots that will not comply with SSMUH:

- Lots that are not connected to Municipal sewer: these lots are not connected to sewer which restricts them from complying with SSMUH. As these properties connect to sewer, they will then become eligible for the additional density allowed through SSMUH.
- Large Lots (more than 4,050m<sup>2</sup>): Large lots that are connected to sewer are more suitable for higher densities than those proposed by SSMUH.
- Lots within Transit-Oriented Area: these lots are exempted by regulation. As they are located within a TOA, they are suitable for higher densities than those provided through SSMUH.

### OPTIONS / ALTERNATIVES

Council may wish to consider one of the following options:

#### Option 1:

THAT Council endorse the proposed methodology for implementing Bill 44 regarding Small-Scale Multi-Unit Housing (SSMUH);

AND THAT Council direct staff to prepare amendments to the *Land Use Bylaw No. 151, 1989* and the *Off-Street Parking Bylaw No. 1909, 2022* to enable SSMUH;

AND THAT Council consider the additional non-mandated amendments identified in the staff report titled *Bill 44 Implementation - Small Scale Multi-Unit Housing* dated March 2, 2026. (**staff recommendation**)

#### Option 2:

THAT Committee recommend that Council defer the recommendation for further information;

#### Option 3:

THAT Committee recommend another option.

### COMMUNICATIONS & ENGAGEMENT

Local governments are prohibited from holding a public hearing for land use bylaw updates made solely to comply with SSMUH legislation. In accordance with Section 467 of the *Local Government Act*, local governments must provide notice that a public hearing will not be held. Although a public hearing is not permitted in this circumstance, staff will provide notice of the proposed bylaw amendments on the City's website and in two issues of the local newspaper before first reading.

In addition, staff hosted a workshop on November 17, 2025, with Council, the Planning and Land Use Committee, and the Transportation and Infrastructure Committee, as directed by Council on July 14, 2025 (R2025-172). Staff also attended a Music in the Park event during the summer to offer a public Q&A opportunity. A Let's Talk Colwood page aligned with the "Inform" level of the IAP2 spectrum, was launched in May 2025. Staff will create a webpage under the Development tab on the City's website with an FAQ about SSMUH and the changes to the *Land Use Bylaw No. 151, 1989* and *Off-Street Parking Bylaw No. 1909, 2022* once adopted.

### TIMELINES

Council Introduction - March 2, 2026	Council Consideration - March 26, 2026	First, Second & Third Reading - April 13, 2026	Adoption - April 27, 2026
A summary of amendments are presented to	Council considers the Committee recommendation.	Amending Bylaws are presented to Council and Council	Council considers amending bylaws for adoption.



**CLIMATE CONSIDERATIONS**

The Climate Action Plan (2023) prioritizes the implementation and enhancement of Colwood policies to incentivize complete communities with mixed density growth with updates to the OCP and upzoning initiatives. This includes continuing to focus on smart growth and prevent development in high-risk areas. The Plan also supports adjusting the parking bylaw to support reducing parking requirements for multi-use residential buildings. Furthermore, the new Schedule C of the *Land Use Bylaw No. 151, 1989* includes design considerations that promote the retention of existing trees and natural vegetation where possible and add native species plantings to landscape plans.

**FINANCIAL CONSIDERATION**

While the majority of this project has been completed using internal staff resources, an external consultant was engaged for select tasks. The associated costs have been covered through two funding sources identified in the Financial Plan:

	2025-2029 Financial Plan			
Special Initiatives	2025 Budget	2025 Projected	Budget Balance	Budget Outcome
Colwood Land Use Bylaw Update	\$ 80,000	\$ 2,600	\$ 77,400	Budget restored to surplus - project completed internally
OCP 5 Year Review	112,200	300	111,900	Budget restored to reserve - deferred
<b>Total</b>	<b>\$192,200</b>	<b>\$2,900</b>	<b>\$189,300</b>	Budgets restored

The total amount of external resources utilized is approximately \$2,900.

**CONCLUSIONS**

These proposed bylaw amendments are intended to bring the City of Colwood into compliance with the provincial requirements established through Bill 44 and 25 for SSMUH. The primary objective is to enable 3 to 6 residential units on eligible properties that were previously restricted to low-density residential uses. The provincially mandated changes also require updates to the *Off-Street Parking Regulation Bylaw, No. 1909, 2022* including prohibiting the requirement for off-street parking on properties located within 400 metres of a prescribed bus stop. In alignment with the Provincial Policy Manual, staff are also recommending several optional amendments for Council’s consideration. These include limiting off-street parking requirements for SSMUH and streamlining development permit processes so that only projects of 6 units or more would require a permit. Committee may wish to recommend that Council endorse the proposed approach and direct staff to prepare the amending bylaws for Council readings.

**Attachments:**

- [Appendix A - Response from Province re Interpretation of Bill 44](#)
- [Appendix B - SSMUH Third Party Review](#)
- [Appendix C - Zones that qualify for SSMUH](#)
- [Appendix D - Schedule C - Small-Scale Multi-Unit Regulations](#)
- [Appendix E - Site standards for lots 3, 4 and 6 units](#)

[Appendix F - Standardized Housing Designs Catalogue](#)

[Appendix G - Visual Overview of SSMUH properties](#)

[Appendix H - Comparison of DP Requirements to Neighbouring Municipalities](#)

[Staff Presentation](#)

**Approved by:**

Mairi Bosomworth, Manager of Planning  
Heather Power, Deputy Corporate Officer  
Marcy Lalande, Manager of Corporate Services  
Kathy McLennan, Director of Finance  
Jenn Hepting, Deputy Chief Administrator Officer  
Jason Johnson, Chief Administrative Officer

**Status:**

Approved - 25 Feb 2026  
Approved - 25 Feb 2026  
Approved - 25 Feb 2026  
Approved - 25 Feb 2026  
Approved - 25 Feb 2026  
Approved - 25 Feb 2026



October 10, 2025

Reference: 188388

Mairi Bosomworth  
Senior Planner  
City of Colwood  
Email: [mbosomworth@colwood.ca](mailto:mbosomworth@colwood.ca)

Dear Mairi Bosomworth:

Thank you for your correspondence of August 19, 2025, to the Planning and Land Use Management Branch with questions regarding the interpretation of small-scale multi-unit housing (SSMUH) and proactive planning legislation.

Please note that on October 9, 2025, the Honourable Christine Boyle, Minister of Housing and Municipal Affairs, introduced new [legislation](#) in the House to improve the implementation of SSMUH. If passed, the changes proposed in *Bill 25: Housing and Municipal Affairs Statutes Amendment Act, 2025*, will remove barriers to create consistent conditions across the Province for SSMUH development.

A link to the proposed legislation can be found [here](#).

Please find attached our response to your questions. I hope this information is helpful in preparing materials for your Council and supporting future decisions.

Thank you again for writing and your ongoing efforts to address housing needs in your community.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Redpath".

Nicholas Redpath  
Manager  
Planning and Land Use Management Branch  
Ministry of Housing and Municipal Affairs

Attachment 1: Response to City of Colwood's Questions from August 19, 2025

CC: Kelsea Fielden, Planner, City of Colwood  
Jason Johnson, Chief Administrative Officer, City of Colwood

## **Attachment 1: Response to City of Colwood's Questions from August 19, 2025.**

- 1. All of our residential zones permit a single-family dwelling, secondary suite and an ADU (above the density prescribed in a restricted zone). Given this, we interpreted that Colwood had no restricted zones. Is this interpretation correct?**

On October 9, 2025, new legislation was introduced in the house to expand the definition of a restricted zone to ensure local governments allow the three to six units in all zones restricted to single detached homes with a secondary suite and an accessory dwelling unit.

If passed, all local governments will be required to implement the requirements by June 30, 2026.

- 2. We have identified a list of restricted zones – some of them just permit single-family/duplex uses and some of them permit higher density uses (such as townhouses) but are restricted to a higher minimum lot size (for example, SFD has a minimum lot size of 300m<sup>2</sup>, but townhouses have a minimum lot size of 500m<sup>2</sup>), or the higher density uses are only permitted within a specific area of the zone. Would those zones still be considered a restricted zone?**

On October 9, 2025, new legislation was introduced in the house to ensure that local governments 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.

If passed, all local governments will be required to implement the requirements by June 30, 2026.

- 3. Currently, we have many lots that are not connected to sewer, and thus do not meet the criteria of SSMUH. These lots currently permit 3 units – a SFD, secondary suite, and ADU. Our understanding is the direction is to permit only a SFD and a secondary suite on non-sewered properties – effectively down-zoning these properties and thus decreasing the supply of housing. Can we get clarification on whether or not the Province expects non-sewered properties to be downzoned?**

There is no legislative requirement to downzone non-sewered properties.

- 4. As per the proactive planning requirements - we have a number of Comprehensive Development zones that permit significant density (CD28 permits 2,600 units and CD30 permits 2,850 units) - however, CACs need to be paid to "access" this comprehensive density (otherwise only the base density is available). We are aware of the conditional density rule, but can you confirm if we are able to use this comprehensive development towards our housing needs?**

A municipality's OCP and zoning bylaw must demonstrate capacity to accommodate the 20-year number of units, as identified in their housing needs report. In calculating zoned capacity, only the "base" density should be considered. Any "bonus" density, which is subject to conditions, must be excluded. This approach ensures that the zoned capacity analysis reflects a more realistic understanding of what new housing can be most easily developed (i.e. closer to "outright" zoning). (LGA s.481.8). More generally, from a planning and zoning perspective, it's preferable to err on the side of having more than enough, realistic zoned capacity, than less.

**Date:** August 5, 2025  
**To:** Mairi Bosomworth, Senior Planner  
**From:** Mark Tanner, RPP MCIP  
**Subject:** City of Colwood – Small-Scale Multi-Unit Housing Implementation – Third Party Review

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## 1.0 Purpose

To review the City of Colwood's proposed approach to implementing the Provincial Small Scale Multi-Unit Housing legislation.

## 2.0 Restricted Zones

### Legislative Basis:

S.481.3 of the *Local Government Act* and s.2 of the *Local Government Zoning Bylaw Regulation* stipulate requirements for local governments to allow additional density as follows:

- For any lot that was restricted to a detached single-family dwelling only (regardless of any other criteria), a local government is required to allow at least one additional housing unit (ex: secondary suite or carriage house) on the same parcel.
- For any lot within an Urban Containment Boundary established by a Regional Growth Strategy OR for any lot in a municipality with a population of greater than 5,000 that is within an Urban Containment Boundary established by an Official Community Plan that allowed:
  - Detached single family dwelling(s); or
  - Detached single family dwelling(s) with one additional housing units located within the single family dwelling or on the same parcel of land; or
  - Duplex(es); or
  - Duplex(es) with one additional housing unit located within each dwelling comprising the duplex or no more than 2 additional housing units on the same parcel of land;

then a local government is required to allow:

- A minimum of 3 housing units on a parcel of land that is 280 m<sup>2</sup> or smaller;
- A minimum of 4 housing units on a parcel of land that is 280 m<sup>2</sup> or larger; and
- A minimum of 6 housing units on a parcel of land that is 280 m<sup>2</sup> or larger and within 400 m of a prescribed bus stop with service at least every 15 minutes, on average, between the hours of 7 am and 7 pm Monday to Friday and between 10 am and 6 pm on Saturdays and Sundays.

### City of Colwood Context

The City of Colwood is within the Capital Regional District. The Regional Growth Strategy for the Capital Regional District was adopted in 2018. Map 3a: Growth Management Concept Plan sets out an Urban Containment Boundary which includes the entire City of Colwood.

As the City of Colwood is entirely within an Urban Containment Boundary established by a Regional Growth Strategy, the City must allow a minimum of 3, 4, or 6 housing units within restricted zones depending on the criteria outlined above.

This does not include lands that are:

- Within the Agricultural Land Reserve;
- Protected under s.12.1(2) the provincial *Heritage Conservation Act*;
- Designated by a municipal Heritage Designation Bylaw under s.611 of the *Local Government Act* on the date the small scale multi-unit housing legislation came into force;
- Subject to a Heritage Revitalization Agreement under s.586 of the *Local Government Act*;
- Not connected to a community water or sewer system provided by a municipality or regional district;
- Within a zone with a minimum lot size greater than 4050 m<sup>2</sup>;

- A parcel of land larger than 4050 m<sup>2</sup>;
- Within a designated Transit Oriented Area;
- Subject to a hazardous condition, where development of the land to the density required would significantly increase the risk from the hazardous condition which cannot be mitigated. The local government must obtain a report from a qualified professional certifying the legislated criteria.

#### Discussion

The intention of Section 481.3 of the *Local Government Act* is to ensure that restricted zones that limit density to less than the minimum allocation set out in Section 481.3 (3) and (4) of the zone, no longer exist.

The definition of “restricted zone” in Section 481.3 does not appear to specifically anticipate a pre-existing situation where a single family dwelling, suite, and accessory dwelling unit (3 dwelling units) are all permitted on a parcel of land.

However, the definition of “restricted zone” includes zones that allow:

- Detached single-family dwellings; OR
- Detached single-family dwellings with a suite or accessory dwelling units; OR
- Duplexes; OR
- Duplexes with suites or accessory dwelling unit.

Therefore, if a zone allows any of these above-noted land uses, the fact that the zone alternatively allows a single family dwelling, suite, and an accessory dwelling units does not prevent it from being considered a restricted zone under Section 481.3 (4) of the act.

Therefore, the City of Colwood must amend these zones to allow the minimum densities prescribed by the regulations.

### **3.0 Zone Selection**

#### Discussion

No comments with respect to the zone selection. It appears that selection has taken into account small scale multi-unit housing requirements, including that lots over 4050 m<sup>2</sup> in size (eg. future development lands) are not subject to small-scale multi-unit housing requirements until they are further subdivided.

### **4.0 Zone**

#### Discussion

The only significant deviation from the Provincial Site Standards is the 3.0 m rear yard setback requirement for lots with 3 & 4 dwelling units, which is double the recommended provincial benchmark regulation of 1.5 m.

Other comments:

- It is unclear if the minimum lot size within Table 5.1.4 Regulatory Conditions is intended to refer to the minimum lot size per the number of dwelling units or the minimum lot size for subdivision. Section 5.1.3.2 should be amended to specify the number of units allowed based on lot size.
- Minimum lot size for subdivision does not appear to be specified in the zone. Provided that the regulatory conditions in 5.1.3 and 5.1.4 allow the required minimum number of units on various lot sizes, the City of Colwood could set a larger minimum lot size for subdivision. The small scale multi-unit housing legislation does not require the municipalities to require minimum lot sizes of 280 m<sup>2</sup> or smaller. Depending on the City’s future desire for small lot subdivision, larger minimum lot sizes are acceptable.
- There is no provision within the Provincial Site Standards to set a different minimum lot size for development of 4 units on bareland strata lots versus fee simple lots. Having a higher lot size threshold to develop the minimum density requirements for bareland strata lots may be contrary to the Provincial legislation.
- As the zone is currently proposed, it appears that the only option for bareland strata lots is to develop 4 units on lots that are 400 m<sup>2</sup> or greater. The zone does not appear to consider the

possibility of development of bareland strata lots that are less than 400 m<sup>2</sup> or within 400 m of a prescribed bus stop.

- The definition of Stacked Townhomes does not seem to require units to be stacked on top of each other, despite the name. It seems that stratified conventional townhomes would fit the definition. Either a definition of “Townhome” should be added and “Stacked Townhome” should require stacked units, or “Stacked Townhome” should be simply renamed to “Townhomes” as they are not required to be stacked.
- The definitions do not seem to include houseplexes (eg: fourplex, sixplex). Attached housing includes:
  - Duplex, where the definition is a maximum of two dwelling units;
  - Stacked townhome, which implies the townhomes need to be stacked (although the definition does not specify);
  - Rowhomes, where the definition requires fee simple lots; and
  - Multi-plex, where the definition requires a shared common entrance.

Houseplexes with 3, 4, 5, or 6 units typically are not stacked, are not on fee simple lots, and do not share a common entrance.

## 5.0 Lots on Septic Systems

### Legislative Basis

S.481.4 (1)(c) of the *Local Government Act* specifically exempts land that is not connected to a water or sewer system provided by a municipality or regional district as being exempt from the requirements to allow 3, 4, or 6 housing units per parcel.

However, these parcels are not exempt from the requirements of s.481.3 (3) requiring that the local government allow a single family dwelling and an additional housing unit on the same parcel.

### Discussion

Provided that parcels that do not have a connection to a sewer system are allowed to have a single family dwelling and an additional housing unit (ex: carriage house or secondary suite) at a minimum, the local government maintains the authority to restrict any further density. As such, there is no restriction on reducing the permitted densities (“downzoning”) on lots that are not connected to sewer to this base level.

However, a local government should consider the possible consequences of such a decision, including but not limited to:

- losing housing capacity that would count towards the 20-year total number of housing units required to meet housing needs which is required by s.481.7 of the *Local Government Act*;
- public pushback from property owners with respect to removing existing development rights; and
- perception of lowering density in certain areas (within an established Urban Containment Boundary) in the face of an expensive housing market.

## 6.0 Form & Character Development Permit Area

### Legislative Basis

S. 488 of the *Local Government Act* allows local governments to establish Development Permit Areas for the form and character of intensive residential development and multi-family residential development.

S. 457.1 of the *Local Government Act* restricts local governments from using Development Permit Areas to unreasonably prohibit or restrict the use or density required under the small-scale multi-family housing legislation.

### Discussion

Small-scale multi-family housing can be regulated through the use of Form & Character Development Permit Areas. The Provincial Policy Manual provides the following guidance for aligning small-scale multi-unit housing and Development Permit Areas:

- Discourage using Form & Character Development Permit Areas to control the form and character of development up to six units;
- Review any existing Form & Character Development Permit Area to ensure requirements do not prohibit or unreasonably limit the required use or density of small-scale multi-unit housing;
- Consider non-regulatory design guidelines that capture good practices in small-scale multi-unit housing development, instead of regulations;
- Ensure Development Permit Guidelines are clear and specific to remove discretion over interpretation;
- Delegate Development Permits to staff to improve consistency in adjudication and timeliness of approvals;
- Do not have Advisory Design Panels review small-scale multi-unit housing projects;
- Ensure Development Permit Guidelines are permissive and take into account space constraints and financial viability.

The Provincial Policy Manual identifies specific requirements that should be eliminated from Development Permit Guidelines:

- Guidelines that evaluate how a project may impact neighbouring properties interfere with the intention of small-scale multi-unit housing legislation which intends to encourage new types of housing and higher densities in existing neighbourhoods;
- Requiring entrances that face the street which limit creative building design;
- Maximum building height should be regulated through the Zoning Bylaw rather than a Development Permit Area;
- Guidelines that restrict building massing (ex: stepbacks, or smaller upper storeys) increase space constraints on parcels;
- Requiring screening or enclosure of parking may result in reduced space for housing and more space for cars;
- Requiring landscape plans, irrigation installation, or outdoor open space may increase space constraints and provide little value.

## 7.0 Parking Requirements

### Legislative Basis

Section 525 of the *Local Government Act* empowers local governments to require off-street parking and loading spaces. Section 525 (1.1) states that a municipality must not require on-site parking for the residential units required to be permitted under Section 481.3 (5) of the *Act*. Section 481.3 (5) requires:

- A minimum of 6 housing units on a parcel of land that is 280 m<sup>2</sup> or larger and within 400 m of a prescribed bus stop with service at least every 15 minutes, on average, between the hours of 7 am and 7 pm Monday to Friday and between 10 am and 6 pm on Saturdays and Sundays.

### Discussion:

The Provincial Policy Manual identifies off-street parking requirements as being an impediment to the development of new housing and encourages reducing parking requirements to improve affordability, increase permeable space, support modal shift and climate change mitigation, speed up construction, and improve community vibrancy and equity. The Provincial Policy Manual recommends a parking rate of 0.5 space/unit to 1 space/unit depending on the distance to transit (800 m to a bus stop with a minimum frequency of 15 minutes from 7 AM to 7 PM).

The City of Colwood's proposal to reduce parking requirements to 1 stall per unit would be consistent with the upper bounds of parking requirements in the Provincial Policy Manual.

The City of Colwood cannot require off-street parking for lots on which they are required to allow a minimum of 6 units of housing.

## 8.0 Conditional Density Benefits

### Legislative Basis

Section 482 of the *Local Government Act* defines a conditional density rule as a rule in a Zoning Bylaw that establishes different density rules for a zone: one generally applicable for the zone and the other to apply if applicable conditions are met.

Section 482 further specifies that:

- Density benefits rules can be used for conservation or provision of amenities or for affordable and special needs housing;
- The developer must be given the possibility to deliver the specific amenity or affordable/special needs housing unit (cannot just offer a cash-in-lieu option).

Section 482.2 specifies that a density benefits zoning bylaw must be based on a financial feasibility analysis completed in accordance with the requirements of the legislation.

Section 481.8 of the *Local Government Act* states that a zoning bylaw must not establish conditional density rules for the purposes of achieving the minimum number of housing units required to be permitted to meet the 20-year total number of housing units required to meet anticipated housing needs.

Section 797(7) of the *Local Government Act* was amended in 2025 by the *Miscellaneous Statutes Amendment Act, 2025* to add an additional transitional provision for density bonusing that was specific to a specific site comprised of one or more parcels of land which was adopted by April 25, 2024. For these site-specific density benefits zoning bylaws, a local government does not have to amend its bylaws to be consistent with the Provincial legislation. Otherwise, local governments must amend their bylaws to be consistent with the Provincial legislation by June 30, 2026.

#### Discussion

The City of Colwood has a variety of zones (including CD28 and CD30) that meet the *Local Government Act* definition of a conditional density rule. As such, in accordance with Section 481.8 of the *Act* these units cannot be counted towards the requirement for the zoning bylaw to accommodate the 20-year total number of housing units to meet anticipated housing needs.

As these zones are specific to individual parcels of land, Section 797 of the *Local Government Act* relieves the City of Colwood from being required to update these zones to be consistent with the Provincial legislation. Rather, the existing site-specific conditional density scheme may remain, provided it was in place by April 25, 2024.

Restricted Zones	Zone Title
A1	Rural 1
AR1	Rural Residential 1
AR2	Rural Residential 2
R1	Residential 1
R2	Residential 2
R3	Residential 3
R4	Residential 4
R5	Residential 5
R6	Residential 6
RBCD1	Royal Bay CD1
RBCD1A	Royal Bay CD1A
RBCD2	Royal Bay CD2
RBCD3A	Royal Bay CD3A
RBCD5	Royal Bay CD5
CD1 - Area 1	Spurling Land
CD2 - Area 2	Olympic View
CD3 - Area 2, 3 & 4	Latoria Walk
CD6 - Area 7 & 8	Ocean Grove
CD8	Bezanton Way/Elevation Pointe
CD9	Ridge Pointe Pl/Ridge View Terr
CD11	Angus Sutherland
CD17 - Area 1	3580 Wishart Rd
CD18	Regency Pl
CD22 - Area 5	Gurunank Ln
CD24 - Area 1	3313 - 3331 Painter Rd
CD26	Delora Dr / Stonehouse Pl
CD28 - Area 10	Latoria South
CD30 - Area 3	Beachlands

## SCHEDULE C – SMALL-SCALE MULTI-UNIT REGULATIONS

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### A. General Regulations

1. Small-Scale Multi-Unit Housing (SSMUH) is permitted only on those lots where all the following conditions are met:
  - a. The lot must be within a zone which includes ‘Small-Scale Multi-Unit Housing’ as a permitted use.
  - b. The lot must be serviced by Sewer.
  - c. The lot must be serviced by Water.
  - d. The lot must meet a minimum threshold of 3 dwelling units.
  - e. The lot must not exceed 4 dwelling units.
  - f. The lot must not exceed 6 dwelling units if located within 400m of a prescribed bus stop.
2. A detached dwelling with a secondary suite and/or accessory dwelling unit does not constitute SSMUH and is subject to the regulations in Sections 2.1, 2.2 and the applicable zone.
3. The only permitted built form for 3 units to qualify for SSMUH regulations is attached housing.
4. The permitted built form for 4 or 6 units can incorporate any permitted uses outlined in Section B.
5. Notwithstanding Section 2.2.03, secondary suites and accessory dwelling units shall be included in the calculation of dwelling unit density.
6. Notwithstanding the definitions in Section 1.2, the following definitions are specific to Schedule C - Small-Scale Multi-Unit Regulations:
  - a. “Attached Housing” means a ground-oriented building containing three or more dwelling units with each unit having separate and direct access to the outside at grade. Attached housing can include stacked townhome, rowhome or multi-plex.
  - b. “Detached Dwelling” means a building containing one dwelling unit, or two dwelling units if one of them is a secondary suite. For clarity, a detached dwelling unit can contain a secondary suite and is not considered a duplex.
  - c. “Duplex” means a building containing two dwelling units, designed for occupancy by two households. A detached dwelling unit with a secondary suite is not considered a duplex. For clarity, a duplex with secondary suites is permitted as a built form for 4 units.
  - d. “Multi-plex” means a building containing three units, to a maximum of six units, with one shared common entrance.
  - e. “Rowhome” means a type of attached dwelling where each dwelling unit is located on a fee-simple lot but attached to the same building block consisting of three or more units.
  - f. “Stacked Townhomes” means a building containing three or more units with each dwelling unit having direct access to the outside, provided that no more than half of the dwellings share a corridor or steps to grade.

## B. Permitted Uses

1. Attached Housing
2. Accessory Dwelling Unit
3. Detached Dwelling
4. Duplex
5. Multi-plex
6. Rowhome
7. Secondary Suite
8. Stacked Townhomes

## C. Regulatory Conditions

Criteria	Lots equal to and less than 279m <sup>2</sup>	Lots 280m <sup>2</sup> to a maximum of 4,050m <sup>2</sup>	Lots within 400m of a Prescribed Bus Stop and greater than 281m <sup>2</sup>
Maximum number of dwelling units	3	4	6
Maximum lot coverage	50%	50%	60%
Maximum Height	3 storeys to a maximum of 11m	3 storeys to a maximum of 11m	3 storeys to a maximum of 12m
Front Yard Setback (rear access only)	2.0m	2.0m	2.0m
Front Yard Setback	4.0m*	4.0m*	2.0m
Rear Yard Setback	3.0m	3.0m	1.5m
Side Yard Setback	1.2m	1.2m	1.2m
Exterior Side Yard Setback (applicable only to corner lots)	3.0m	3.0m	3.0m

\*Notwithstanding the front yard setback regulation, the minimum distance from a carport, attached or detached garage to the nearest edge of the curb or the nearest edge of a sidewalk of the abutting street is 5.5m.

## D. Rowhome Subdivision Requirements

1. A lot on which Rowhomes have been constructed may be subdivided under the *Land Title Act* such that each dwelling is on a separate fee simple detached dwelling lot, provided that such separate lot has a minimum lot width of at least 5.0 m and a minimum lot area of at least 140m<sup>2</sup>.

2. The minimum side yard setback outlined in Section C does not apply in relation to a side lot line, including associated accessory buildings, on which a party wall has been constructed or is proposed to be constructed.

#### **E. Design Considerations**

1. At least one dwelling unit on a lot must have the main entrance oriented to the street frontage.
2. In the case of lot with two frontages, such as a through lot and a corner lot, at least one dwelling unit must have its main entrance oriented to each street frontage.
3. A walkway shall be provided between each dwelling unit entrance and the street.
4. A walkway shall be no less than 1.5m in width and be an impermeable surface such as concrete pavers.
5. All units shall have no less than 6m<sup>2</sup> of private outdoor space with a minimum width of 2.0m directly accessible from the dwelling it serves.
6. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting including native species that enhances the natural environment to the satisfaction of the Manager of Planning or their delegate.

#### **F. General**

1. The relevant provisions of Division 1 and 2 shall apply. In the case of a conflict between the provisions of Division 1 and 2 and the provisions of this schedule, the latter shall prevail.

### 3. Site standards package B

#### 3.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit three or four units** and are typically sized single-family and duplex lots that are **generally less than 1,215 m<sup>2</sup> in size**. This number may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible.

SSMUH requirements specify that lots less than 280 m<sup>2</sup> must be permitted to have at least 3 housing units, while those equal to or greater than 280 m<sup>2</sup> must be permitted to have at least 4 units. The recommended zoning regulations below are appropriate for lots on which either 3 or 4 housing units are permitted.

#### 3.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 6 include:

- improving the economic and spatial viability of establishing new units on typically sized single family and duplex lots to contributed to increased housing supply and affordability;
- contributing to street, neighbourhood and urban vibrancy through smaller front yard setbacks;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, increase opportunities for tree retention and planning, and improve onsite livability for residents;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types and improved project viability.

**Table 6: Recommended zoning regulations for lots requiring a minimum of 3 or 4 units that are less than 1,215m<sup>2</sup> in size**

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.
Rear Lot Line Setback	Minimum of 1.5 metres for ADUs or main buildings	Actual rear lot line setbacks will approximate 5 metres if parking in rear is required due to parking requirements and lot configuration.
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 metres if parking in rear is required due to parking requirements and lot configuration.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.
Maximum Number of Storeys	3	
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.
Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) Maximum 1 space/unit otherwise	Other factors that could be used to set parking requirements include proximity to services (e.g., designated village or town centres), walk scores, and the availability of on-street or other parking alternatives. Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.

## 4. Site standards package C

### 4.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit four units** and are large lots **generally greater than 1,215 m<sup>2</sup> in size and smaller than 4,050 m<sup>2</sup>**. This lot size may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible. Lots equal to or greater than 4,050 m<sup>2</sup> are exempt from the requirements to permit a minimum of 3 or 4 units due to their potential for subdivision and higher densities in urban and sub-urban contexts. Lots identified as being in a Transit Oriented Area are also exempt from SSMUH requirements. (See Part 1, Section 3.)

### 4.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 7 include:

- improving the economic and spatial viability of establishing new units on large single-family and duplex lots to contributed to increased housing supply;
- enabling appropriate family-sized units whilst limiting the creation of unnecessarily large units that will not contribute to improved housing affordability;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, increase opportunities for tree retention and planning, and improve onsite livability for residents;
- recognizing and maintaining the semi-rural nature of neighbourhoods with large lots and the potential for significant public tree canopy in these areas by maintaining front yard setbacks consistent with current conditions;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contributed to a greater diversity of housing types and improved project viability.

**Table 7: Recommended zoning regulations for lots requiring a minimum of 4 units and are more than 1,215 m<sup>2</sup> in size**

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 4-6 metres	
Rear Lot Line Setback	Minimum of 6 metres for main buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Combined minimum setback for side-yards of 3 metres	Combined side-yard setback minimums (rather than individual side yard minimums) increase flexibility to respond to site conditions, and better support use of side yards for exterior living space. Minimum distances of 1.2 – 1.5 metres from property lines may be required for building code considerations (depending on combustibility). If parking is at the rear, setbacks of approximately 3 to 4 metres will be required on the side used for vehicular access.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	Depending on how height is measured by a local government, heights greater than 11 metres may be required on sloped sites to achieve 3 storeys.
Maximum Number of Storeys	3	
Maximum Lot Coverage	40%	Off-street parking requirements will increase impervious surface coverage significantly.
Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) Maximum 1 space/unit otherwise	Other factors to set parking requirements could include proximity to services (e.g. town centres), walk scores, and the availability of on-street or other parking alternatives. Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.

## 5. Site standards package D

### 5.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a minimum of six units**. This requirement will apply to parcels that meet all of these criteria:

- are wholly or partly within 400 m of a prescribed bus stop;
- are at least 281 m<sup>2</sup> or greater in area; and
- are within a municipality with a population of 5,000 or greater

Lots equal to or greater than 4,050 m<sup>2</sup> are exempt from these requirements due to their potential for subdivision. Lots identified as being in a Transit Oriented Area are also exempt from the requirements (see Part 1, Section 3 of this manual). Please see page 9 for timing considerations for updates when prescribed bus stops meet or exceed the transit frequency and timing.

There are two legislative provisions that apply only to these lots and not the other densities that must be permitted under SSMUH zoning:

- local governments are **not permitted to set parking requirements in relation to residential uses** for lots that meet the above conditions, and
- **local governments may set a conditional density requirement for one of the six units** relating to the provision of affordable and special needs housing and/or that the owner enter into a housing agreement prior to the issuance of a building permit.

### 5.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 8 include:

- improving the economic and spatial viability of establishing a minimum of six units on single family and duplex lots to contributed to increased housing supply and affordability;
- contributing to street, neighbourhood and urban vibrancy through smaller front yard setbacks,
- situating new units of housing near existing transit services to reduce auto-dependency and greenhouse gas emissions from transportation, as well as improve the near- and long-term viability of transit services; and

- providing maximum flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types.

**Table 8: Recommended zoning regulations for lots requiring a minimum of 6 units**

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	A front setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.
Rear Lot Line Setback	Minimum 1.5 metres	
Side Lot Line Setbacks	Minimum of 0 -1.2 metres	Zero side lot line setbacks are appropriate in urban settings to achieve row housing typologies, which will help improve urban/street vibrancy, and are viable spatially due to the absence of on-site parking. Side lot setbacks approximating 2.5 metres may be required for combustible buildings.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or to the highest point of a flat roof	Depending on how building height is measured by a local government, heights greater than 11 metres may be required on sloped sites to achieve 3 storeys.
Maximum Number of Storeys	3	On small lots, four storeys may be required to achieve a minimum of six livable units.
Maximum Lot Coverage	60%	On-site stormwater retention and/or treatment may be required. A higher lot coverage limit (e.g., 70%) may be required on small lots to achieve a sufficiently large buildable area; however, increasing height limits may be a preferable solution to maintain site permeability.
Off-Street Parking Requirements	0	Local governments are not permitted to set off-street parking requirements in relation to residential uses.



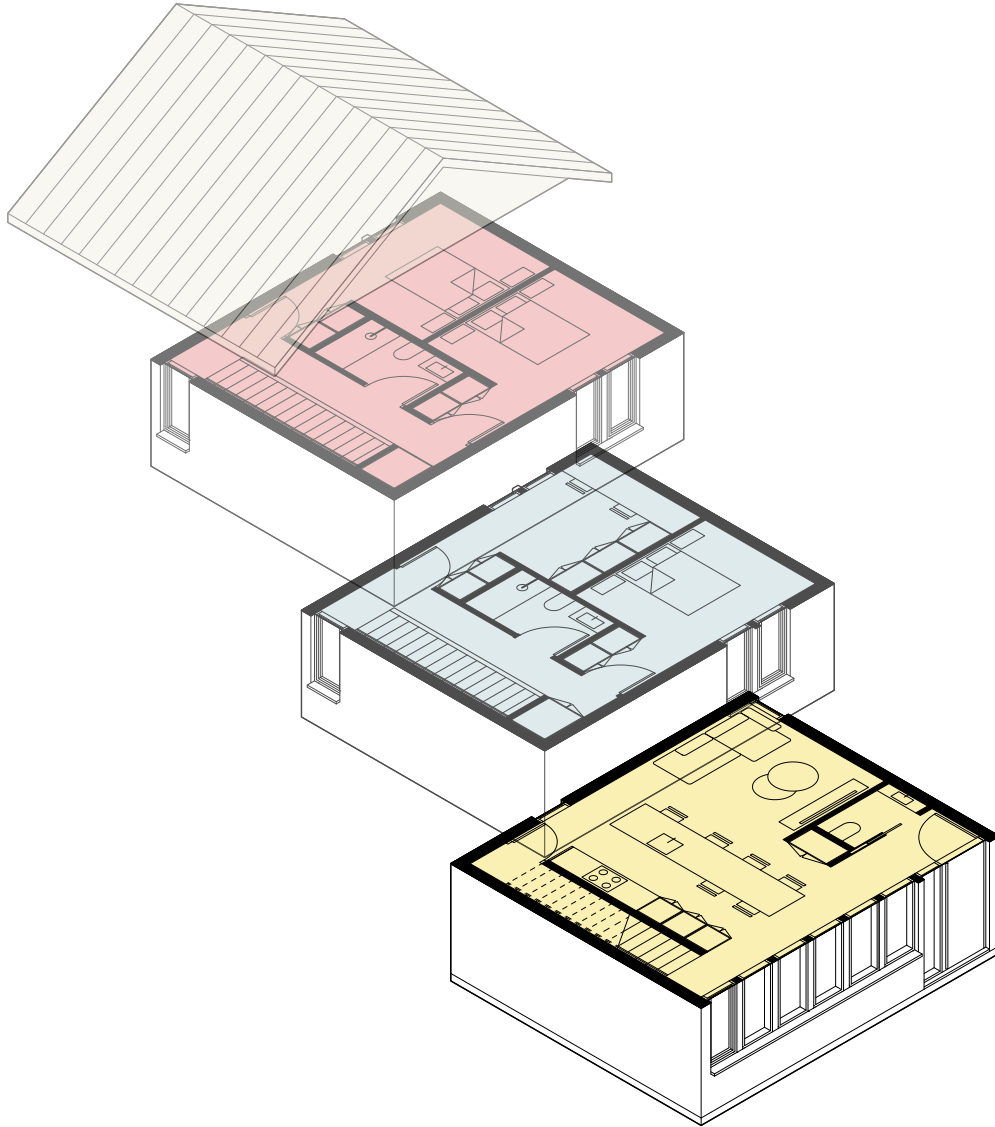
# Standardized Housing Designs Catalogue

September 2024

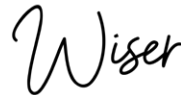
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Ministry of  
Housing



In collaboration with



Christine Lintott  
Architects Inc.



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# Introduction

The Province of British Columbia has commissioned standardized, customizable residential building designs and a companion catalogue for people building small-scale, multi-unit housing on lots previously zoned for single-family homes and duplexes.

The digital designs are free to the public and can be used by builders, designers, and homeowners to build accessory dwelling units, duplexes, triplexes, quadplexes, and townhomes.

Leckie Studio has developed a component-based approach that enables many potential configurations with interchangeable floor plans. Designs can be layered two or three storeys high, including options for garages and increased number of bedrooms. There are various roof shapes, materials, and exterior cladding options to choose from, with customizable features like window awnings, porches, or other design features.

This system will be introduced in [Section 1](#) of this catalogue, and seven iterations are displayed as examples in [Section 2.1](#). Three alternative design options which do not use the component-based approach are also available to meet specific use cases such as aging in place or smaller lot sizes.

These designs work in concert with legislation introduced in November 2023 which enables more small-scale, multi-unit housing, including town homes, triplexes and laneway homes, and require changes to local zoning requirements to help build more homes faster. In most areas within municipalities of more than 5,000 people, these changes also require bylaws to allow for:

- At least three to four units permitted on lots currently zoned for single-family or duplex use, depending on lot size;

- At least six units permitted on larger lots currently zoned for single-family or duplex use and close to transit stops with frequent service.

Increased standardization and the component-based approach enable further efficiencies in the building and permitting process, which could include pre-fabrication of wall assemblies and better supply chain reliability to reduce the cost and time required to build housing. Local governments can also choose to fast track approval of the designs to expedite permitting and development.

## More information

### Class D costing estimate

- Produced by a third party, the document provides general costing assumptions and estimates which help price out a project;
- [Read the costing estimate \(PDF\)](#).

### Design and energy modelling files

- Filetypes include DWG, H2K, RVT, and IFC which requires specialized software to open. Users are responsible for identifying and acquiring compatible software;
- To view and download the design files, you must [read and accept a terms of use \(external link\)](#).

### Disclaimer

The diagrams and scales depicted in this guide are for illustrative purposes only, and should not be used for construction or permitting purposes. These Designs and this Catalogue may be updated by the Province from time to time. Full terms of use may be read when downloading the design files.

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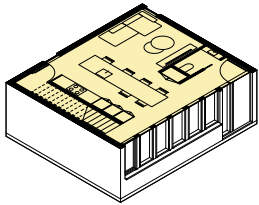
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# System Introduction

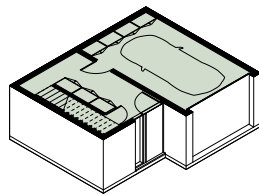
# Building Block Customization

## Step 1: BASE

Choose a ground floor plan



Plan 1A: no garage



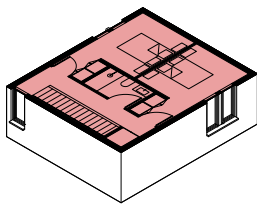
Plan 1B: garage

This component-based system is designed as a kit of parts that can be mixed-and-matched to suit the users' needs.

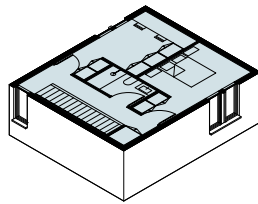
Each "Building Block" dwelling unit is composed of interchangeable floor plans that can be layered two to three storeys high, and includes options for garages or more bedrooms.

## Step 2. ADD

Add one or two upper floor plan(s)



Plan 2A: 2 bedrooms



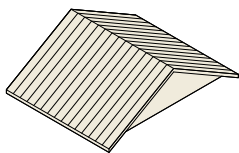
Plan 2B: 1 bedroom  
+ study

The blocks are then paired with a variety of roof shapes.

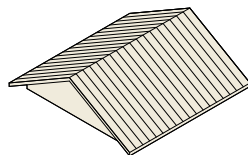
Finally, the Building Block can be personalized with cladding and roofing material selections as well as optional solar shading devices.

## Step 3. ROOF

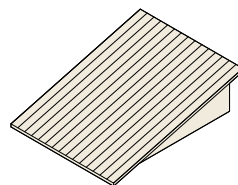
Choose a roof shape



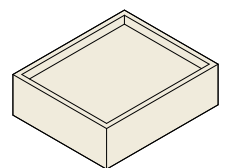
Pitched 1



Pitched 2



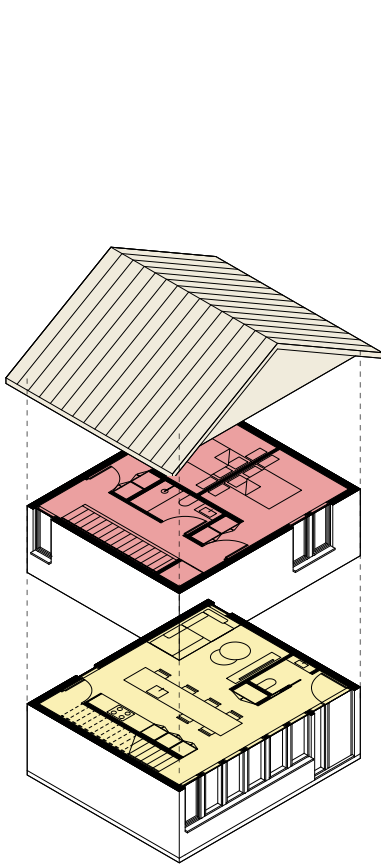
Pitched 3



Flat

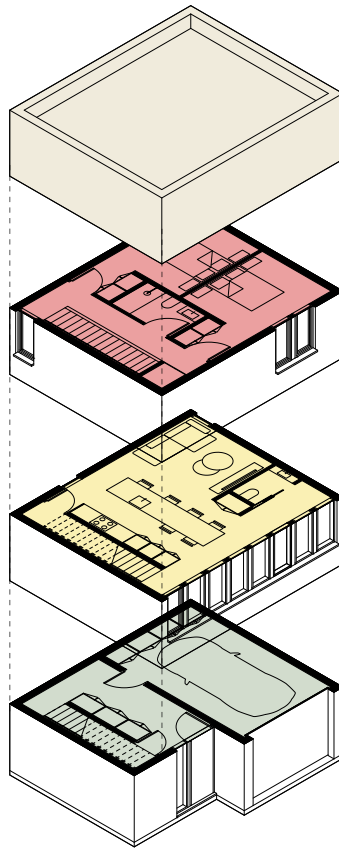
# Building Block Customization

## Possible Combination Examples



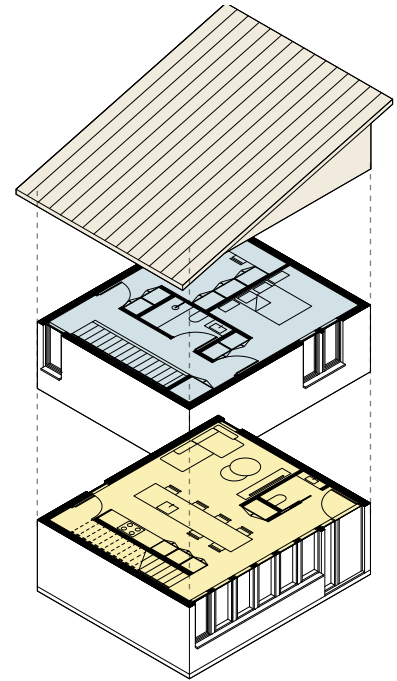
**Example A:**

Pitched 1 Roof  
+ Plan 2A  
+ Plan 1A



**Example B:**

Flat Roof  
+ Plan 2A  
+ Plan 1A  
+ Plan 1B



**Example C:**

Pitched 3 Roof  
+ Plan 2B  
+ Plan 1A

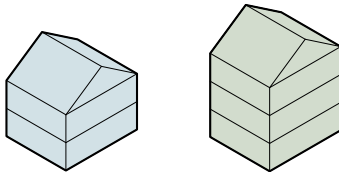
# Building Block Siting

Once the Building Block has been customized, it can be arranged on a lot to create many configurations and typologies that adapt to site dimensions, zoning requirements, and density preferences.

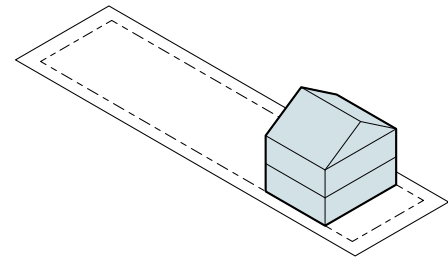
By duplicating and/or rotating the Building Blocks, they come together to create the desired unit types including accessory dwelling units (ADUs), duplexes, triplexes, quadplexes, and townhouses.

## Step 4. SITE

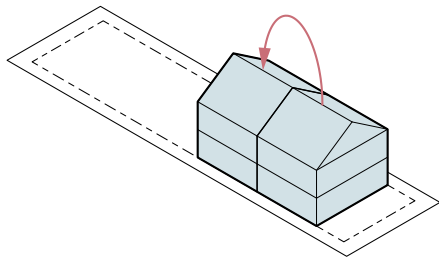
Apply Building Block to chosen site



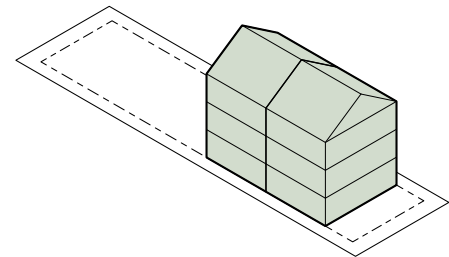
Building height varies depending on two storey vs. three storey layouts.



The base Building Block module is designed to maximize site frontage on a 33' - 0" width lot.

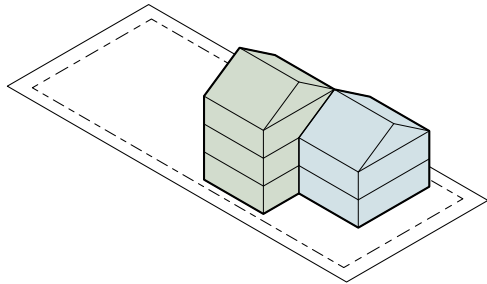


A duplex can be created by adding an additional module to the rear.

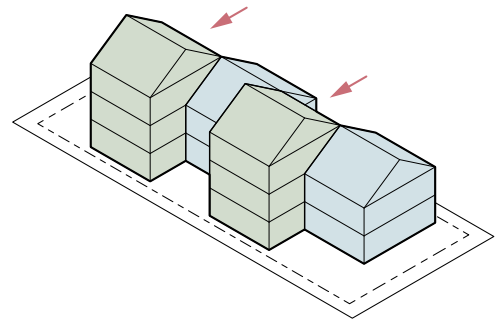


Adding an additional storey increases flexibility, providing opportunities for additional bedrooms or on-site parking with a garage module.

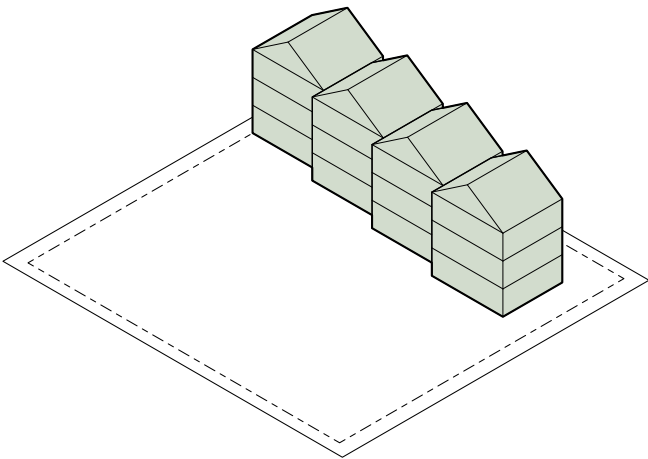
# Building Block Siting



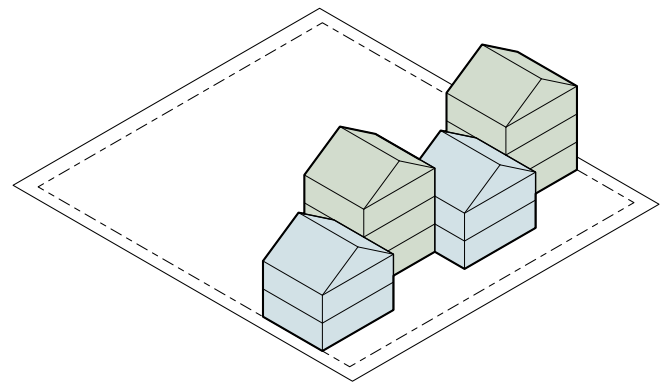
Offsetting the Building Blocks past one another allows the configuration to suit a wide variety of site widths.



Staggering the Building Blocks creates a garden condition, where each unit gains a private courtyard.



Rotating a group of Building Blocks 90 degrees creates a bar scheme down the length of the site. The increased side-yard dimension allows greater flexibility in window options.



On larger sites, the Building Blocks can be lined up the width of the site to create a four-unit townhouse.

# System Opportunities

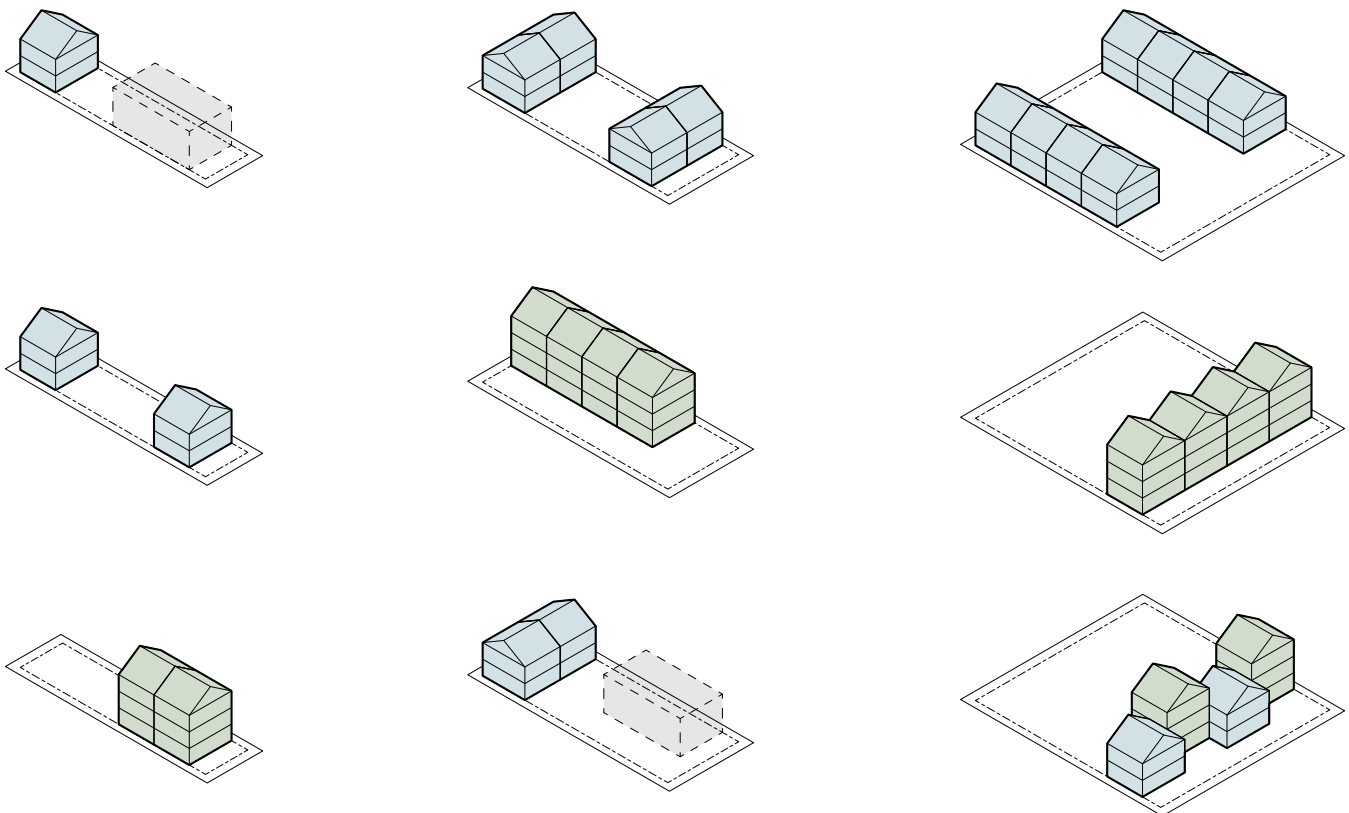
# Flexible Implementation

Building footprints are optimized to accommodate a number of site conditions:

- Works well across sites with a variety of widths and depths;
- Laneway access is optional and easily accommodated;
- Window extents can be adapted to suit limiting distances;
- Building Block dimensions allow for maximum site frontage across a variety of site conditions. This is achieved by mirroring, rotating, and staggering the Building Block.

Building footprints are optimized to provide flexibility with various municipal zoning bylaws:

- A variety of floor space ratio (FSR) targets can be achieved;
- Parking can be provided in garages or at grade;
- Units can be two or three storeys as desired;
- Electric pad-mounted transformers (PMTs) can be installed as required.



# Countless Variants

Component-based design allows for:

- Various siting options and configurations;
- Roof forms to suit a variety of climates and regional characters;
- Cladding options to suit a range of budgets and styles;
- Simplicity in adding accessories (porches, shading devices, etc).



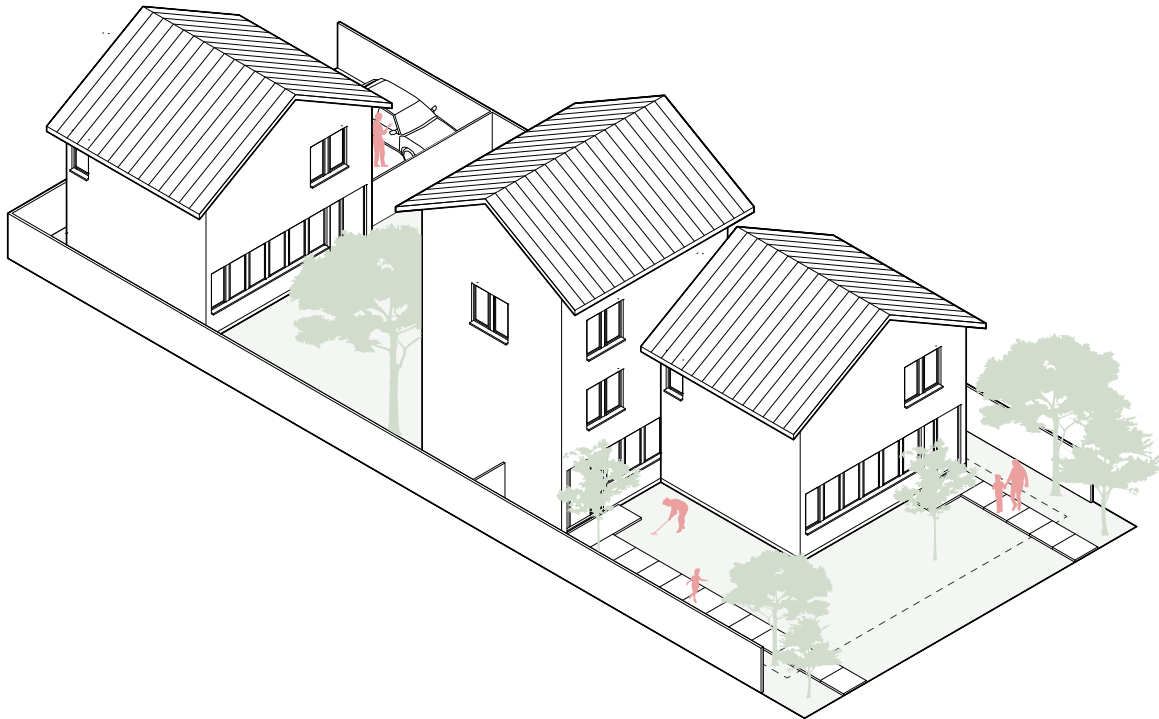
# Ease of Construction

- Units that are arranged side-by-side instead of stacked on top of each other are simpler to build from a building code perspective;
- Modular approach allows for the potential of pre-fabrication;
- Standardized window dimensions simplify future window orders and reduce costs;
- Standardized kitchen layouts simplify production and construction.

# Livable Units

Units that are arranged side-by-side instead of stacked on top of each other provide livable units with the following qualities:

- One, two, three, and four bedroom layouts;
- Ground-oriented living;
- Private entry and outdoor space;
- Windows on multiple sides of all units.





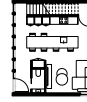
# Unit Overview

## 2.1: Building Block Design Examples

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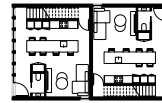
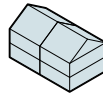
Accessory Dwelling Unit 01



p. 18

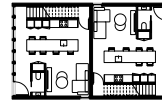
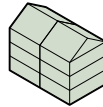
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Duplex 01



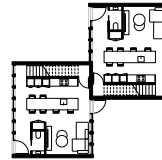
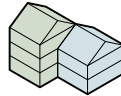
p. 23

Duplex 02



p. 28

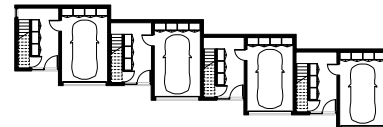
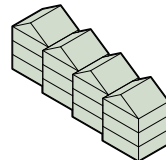
Duplex 03



p. 33

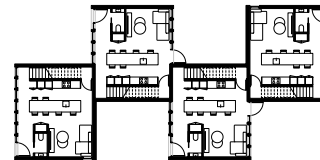
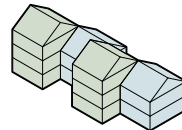
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Quadplex 01



p. 38

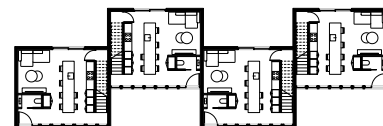
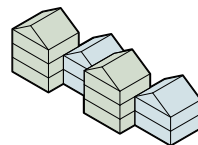
Quadplex 02



p. 43

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Townhouse 01



p. 48

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## 2.2: Alternate Designs

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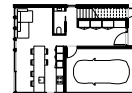
Accessory Dwelling Unit 02



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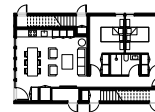
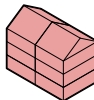
Accessory Dwelling Unit 03



p. 59

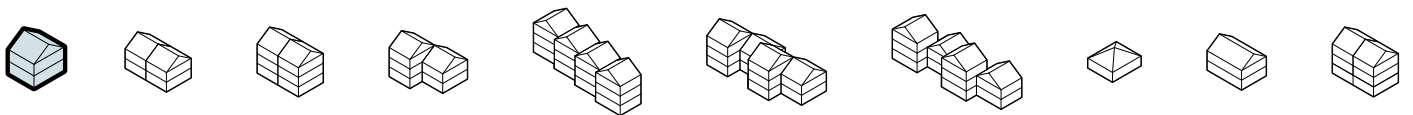
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Triplex 01



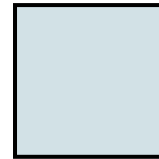
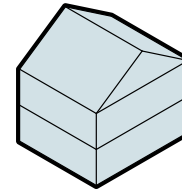
p. 64

# Building Block Design Examples



# Accessory Dwelling Unit 01

# Statistics



## Unit Summary

Unit Type	Accessory Dwelling Unit
Unit Count	1
No. of Stories	2
No. of Beds/Unit	2
No. of Baths/Unit	1.5
No. of Parking/Unit	0 indoor, up to 1 at grade

## Dimensions

Unit Height	25'-6" [7.75]
Unit Width	25'-0" [7.60]
Unit Depth	21'-0" [6.40]
Unit Footprint	1,050.00 ft <sup>2</sup> [97.50 m <sup>2</sup> ]
1st Floor	525.00 ft <sup>2</sup> [97.5 m <sup>2</sup> ]
2nd Floor	525.00 ft <sup>2</sup> [97.5 m <sup>2</sup> ]

## Site Coverage

33' x 120"	13.25%
50' x 120"	8.75%
80' x 120"	5.45%

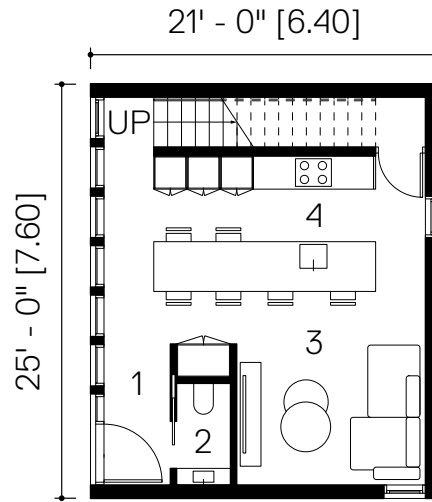
- ◆ This is for the ADU only and does not include existing buildings on-site.

## Applicable Site Standards

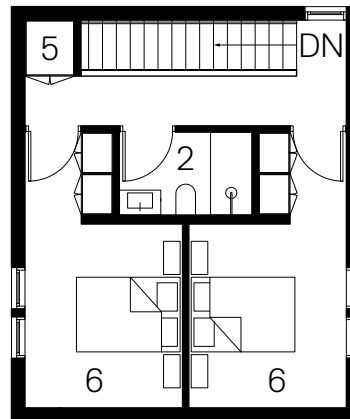
### SSMUH Site Standards Package A

- ◆ Required in Restricted Zones to permit a secondary suite and/or an accessory dwelling unit.

# Floor Plans



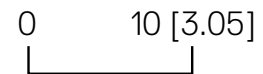
**Level 1**



**Level 2**

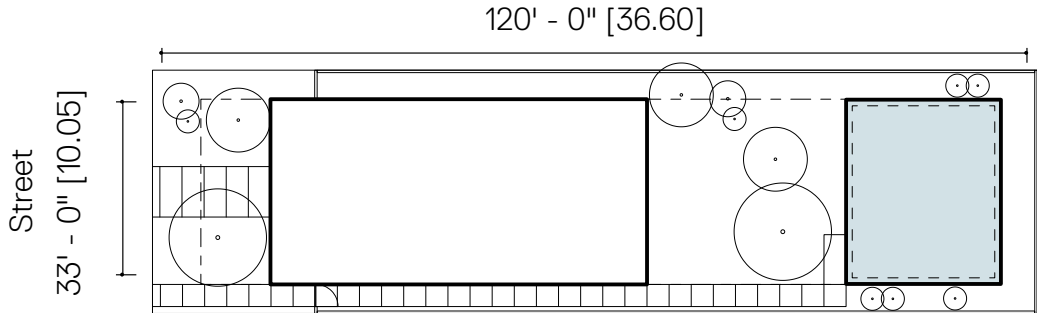
**Legend:**

- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom

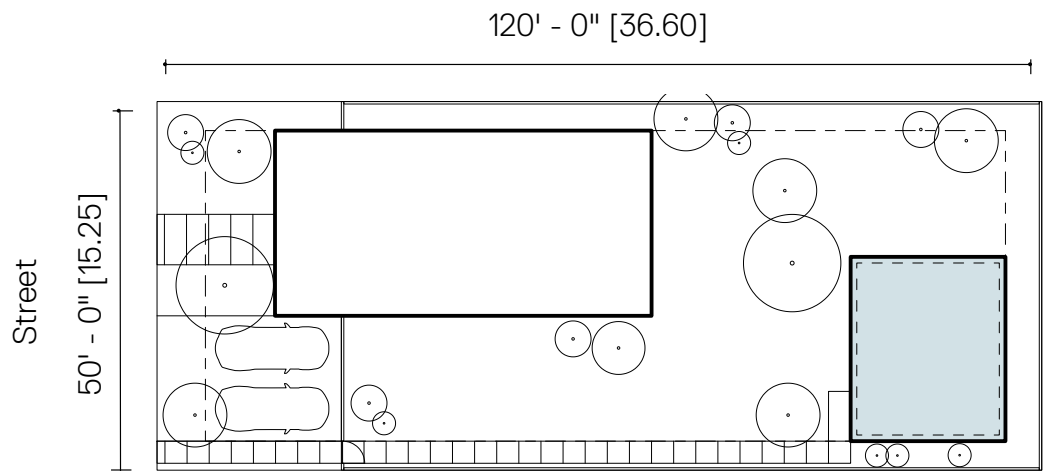


# Siting Examples

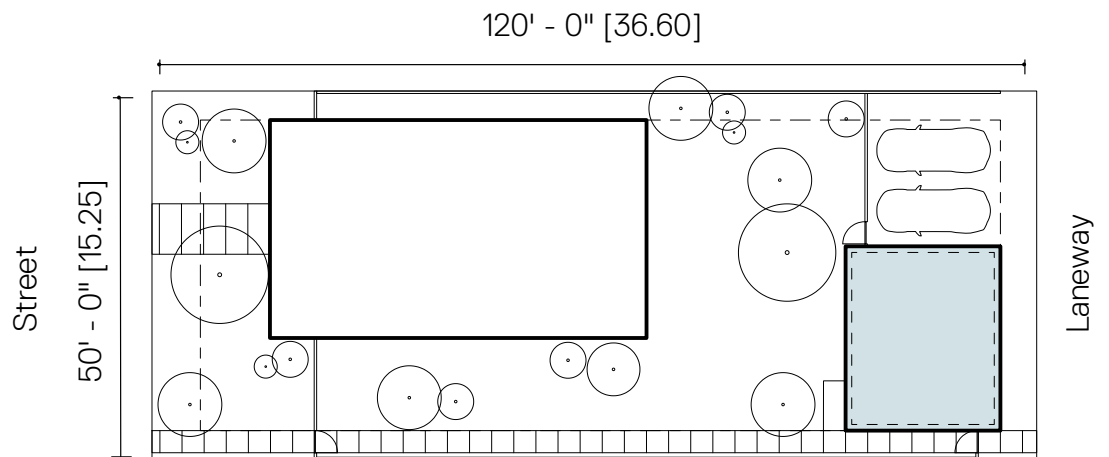
33' Site Plan:  
Rear Yard



50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

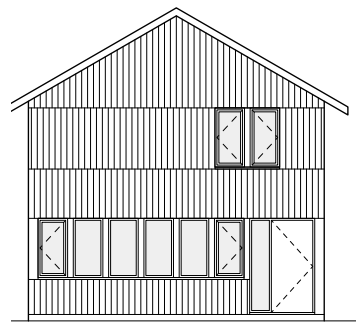
- Roof: Pitched 2
- Cladding: Wood Siding



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## Style Example 2

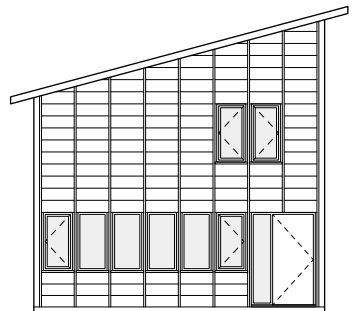
- Roof: Pitched 1
- Cladding: Wood Siding

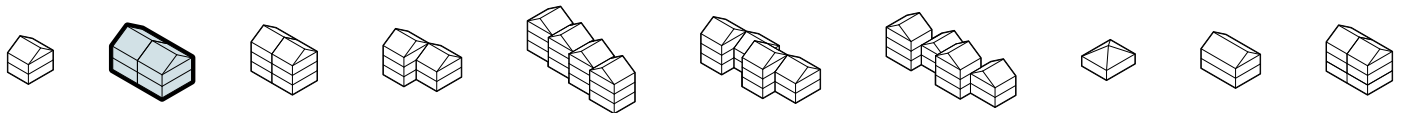


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## Style Example 3

- Roof: Pitched 3
- Cladding: Fibre Cement Siding





# Duplex 01

Standardized Housing Designs Catalogue

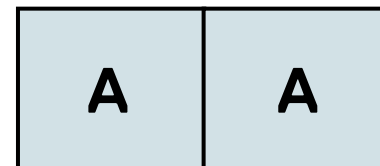
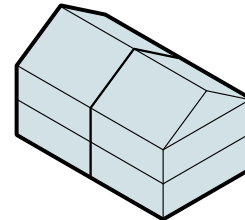
5.1.

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# Statistics

## Unit Summary

Unit Type	Duplex
Unit Count	2
<b>Unit Type A</b>	
No. of Stories	2
No. of Beds/Unit	2
No. of Baths/Unit	1.5
No. of Parking/Unit	0 indoor up to 1 at grade



## Dimensions

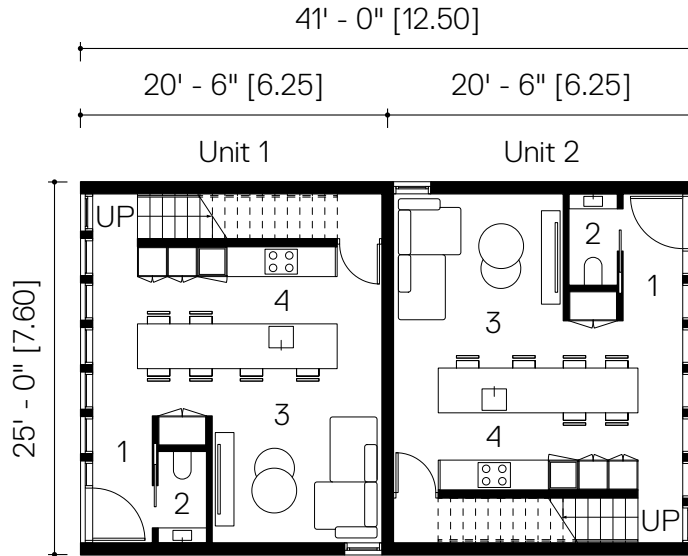
Total Footprint	2,057.30 ft <sup>2</sup> [191.10 m <sup>2</sup> ]
<b>Unit Type A</b>	
Unit Height	26'-6" [8.10]
Unit Width	25'-0" [7.60]
Unit Depth	20'-6" [6.25]
Unit Footprint	1,028.65 ft <sup>2</sup> [95.55 m <sup>2</sup> ]
1st Floor	514.30 ft <sup>2</sup> [47.80 m <sup>2</sup> ]
2nd Floor	514.30 ft <sup>2</sup> [47.80 m <sup>2</sup> ]

## Applicable Site Standards

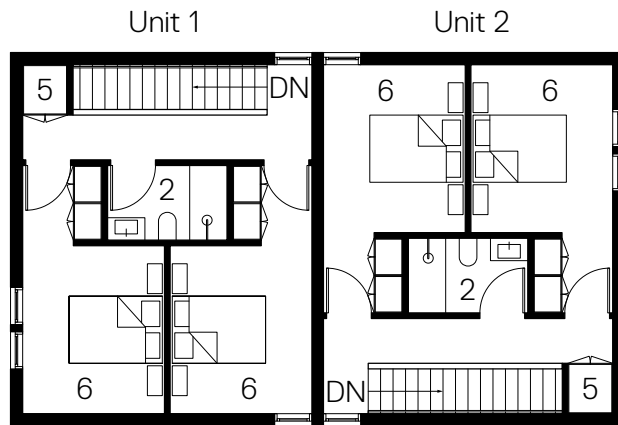
### SSMUH Site Standards Package B

- Required in Restricted Zones to permit three or four units;
- Lots generally less than 1,215 m<sup>2</sup> in size.

# Floor Plans



**Level 1**



**Level 2**

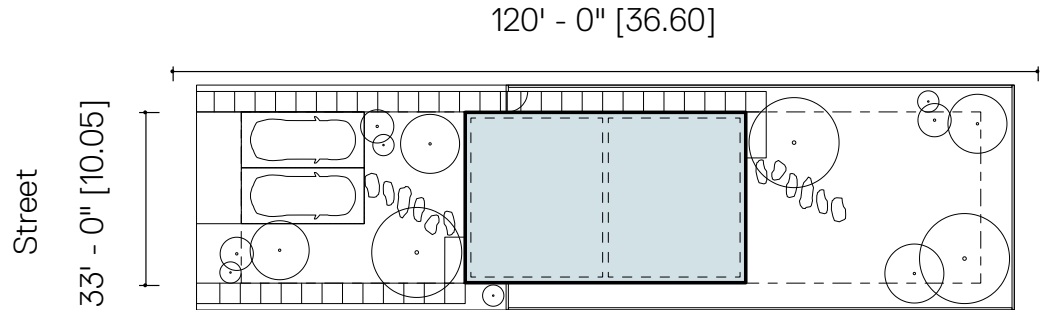
**Legend:**

- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom

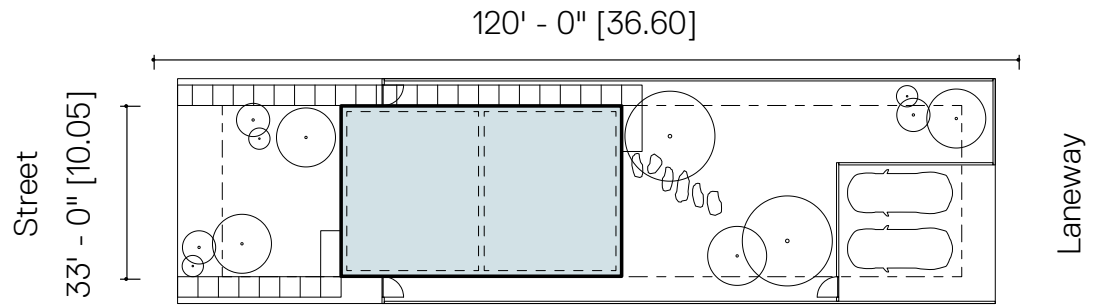


# Siting Examples

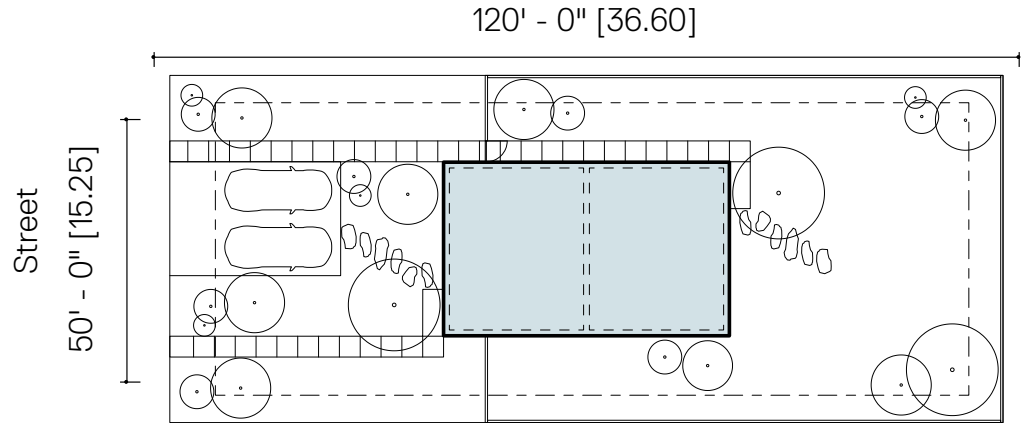
**33' Site Plan:  
Rear Yard**



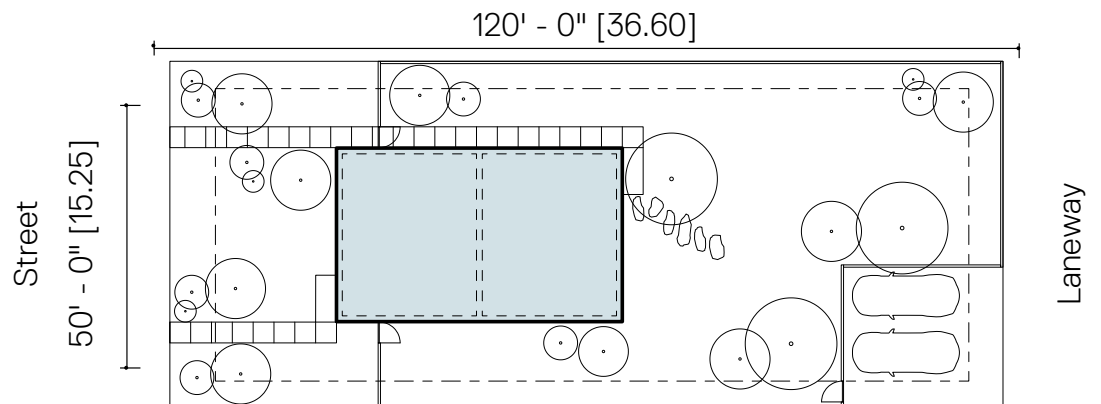
**33' Site Plan:  
Laneway**



**50' Site Plan:  
Rear Yard**



**50' Site Plan:  
Laneway**



# Personalization

## Style Example 1

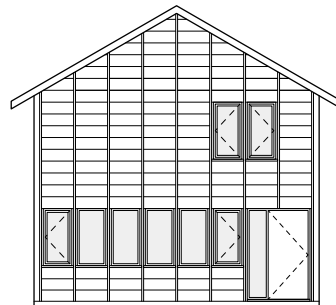
- Roof: Pitched 3
- Cladding: Wood Siding



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## Style Example 2

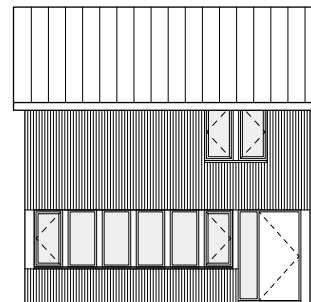
- Roof: Pitched 1
- Cladding: Fibre Cement Siding

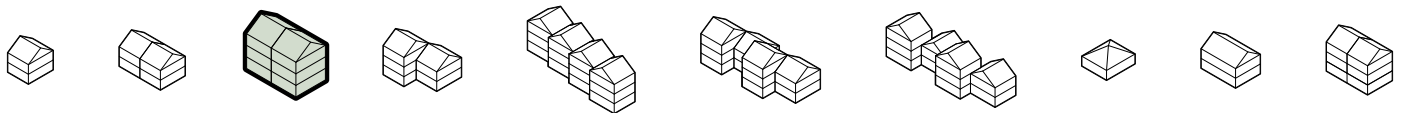


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## Style Example 3

- Roof: Pitched 2
- Cladding: Wood Siding





# Duplex 02

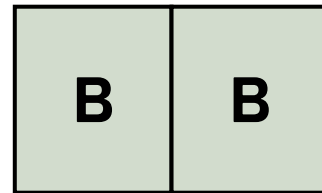
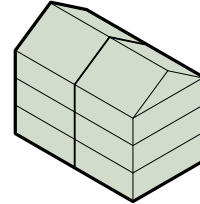
Standardized Housing Designs Catalogue

5.1.

# Statistics

## Unit Summary

Unit Type	Duplex
Unit Count	2
<b>Unit Type B</b>	
No. of Stories	3
No. of Beds/Unit	3
No. of Baths/Unit	2.5
No. of Parking/Unit	0 indoor up to 1 at grade



## Dimensions

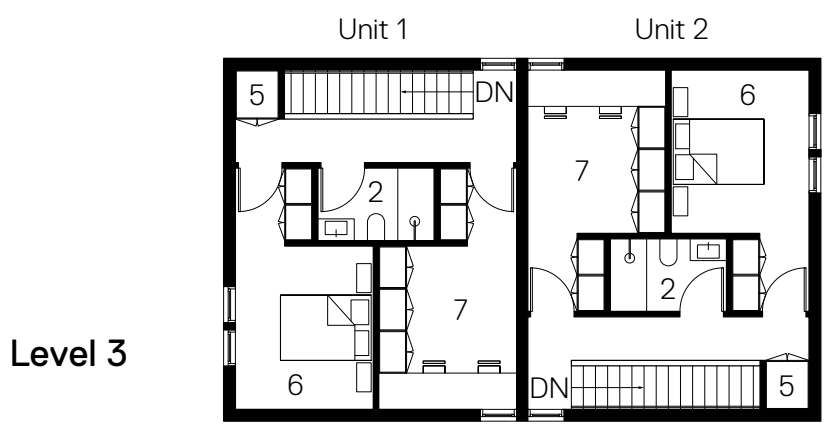
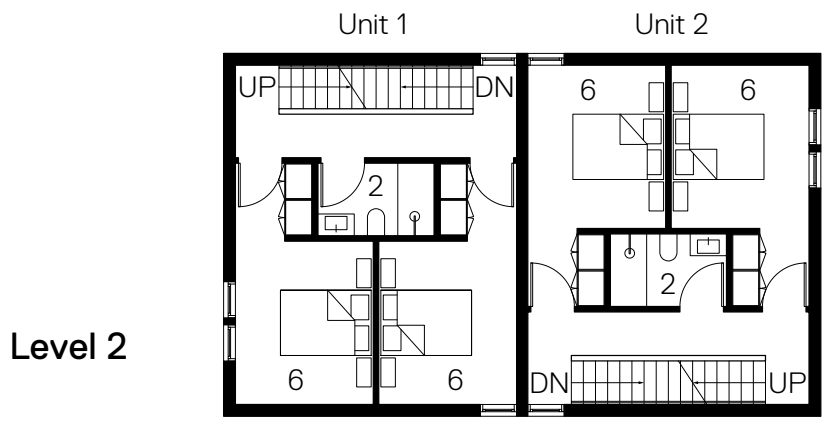
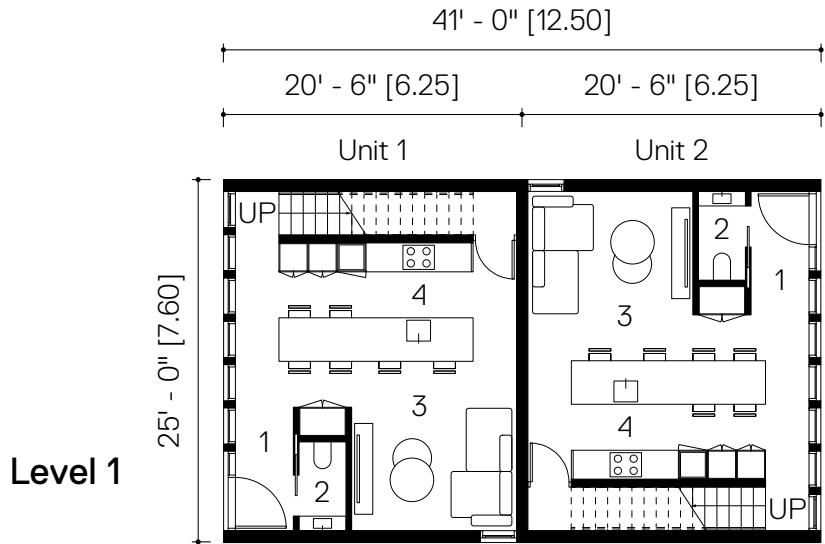
Total Footprint	3,085.90 ft <sup>2</sup> [286.70 m <sup>2</sup> ]
<b>Unit Type B</b>	
Unit Height	36'-0" [10.95]
Unit Width	25'-0" [7.60]
Unit Depth	20'-6" [6.25]
Unit Footprint	1,542.95 ft <sup>2</sup> [143.35 m <sup>2</sup> ]
1st Floor	514.30 ft <sup>2</sup> [47.80 m <sup>2</sup> ]
2nd Floor	514.30 ft <sup>2</sup> [47.80 m <sup>2</sup> ]
3rd Floor	514.30 ft <sup>2</sup> [47.80 m <sup>2</sup> ]

## Applicable Site Standards

### SSMUH Site Standards Package B

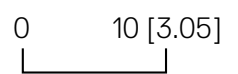
- Required in Restricted Zones to permit three or four units;
- Lots generally less than 1,215 m<sup>2</sup> in size.

# Floor Plans



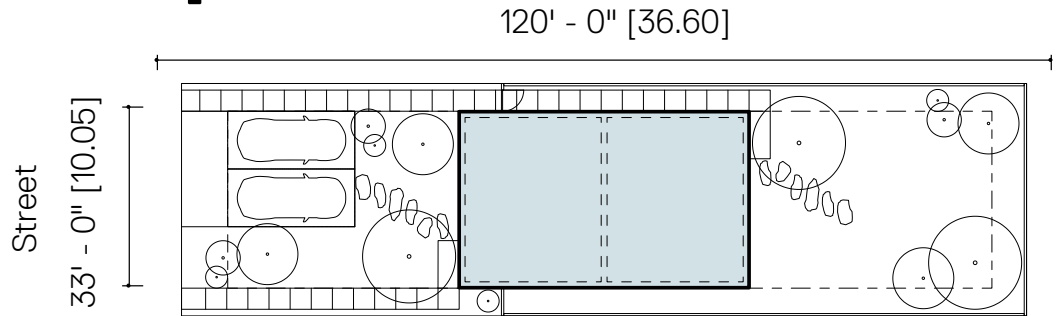
### Legend:

- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom
- 7. Study

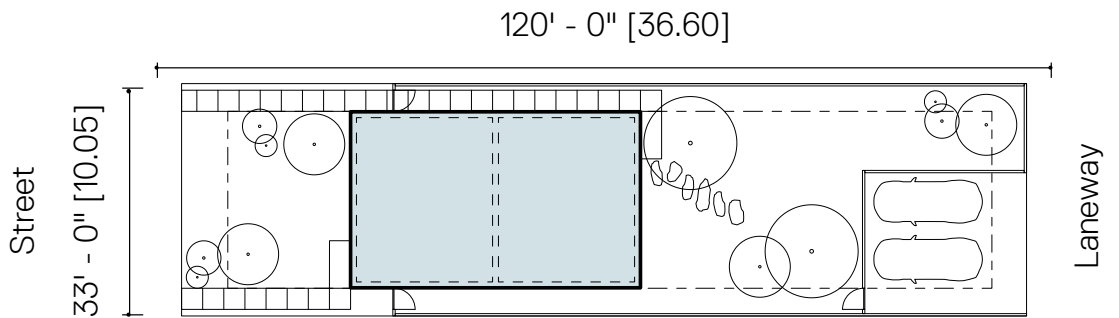


# Siting Examples

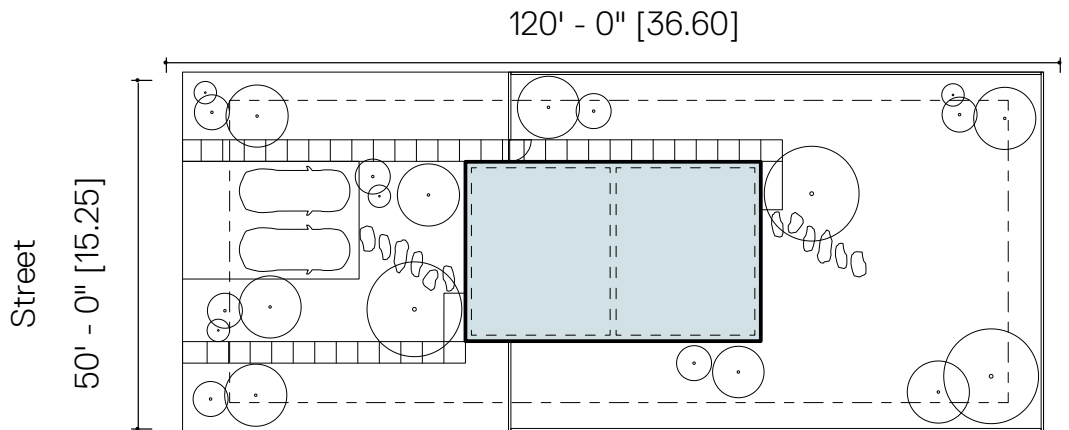
33' Site Plan:  
Rear Yard



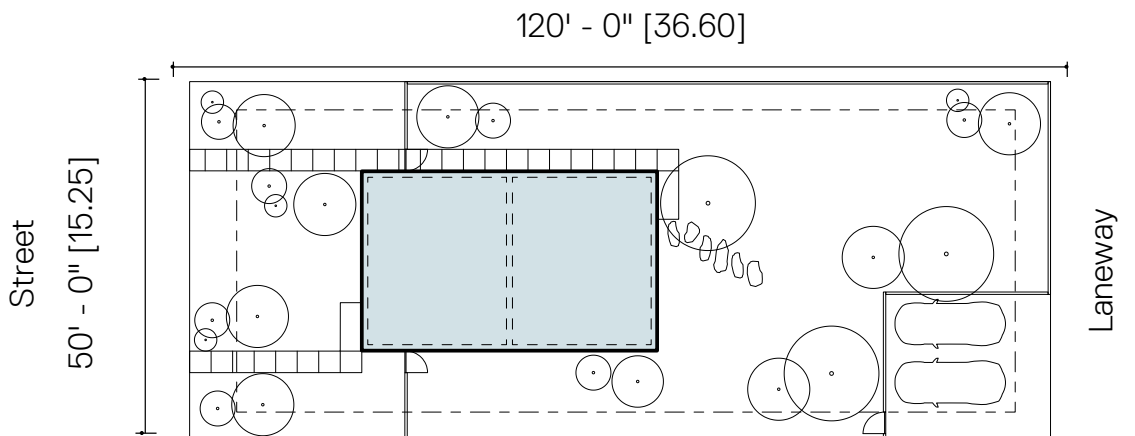
33' Site Plan:  
Laneway



50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

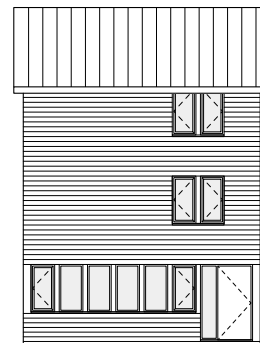
- Roof: Pitched 1
- Cladding: Wood Siding



---

## Style Example 2

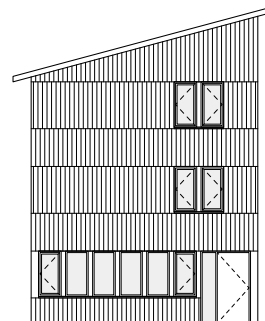
- Roof: Pitched 2
- Cladding: Fibre Cement

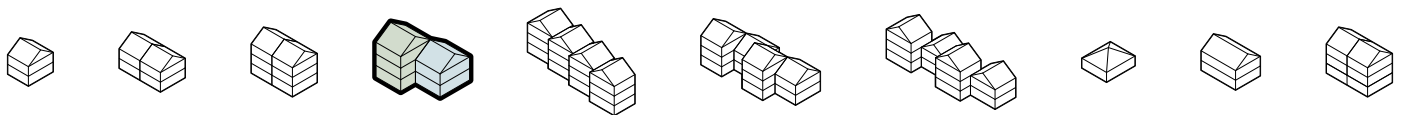


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## Style Example 3

- Roof: Pitched 3
- Cladding: Wood Siding

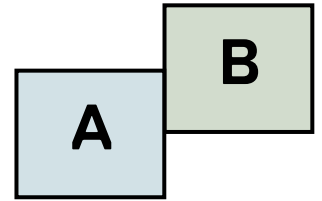
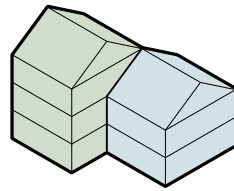




# Duplex 03

# Statistics

## Unit Summary



Unit Type	Duplex
Unit Count	2

### Unit Type A

No. of Stories	2
No. of Beds/Unit	2
No. of Baths/Unit	1.5
No. of Parking/Unit	0 indoor up to 1 at grade

### Unit Type B

No. of Stories	3
No. of Beds/Unit	3
No. of Baths/Unit	2.5
No. of Parking/Unit	0 indoor up to 1 at grade

## Dimensions

Total Footprint	2,620.70 ft <sup>2</sup> [243.45 m <sup>2</sup> ]
-----------------	---

### Unit Type A

Unit Height	26'-6" [8.10]
Unit Width	25'-0" [7.60]
Unit Depth	20'-6" [6.25]
Unit Footprint	1,048.30 ft <sup>2</sup> [97.40 m <sup>2</sup> ]
1st Floor	524.15 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
2nd Floor	524.15 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
3rd Floor	N/A

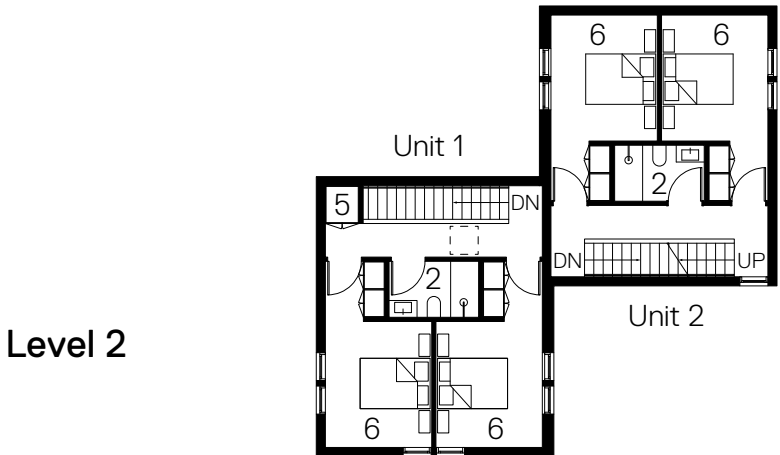
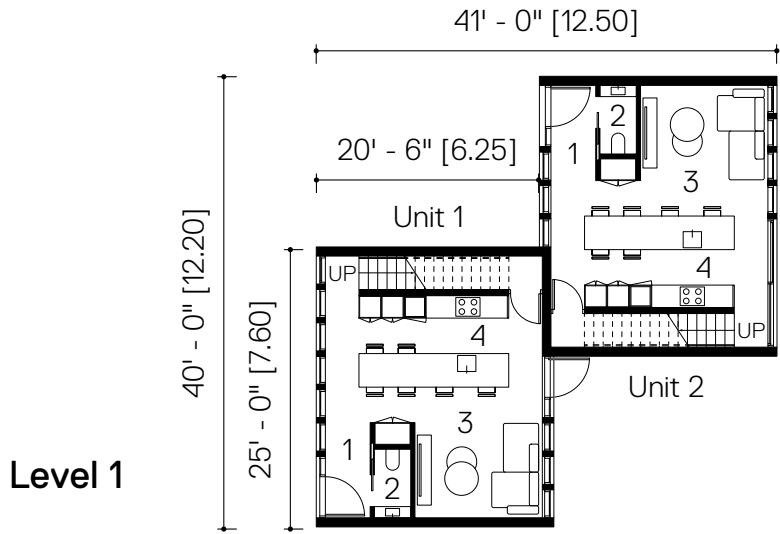
### Unit Type B

Unit Height	36'-0" [10.95]
Unit Width	25'-0" [7.60]
Unit Depth	20'-6" [6.25]
Unit Footprint	1,572.40 ft <sup>2</sup> [146.10 m <sup>2</sup> ]
1st Floor	524.15 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
2nd Floor	524.15 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
3rd Floor	524.15 ft <sup>2</sup> [48.70 m <sup>2</sup> ]

### Meets SSMUH Site Standards Package B

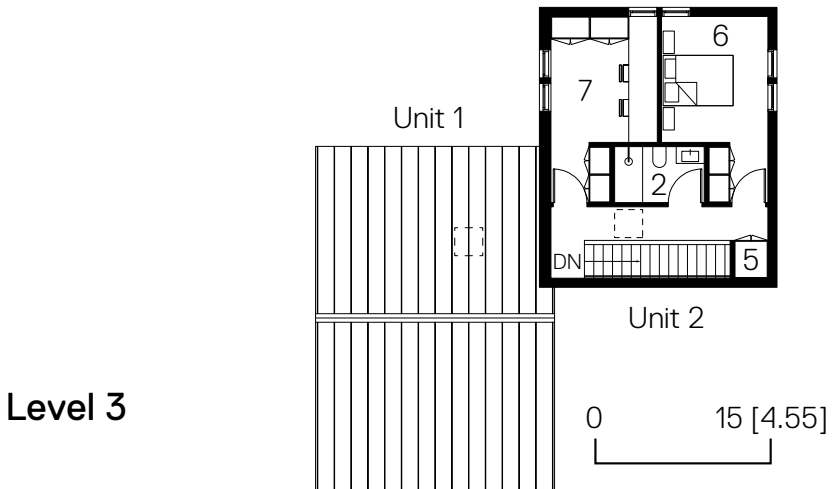
- Required in Restricted Zones to permit three or four units;
- Generally less than 1,215 m<sup>2</sup> in size.

# Floor Plans



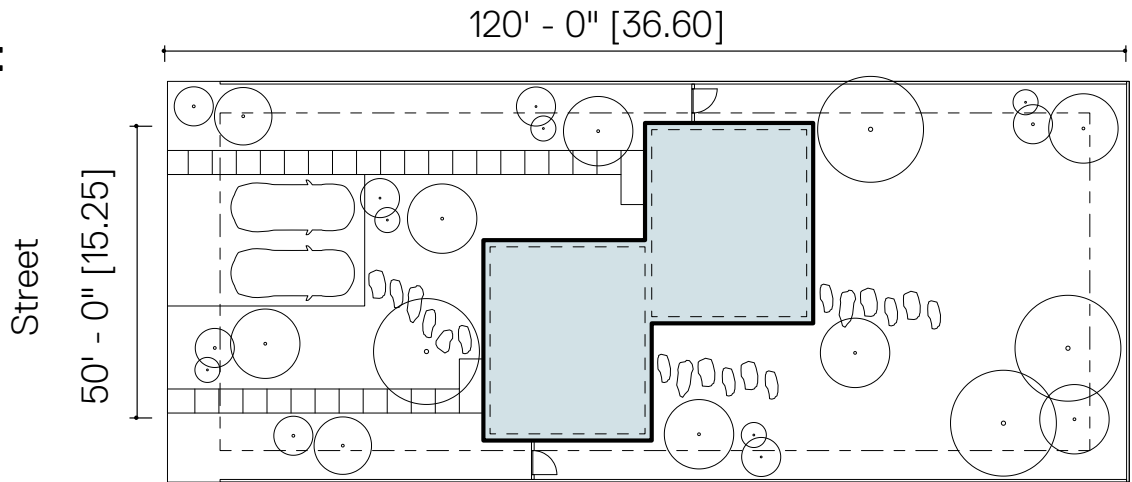
**Legend:**

- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom
- 7. Study

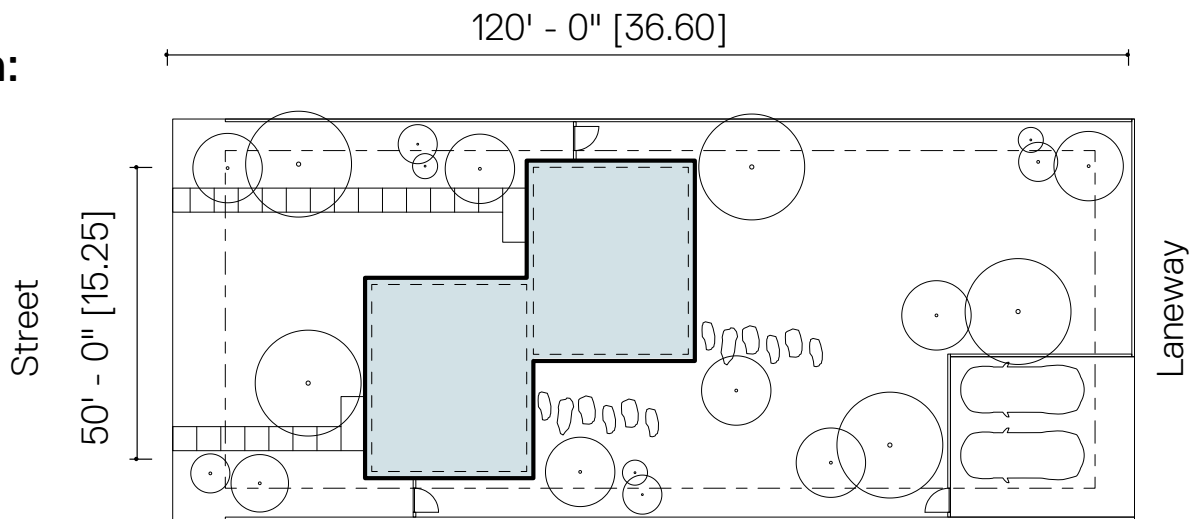


# Siting Examples

50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

- Roof: Pitched 1
- Cladding: Wood Siding



---

## Style Example 2

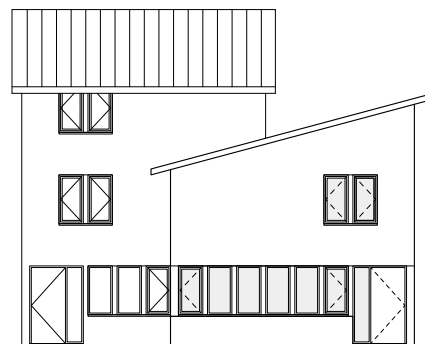
- Roof: Pitched 2
- Cladding: Corrugated Metal

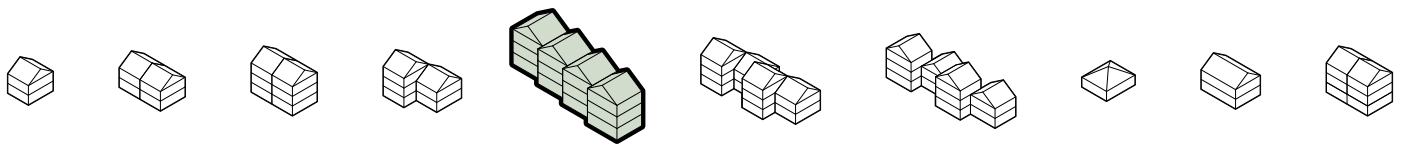


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## Style Example 3

- Roof: Pitched 3
- Cladding: Stucco





# Quadplex 01

Standardized Housing Designs Catalogue

5.1.

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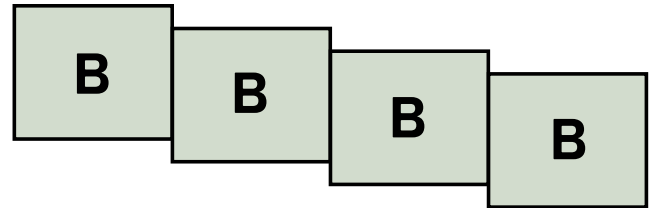
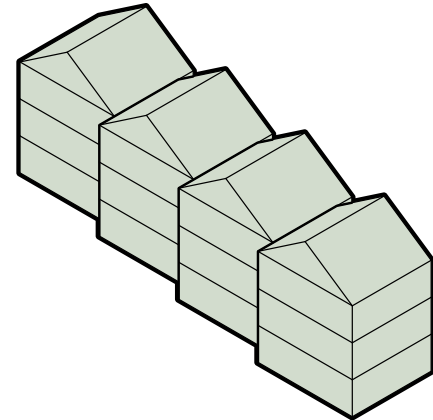
# Statistics

## Unit Summary

Unit Type	Quadplex
Unit Count	4
<b>Unit Type B</b>	
No. of Stories	3
No. of Beds/Unit	2
No. of Baths/Unit	1
No. of Parking/Unit	1 indoor, up to 1 at grade

## Dimensions

Total Footprint	5,992.90 ft <sup>2</sup> [556.75 m <sup>2</sup> ]
<b>Unit Type B</b>	
Unit Height	35'-10" [10.90]
Unit Width	21'-0" [6.40]
Unit Depth	24' - 4" [7.40]
Unit Footprint	1,487.55 ft <sup>2</sup> [138.20 m <sup>2</sup> ]
1st Floor	466.95 ft <sup>2</sup> [43.40 m <sup>2</sup> ]
2nd Floor	510.30 ft <sup>2</sup> [47.40 m <sup>2</sup> ]
3rd Floor	510.30 ft <sup>2</sup> [47.40 m <sup>2</sup> ]

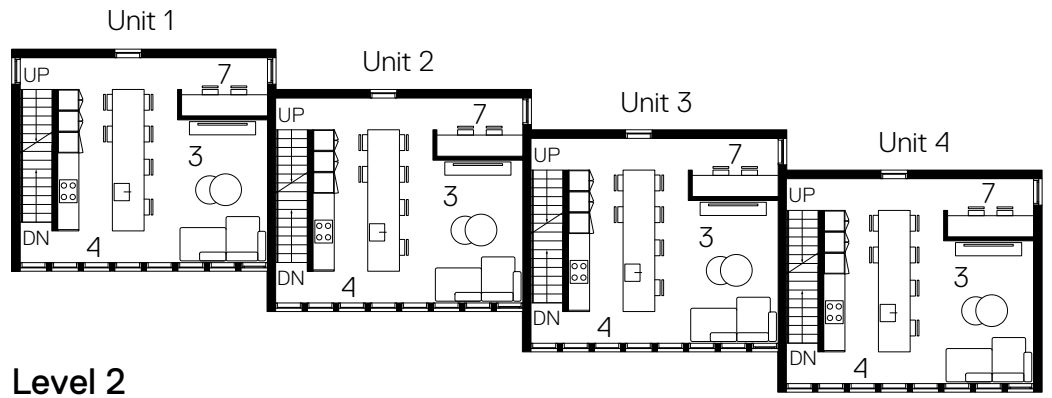
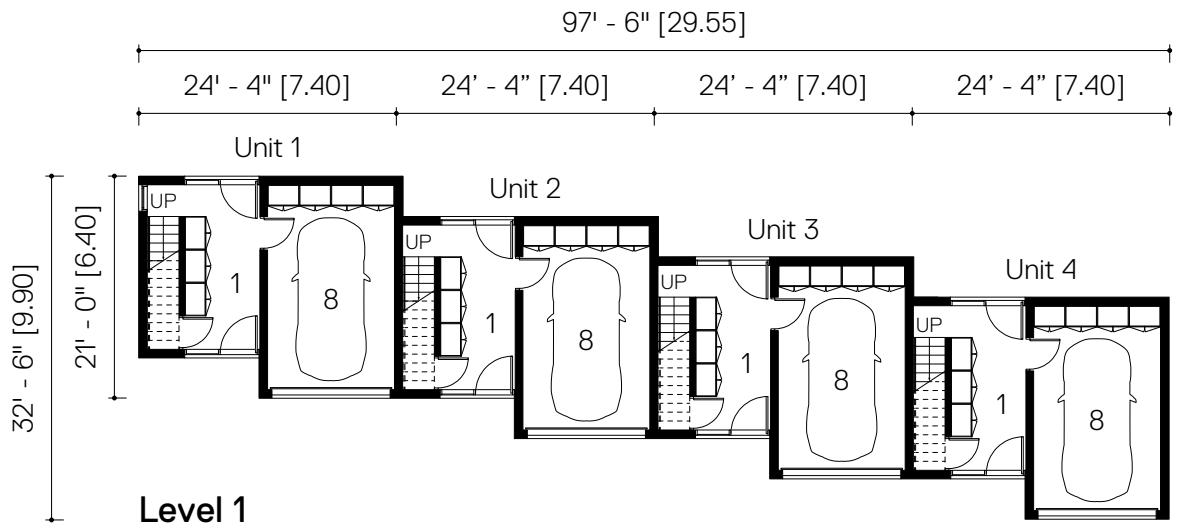


## Applicable Site Standards

### SSMUH Site Standards Package B

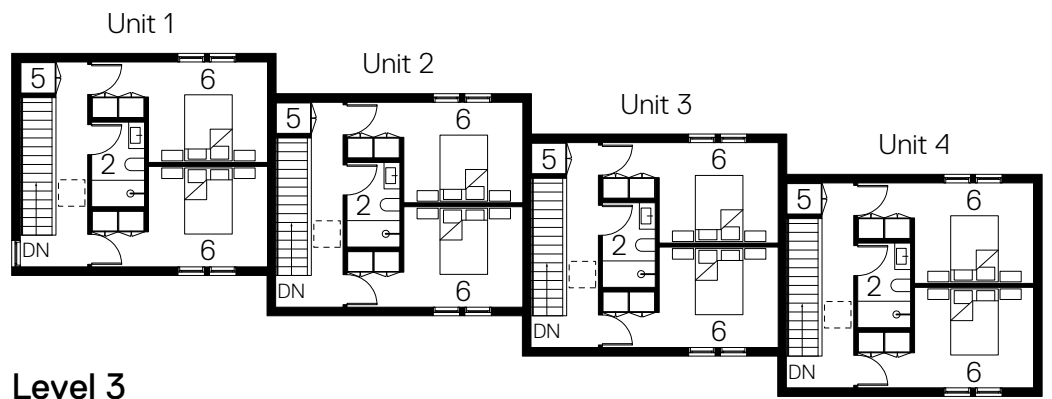
- Required in Restricted Zones to permit three or four units;
- Lots generally less than 1,215 m<sup>2</sup> in size.

# Floor Plans



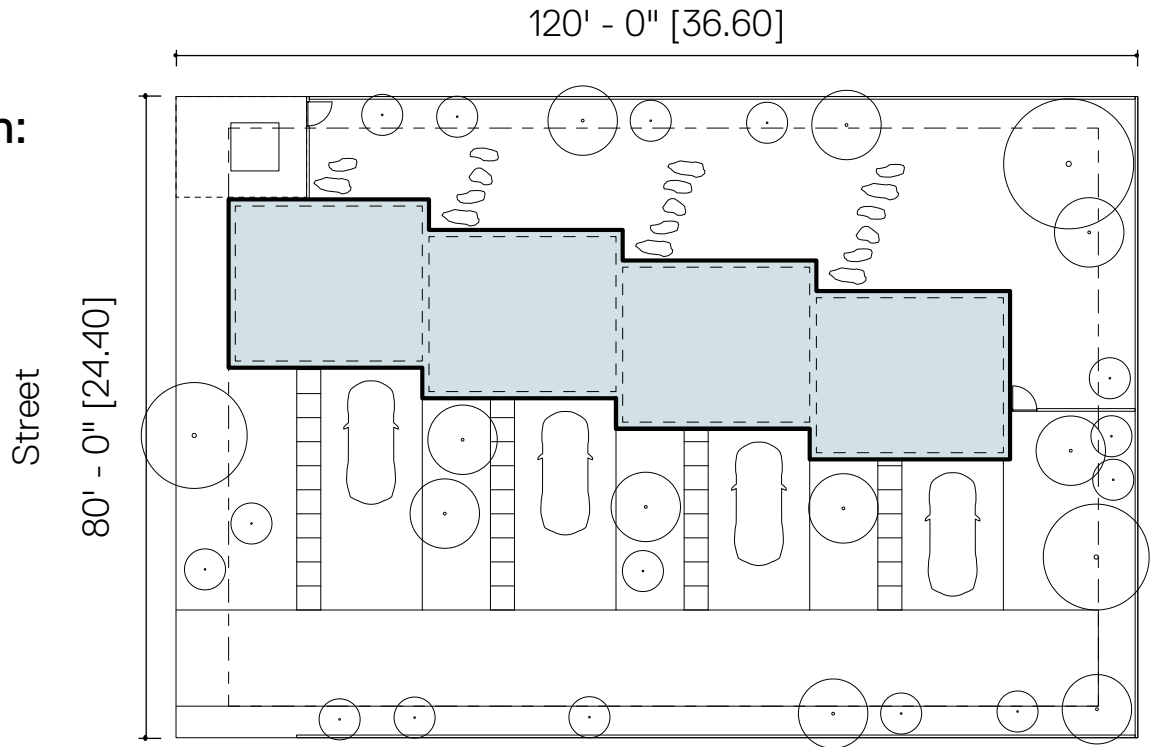
## Legend:

- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom
- 7. Study
- 8. Garage

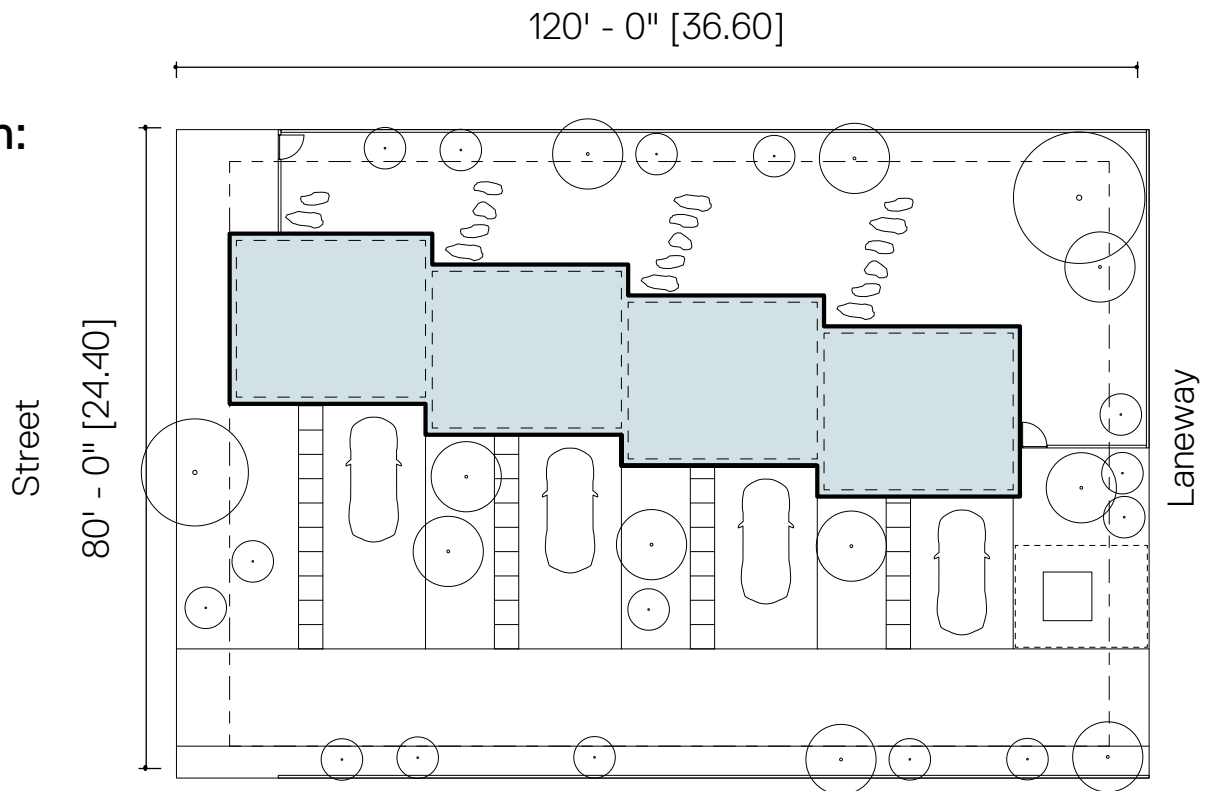


# Siting Examples

50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

- Roof: Pitched 3
- Cladding: Wood Siding



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## Style Example 2

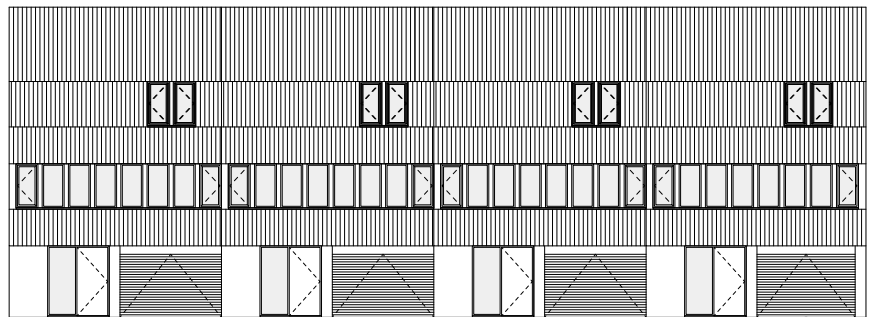
- Roof: Pitched 1
- Cladding: Stucco

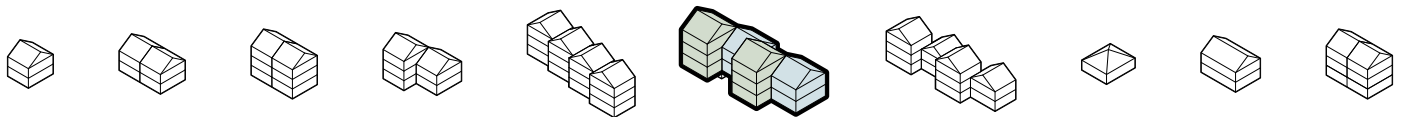


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## Style Example 3

- Roof: Flat
- Cladding: Wood Siding





# Quadplex 02

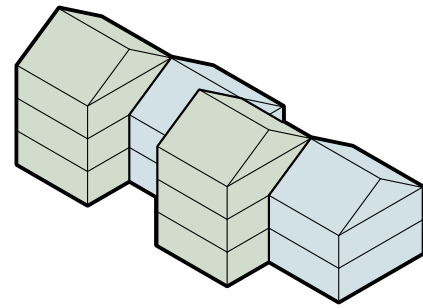
Standardized Housing Designs Catalogue

5.1.

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# Statistics

## Unit Summary



Unit Type	Quadplex
Unit Count	4

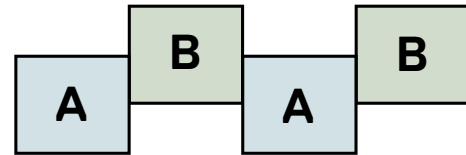
Unit Type A	
No. of Stories	2
No. of Beds/Unit	2
No. of Baths/Unit	1.5
No. of Parking/Unit	0 indoor up to 1 at grade

Unit Type B	
No. of Stories	3
No. of Beds/Unit	3
No. of Baths/Unit	2.5
No. of Parking/Unit	0 indoor up to 1 at grade

## Dimensions

Total Footprint	5,595.70 ft <sup>2</sup> [519.85 m <sup>2</sup> ]
-----------------	---

Unit Type A	
Unit Height	27'-11" [8.50]
Unit Width	25'-0" [7.60]
Unit Depth	20'-4" [6.20]
Unit Footprint	1,046.65 ft <sup>2</sup> [97.25 m <sup>2</sup> ]
1st Floor	523.35 ft <sup>2</sup> [48.60 m <sup>2</sup> ]
2nd Floor	523.35 ft <sup>2</sup> [48.60 m <sup>2</sup> ]
3rd Floor	N/A

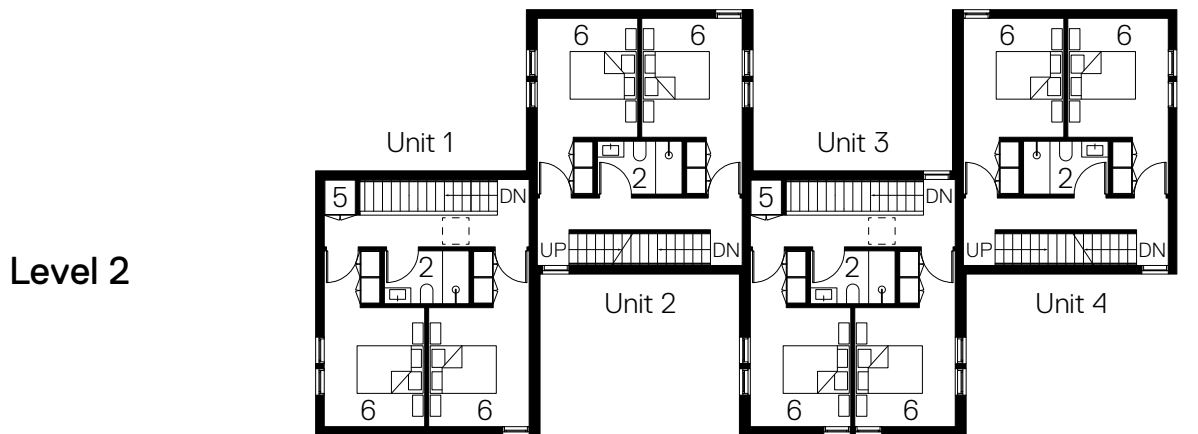
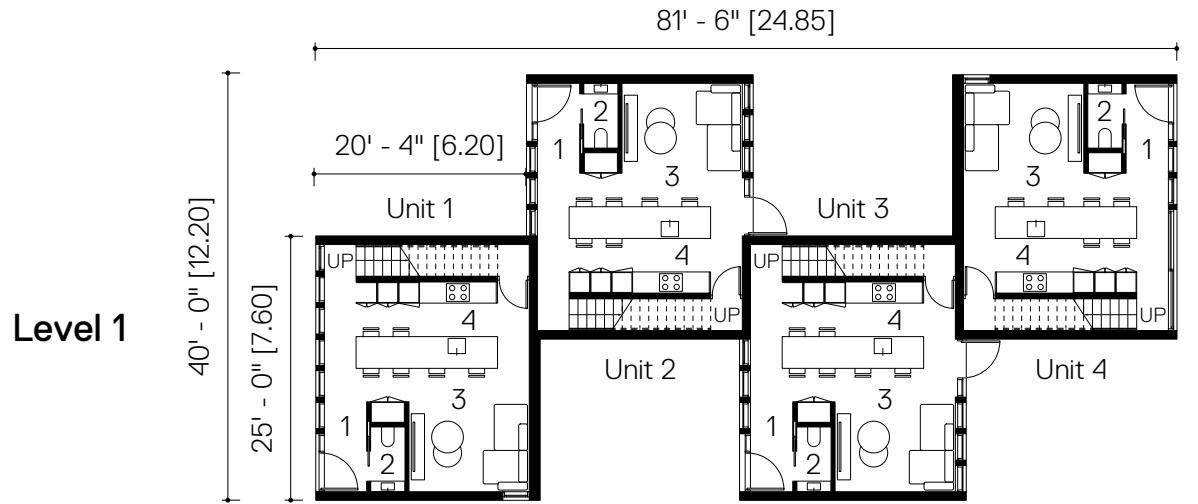


Unit Type B	
Unit Height	35'-8" [10.90]
Unit Width	25'-0" [7.60]
Unit Depth	20'-4" [6.20]
Unit Footprint	1,570.00 ft <sup>2</sup> [145.85 m <sup>2</sup> ]
1st Floor	523.35 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
2nd Floor	523.35 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
3rd Floor	523.35 ft <sup>2</sup> [48.70 m <sup>2</sup> ]

**Meets SSMUH Site Standards Package B**

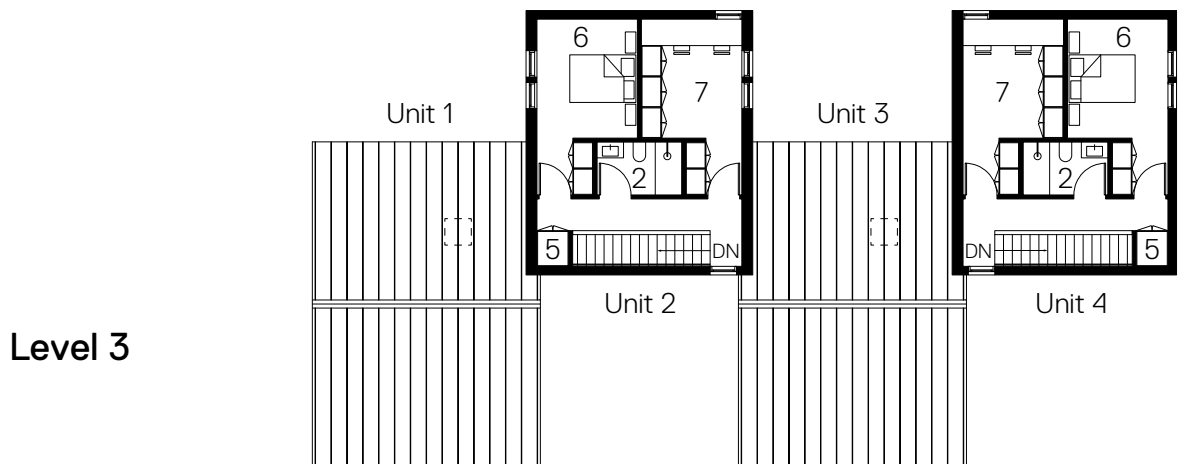
- ♦ Required in Restricted Zones to permit three or four units;
- ♦ Lots generally less than 1,215 m<sup>2</sup> in size.

# Floor Plans



## Legend:

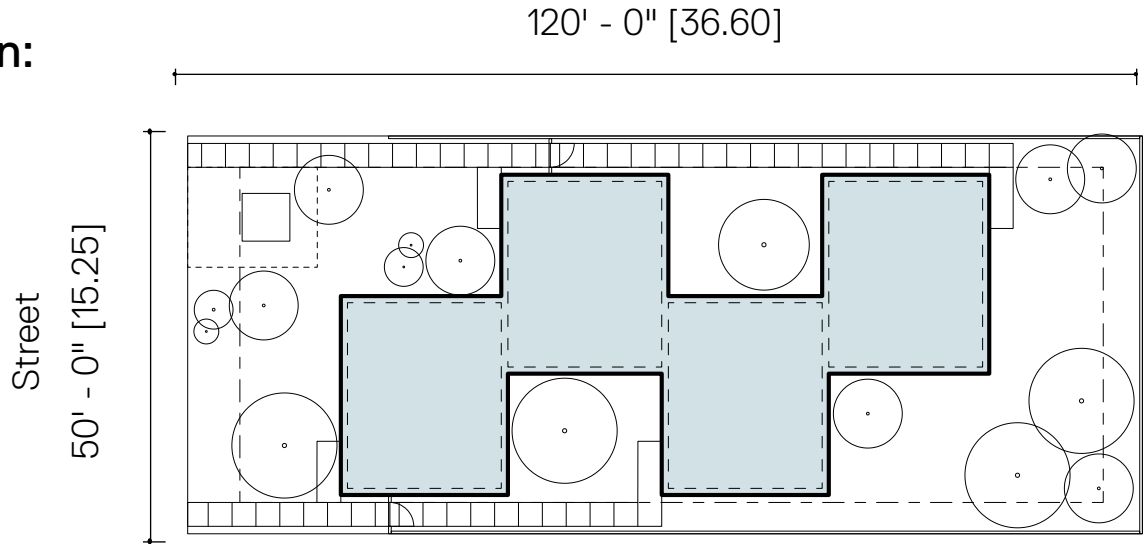
- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom
- 7. Study



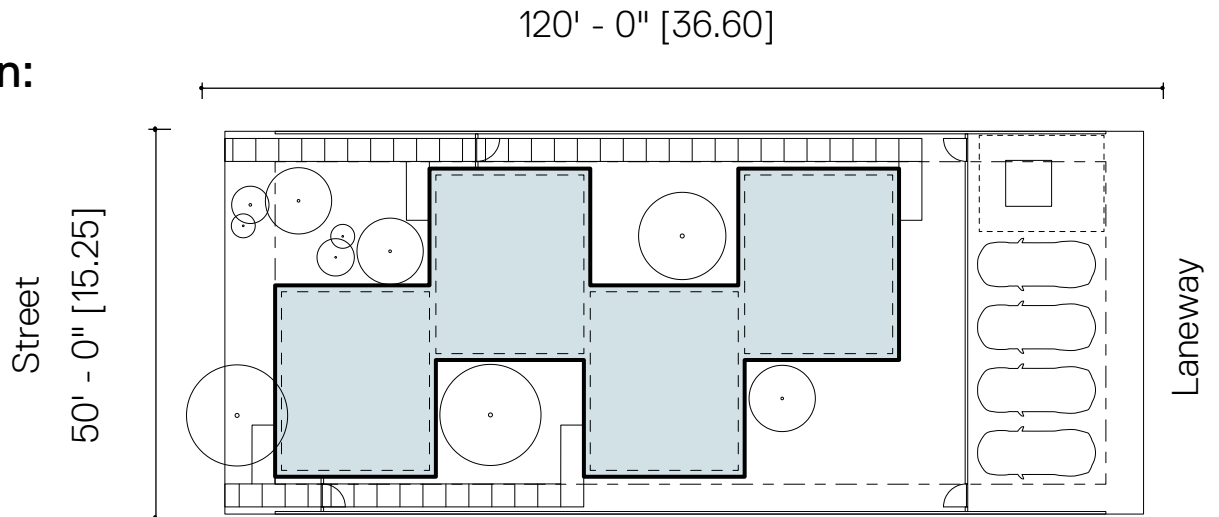
0 15 [4.55]

# Siting Examples

50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

- Roof: Pitched 3
- Cladding: Wood Siding



---

## Style Example 2

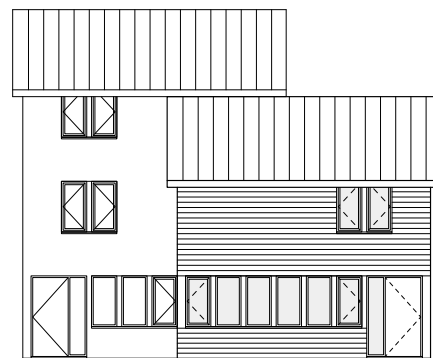
- Roof: Pitched 1
- Cladding: Corrugated Metal

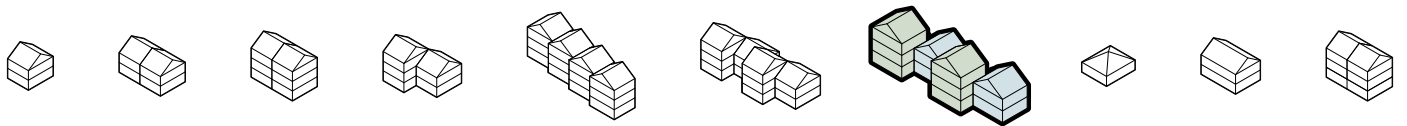


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## Style Example 3

- Roof: Pitched 2
- Cladding: Fibre Cement Siding





# Townhouse 01

# Statistics

## Unit Summary

Unit Type	Quadplex
Unit Count	4

### Unit Type A

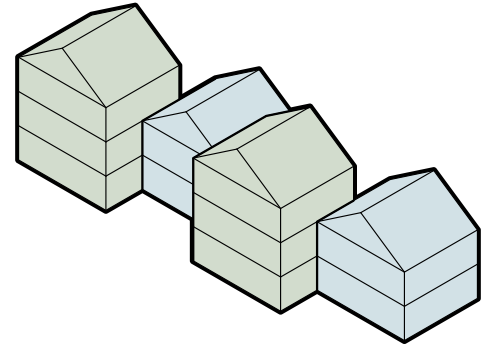
No. of Stories	2
No. of Beds/Unit	2
No. of Baths/Unit	1.5
No. of Parking/Unit	0 indoor up to 1 at grade

## Dimensions

Total Footprint	5,174.45 ft <sup>2</sup> [480.70 m <sup>2</sup> ]
-----------------	---

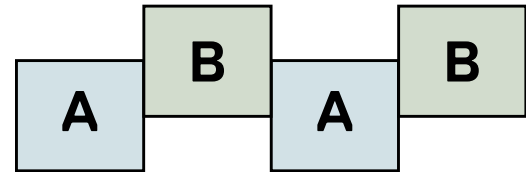
### Unit Type A

Unit Height	26'-11" [7.95]
Unit Width	21'-0" [6.40]
Unit Depth	24'-4" [7.40]
Unit Footprint	1,040.55 ft <sup>2</sup> [96.65 m <sup>2</sup> ]
1st Floor	520.30 ft <sup>2</sup> [48.30 m <sup>2</sup> ]
2nd Floor	520.30 ft <sup>2</sup> [48.30 m <sup>2</sup> ]
3rd Floor	N/A



### Unit Type B

No. of Stories	3
No. of Beds/Unit	4
No. of Baths/Unit	2.5
No. of Parking/Unit	0 indoor up to 1 at grade



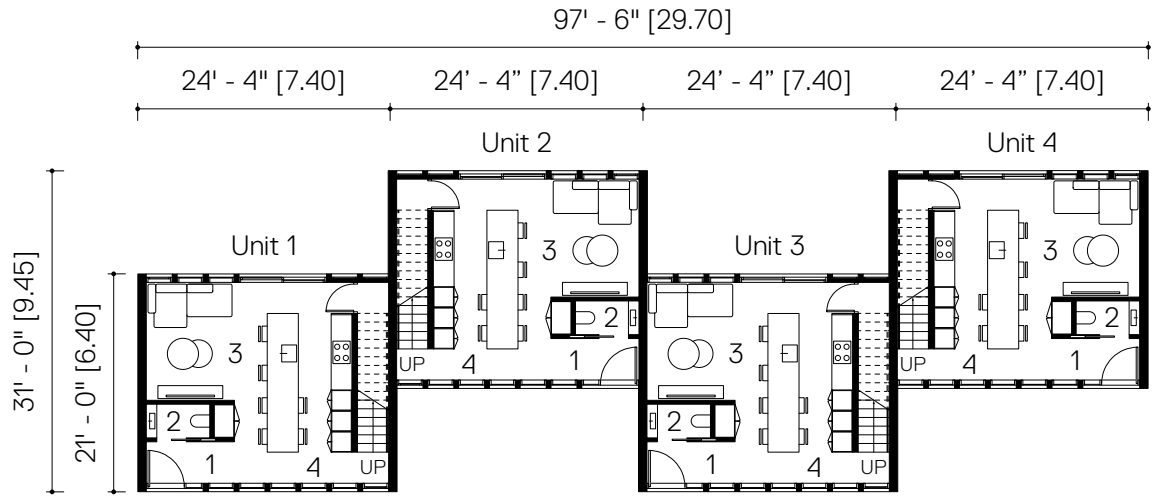
### Unit Type B

Unit Height	35'-2" [10.75]
Unit Width	21'-0" [6.40]
Unit Depth	24'-4" [7.40]
Unit Footprint	1,546.70 ft <sup>2</sup> [143.70 m <sup>2</sup> ]
1st Floor	515.55 ft <sup>2</sup> [47.90 m <sup>2</sup> ]
2nd Floor	515.55 ft <sup>2</sup> [47.90 m <sup>2</sup> ]
3rd Floor	515.55 ft <sup>2</sup> [47.90 m <sup>2</sup> ]

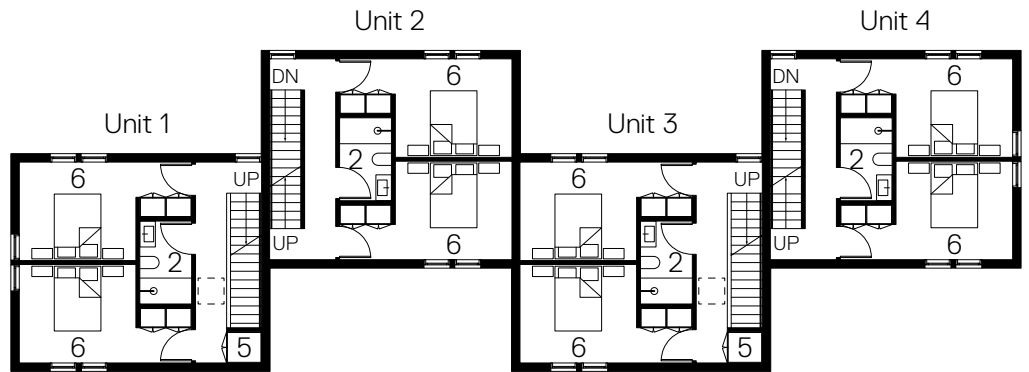
### Meets SSMUH Site Standards Package C

- Required in Restricted Zones to permit four units;
- Lots generally between 1,215 m<sup>2</sup> and 4,050 m<sup>2</sup> in size

# Floor Plans



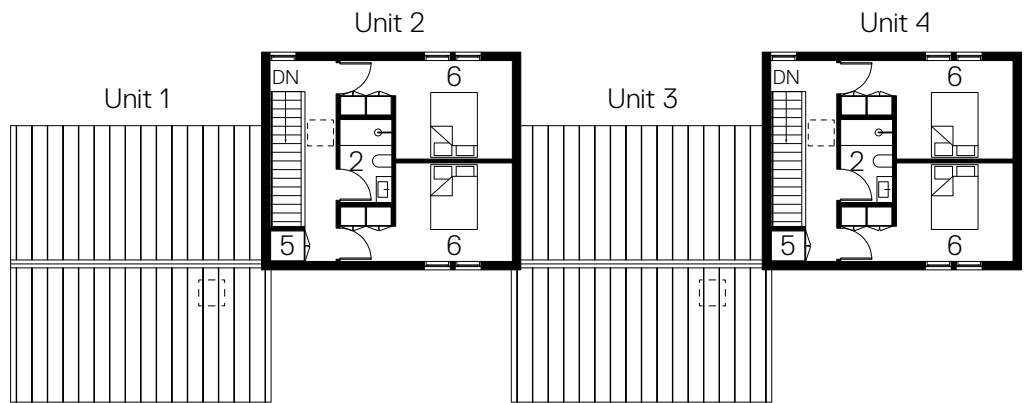
**Level 1**



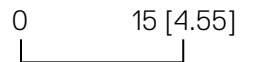
**Level 2**

**Legend:**

- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/ Dining
- 5. Laundry
- 6. Bedroom

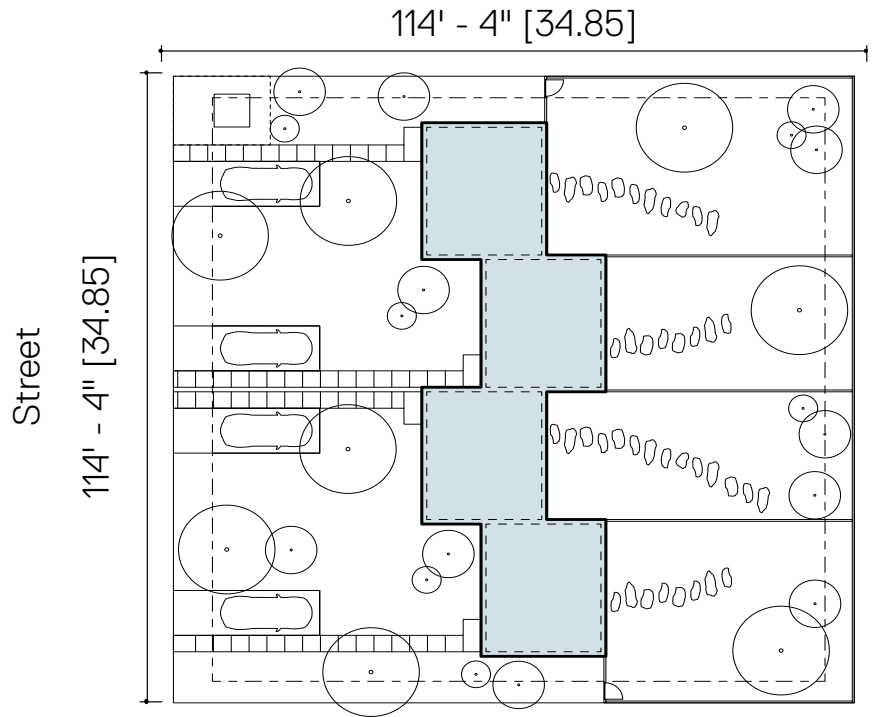


**Level 3**

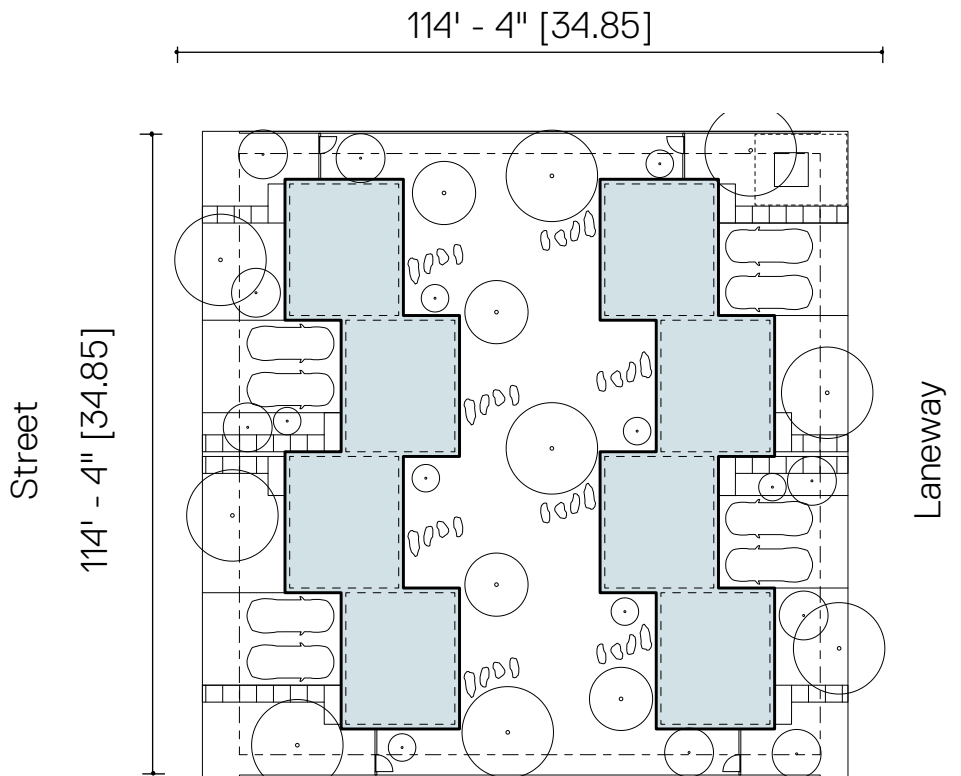


# Siting Examples

114' - 4" Site Plan:  
Rear Yard



114' - 4" Site Plan:  
Laneway



**Note:**

The Standardized Designs Catalogue limits the number of units per lot to four. However, two quadplexes could be built on a single lot to achieve greater density as shown in 144' - 4" Site Plan: Laneway.

# Personalization

## Style Example 1

- Roof: Pitched 2
- Cladding: Wood Siding



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## Style Example 2

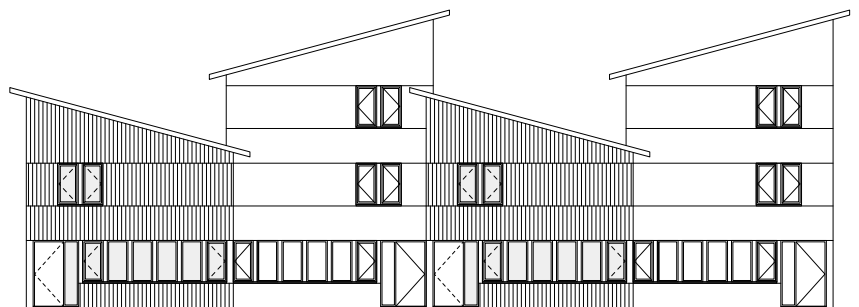
- Roof: Pitched 1
- Cladding: Stucco



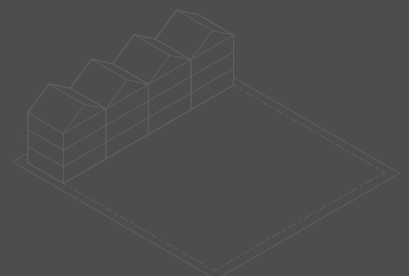
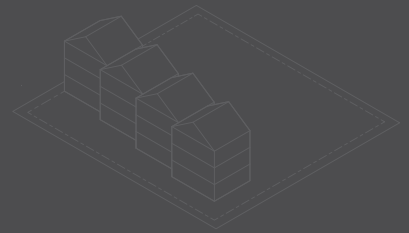
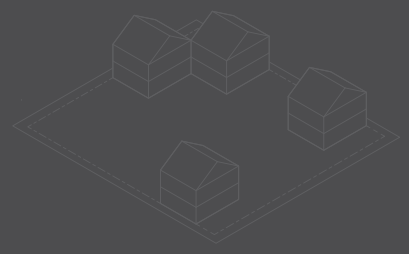
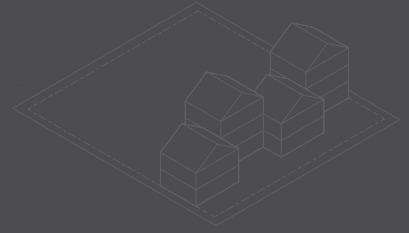
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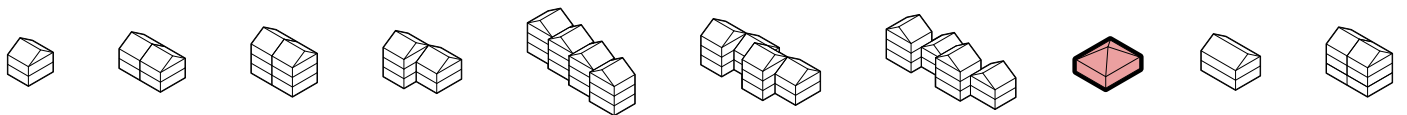
## Style Example 3

- Roof: Pitched 3
- Cladding: Wood Siding



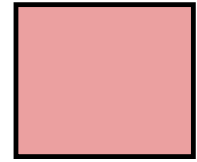
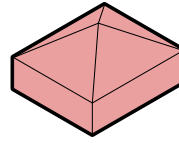
# Alternative Designs





# Accessory Dwelling Unit 02

# Statistics



## Unit Summary

Unit Type	Accessory Dwelling Unit
Unit Count	1
No. of Stories	1
No. of Beds/Unit	1
No. of Baths/Unit	1
No. of Parking/Unit	0 indoor, up to 1 at grade

This single-storey accessory dwelling unit exceeds the adaptability requirements of the 2024 BC Building Code and may be suited for people with particular physical disabilities or who wish to age in place in their community.

For more details such as hallway and door widths and clear areas, [review the digital design files](#). All designs in this Catalogue meet the adaptability requirements of the 2024 BC Building Code. Other designs in this Catalogue may be modified for specific occupant needs and may be more cost-effective.

## Dimensions

Unit Height	17'-9" [5.40]
Unit Width	25'-0" [7.60]
Unit Depth	29'-0" [8.85]
Unit Footprint	750.00 ft <sup>2</sup> [69.70 m <sup>2</sup> ]

## Site Coverage

33' x 120"	18.30%
50' x 120"	12.10%
80' x 120"	7.55%

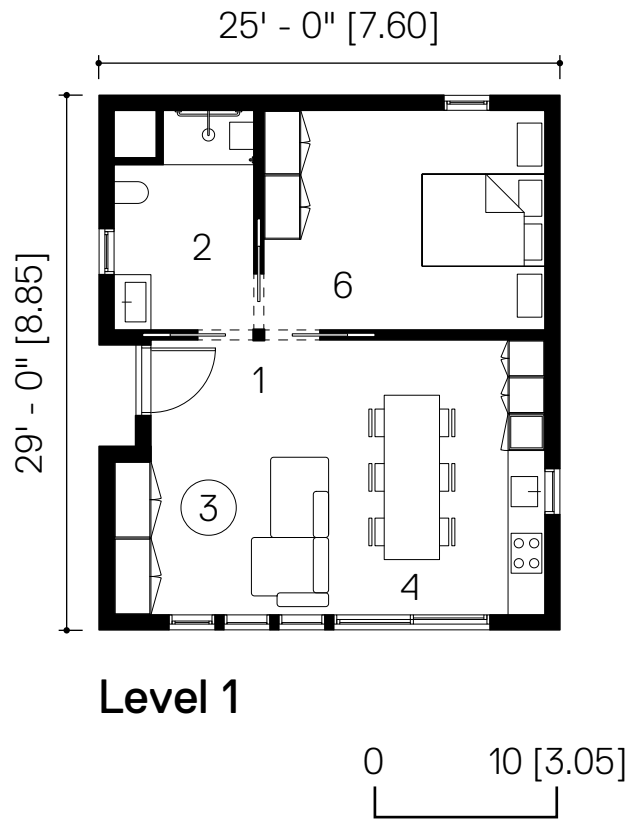
- This is for the ADU only and does not include existing buildings on-site.

## Applicable Site Standards

### SSMUH Site Standards Package A

- Required in Restricted Zones to permit a secondary suite and/or an accessory dwelling unit.

# Floor Plans

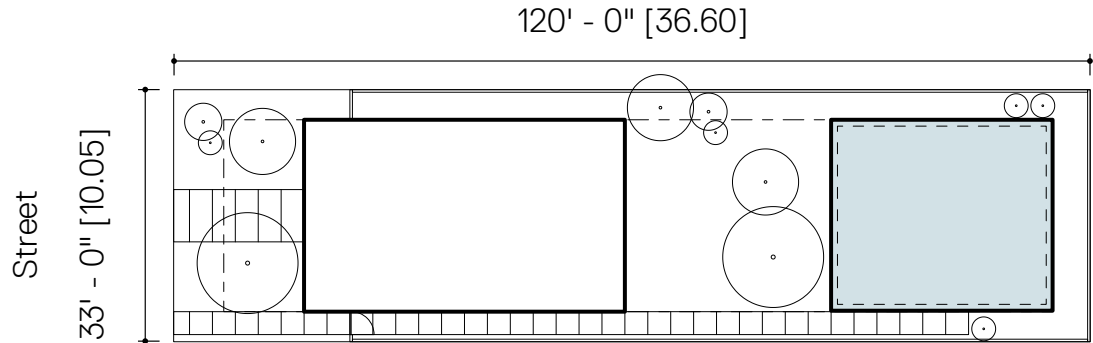


## Legend:

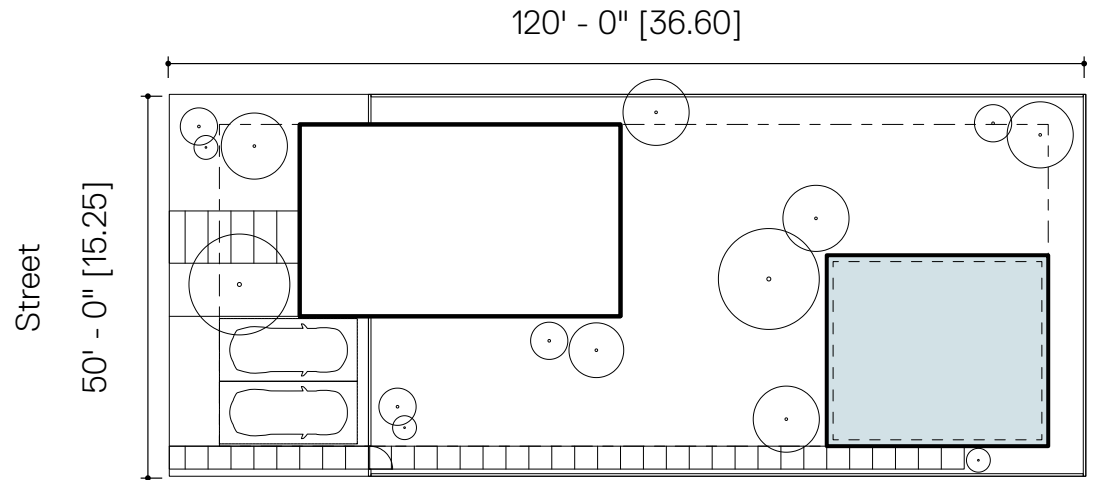
- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom

# Siting Examples

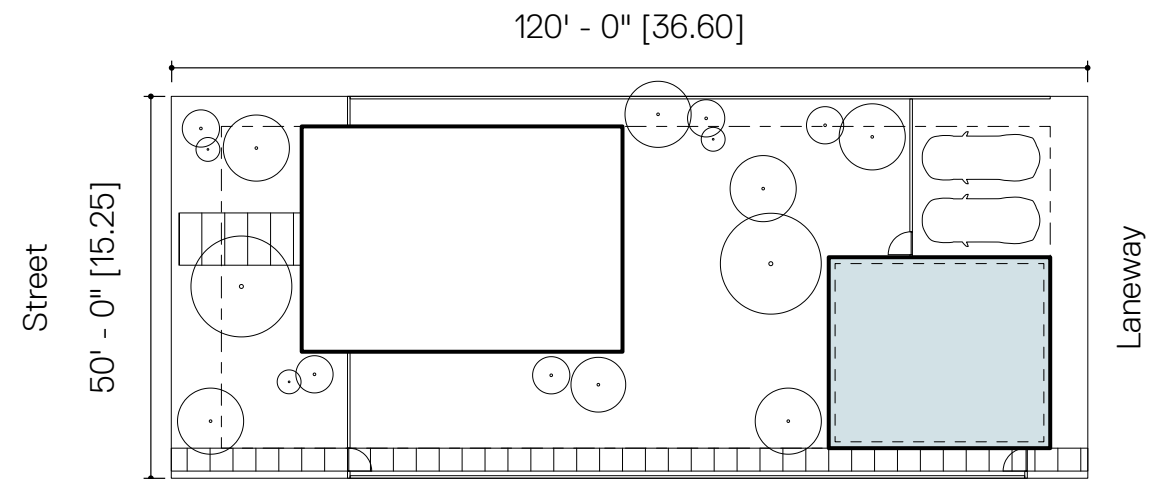
33' Site Plan:  
Rear Yard



50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

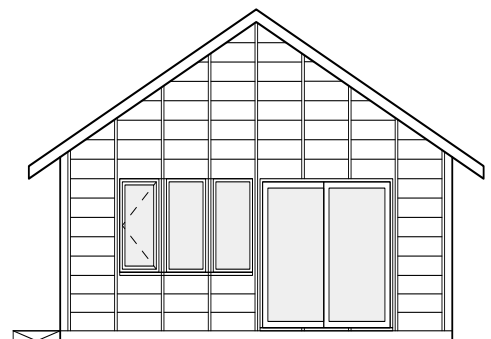
- Roof: Hip
- Cladding: Wood Siding



---

## Style Example 2

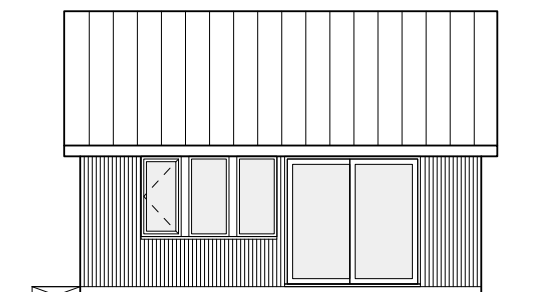
- Roof: Pitched 1
- Cladding: Fibre Cement Siding

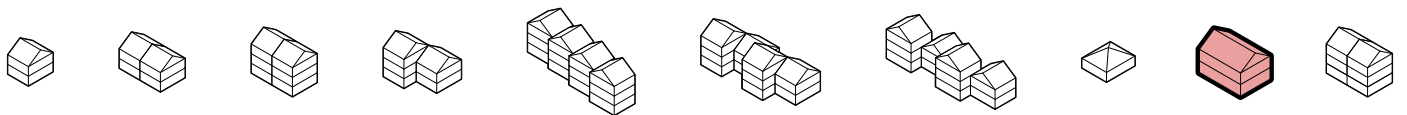


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## Style Example 3

- Roof: Pitched 2
- Cladding: Corrugated Metal



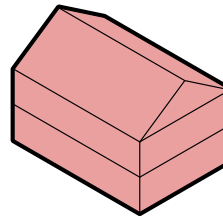


# Accessory Dwelling Unit 03

# Statistics

## Unit Summary

Unit Type	Accessory Dwelling Unit
Unit Count	1
No. of Stories	2
No. of Beds/Unit	3
No. of Baths/Unit	2.5
No. of Parking/Unit	1 indoor, up to 1 at grade



This design provides an accessory dwelling unit with an integrated garage that can serve the primary residence or the attached suite.

## Dimensions

Unit Height	26'-2" [8.00]
Unit Width	25'-0" [7.60]
Unit Depth	35'-0" [10.65]
Unit Footprint	1,715.70 ft <sup>2</sup> [159.40 m <sup>2</sup> ]
1st Floor	839.15 ft <sup>2</sup> [77.95 m <sup>2</sup> ]
2nd Floor	876.55 ft <sup>2</sup> [81.45 m <sup>2</sup> ]

## Site Coverage

33' x 120"	22.10%
50' x 120"	14.60%
80' x 120"	9.10%

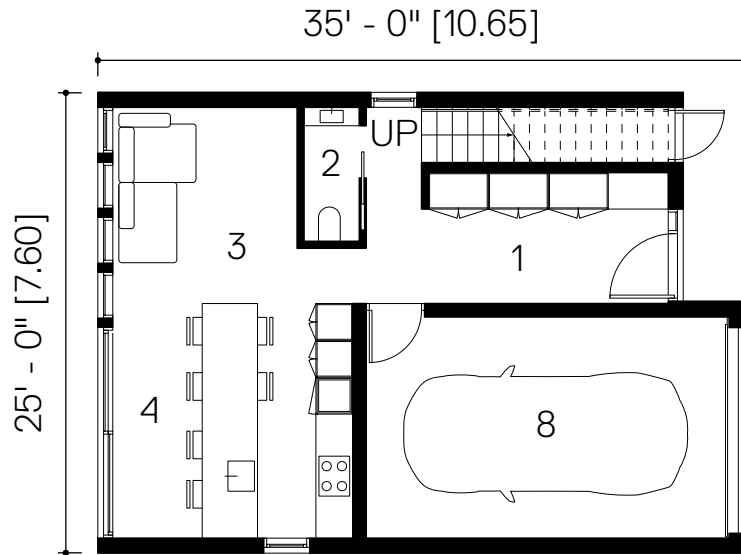
- This is for the ADU only and does not include existing buildings on-site.

## Applicable Site Standards

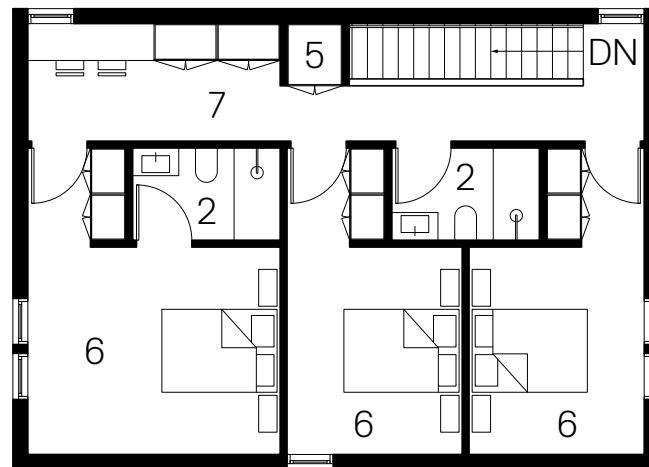
### SSMUH Site Standards Package A

- Required in Restricted Zones to permit a secondary suite and/or an accessory dwelling unit.

# Floor Plans



**Level 1**



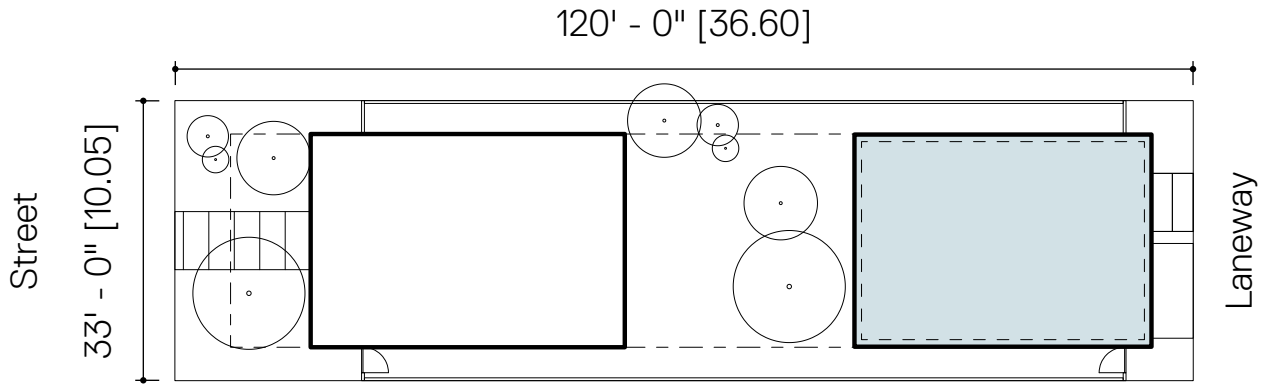
**Level 2**

**Legend:**

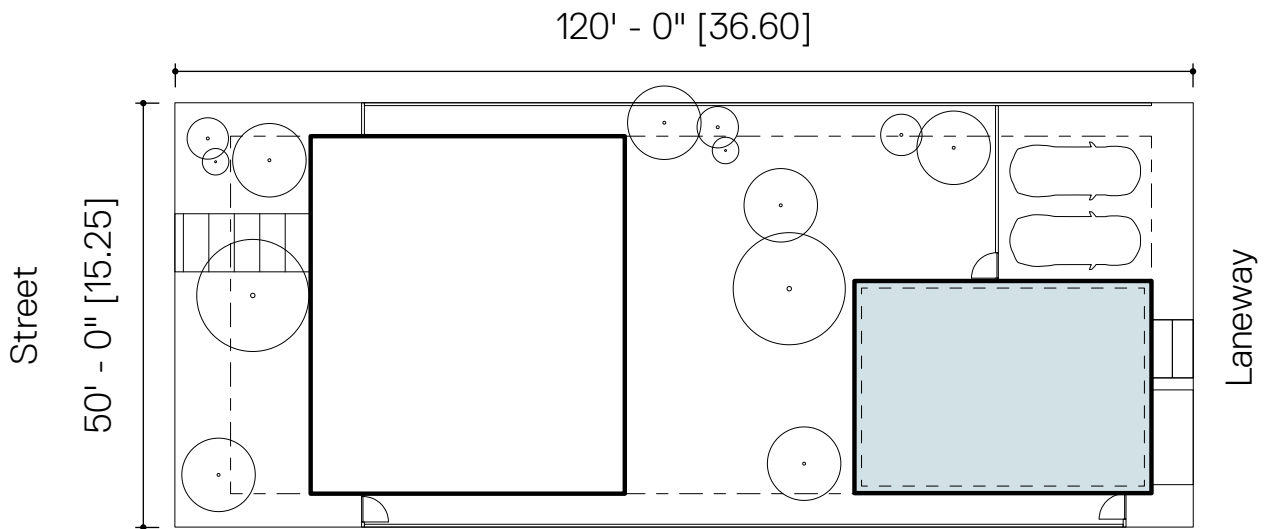
- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom
- 7. Study
- 8. Garage



# Siting Examples



**33' Site Plan: Laneway**



**50' Site Plan: Laneway**

# Personalization

## Style Example 1

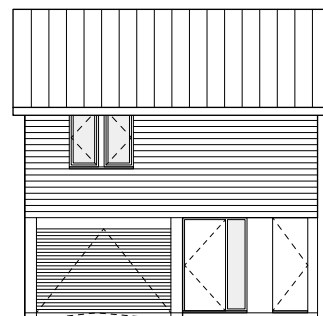
- Roof: Pitched 1
- Cladding: Wood Siding



---

## Style Example 2

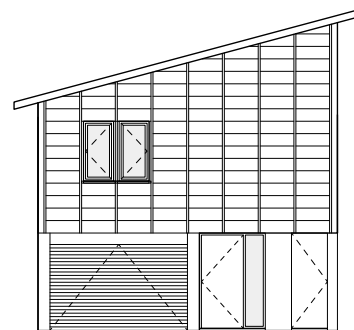
- Roof: Pitched 2
- Cladding: Fibre Cement Siding

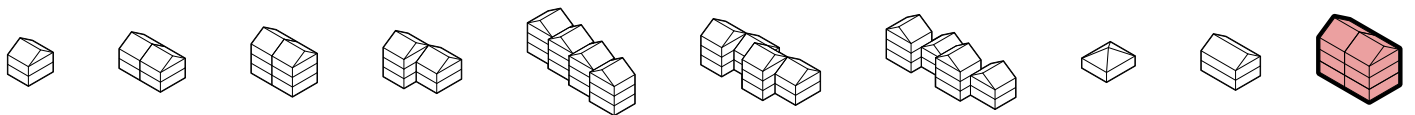


---

## Style Example 3

- Roof: Pitched 3
- Cladding: Fibre Cement Siding





# Triplex 01

Standardized Housing Designs Catalogue

5.1.

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## 2.2: Triplex 01

---

### **Note:**

SSMUH guidelines specify that lots less than 280 m<sup>2</sup> permit at least three housing units. However, most lots this size do not accommodate three Building Block modules.

Triplex 01 is the only design in this Catalogue with stacked dwelling units in order to build more housing on a smaller building footprint.

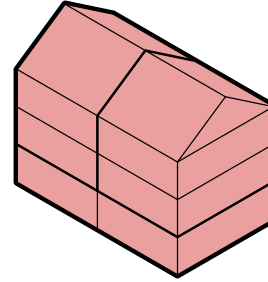
When siting Triplex 01, special attention is required for spatial separation between houses as per BCBC 2024 9.10.14. because the building contains a dwelling unit above another dwelling unit.

For example, on a 40' - 0" wide lot, Triplex 01 is allowed 1 hour fire-resistance-rated (FRR) walls with combustible or non-combustible construction.

On a 33' - 0" wide lot, Triplex 01 could require non-combustible construction or sprinklers based on the applicant's review of spatial separation for non-combustible construction (Ref. 9.10.14.5.-A) and the requirements of their local jurisdiction regarding fire department response.

# Statistics

## Unit Summary



Unit Type	Triplex
Unit Count	3

### Unit Type C

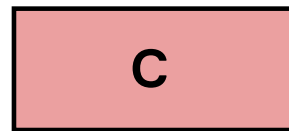
No. of Stories	1
No. of Beds/Unit	2
No. of Baths/Unit	1
No. of Parking/Unit	0 indoor up to 1 at grade

### Unit Type D

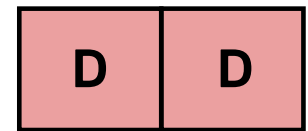
No. of Stories	2
No. of Beds/Unit	2
No. of Baths/Unit	1
No. of Parking/Unit	0 indoor up to 1 at grade

## Dimensions

Total Height	36'-0" [10.95]
Total Footprint	2,206.55 ft <sup>2</sup> [307.20 m <sup>2</sup> ]



Level 1



Level 2/3

### Unit Type A

Unit Width	25'-0" [7.60]
Unit Depth	41'-0" [12.50]
Unit Footprint	839.40 ft <sup>2</sup> [78.00 m <sup>2</sup> ]
1st Floor	839.40 <sup>2</sup> [78.00 m <sup>2</sup> ]
2nd Floor	N/A
3rd Floor	N/A

### Unit Type B

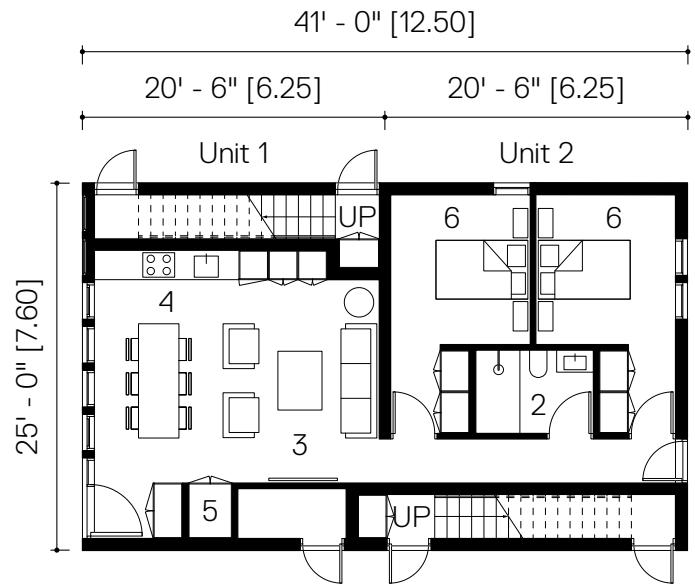
Unit Width	25'-0" [7.60]
Unit Depth	20'-6" [6.25]
Unit Footprint	1,150.45 ft <sup>2</sup> [106.90 m <sup>2</sup> ]
1st Floor	93.45 ft <sup>2</sup> [8.70 m <sup>2</sup> ]
2nd Floor	514.30 ft <sup>2</sup> [48.70 m <sup>2</sup> ]
3rd Floor	542.70 ft <sup>2</sup> [50.40 m <sup>2</sup> ]

### Meets SSMUH Site Standards Package B

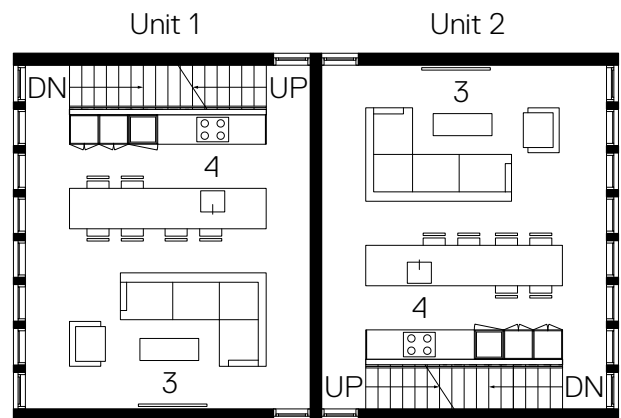
- Required in Restricted Zones to permit three or four units;
- Lots generally less than 1,215 m<sup>2</sup> in size.

# Floor Plans

Level 1



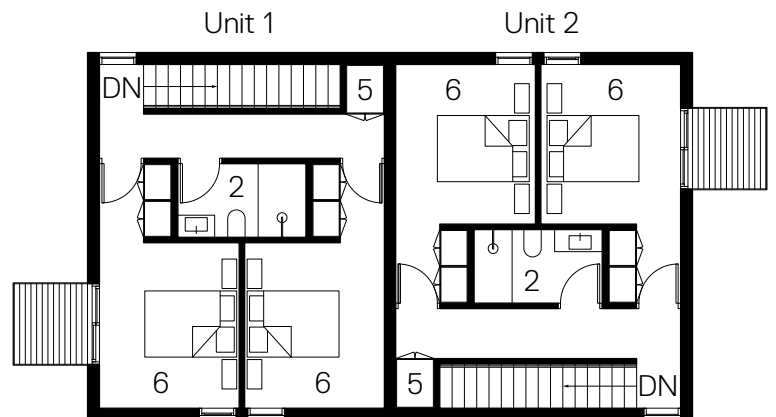
Level 2



## Legend:

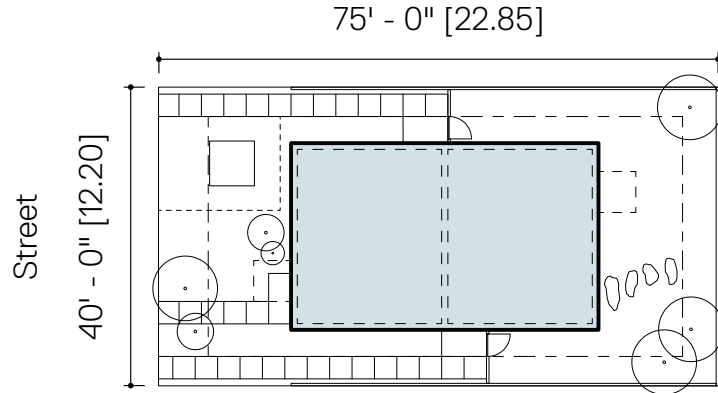
- 1. Entry
- 2. Washroom
- 3. Living Room
- 4. Kitchen/  
Dining
- 5. Laundry
- 6. Bedroom

Level 3

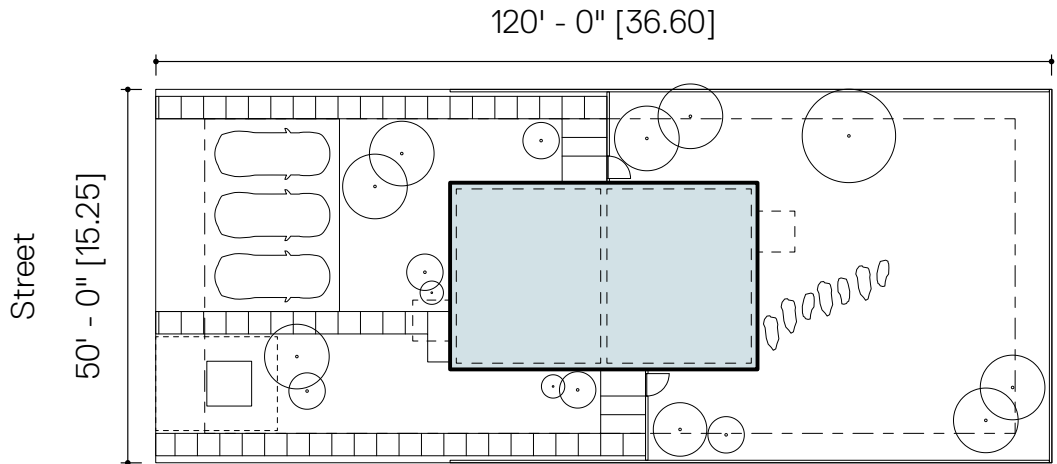


# Siting Examples

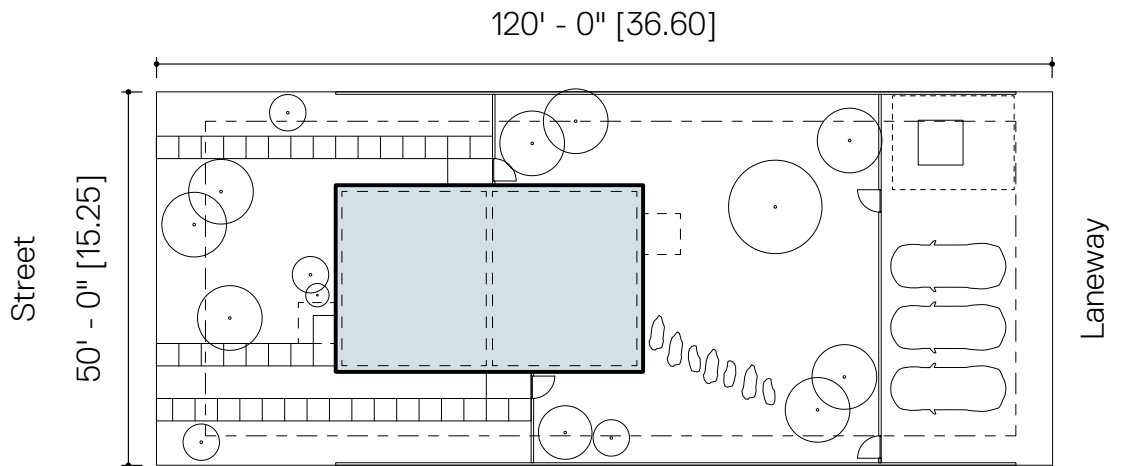
40' Site Plan:  
Rear Yard



50' Site Plan:  
Rear Yard



50' Site Plan:  
Laneway



# Personalization

## Style Example 1

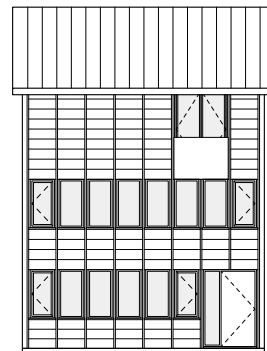
- Roof: Pitched 1
- Cladding: Wood Siding



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## Style Example 2

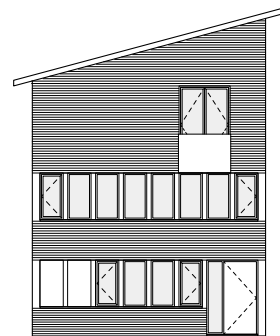
- Roof: Pitched 2
- Cladding: Fibre Cement Siding

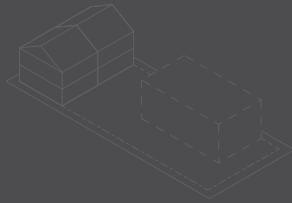
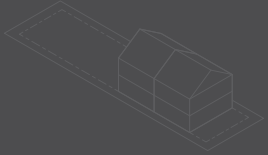
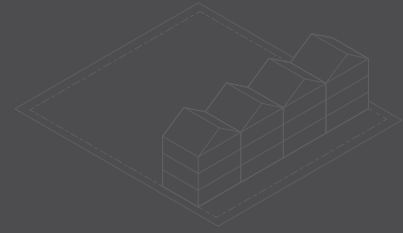
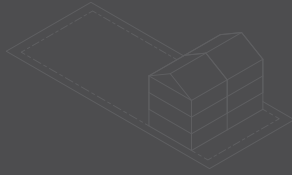
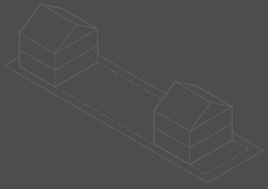


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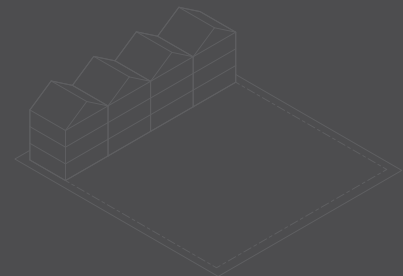
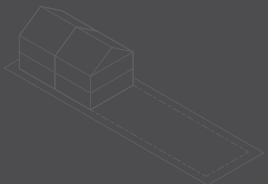
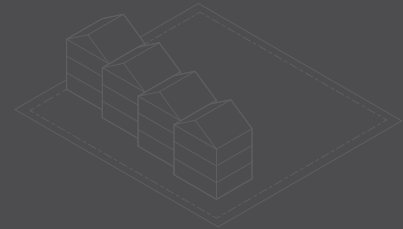
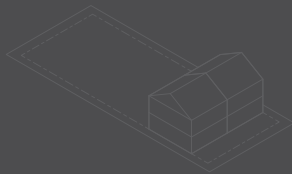
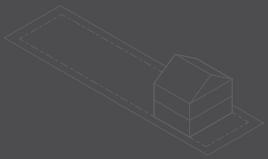
## Style Example 3

- Roof: Pitched 3
- Cladding: Corrugated Metal





# Appendix



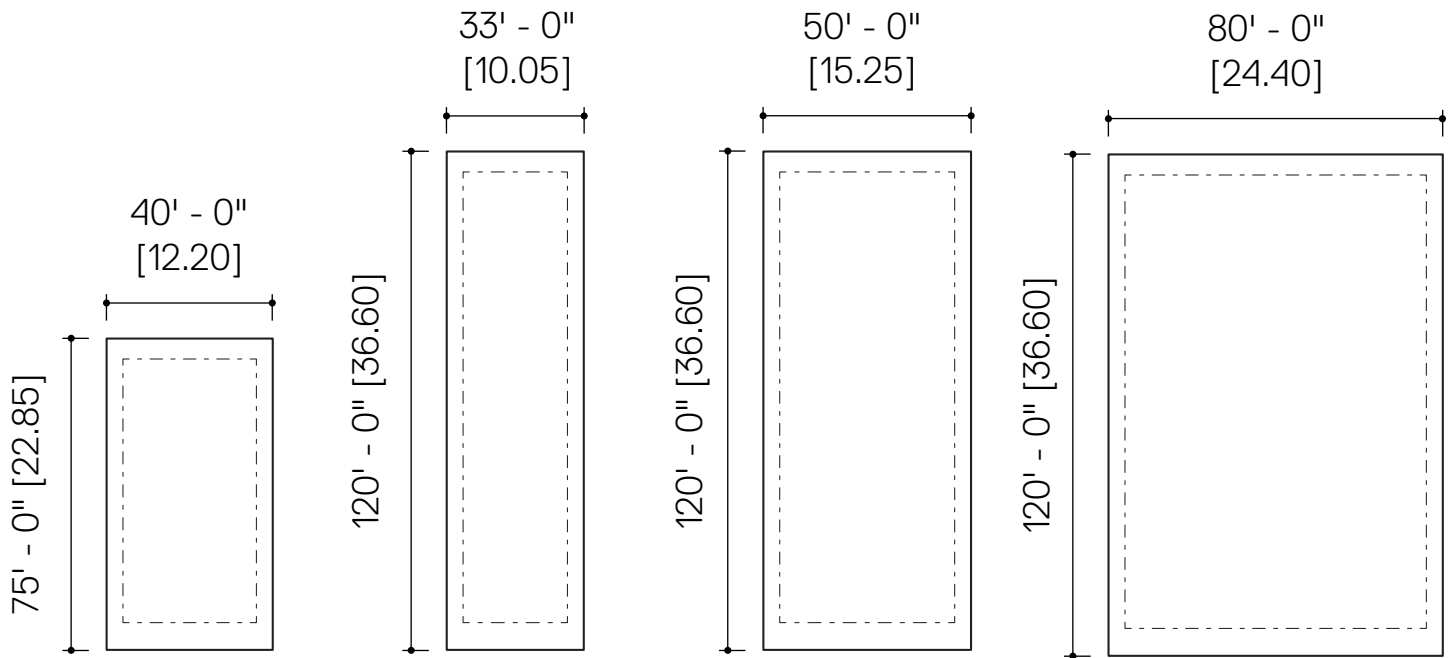
# Design Assumptions

The following assumptions were established by the design team when developing the standardized designs:

- Unit sizes were restricted to below 2,000 ft<sup>2</sup> to target missing middle housing markets. The Building Block footprint can be grown, or single dwelling units can be expanded into multiple Building Block schemes to allow for larger units as desired;
- Basements were omitted as they are inherently expensive to build. The designs incorporate a crawlspace that could be increased to be a basement if desired. When adding a basement to a three-storey building, applicants should review fire alarm system requirements (Ref. BCBC 2024 9.10.18.2.) and the requirements of their local jurisdiction in regard to fire-department response. Applicants should also review sill heights of third floor bedroom windows to ensure they still comply with egress requirements (Ref. BCBC 2024 9.9.9.1.).
- All sites were assumed flat. The crawlspace can be increased to allow the designs to be adapted to sloping site conditions. With sloping sites, sill heights of third-floor bedroom windows should be reviewed to ensure they still comply with egress requirements;
- Sites were assumed to not have laneway access as these sites tend to be more restrictive than sites with laneways. Laneway access can be accommodated as shown in siting examples diagrams;
- Buildings were designed to Part 9 of the BC Building Code 2024 and Step 4 of the BC Energy Step Code (Climate Zone 5)
- Building designs were not sprinklered because some municipalities do not require them. Sprinklers can be added, which would increase allowable glazing, particularly on side yards;
- Buildings were designed as light timber construction as it is the commonly accepted method of building, but the modular nature of the designs will allow for pre-fabrication;
- All zoning presumptions were derived from SSMUH guidelines. The designs offer a variety of siting approaches to provide opportunities for municipalities to utilize the designs without adopting all of the SSMUH guidelines;
- BC Housing Design Guidelines were consulted.

# Design Assumptions

## Applicable Site Standards

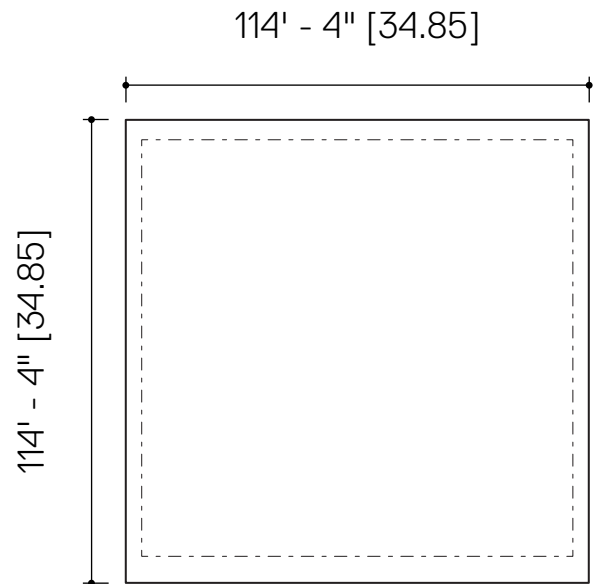


After contacting staff members from 20 local governments and reviewing geographic information systems (GIS) data, five sample lot sizes were created to represent common lot sizes across British Columbia. These sample lots were used to test the viability of the standardized designs.

**Site Standard A:** Restricted zones required to permit a secondary suite and/or an accessory dwelling unit (ADU).

**Site Standard B:** Restricted zones required to permit three or four units and are generally less than 1,215 m<sup>2</sup> in size. Triplex designs are to be limited to sites measuring less than 280 m<sup>2</sup>.

**Site Standard C:** Restricted zones required to permit four units and are generally greater than 1,215 m<sup>2</sup> in size.



## Energy Modelling Assumptions

The following energy modelling assumptions were established by the design team when developing the standardized designs:

- Assumed performance target BC Energy Step Code Step 4, Climate Zone 5. All units meet Step Code 4 requirements for all locations in Climate Zone 4.
- Assumed fuel sources are all electric or gas;
- Assumed east-facing building orientation to provide the most likely worst-case scenario for energy modelling;
- Assumed the majority of concrete foundation walls are below grade;
- Assumed double-glazed windows with metric U-value of  $1.3 \text{ W/m}^2\cdot\text{K}$  and Solar Heat Gain Coefficient (SHGC) 0.25;
- Assumed 1.5 Air Changes Per Hour (ACH) to align with Step 4;
- Assumed above-grade cavity insulation to be fiberglass batt or equivalent product;
- Assumed exterior above-grade insulation to be mineral wool due to prevailing industry preferences, but rigid Expanded Polystyrene (EPS) will offer equivalent performance and can be substituted;
- Assumed below grade insulation to be EPS rigid, but can be substituted for thinner Extruded Polystyrene (XPS). EPS was selected due to its lower embodied carbon and general suitability for Insulated Concrete Form (ICF) construction and below-grade insulation.

More details can be found in templated energy modelling files.

3.1

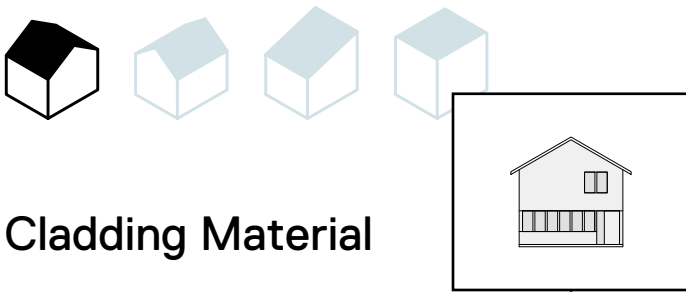
# Personalization

# Personalization

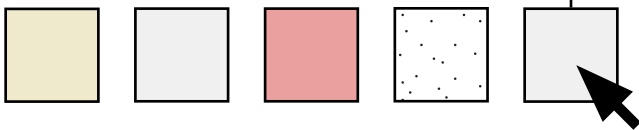
Home designs are highly personal. The component-based system provides end-users with a high degree of customization:

- Four different roof shapes accommodate different aesthetics, regional characteristics, and local climates;

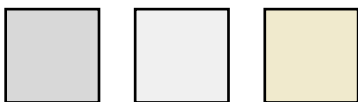
## Roof Shape



## Cladding Material



## Roofing Material



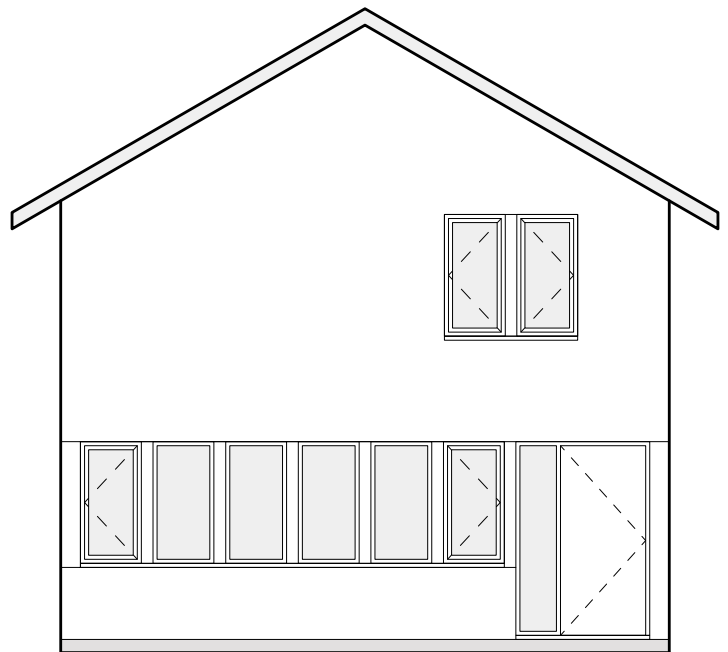
## Solar Shading Device



- Modular solar shading options improve passive cooling and contribute to the overall form and character of the project;
- The standard wall and roof assemblies accommodate a variety of cladding materials that not only offer users different aesthetics, but also allow users to prioritize budget, maintenance, combustibility, and durability as required.

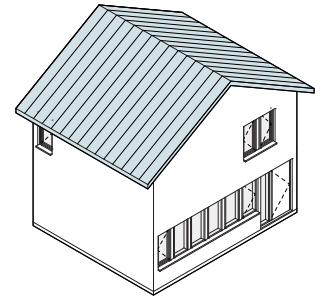
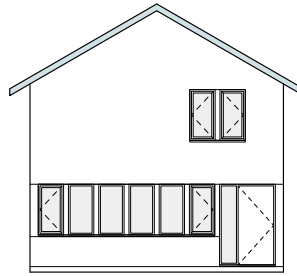
The following pages provide a catalogue of customization options.

Examples of these combinations can be found in the Personalization section of each unit's summary pages.

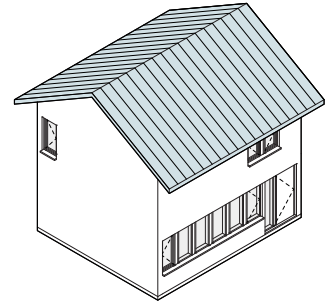
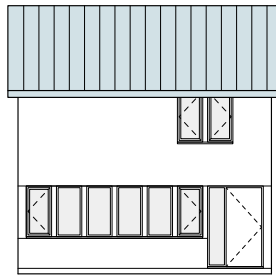


# Roof Shapes

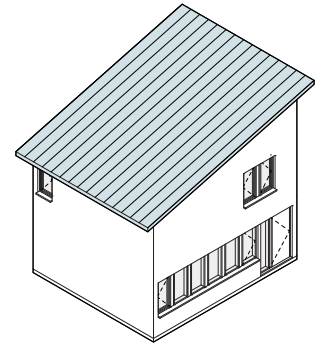
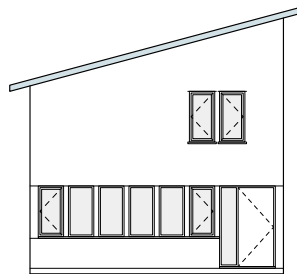
Pitched 1



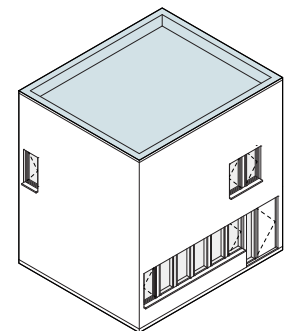
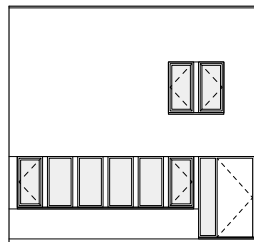
Pitched 2



Pitched 3

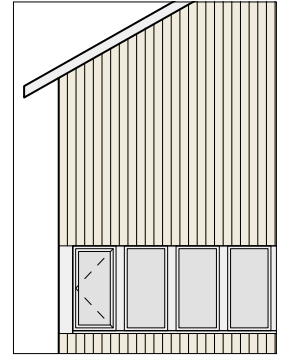
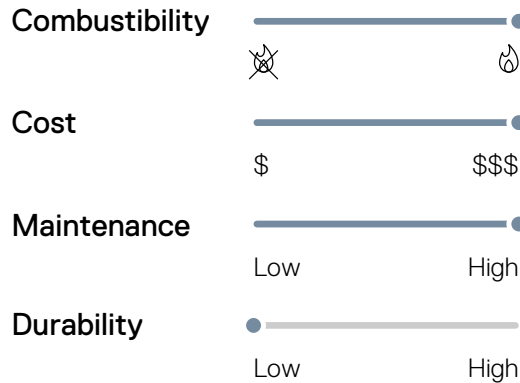
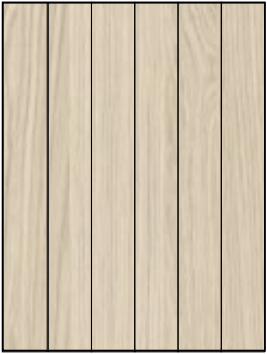


Flat

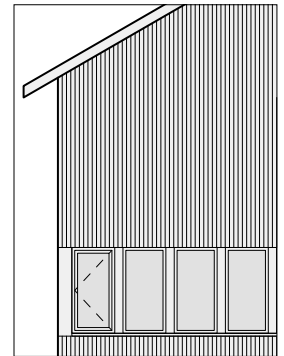
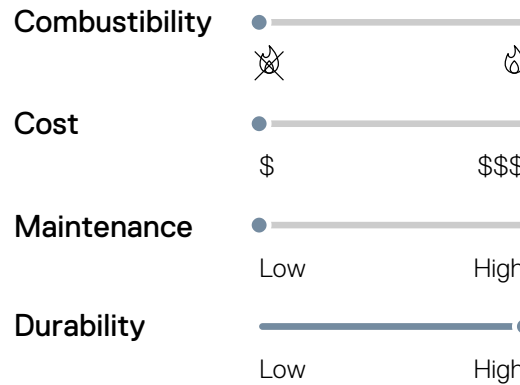
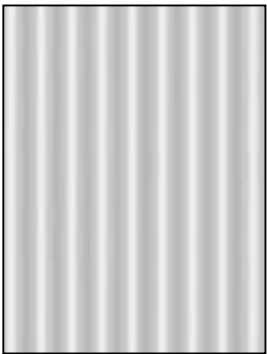


# Cladding Examples

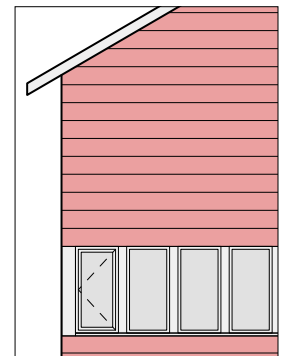
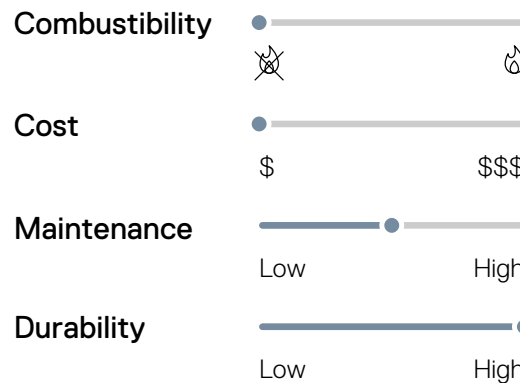
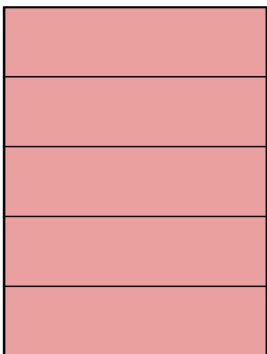
## Wood Siding



## Corrugated Metal

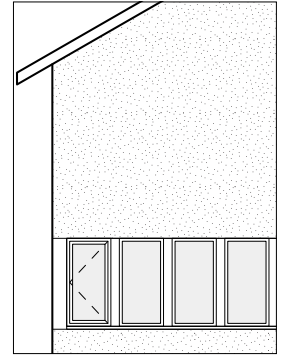
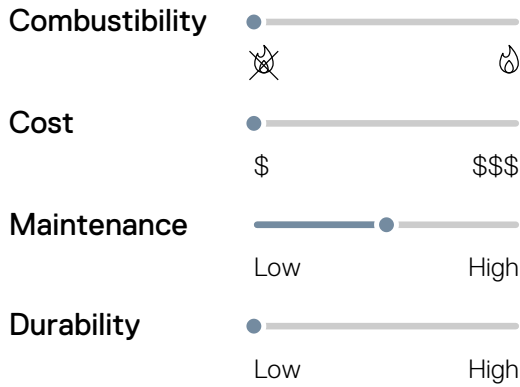
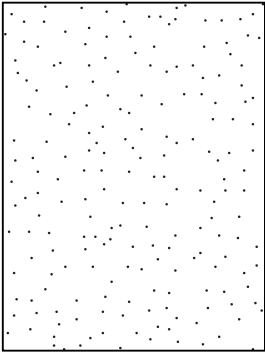


## Fibre Cement Siding

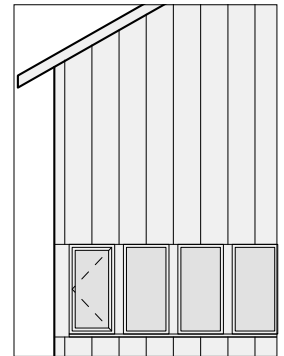
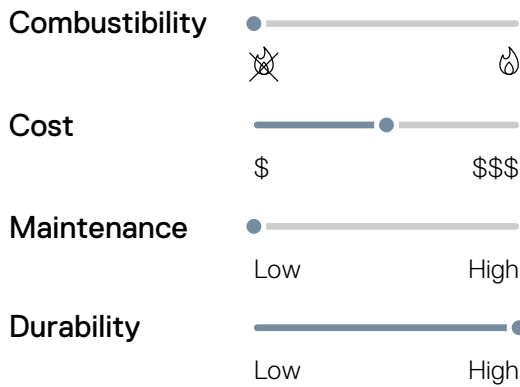
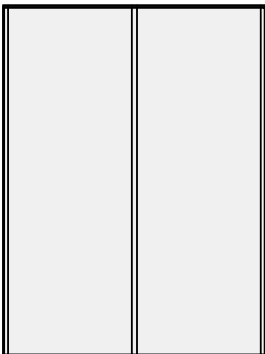


# Cladding Examples

## Stucco



## Standing Seam Metal

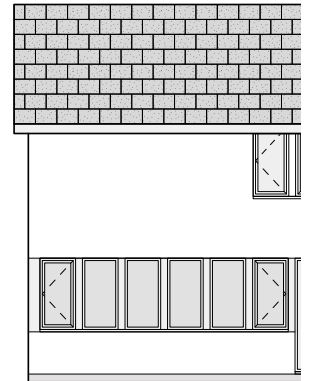
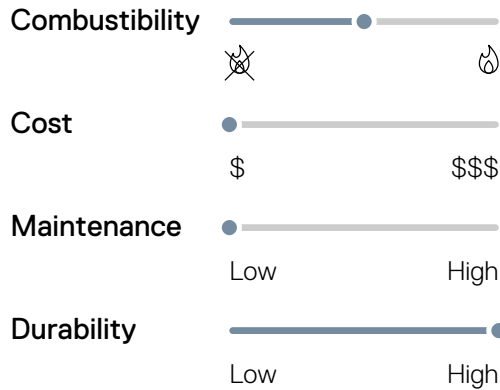
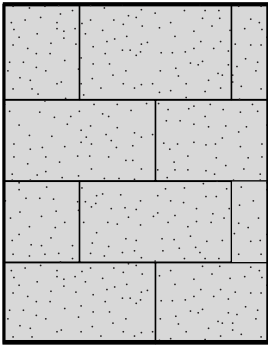


### Note:

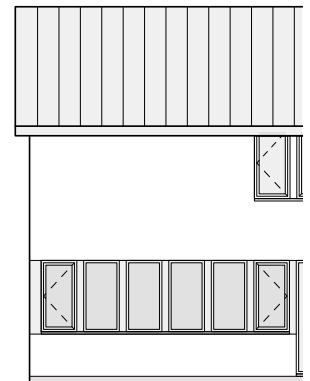
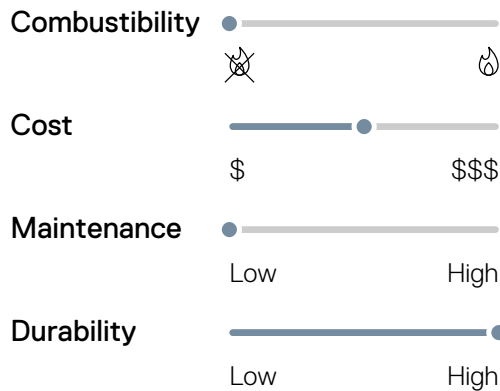
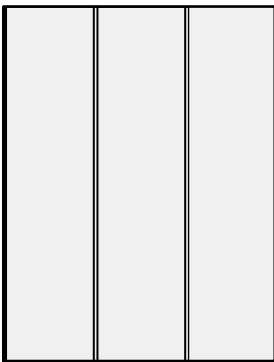
Builders may choose any exterior finish that can be accommodated within 3/4" cladding allowance in wall assembly, including vinyl or heat-treated wood, provided they have considered cost, combustibility, aesthetics, etc.

# Roofing Examples

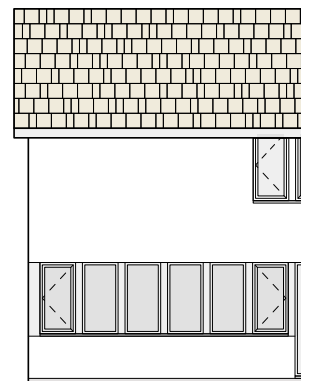
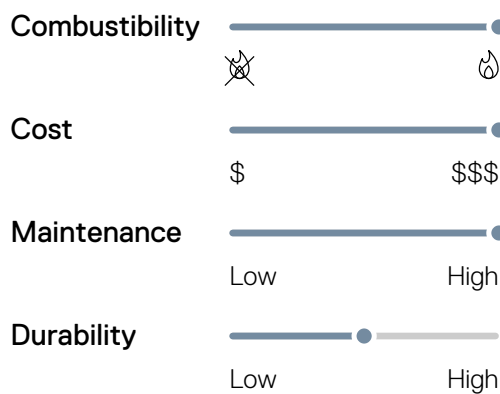
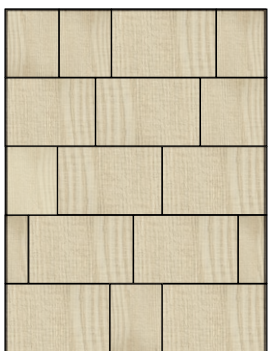
## Asphalt Shingle



## Standing Seam Metal

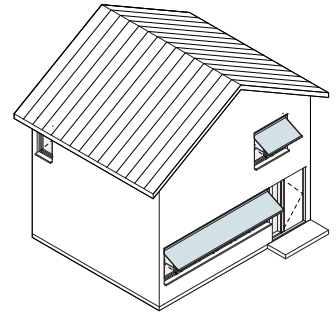
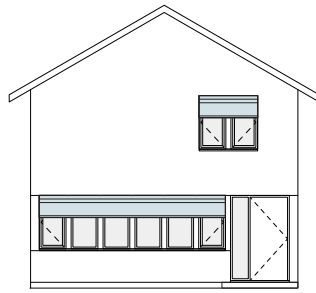


## Wood Shingle

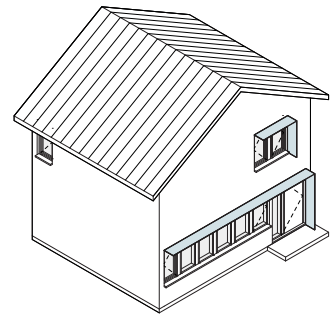
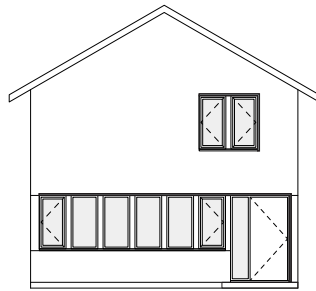


# Optional Solar Shading Devices

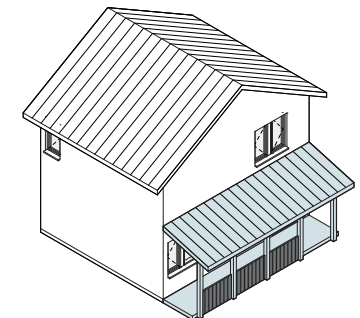
## Exterior Roller Blinds



## Metal Plate Awning



## Covered Porch



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# More information

Additional resources are available if you wish to build a home based on these standardized designs.

## Design and energy modelling files

- The standardized designs in this Catalogue are available to the public for free;
- Engaging a qualified residential or building designer is the easiest way to begin modifying these design files;
- The design and energy modelling files contain additional annotations and information which will be useful for budgeting, permitting, and construction purposes;
- Filetypes include DWG, H2K, RVT, and IFC which requires specialized software to open; Users are responsible for identifying and acquiring compatible software;
- To view and download the design files, you must [read and accept a terms of use \(external link\)](#).

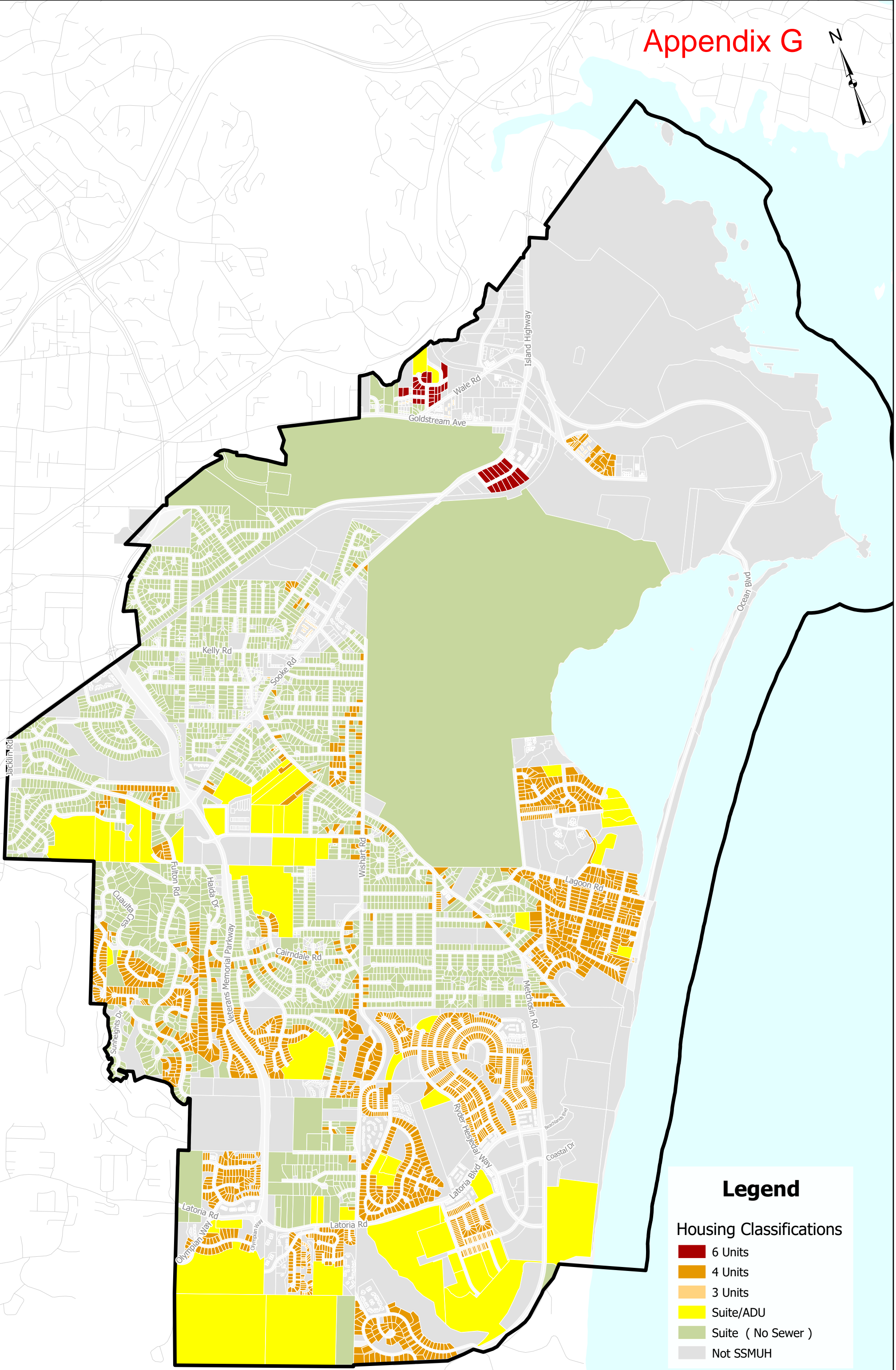
## Class D costing estimate

- Produced by a third party, the document provides general costing assumptions and estimates which help price out a project;
- [Read the costing estimate \(PDF\)](#).

## Disclaimer

The diagrams and scales depicted in this guide are for illustrative purposes only, and should not be used for construction or permitting purposes. These Designs and this Catalogue may be updated by the Province from time to time. Full terms of use may be read when downloading the design files.

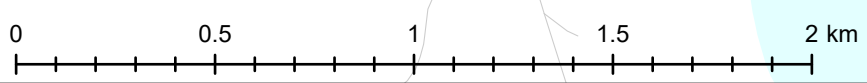




**Legend**

**Housing Classifications**

- 6 Units
- 4 Units
- 3 Units
- Suite/ADU
- Suite ( No Sewer )
- Not SSMUH



## Current Form and Character DP Requirements in Neighbouring Municipalities

Municipality	Single Family	Duplex	Small Lot	Suites (attached or detached)	Townhomes
Colwood – current	Yes (hillside areas only)	Yes	Yes (on lots <550 m <sup>2</sup> in area)	Yes (hillside areas only)	Yes
Central Saanich <sup>1</sup>	No	Yes	Yes (on lots <500 m <sup>2</sup> in area or less than 15 m wide)	Yes (detached only)	Yes
Esquimalt	No	Yes	Yes	Yes (detached only)	Yes
Highlands <sup>2</sup>	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)
Langford <sup>3</sup>	No	Yes	Yes (on lots <550 m <sup>2</sup> in area)	Yes	Yes
Metchosin	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)
North Saanich	No	No	No	No	Yes
Oak Bay	Yes (infill single detached)	Yes	Yes	Yes	Yes
Saanich	No	No	No	No	Yes (5+ units only)
Sidney	Yes (on lots <400 m <sup>2</sup> in area)	Yes (on lots <400 m <sup>2</sup> in area)	Yes (on lots <400 m <sup>2</sup> in area)	Yes	Yes
Sooke	No	No	No	No	Yes (4+ units only)
Victoria <sup>4</sup>	No	No	Yes	Yes (detached only)	Yes
View Royal	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)	Yes (select areas only)

<sup>1</sup> Central Saanich is bringing forward amendments later this year to update the District's design guidelines. Amendments may include not requiring development permits for SSMUH.

<sup>2</sup> It should be noted that secondary suites and accessory dwelling units in the Highlands must be connected to CRD water. Further, their Intensive Residential area is often subject to covenants that do not allow secondary suites due to septic system capacity.

<sup>3</sup> Langford is in the process of redeveloping its design guidelines, which may include guidelines for SSMUH. Townhomes and duplexes will continue to be required to conform to current design guidelines.

<sup>4</sup> Victoria is in the process of updating its OCP and design guidelines.

# Bill 44 Implementation

## Small-Scale Multi-Unit Housing

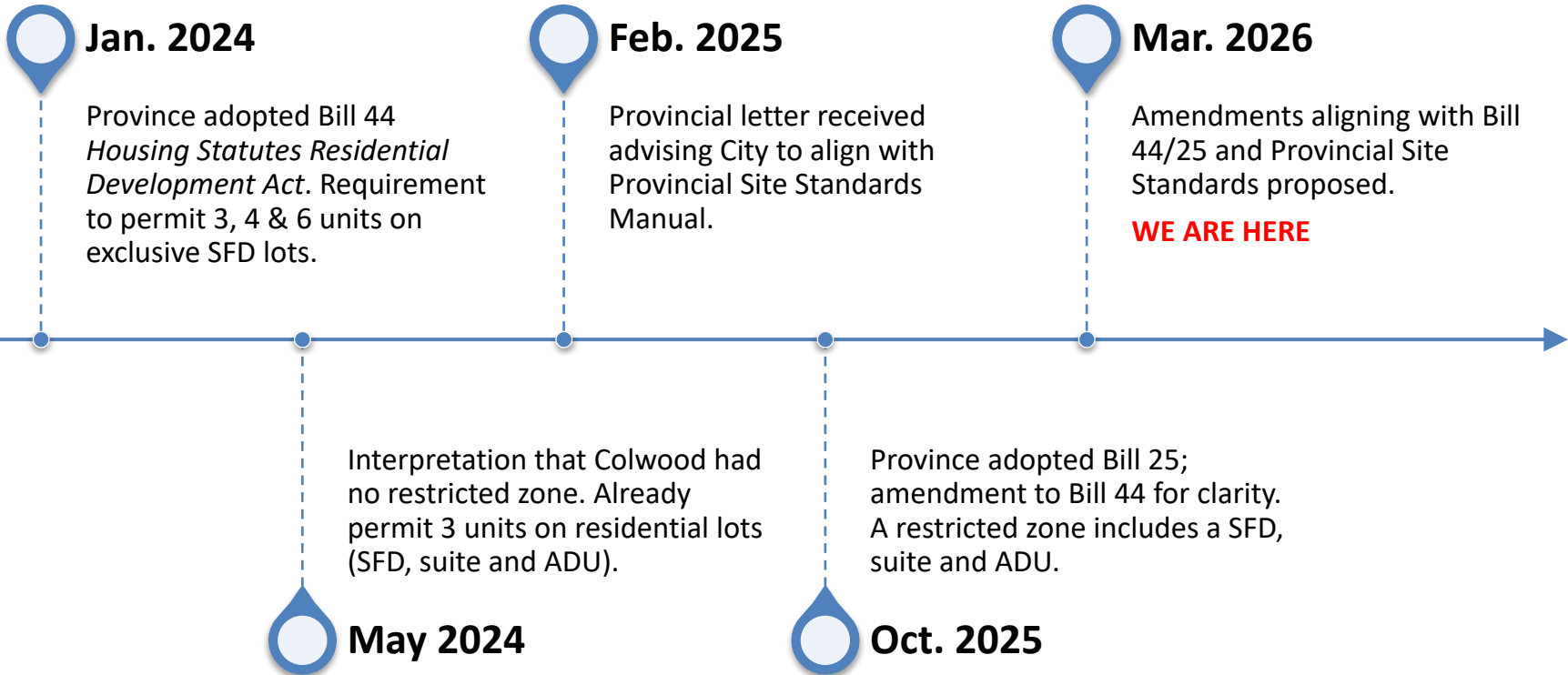
Planning and Land Use Committee

March 2, 2026

Kelsea Fielden

Planner II

# History



# Requirements

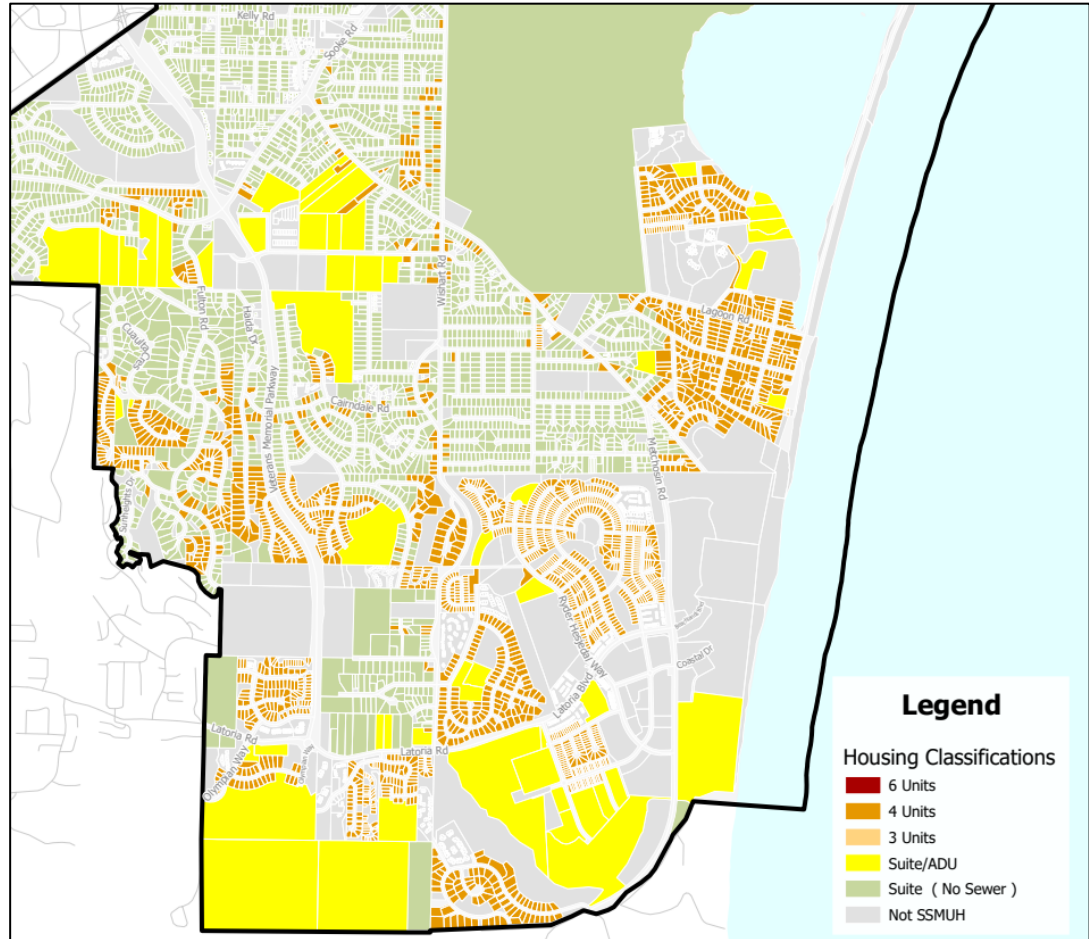
- Permit 3-units on lots 279m<sup>2</sup> or less
- Permit 4-units on lots 280m<sup>2</sup> or more
- Permit 6-units within 400m of a prescribed bus stop (95 blink route)

## Must be:

1. Connected to sewer
2. Connected to water
3. A restricted zone

# Restricted Zones

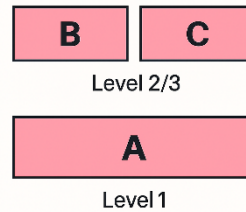
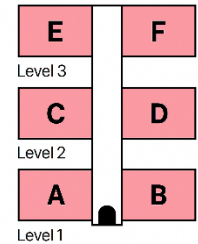
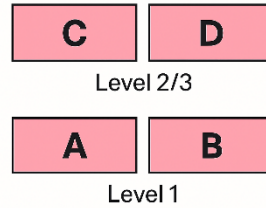
Restricted Zones	Zone Title
A1	Rural 1
AR1	Rural Residential 1
AR2	Rural Residential 2
R1	Residential 1
R2	Residential 2
R3	Residential 3
R4	Residential 4
R5	Residential 5
R6	Residential 6
RBCD1	Royal Bay CD1
RBCD1A	Royal Bay CD1A
RBCD2	Royal Bay CD2
RBCD3A	Royal Bay CD3A
RBCD5	Royal Bay CD5
CD1 - Area 1	Spurling Land
CD2 - Area 2	Olympic View
CD3 - Area 2, 3 & 4	Latoria Walk
CD6 - Area 7 & 8	Ocean Grove
CD8	Bezanton Way/Elevation Pointe
CD9	Ridge Pointe Pl/Ridge View Terr
CD11	Angus Sutherland
CD17 - Area 1	3580 Wishart Rd
CD18	Regency Pl
CD22 - Area 5	Gurunank Ln
CD24 - Area 1	3313 - 3331 Painter Rd
CD26	Delora Dr / Stonehouse Pl
CD28 - Area 10	Latoria South
CD30 - Area 3	Beachlands



# Methodology

- New permitted use – SSMUH – in restricted zones
- New ‘Schedule C’ in the Land Use Bylaw
- Updated regulatory conditions
  - Setbacks, lot coverage, height, etc.
  - Considered Provincial Policy Manual
  - No change to subdivision requirements
- New definitions
  - Stacked townhome (triplex, fourplex)
  - Multi-plex (one primary entrance)

# New Definitions & Built-Form Flexibility



# Mandated Amendments

- *Off-Street Parking Bylaw No.1909, 2022*
  - Remove parking requirements for properties within 400m of a prescribed bus stop for SSMUH development
- *Land Use Bylaw No. 151, 1989*
  - SSMUH as a permitted use in Restricted Zones
  - Schedule C

# Optional Amendments

1. Reduce Parking for SSMUH development (3-4 units)
  - Consider 1 per unit
  - Existing parking rate for SFD, suite and ADU to remain the same (2 primary, 1 suite, 1 ADU)
  - Amendments prior to first reading
2. Remove Form & Character DP requirement for SSMUH development (3-4 units)
  - Include key design guidelines within Schedule C or General Guidelines
  - F&C DP still required for 5-6 units
  - To be completed as part of next OCP Amendment

# Communication & Engagement

- Prohibited from holding a public hearing
- Will advertise prior to first reading
  - Newspaper
  - Website

## Public engagement:

- Let's Talk Colwood webpage
- Music in the Park
- Council / Committee Workshop in November 2025
- Future SSMUH webpage on website

# Timeline

Council Introduction  
- March 2, 2026

A summary of amendments are presented to Committee.

WE ARE HERE

Council  
Consideration -  
March 26, 2026

Council considers the Committee recommendation.

First, Second & Third  
Reading - April 13,  
2026

Amending Bylaws are presented to Council and Council considers readings.

Adoption - April 27,  
2026

Council considers amending bylaws for adoption. Amendments are mandated to be completed by June 30, 2026.

## Mandated amendments due June 30, 2026

# Recommendation

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Council endorse the proposed methodology for implementing Bill 44 regarding Small-Scale Multi-Unit Housing (SSMUH);

AND THAT Council direct staff to prepare amendments to the *Land Use Bylaw No. 151, 1989* and the *Off-Street Parking Bylaw No. 1909, 2022* to enable SSMUH;

AND THAT Council consider the additional non-mandated amendments identified in the staff report titled *Bill 44 Implementation - Small Scale Multi-Unit Housing* dated March 2, 2026.

Thank you!





**CITY OF COLWOOD**  
**MINUTES OF**  
**REGULAR COUNCIL MEETING**  
**Monday, March 23, 2026 at 6:30 PM**  
**Council Chambers**  
**3300 Wishart Road, Colwood, BC**

---

**PRESENT**

Mayor	Doug Kobayashi
Councillors	David Grove Kim Jordison Misty Olsen, <i>via Zoom</i>

**REGRETS**

Councillors	Cynthia Day Ian Ward
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**ATTENDING**

Chief Administrative Officer	Jason Johnson
Director of Engineering and Public Works	John Rosenberg
Manager of Engineering	Joshua Baylis
Director of Finance	Kathy McLennan
Parks Lead - Capital	Ryan Campeau
Manager of Planning	Mairi Bosomworth
Deputy Corporate Officer	Heather Power
Recording Secretary	Tiffany MacDonald

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**1. CALL TO ORDER**

*Mayor Kobayashi called the meeting to order at 6:30 pm and acknowledged meeting on the shared traditional lands of the Lekwungen speaking people represented by the Xwepsum and Songhees Nations.*

**2. APPROVAL OF THE AGENDA**

**MOVED BY: COUNCILLOR GROVE**  
**SECONDED: COUNCILLOR JORDISON**

R2026-74      THAT the Agenda of the Regular Council meeting of March 23, 2026 be adopted as presented.

**CARRIED**

AND THAT Councillor Misty Olsen be appointed as a member of the Planning and Land Use Committee;

AND THAT Councillor Misty Olsen be appointed as the Alternate Chair to Councillor Ward for the Planning and Land Use Committee.

**CARRIED**

**8.5 Bill 44: Small Scale Multi-Unit Housing Implementation  
Kelsea Fielden, Planner II**

*Council discussion ensued regarding how other municipalities are approaching the implementation of Bill 44 into their planning.*

*Councillor Jantzen leaves at 7:52 pm.*

*Councillor Jantzen returns at 7:54 pm.*

**R2026-83** THAT Bill 44: Small Scale Multi-Unit Housing Implementation be referred to staff for further review.

**CARRIED**

The meeting recessed at 7:56 pm.

The meeting resumed at 8:01 pm.

## 9. BYLAWS

**9.1 Colwood Land Use Bylaw No. 151, 1989, Amendment No 230, CD30 (Area 3 &7 - Rear Yard Setbacks), Bylaw No. 2104, 2026 - First, Second and Third Reading  
Additional Information - Amendment to Reduce Rear Yard Setback from 6m to 5m in Areas 3 and 7 of Beachlands**

*Public Participation:*

*Resident of Colwood addressed Council regarding a previous submission that contained a calculation error, and suggested that a lot plan with sizing be presented in the future.*

**MOVED BY: COUNCILLOR JORDISON**

**SECONDED: COUNCILLOR GROVE**

**R2026-84** THAT Council amend Colwood Land Use Bylaw No. 151, 1989, Amendment No 230, CD30 (Area 3 &7 - Rear Yard Setbacks), Bylaw No. 2104, 2026 to remove all references to Area 7, such that the rear-yard setback change applies to Area 3 only;

**CARRIED**

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**To:** CAO – Jason Johnson  
**Submitted:** May 1, 2026  
**From:** Kelsea Fielden, Planner II  
**RE:** Bill 44 - Small-Scale Multi-Unit Housing (SSMUH) Implementation Follow-Up

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### RECOMMENDATION

THAT Council endorse the proposed approach to implement Small-Scale Multi-Unit Housing (SSMUH);

AND THAT Council direct staff to bring forward amendments to the *Colwood Land Use Bylaw, No. 151, 1989* and the *Off-Street Parking Regulation Bylaw No. 1909, 2022* for first, second and third readings;

AND THAT staff will conduct a review within 6 months of adoption of these amendments and return to Council with any recommended changes;

AND THAT Council consider the non-mandated amendment to remove the Form and Character Development Permit requirement for lots under 550m<sup>2</sup> and proposed developments with 3 to 4 units;

AND FURTHER THAT Council consider the non-mandated amendment to decrease parking requirements for SSMUH developments.

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### SUMMARY AND PURPOSE

The purpose of this report is to provide Council with an updated set of regulations to implement Small-Scale Multi-Unit Housing (SSMUH).

### STRATEGIC PLAN

- *Strengthen Community + Sustain Nature*
- *Pursue Economic Growth + Vitality*
- *Provide Excellence in Governance + Services*

The proposed implementation plan and amendments advance key objectives of the 2025–2027 Strategic Plan, including economic vitality, effective governance, and sustainable community development. Recent Provincial legislative changes require more frequent updates to the Housing Needs Report and Official Community Plan. By enabling a broader range of housing forms, the legislation supports inclusive neighbourhoods and may contribute to improved housing affordability. Concentrating growth within compact, transit-oriented areas further aligns land use planning with climate mitigation objectives and supports a more connected and liveable urban form.

**BACKGROUND**

At its [regular meeting of Council on March 23, 2026](#), staff presented the proposed Bill 44 SSMUH Implementation Plan to meet the Provincial compliance deadline of June 30, 2026. Council did not proceed with the recommendation at the time, and Council provided the following recommendation (R2026-83):

*THAT Bill 44: Small Scale Multi-Unit Housing Implementation be referred to staff for further review.*

Staff have reviewed SSMUH approaches adopted by a range of municipalities and assessed them in detail against Colwood's proposed Schedule C. To clarify, Schedule C is the proposed SSMUH specific regulations appended to the *Land Use Bylaw, No. 151 1989*. **Table 1** compares the proposed Colwood Schedule C with Provincial Site Standards Package B, which applies to developments of up to 4 dwelling units on lots smaller than 1,215m<sup>2</sup>. While staff considered introducing regulations applicable to lot sizes exceeding 1,215m<sup>2</sup>, it is challenging to determine an average lot size across Colwood's older neighbourhoods. Given that the minimum subdivision sizes for R1 lots range from approximately 695m<sup>2</sup> to 1,100m<sup>2</sup>, staff have assumed that the majority of lots fall below the 1,215m<sup>2</sup> threshold. Accordingly, the analysis references only Provincial Site Standards Package B, as reflected in **Table 1**.

**Table 1 - Provincial Site Standards Package B (4 units with a lot size under 1,215m<sup>2</sup>)**

Regulation	Recommendation	Notes	<i>Current Schedule C regulations*</i>
Front Lot Line Setback	Minimum 2m	A front lot line setback of 4-6m may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.	<i>2.0m (rear lane access); 4.0m (front yard); 5.5m (garage fronting)</i>
Rear Lot Line Setback	Minimum of 1.5m for ADUs or main buildings	Actual rear lot line setbacks will approximate 5m if parking in rear is required due to parking requirements and lot configuration.	<i>3.0m</i>
Side Lot Line	Minimum of 1.2m	Actual side setbacks will approximate 3m if parking in rear is required due to parking requirements and lot configuration.	<i>1.2m</i>
Maximum Height / Storeys	Maximum building height of 11m to the mid-point of a pitched roof or highest point of a flat roof. Maximum of 3 storeys.	A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.	<i>3 storeys to a maximum of 11m</i>
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding	<i>50%</i>

		60% may require on-site stormwater retention and/or treatment.	
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\*Regulations for 4-units with lots 280m<sup>2</sup> to a maximum of 4,050m<sup>2</sup>

**Table 2** identifies how the proposed Schedule C compares with other regulations adopted in other municipalities in the CRD. Colwood's proposed Schedule C is generally consistent with other CRD municipalities, particularly in maintaining a 50% lot coverage and a maximum height of 3 storeys (11m), which are common across the region. The most notable differences are in the front and rear yard setbacks, where several municipalities such as View Royal, Central Saanich and Oak Bay require larger minimum setbacks, while Colwood provides more flexibility, particularly for lots with rear lane access. Overall, Colwood's approach aligns with regional standards while incorporating targeted adjustments to reflect the local context.

**Table 2 - Comparison of SSMUH regulations within the applicable CRD Municipalities\***

Municipality	Lot Coverage	Maximum Height	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Exterior Side Yard Setback	Notes
<i>Colwood</i>	<i>50%</i>	<i>3 storeys to a maximum of 11m</i>	<i>2.0m (rear lane access); 4.0m (front yard); 5.5m (garage fronting)</i>	<i>3.0m</i>	<i>1.2m</i>	<i>3.0m</i>	<i>Proposed Schedule C</i>
Langford	50%	11m	3.0m	3.0m	1.5m	3.0m	Incorporated into individual restricted zones. Subject to minor changes.
View Royal	50%	11m	4.0m	7.5m	1.5m	3.0m	Lot size greater than or equal to 280m <sup>2</sup> and less than 600m <sup>2</sup>
Esquimalt	50%	3 storeys to a maximum of 11m	4.0m	4.5m	1.2m	3.0m	RSM2 zone
Sidney	35% - 50%	3 storeys and between	3.0m - 4.5m	1.5m - 5.5m	1.2m to 2.0m	3.0m - 4.5m	Section 5.2 of zoning bylaw

		10.5m to 12m					
Saanich	50%	8-11m	3.0m - 4.0m	1.5m - 7.5m**	1.5m / 4.5m total	3.0m	Lots between 280m <sup>2</sup> and 1,215m <sup>2</sup>
Central Saanich	35% - 45%	3 storeys and between 8m to 11m	6.0m	3.0m - 7.0m**	1.5m - 2.5m	4.5m	Schedule B
Oak Bay	30%	8.5m - 10m	6.0m	7.6m	1.5m	3.7m	R-4 zone
Victoria	40% - 50%	11m - 12m	2.0m - 4.0m	4.0m - 10m***	1.5m	4.0m	Schedule P - Missing Middle
Sooke	50%	3 storeys to a maximum of 12m	4.0m	1.5m	1.2m	4.0m	R1, R2, R3

\*Metchosin, Highlands and North Saanich not applicable.

\*\*Depends on height of building.

\*\*\*Depends on lot depth.

### Review of other municipalities highlighted by Council

At the March 23, 2026 meeting, Council specifically referenced Burnaby and Richmond, noting that both municipalities have adopted recent amendments to their SSMUH regulations in response to community input following early SSMUH uptake. Staff have reviewed these examples to understand the regulatory adjustments made in those jurisdictions and to assess their applicability within the local Colwood context.

#### City of Burnaby

In June 2024, the City of Burnaby adopted major amendments to the Zoning Bylaw to comply with SSMUH as required by Provincial legislation. They consolidated 12 former 'R' zones into a single new district, the R1 SSMUH zone. In response to community concerns and interest in SSMUH uptake, the City adopted changes in December 2025 (**Table 3**). Changes that can be applicable to Colwood's context include:

- Reducing the height to 10m and 3 storeys for front buildings and to 7.5m and 2 storeys for rear buildings;
- Maximum lot coverage reduced by 5% for 4-6 units;
- Minimum building setbacks increased along front streets from 3.0m to 4.0m;
- Parking requirements increased for properties outside of the 400m of a prescribed bus stop.

**Table 3 - Burnaby Regulations\***

Regulation	Previous Regulation (June 2024)	New Regulation (December 2025)
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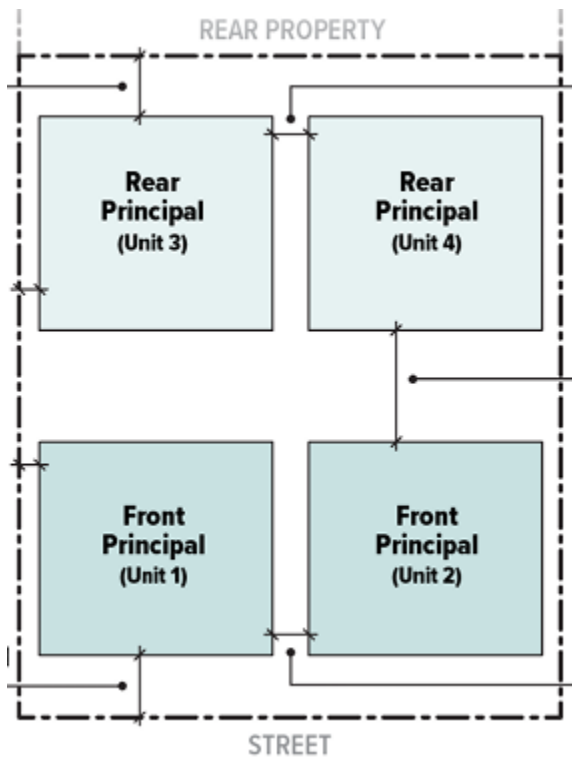
Maximum Height (Principal Building)	12m	10m
Maximum Height (Rear Buildings)	12m	7.5m
Maximum Number of Storeys (Principal Building)	4 storeys	3 storeys
Maximum lot coverage	45%	40%
Front yard setback	3.0m	4.0m**
Parking requirements for properties outside 400m of a prescribed bus stop	0.5	0.6 - 1***

\*regulations for 4 units.

\*\*Depends on principal building or rear building, number of units and lot size

\*\*\*Depends on number of units and built-form

There are important contextual planning differences between the City of Burnaby and the City of Colwood that have been considered. Colwood already permits up to 3 dwelling units on every lot, including a principal single family dwelling, a secondary suite, and an accessory dwelling unit (ADU), each governed by its own height and setback regulations. As a result, it is not anticipated that Colwood will experience the same building typologies that are more common in Burnaby, such as those illustrated in Burnaby’s SSMUH diagrams (**Figure 1**).



**Figure 1: Burnaby's highlighted SSMUH built-form is not anticipated for the Colwood context.**

Specifically, it is not anticipated that SSMUH development in Colwood will consist of multiple detached or separated buildings on a single lot, as shown in Burnaby's approach. Colwood does not have an established network of rear laneways to support those forms of development, nor does it typically contain the long, narrow lots that commonly facilitate such layouts. Instead, Colwood's older subdivisions are generally characterized by wider lot frontages rather than extended lot depths, and most importantly are not connected to a municipal sewer system.

Given these local conditions, staff do not recommend introducing differentiated height regulations for front and rear buildings at this time. Based on existing regulations, market trends, and historical subdivision patterns, the most likely SSMUH built forms in Colwood are anticipated to be duplexes with suites (e.g., stacked townhome or fourplex configurations) and traditional side by side attached townhouse developments. In addition, the City is expected to continue seeing development that utilizes the existing allowance for 3 units per lot through the inclusion of ADUs. These forms of development will continue to be regulated under Sections 2.1.06 and 2.2 of the *Land Use Bylaw, No. 151, 1989*, rather than under the proposed SSMUH regulations, as they are already permitted under current regulations. If SSMUH regulations see significant uptake, staff may bring forward a housekeeping amendment in the future to reflect lessons learned and additional local context.

Based on Burnaby's tabulation reports for February 2026, the most common SSMUH built form appears to be two principal buildings per lot (e.g., two duplexes or two single-family dwellings with secondary suites), resulting in approximately 18 SSMUH units. The next most frequent form is a multiplex configuration consisting of 4 units within a single building (e.g., a duplex with suites or stacked townhouses), resulting in approximately 8 SSMUH units. Anecdotal feedback from Burnaby staff suggests that developers are generally maximizing permitted densities, most often by pursuing 4

units per lot. Apartment-style development (referred to as “multiplex” in Colwood’s terminology) is the least common form, which is also an anticipated outcome for Colwood. Where higher densities are permitted (e.g., up to 6 units), developers are more likely to pursue additional density as outlined in the OCP.

Furthermore, staff have consulted with colleagues from the District of Saanich, which has experienced the highest uptake of SSMUH development within the CRD. The most common built form observed in Saanich, consistent with anticipated outcomes in Colwood, is the fourplex (referred to as "stacked townhome" in Colwood's terminology), particularly configurations consisting of four side-by-side townhouse-style units. The second most common built form is two duplexes on a single site (e.g., two principal buildings), resulting in a total of 4 dwelling units.

City of Richmond

The City of Richmond also undertook significant amendments to their Zoning bylaw to comply with SSMUH by June 30, 2024. Council at the time passed a resolution *THAT a review of the Small-Scale Multi-Unit Housing zoning district bylaws and associated zoning bylaw amendments be conducted after 6 months*. After an extensive public engagement process which had significant reach and concluded high interest in SSMUH properties, staff brought forward [minor amendments](#) to enable flexibility for SSMUH built-form and process including increasing the height from 9m to 10m. The changes were generally administrative in nature, but the most significant changes that can be applicable to Colwood's context include:

**Table 4 - Richmond Regulations\***

Regulation	Previous regulation (June 2024)	New regulation (December 2024)
Height	9m	10m / 2.5 storeys

\*Regulations for 1 single building (i.e. triplex, fourplex)

Richmond increased the maximum permitted building height by 1m to improve livability, building code alignment, and architectural simplicity. This adjustment enabled more functional upper-storey and attic spaces while maintaining a house-like form and consistent streetscape character. The City noted that overly restrictive height limits were discouraging uptake of multi-unit forms and, in some cases, resulting in default single-family redevelopment. Anecdotal conversations with staff in Richmond reflect similar experiences in Burnaby, indicating that the most common built form maximizes to 4 units, with changes contributing to positive uptake particularly for multi-generational living.

**Proposed Amendments**

With the recent direction to review Colwood's proposed Schedule C against other municipalities in the CRD and municipalities which have seen uptake in SSMUH built-forms, staff are proposing minor amendments. **Table 5** outlines the previous schedule C and the new proposal and **Appendix 1** provides a redline copy of changes.

**Table 5 - Proposed updates to Schedule C\***

Regulation	Previous Recommendation	New Recommendation	Notes
Front Yard Setback	2.0m	4.0m	Increase by 2.0m

(rear lane access only)			
Front Yard Setback	4.0m	5.5m	Increase by 1.5m
Rear Yard Setback	3.0m	6.0m	Increase by 3.0m
Side Yard Setbacks	1.2m	1.5m	Increase by 0.3m
Permitted Uses	Rowhomes	Removed	Fee-simple rowhomes are not a permitted use for SSMUH at this time
Rowhome Regulations	A lot on which Rowhomes have been constructed may be subdivided under the <i>Land Title Act</i> such that each dwelling is on a separate fee simple detached dwelling lot, provided that such separate lot has a minimum lot width of at least 5.0 m and a minimum lot area of at least 140m <sup>2</sup> .	Removed	Subdivision for fee-simple rowhomes are not a permitted use for SSMUH at this time

\* Lots 280m<sup>2</sup> to a maximum of 4,050m<sup>2</sup>.

The front yard setback for developments with rear lane access has been increased from 2.0m to 4.0m to better align with existing zoning regulations that permit rear lane access outside of master-planned communities with smaller lot sizes. By way of comparison, the existing R4 and R5 zones permit a 4.0m front yard setback where rear lane access is provided. While it is not anticipated that lots converting to a 4-unit SSMUH built form will typically utilize rear lane access, the revised setback is more consistent with other existing development regulations and provides greater alignment. The standard front yard setback has also increased from 4.0m to 5.5m to better accommodate properties with conventional driveway access. The 5.5m setback ensures that a vehicle can be fully contained within private property boundaries, consistent with the dimensional requirements of the *Off-Street Parking Regulation Bylaw No. 1909, 2022*. This change supports safe and practical parking arrangements while minimizing potential impacts on adjacent sidewalks and roadways.

In addition, the rear yard setback has increased from 3.0m to 6.0m to more closely align with neighbouring municipalities and other applicable residential zones within Colwood. For context, the R1 zone currently requires a rear yard setback of 7.5m. A modest reduction to 6.0 m to accommodate SSMUH forms is considered appropriate and maintains an acceptable balance between development flexibility and neighbourhood compatibility.

Furthermore, regulations permitting rowhomes (i.e., fee-simple attached housing) have been removed at this time. Fee-simple attached housing inherently requires smaller subdivision configurations, and as the market response to SSMUH implementation in Colwood continues to evolve, staff recommend

removing rowhomes as a permitted use in order to maintain the existing subdivision requirements of current zones. Should future feedback indicate that rowhomes are a viable and desirable built form, and are deemed appropriate at that time, a housekeeping amendment may be brought forward for Council consideration.

No changes are proposed to the maximum building height. The 11.0m height limit is consistent with comparable regulations in other CRD municipalities, as well as recently adopted residential zones in Colwood. This height is also intended to accommodate the method of height measurement on steeply sloped or hillside lots. Recent single-family and townhouse developments in Latoria South and Beachlands typically range from 9.5m to 12.5m in height, depending on built form, and frequently achieve 3 storeys. These built forms are increasingly becoming the norm and are anticipated to be appropriate within more established neighbourhoods over time. For context, existing residential zones (A1 through R6) currently permit maximum building heights ranging from 8.5m to 10.5m.

#### Proposed non-mandated amendments

Staff have identified additional, non-mandated amendments to better align with the [Provincial Policy Manual & Site Standards](#). For context, staff presented these amendments to the Planning and Land Use Committee on March 2, 2026 where they supported both amendments. These are presented for Council's consideration.

##### 1. Optional Parking Requirements

The Provincial Policy Manual identifies parking as a key barrier to financial viability. Staff propose a balanced approach that reduces barriers for SSMUH while reflecting Colwood's local context. The proposal is to maintain the current standard for Colwood's most common housing form (SFD + suite/ADU) while reducing requirements for new SSMUH forms.

- Single-Family Home with Suite or ADU: 3 spaces (2 for main home + 1 for suite/ADU). **(No Change)**
- SSMUH (3 to 4 Units): 1 space per unit. **(Optional Change)**

This change aligns with the Province's recommended maximum of 1 space per unit. At its existing rate, a stacked townhome (SSMUH) would require either 1.5 or 2 parking spaces per unit depending on whether it's located in an urban centre outlined in the *Off-Street Parking Bylaw No, 1909, 2022*. The optional proposed change would require 1 parking space per unit. If Council would like to proceed with this amendment, they can direct staff to prepare the changes prior to first reading of the amending bylaw.

##### 2. Optional Form & Character Development Permit Area (F&C DPA) Amendments

The Province has advised that F&C DPAs must not unreasonably restrict SSMUH. Colwood's Intensive Residential DPA currently requires a F&C DP for duplexes, attached housing, any new home on a lot under 550m<sup>2</sup>, and any home on a Hillside lot, creating a potential barrier. To streamline approvals, staff propose:

- Exempt SSMUH from a F&C DPA for developments with 3 to 4 units: F&C DP's would no longer be required for projects with 3 to 4 units on any size lot. An Environmental DP may still be required if they're located within an Environmental DPA. A F&C DP would still be required for 6 units.

As an alternative to requiring an F&C DPs for SSMUH, key design guidelines could be incorporated directly into the proposed Schedule C of the *Land Use Bylaw, No. 151, 1989*. This would elevate these guidelines from advisory policy to mandatory, enforceable regulation. This approach is consistent with practices in other municipalities referenced at the March 23, 2026 Council meeting and is anticipated to reduce regulatory barriers to SSMUH development. Some minor design guidelines are already proposed for inclusion in Schedule C. If the motion is passed, staff would be directed to consider, through a future OCP amendment, preparing amendments to the OCP Intensive Residential Development Permit Guidelines to remove requirements not only for SSMUH, but potentially also for single-family dwellings on lots under 550m<sup>2</sup>. This amendment would not be completed prior to June 30, 2026; a more comprehensive package of related amendments would be brought forward concurrent with an OCP amendment. While the creation of new single-family lots is no longer a predominant built form, the City has received 6 F&C DP applications for individual new single-family dwellings under 550m<sup>2</sup> since the beginning of 2024. For awareness, it is anticipated that the Beachlands development will create approximately 150 single-family lots under 550m<sup>2</sup>, all of which would require an individual DP under current policies and procedures. Staff are concurrently working on revisions to the *Development Permit Delegation Bylaw No. 1742, 2018*, which is anticipated to continue the practice of delegating approval of single-family dwelling DPs to staff rather than forwarding them to Council. The above motion would enable consideration of further refinements to this process, including incorporate SSMUH, as part of the next OCP amendment.

#### **OPTIONS / ALTERNATIVES**

##### **Option 1 (staff recommendation):**

THAT Council endorse the proposed approach to implement Small-Scale Multi-Unit Housing (SSMUH);

AND THAT Council direct staff to bring forward amendments to the *Colwood Land Use Bylaw, No. 151, 1989* and the *Off-Street Parking Regulation Bylaw No. 1909, 2022* for first, second and third readings;

AND THAT staff will conduct a review within 6 months of adoption of these amendments and return to Council with any recommended changes;

AND THAT Council consider the non-mandated amendment to remove the Form and Character Development Permit requirement for lots under 550m<sup>2</sup> and proposed developments with 3 to 4 units;

AND FURTHER THAT Council consider the non-mandated amendment to decrease parking requirements for SSMUH developments.

##### **Option 2:**

Council direct staff to provide additional amendments before considering first, second and third readings of the amending bylaws.

##### **Option 3:**

Another option provided by Council.

**COMMUNICATIONS & ENGAGEMENT**

Local governments are prohibited from holding a public hearing for land use bylaw updates made solely to comply with SSMUH legislation. In accordance with Section 467 of the *Local Government Act*, local governments must provide notice that a public hearing will not be held. Although a public hearing is not permitted in this circumstance, staff will provide notice of the proposed bylaw amendments on the City’s website and in two issues of the local newspaper before first reading. The tentative dates for newspaper ads are May 27th and June 3rd, 2026.

**TIMELINES**

<b>Council Introduction - March 23, 2026</b>	<b>Council Reconsideration - May 11, 2026</b>	<b>First, Second &amp; Third Reading - June 8, 2026</b>	<b>Adoption - June 22, 2026</b>
Staff proposed the Bill 44 Implementation Plan. Council directed staff to conduct further review.	Council considers minor amendments to the Bill 44 SSMUH Implementation Plan.  <b>WE ARE HERE</b>	Council will consider first, second and third readings of the amending bylaws.	Council will consider adoption of the amending bylaws. The provincial deadline is June 30, 2026.

**CLIMATE CONSIDERATIONS**

Staff have not identified any climate considerations as part of this specific review. Climate considerations have been brought forward in previous reports.

**FINANCIAL CONSIDERATION**

Staff have not identified any financial considerations as part of this specific review. Financial considerations have been brought forward in previous reports.

**CONCLUSIONS**

The updated methodology and revised bylaw amendments are intended to bring the City of Colwood into compliance with the provincial requirements established through Bill 44 and Bill 25 for SSMUH. The primary objective is to enable 3 to 6 residential units on eligible properties that were previously restricted to low-density residential uses. The provincially mandated changes also require updates to the *Off-Street Parking Regulation Bylaw, No. 1909, 2022* including prohibiting the requirement for off-street parking on properties located within 400m of a prescribed bus stop. In alignment with the Provincial Policy Manual, staff are also recommending several optional amendments for Council’s consideration. These include limiting off-street parking requirements for SSMUH and streamlining Development Permit processes so that only projects of 5-6 units or more would require a permit. Council may wish to endorse the proposed amended approach and direct staff to prepare the amending bylaws for Council readings prior to the Provincial deadline of June 30, 2026.

**Attachments:**

- [Appendix 1: Red-line copy of changes to Schedule C - Small-Scale Multi-Unit Regulations](#)
- [Appendix 2: DRAFT - Amending Bylaw - Colwood Land Use Bylaw No. 151, 1989, Amendment No. X, Bylaw No. XXXX](#)

[Appendix 3: DRAFT - Amending Bylaw - Off-Street Parking Bylaw No. 1909, 2022, Amendment No. X, Bylaw XXXX](#)

[Staff Presentation - Bill 44 SSMUH Implementation Plan Follow-up](#)

**Approved by:**

Mairi Bosomworth, Manager of Planning

Marcy Lalande, Manager of Corporate Services

Kathy McLennan, Director of Finance

Jenn Hepting, Deputy Chief Administrator Officer

Jason Johnson, Chief Administrative Officer

**Status:**

Approved - 01 May 2026

Approved - 01 May 2026

Approved - 04 May 2026

Approved - 04 May 2026

Approved - 05 May 2026

## SCHEDULE C – SMALL-SCALE MULTI-UNIT REGULATIONS

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### A. General Regulations

1. Small-Scale Multi-Unit Housing (SSMUH) is permitted only on those lots where all the following conditions are met:
  - a. The lot must be within a zone which includes 'Small-Scale Multi-Unit Housing' as a permitted use.
  - b. The lot must be serviced by Sewer.
  - c. The lot must be serviced by Water.
  - d. The lot must meet a minimum threshold of 3 dwelling units.
  - e. The lot must not exceed 4 dwelling units.
  - f. The lot must not exceed 6 dwelling units if located within 400m of a prescribed bus stop.
2. A detached dwelling with a secondary suite and/or accessory dwelling unit does not constitute SSMUH and is subject to the regulations in Sections 2.1, 2.2 and the applicable zone.
3. The only permitted built form for 3 units to qualify for SSMUH regulations is attached housing.
4. The permitted built form for 4 or 6 units can incorporate any permitted uses outlined in Section B.
5. Notwithstanding Section 2.2.03, secondary suites and accessory dwelling units shall be included in the calculation of dwelling unit density.
6. Notwithstanding the definitions in Section 1.2, the following definitions are specific to Schedule C - Small-Scale Multi-Unit Regulations:
  - a. "Attached Housing" means a ground-oriented building containing three or more dwelling units with each unit having separate and direct access to the outside at grade. Attached housing can include stacked townhome, ~~rowhome~~ or multi-plex.
  - b. "Detached Dwelling" means a building containing one dwelling unit, or two dwelling units if one of them is a secondary suite. For clarity, a detached dwelling unit can contain a secondary suite and is not considered a duplex.
  - c. "Duplex" means a building containing two dwelling units, designed for occupancy by two households. A detached dwelling unit with a secondary suite is not considered a duplex. For clarity, a duplex with secondary suites is permitted as a built form for 4 units.
  - d. "Multi-plex" means a building containing three units, to a maximum of six units, with one shared common entrance.
  - ~~e. "Rowhome" means a type of attached dwelling where each dwelling unit is located on a fee-simple lot but attached to the same building block consisting of three or more units.~~
  - f.e. "Stacked Townhomes" means a building containing three or more units with each dwelling unit having direct access to the outside, provided that no more than half of the dwellings share a corridor or steps to grade.

### B. Permitted Uses

1. Attached Housing
2. Accessory Dwelling Unit
3. Detached Dwelling
4. Duplex
5. Multi-plex
- ~~6. Rowhome~~
- ~~7.6. Secondary Suite~~
- ~~8.7. Stacked Townhomes~~

### C. Regulatory Conditions

Criteria	Lots equal to and less than 279m <sup>2</sup>	Lots 280m <sup>2</sup> to a maximum of 4,050m <sup>2</sup>	Lots within 400m of a Prescribed Bus Stop and greater than 281m <sup>2</sup>
Maximum number of dwelling units	3	4	6
Maximum lot coverage	50%	50%	60%
Maximum Height	3 storeys to a maximum of 11m	3 storeys to a maximum of 11m	3 storeys to a maximum of 12m
Front Yard Setback (rear access only)	<del>2.0m</del> <u>3.0m</u>	<del>2.0m</del> <u>4.0m</u>	<del>2.0m</del> <u>3.0m</u>
Front Yard Setback	<del>4.0m*</del> <u>4.5m</u>	<del>4.0m*</del> <u>5.5m</u>	<del>2.0m</del> <u>3.0m</u>
Rear Yard Setback	<del>3.0m</del> <u>4.5m</u>	<del>3.0m</del> <u>6.0m</u>	<del>1.5m</del> <u>3.0m</u>
Side Yard Setback	<del>1.2m</del> <u>1.5m</u>	<del>1.2m</del> <u>1.5m</u>	1.2m
Exterior Side Yard Setback (applicable only to corner lots)	3.0m	3.0m	3.0m

~~\*Notwithstanding the front yard setback regulation, the minimum distance from a carport, attached or detached garage to the nearest edge of the curb or the nearest edge of a sidewalk of the abutting street is 5.5m.~~

### ~~D. Rowhome Subdivision Requirements~~

- ~~1. A lot on which Rowhomes have been constructed may be subdivided under the *Land Title Act* such that each dwelling is on a separate fee simple detached dwelling lot, provided that such separate lot has a minimum lot width of at least 5.0 m and a minimum lot area of at least 140m<sup>2</sup>.~~

- ~~2. The minimum side yard setback outlined in Section C does not apply in relation to a side lot line, including associated accessory buildings, on which a party wall has been constructed or is proposed to be constructed.~~

#### **E. Design Considerations**

1. At least one dwelling unit on a lot must have the main entrance oriented to the street frontage.
2. In the case of lot with two frontages, such as a through lot and a corner lot, at least one dwelling unit must have its main entrance oriented to each street frontage.
3. A walkway shall be provided between each dwelling unit entrance and the street.
4. A walkway shall be no less than 1.5m in width and be an impermeable surface such as concrete pavers.
5. All units shall have no less than 6m<sup>2</sup> of private outdoor space with a minimum width of 2.0m directly accessible from the dwelling it serves.
6. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting including native species that enhances the natural environment to the satisfaction of the Manager of Planning or their delegate.

#### **F. General**

1. The relevant provisions of Division 1 and 2 shall apply. In the case of a conflict between the provisions of Division 1 and 2 and the provisions of this schedule, the latter shall prevail.



## CITY OF COLWOOD BYLAW NO XXXX

### A BYLAW TO AMEND BYLAW NO. 151 BEING THE “COLWOOD LAND USE BYLAW, 1989”

The Council of the City of Colwood, in open meeting assembled, enacts as follows:

#### 1. CITATION

This Bylaw may be cited as “Colwood Land Use Bylaw No. 151, 1989, Amendment No. X, Bylaw No. XXXX

#### 2. AMENDMENT

The “Colwood Land Use Bylaw No. 151, 1989” is amended as follows:

- a. Attach Appendix 1 after Schedule B.
- b. Under SECTION 1.2 DEFINITIONS, add the following under “SIGHT TRIANGLE”:  
  
“SMALL-SCALE MULTI-UNIT HOUSING”  
means a residential use of a lot in accordance with ‘Schedule C’ of this Bylaw, which supports residential dwelling units in alignment with section 481.3 of the *Local Government Act RSBC. 2015, c.1*, as may be amended or replaced from time to time.
- c. Under SECTION 1.2 DEFINITIONS, add the following under “PIGGERY”:  
  
“PRESCRIBED BUS STOP”  
means at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of:
  - 7am and 7pm, Monday to Friday, and
  - 10am and 6pm, Saturday and Sunday.
- d. Under SECTION 1.2 DEFINITIONS, add the following under “SHOPPING CENTRE, MAJOR”:  
  
“SHORT TERM RENTAL”  
means the renting of a dwelling unit or any part of it for a period of less than 90 consecutive days.
- e. Under Section 2.1.10 Uses Permitted in Any Zone, add the following:  
  
7. Short Term Rental
- f. Add “Small-Scale Multi-Unit Housing” as permitted use under sections:
  - a. 5.1.01
  - b. 5.2.01
  - c. 5.3.01
  - d. 5.6.01
  - e. 5.7.01
  - f. 5.8.01
  - g. 5.9.04
  - h. 5.10.04
  - i. 5.11.01

- j. 10.1.4
- k. 10.1A.4
- l. 10.2.4
- m. 10.3A.2
- n. 10.4.4 under principal uses as a residential checkmark
- o. 10.5.4
- p. 10.6.4(2)
- q. 10.8.4(2, 3 & 4)
- r. 10.11.2(b & c)
- s. 10.13.2
- t. 10.14.2
- u. 10.16.2
- v. 10.22.2(a)
- w. 10.23.2
- x. 10.27.2(e)
- y. 10.29.2(1.a)
- z. 10.31.2(1.a)
- aa. 10.33.2(3.j)
- bb. 10.35.2(5.d)

**READ A FIRST TIME** on the            day of        2026

**READ A SECOND TIME** on the       day of        2026

**READ A THIRD TIME** on the       day of        2026

**ADOPTED** on the                    day of        2026

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**Mayor**

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**Corporate Officer**

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**SCHEDULE C – SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) REGULATIONS**

---

**A. General Regulations**

1. Small-Scale Multi-Unit Housing (SSMUH) is permitted only on those lots where all the following conditions are met:
  - a. The lot must be within a zone which includes ‘Small-Scale Multi-Unit Housing’ as a permitted use.
  - b. The lot must be serviced by Sewer.
  - c. The lot must be serviced by Water.
  - d. The lot must meet a minimum threshold of 3 dwelling units.
  - e. The lot must not exceed 4 dwelling units.
  - f. The lot must not exceed 6 dwelling units if located within 400m of a prescribed bus stop.
2. A detached dwelling with a secondary suite and/or accessory dwelling unit does not constitute SSMUH and is subject to the regulations in Sections 2.1, 2.2 and the applicable zone.
3. The only permitted built form for 3 units to qualify for SSMUH regulations is attached housing.
4. The permitted built form for 4 or 6 units can incorporate any permitted uses outlined in Section B.
5. Notwithstanding Section 2.2.03, secondary suites and accessory dwelling units shall be included in the calculation of dwelling unit density.
6. Notwithstanding the definitions in Section 1.2, the following definitions are specific to Schedule C - Small-Scale Multi-Unit Regulations:
  - a. “Attached Housing” means a ground-oriented building containing three or more dwelling units with each unit having separate and direct access to the outside at grade. Attached housing can include stacked townhome or multi-plex.
  - b. “Detached Dwelling” means a building containing one dwelling unit, or two dwelling units if one of them is a secondary suite. For clarity, a detached dwelling unit can contain a secondary suite and is not considered a duplex.
  - c. “Duplex” means a building containing two dwelling units, designed for occupancy by two households. A detached dwelling unit with a secondary suite is not considered a duplex. For clarity, a duplex with secondary suites is permitted as a built form for 4 units.
  - d. “Multi-plex” means a building containing three units, to a maximum of six units, with one shared common entrance.
  - e. “Stacked Townhomes” means a building containing three or more units with each dwelling unit having direct access to the outside, provided that no more than half of the dwellings share a corridor or steps to grade.

**B. Permitted Uses**

1. Attached Housing
2. Accessory Dwelling Unit
3. Detached Dwelling
4. Duplex
5. Multi-plex
6. Secondary Suite
7. Stacked Townhomes

**C. Regulatory Conditions**

Criteria	Lots equal to and less than 279m <sup>2</sup>	Lots 280m <sup>2</sup> to a maximum of 4,050m <sup>2</sup>	Lots within 400m of a Prescribed Bus Stop and greater than 281m <sup>2</sup>
Maximum number of dwelling units	3	4	6
Maximum lot coverage	50%	50%	60%
Maximum Height	3 storeys to a maximum of 11m	3 storeys to a maximum of 11m	3 storeys to a maximum of 12m
Front Yard Setback (rear access only)	3.0m	4.0m	3.0m
Front Yard Setback	4.5m	5.5m	3.0m
Rear Yard Setback	4.5m	6.0m	3.0m
Side Yard Setback	1.5m	1.5m	1.2m
Exterior Side Yard Setback (applicable only to corner lots)	3.0m	3.0m	3.0m

#### D. Design Considerations

1. At least one dwelling unit on a lot must have the main entrance oriented to the street frontage.
2. In the case of lot with two frontages, such as a through lot and a corner lot, at least one dwelling unit must have its main entrance oriented to each street frontage.
3. A walkway shall be provided between each dwelling unit entrance and the street.
4. A walkway shall be no less than 1.5m in width and be an impermeable surface such as concrete pavers.
5. All units shall have no less than 6m<sup>2</sup> of private outdoor space with a minimum width of 2.0m directly accessible from the dwelling it serves.
6. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting including native species that enhances the natural environment to the satisfaction of the Manager of Planning or their delegate.

#### E. General

1. The relevant provisions of Division 1 and 2 shall apply. In the case of a conflict between the provisions of Division 1 and 2 and the provisions of this schedule, the latter shall prevail.



**CITY OF COLWOOD  
BYLAW NO XXXX**

**A BYLAW TO AMEND OFF-STREET PARKING REGULATIONS BYLAW NO. 1909**

---

The Council of the City of Colwood, in open meeting assembled, enacts as follows:

**1. CITATION**

This Bylaw may be cited as “Off-Street Parking Regulations Bylaw No. XXXX.

**2. AMENDMENT**

The “Off-Street Parking Regulations Bylaw No. 1909, 2022” is amended as follows:

**In Section 3.1 Vehicle Supply,**

- a) Add the following after 3.1.2 as 3.1.3:

Notwithstanding Table 1, the required parking rate for Small-Scale Multi-Unit Housing on lots within 400m of a Prescribed Bus Stop, is 0.

- b) Under Table 1, replace “Attached Housing (including Triplex, Rowhouse, and Townhouse)” with “Attached Housing (including townhome, stacked townhome, rowhome or multiplex).
- c) Update numbering after 3.1.2

**READ A FIRST TIME** on the            day of    2026

**READ A SECOND TIME** on the    day of    2026

**READ A THIRD TIME** on the    day of    2026

**ADOPTED** on the                day of    2026

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**Mayor**

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**Corporate Officer**

# Bill 44 - SSMUHU

## Implementation Plan Follow-up

Regular Meeting of Council  
May 11, 2026  
Kelsea Fielden  
Planner II

# March 23, 2026 - Council

- Staff presented proposed Methodology for SSMUH implementation in Colwood.
  - New permitted use – SSMUH – in restricted zones
  - New ‘Schedule C’ in the Land Use Bylaw
  - Updated regulatory conditions
    - Setbacks, lot coverage, height, etc.
    - Considered Provincial Policy Manual
    - No change to subdivision requirements
  - New definitions
    - Stacked townhome (triplex, fourplex)
    - Multi-plex (one primary entrance)

# Resolution

*THAT Bill 44: Small Scale Multi-Unit Housing Implementation be referred to staff for further review.*

Specifically mentioned Richmond and Burnaby when referring to SSMUH implementation.

# Additional Review

- Provincial Policy Manual & Site Standards
  - Aligns closely with site standards package B
- CRD municipalities
  - Contextual intricacies for each municipality, but generally aligns with lot coverage, height and side yard setbacks with minor differences for front and rear yard setbacks
- Burnaby & Richmond
  - Contextual planning differences, but generally aligns with intent and lessons learned

# Proposed Changes

- Front yard setback (rear lane access)
  - **Increasing** from 2.0m to 4.0m
- Front yard setback (front access)
  - **Increasing** from 4.0m to 5.5m
- Rear yard setback
  - **Increasing** from 3.0m to 6.0m
- Side Yard setback
  - **Increasing** from 1.2m to 1.5m
- **Remove** fee-simple attached rowhomes as a permitted use and associated regulations
  - To be determined if SSMUH built-form is desired

Table 5 - Proposed updates to Schedule C\*

Regulation	Previous Recommendation	New Recommendation	Notes
Front Yard Setback (rear lane access only)	2.0m	4.0m	Increase by 2.0m
Front Yard Setback	4.0m	5.5m	Increase by 1.5m
Rear Yard Setback	3.0m	6.0m	Increase by 3.0m
Side Yard Setbacks	1.2m	1.5m	Increase by 0.3m
Permitted Uses	Rowhomes	Removed	Fee-simple rowhomes are not a permitted use for SSMUH at this time
Rowhome Regulations	A lot on which Rowhomes have been constructed may be subdivided under the <i>Land Title Act</i> such that each dwelling is on a separate fee simple detached dwelling lot, provided that such separate lot has a minimum lot width of at least 5.0 m and a minimum lot area of at least 140m <sup>2</sup> .	Removed	Subdivision for fee-simple rowhomes are not a permitted use for SSMUH at this time

# Mandated Amendments

- *Land Use Bylaw No. 151, 1989*
  - SSMUH as a permitted use in Restricted Zones
  - Schedule C *as amended*
- *Off-Street Parking Bylaw No.1909, 2022*
  - Remove parking requirements for properties within 400m of a prescribed bus stop for SSMUH development

# Non-Mandated Optional Amendments

1. Reduce Parking for SSMUH development (3-4 units)
  - Consider 1 per unit
  - Existing parking rate for SFD, suite and ADU to remain the same (2 primary, 1 suite, 1 ADU)
  - Amendment prior to first reading
2. Remove Form & Character DP requirement for SSMUH development (3-4 units) and lots 550m<sup>2</sup> and under
  - Include key design guidelines within Schedule C
  - F&C DP still required for 5-6 units
  - To be completed as part of next OCP Amendment

# Timeline

## TIMELINES

**Council Introduction  
- March 23, 2026**

Staff proposed the Bill 44 Implementation Plan. Council directed staff to conduct further review.

**Council Reconsideration -  
May 11, 2026**

Council considers minor amendments to the Bill 44 SSMUH Implementation Plan.  
  
**WE ARE HERE**

**First, Second & Third Reading - June 8, 2026**

Council will consider first, second and third readings of the amending bylaws.

**Adoption - June 22, 2026**

Council will consider adoption of the amending bylaws. The provincial deadline is June 30, 2026.



# Recommendation

- THAT Council endorse the proposed approach to implement Small-Scale Multi-Unit Housing;
- AND THAT Council direct staff to bring forward amendments to the *Colwood Land Use Bylaw, No. 151, 1989* and the *Off-Street Parking Regulation Bylaw No. 1909, 2022* for first, second and third readings;
- AND THAT staff will conduct a review within 6 months of adoption of these amendments and return to Council with any recommended changes;
- AND THAT Council consider the non-mandated amendment to remove the Form and Character Development Permit requirement for lots under 550m<sup>2</sup> and proposed developments with 3 to 4 units;
- AND THAT Council consider the non-mandated amendment to decrease parking requirements for SSMUH developments.

# Questions?



**CITY OF COLWOOD  
BYLAW NO 2091**

**A BYLAW TO AMEND BYLAW NO. 151 BEING THE “COLWOOD LAND USE BYLAW, 1989”**

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The Council of the City of Colwood, in open meeting assembled, enacts as follows:

**1. CITATION**

This Bylaw may be cited as “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2025

**2. AMENDMENT**

The “Colwood Land Use Bylaw No. 151, 1989” is amended as follows:

- a. Attach Appendix 1 after Schedule B.
- b. Under SECTION 1.2 DEFINITIONS, add the following under “SIGHT TRIANGLE”:

“SMALL-SCALE MULTI-UNIT HOUSING”

means a residential use of a lot in accordance with ‘Schedule C’ of this Bylaw, which supports residential dwelling units in alignment with section 481.3 of the *Local Government Act RSBC, 2015, c.1*, as may be amended or replaced from time to time.

- c. Under SECTION 1.2 DEFINITIONS, add the following under “PIGGERY”:

“PRESCRIBED BUS STOP”

means at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of:

- 7am and 7pm, Monday to Friday, and
- 10am and 6pm, Saturday and Sunday.

- d. Under SECTION 1.2 DEFINITIONS, add the following under “SHOPPING CENTRE, MAJOR”:

“SHORT TERM RENTAL”

means the renting of a dwelling unit or any part of it for a period of less than 90 consecutive days.

- e. Under Section 2.1.10 Uses Permitted in Any Zone, add the following:

7. Short Term Rental

- f. Add “Small-Scale Multi-Unit Housing” as permitted use under sections:

- a. 5.1.01
- b. 5.2.01
- c. 5.3.01
- d. 5.6.01
- e. 5.7.01
- f. 5.8.01
- g. 5.9.04

- h. 5.10.04
- i. 5.11.01
- j. 10.1.4
- k. 10.1A.4
- l. 10.2.4
- m. 10.3A.2
- n. 10.4.4 under principal uses as a residential checkmark
- o. 10.5.4
- p. 10.6.4(2)
- q. 10.8.4(2, 3 & 4)
- r. 10.11.2(b & c)
- s. 10.13.2
- t. 10.14.2
- u. 10.16.2
- v. 10.22.2(a)
- w. 10.23.2
- x. 10.27.2(e)
- y. 10.29.2(1.a)
- z. 10.31.2(1.a)
- aa. 10.33.2(3.j)
- bb. 10.35.2(5.d)

**READ A FIRST TIME** on the            day of            2026

**READ A SECOND TIME** on the            day of            2026

**READ A THIRD TIME** on the            day of            2026

**ADOPTED** on the            day of            2026

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

## Appendix 1

**SCHEDULE C – SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) REGULATIONS****A. General Regulations**

1. Small-Scale Multi-Unit Housing (SSMUH) is permitted only on those lots where all the following conditions are met:
  - a. The lot must be within a zone which includes ‘Small-Scale Multi-Unit Housing’ as a permitted use.
  - b. The lot must be serviced by Sewer.
  - c. The lot must be serviced by Water.
  - d. The lot must meet a minimum threshold of 3 dwelling units.
  - e. The lot must not exceed 4 dwelling units.
  - f. The lot must not exceed 6 dwelling units if located within 400m of a prescribed bus stop.
2. A detached dwelling with a secondary suite and/or accessory dwelling unit does not constitute SSMUH and is subject to the regulations in Sections 2.1, 2.2 and the applicable zone.
3. The only permitted built form for 3 units to qualify for SSMUH regulations is attached housing.
4. The permitted built form for 4 or 6 units can incorporate any permitted uses outlined in Section B.
5. Notwithstanding Section 2.2.03, secondary suites and accessory dwelling units shall be included in the calculation of dwelling unit density.
6. Notwithstanding the definitions in Section 1.2, the following definitions are specific to Schedule C - Small-Scale Multi-Unit Regulations:
  - a. “Attached Housing” means a ground-oriented building containing three or more dwelling units with each unit having separate and direct access to the outside at grade. Attached housing can include stacked townhome or multi-plex.
  - b. “Detached Dwelling” means a building containing one dwelling unit, or two dwelling units if one of them is a secondary suite. For clarity, a detached dwelling unit can contain a secondary suite and is not considered a duplex.
  - c. “Duplex” means a building containing two dwelling units, designed for occupancy by two households. A detached dwelling unit with a secondary suite is not considered a duplex. For clarity, a duplex with secondary suites is permitted as a built form for 4 units.
  - d. “Multi-plex” means a building containing three units, to a maximum of six units, with one shared common entrance.
  - e. “Stacked Townhomes” means a building containing three or more units with each dwelling unit having direct access to the outside, provided that no more than half of the dwellings share a corridor or steps to grade.

**B. Permitted Uses**

1. Attached Housing
2. Accessory Dwelling Unit
3. Detached Dwelling
4. Duplex
5. Multi-plex
6. Secondary Suite
7. Stacked Townhomes

### C. Regulatory Conditions

Criteria	Lots equal to and less than 279m <sup>2</sup>	Lots 280m <sup>2</sup> to a maximum of 4,050m <sup>2</sup>	Lots within 400m of a Prescribed Bus Stop and greater than 281m <sup>2</sup>
Maximum number of dwelling units	3	4	6
Maximum lot coverage	50%	50%	60%
Maximum Height	3 storeys to a maximum of 11m	3 storeys to a maximum of 11m	3 storeys to a maximum of 12m
Front Yard Setback (rear access only)	3.0m	4.0m	3.0m
Front Yard Setback	4.5m	5.5m	3.0m
Rear Yard Setback	4.5m	6.0m	3.0m
Side Yard Setback	1.5m	1.5m	1.2m
Exterior Side Yard Setback (applicable only to corner lots)	3.0m	3.0m	3.0m

### D. Design Considerations

1. At least one dwelling unit on a lot must have the main entrance oriented to the street frontage.
2. In the case of lot with two frontages, such as a through lot and a corner lot, at least one dwelling unit must have its main entrance oriented to each street frontage.
3. A walkway shall be provided between each dwelling unit entrance and the street.
4. A walkway shall be no less than 1.5m in width and be an impermeable surface such as concrete pavers.
5. All units shall have no less than 6m<sup>2</sup> of private outdoor space with a minimum width of 2.0m directly accessible from the dwelling it serves.
6. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting including native species that enhances the natural environment to the satisfaction of the Manager of Planning or their delegate.

### E. General

1. The relevant provisions of Division 1 and 2 shall apply. In the case of a conflict between the provisions of Division 1 and 2 and the provisions of this schedule, the latter shall prevail.



**A BYLAW TO AMEND OFF-STREET PARKING REGULATIONS BYLAW NO. 1909**

The Council of the City of Colwood, in open meeting assembled, enacts as follows:

**1. CITATION**

This Bylaw may be cited as “Off-Street Parking Regulations Bylaw No. 1909-3 (SSMUH)”.

**2. AMENDMENT**

The “Off-Street Parking Regulations Bylaw No. 1909, 2022” is amended as follows:

- a) Add the following definition under Section 1.2:

“Small-Scale Multi-Unit Housing” means the permitted uses and regulatory conditions in Schedule C in the *Colwood Land Use Bylaw, 1989*.

- b) Add the following after 3.1.2 as 3.1.3:

Notwithstanding Table 1, the required parking rate for Small-Scale Multi-Unit Housing on lots within 400m of a Prescribed Bus Stop, is 0.

- c) Remove ‘(including Triplex, Rowhouse, and Townhouse)’ from “Attached Housing” under Table 1

- d) Add the following table insert under “Attached Housing” in Table 1:

Use	Parking Requirement	
	Urban Centre	All Other Areas
<b>Residential</b>		
Small-Scale Multi-Unit Housing	1.5 per dwelling unit	

**READ A FIRST TIME** on the            day of            2026

**READ A SECOND TIME** on the       day of            2026

**READ A THIRD TIME** on the       day of            2026

**ADOPTED** on the                    day of            2026

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**Mayor**

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**Corporate Officer**

PROPOSED

# NOTICE OF AMENDING BYLAWS

8

*“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2025”  
and “Off-Street Parking Regulations Bylaw No. 1909-3 (SSMUH)”*

<b>MEETING:</b>	<b>Regular Meeting of Council</b>
<b>DATE and TIME:</b>	<b>Monday, June 8<sup>th</sup>, 2026 at 6:30 pm</b>
<b>PLACE:</b>	<b>Council Chambers, 3300 Wishart Road, Colwood BC</b>

NOTICE IS GIVEN that Council of the City of Colwood will consider First, Second and Third Readings on Monday, June 8, 2026, at 6:30 pm, in relation to the proposed bylaws *“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2025”* and *“Off-Street Parking Regulations Bylaw No. 1909-3 (SSMUH)”*.

**PURPOSE:** The general purpose is to propose amendments that incorporate Small-Scale Multi-Unit Housing (SSMUH) legislation into applicable restricted zones, permitting 3 to 6 residential units in accordance with provincial requirements, and to revise the minimum off-street parking requirements for SSMUH developments.

**SUBJECT PROPERTY:** This Bylaw applies to the lands zoned as A1, AR1, AR2, R1, R2, R3, R4, R5, R6, RBCD1, RBCD1A, RBCD2, RBCD3A, RBCD5, CD1 – Area 1, CD2 – Area 2, CD3 – Area 2, 3 & 4, CD6 – Area 7 & 8, CD8, CD9, CD11, CD17 – Area 1, CD18, CD22 – Area 5, CD24 – Area 1, CD26, CD28 – Area 10 and CD30 – Area 3.

**INSPECTION OF MATERIALS:** Copies of the proposed bylaw and related materials can be viewed at [www.colwood.ca/news](http://www.colwood.ca/news), or in person at Colwood City Hall from May 22<sup>nd</sup> to June 8<sup>th</sup>, 2026, between 8:30 am and 4:30 pm, Monday to Friday excluding statutory holidays.

## We want to hear from you!

### WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting. Submissions must include your name, civic address, specific meeting and date for which you want your submission included.

- Email [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca)
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

### SPEAK TO COUNCIL

**In Person:** The public is welcome to provide comments in person during the public participation portion of the meeting.

**Electronically:** To pre-register to speak please contact [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca) up until noon on the day of the meeting.

**Watch the meeting:** [www.colwood.ca/meetings](http://www.colwood.ca/meetings)

**NEED MORE INFORMATION?** Contact the Planning Department at (250) 478-5999 or [planning@colwood.ca](mailto:planning@colwood.ca).

