

SSMUH and TOA Update (CAC)

Monday May 27, 2024



Ministry of
Municipal Affairs



New Provincial Legislation

- Province of BC's "Homes for People" action plan announced in late 2023
- Priorities of the plan include:
 - Unlock more homes faster
 - Deliver better, more affordable homes
 - Help those with the greatest housing need
 - Create a housing Market for people
- Bill's 44 (Residential Development), 46 (Development Financing), and 47 (Transit-Oriented Areas) now in place
- The UEL Administration was directed by the Minister to align with the new legislation



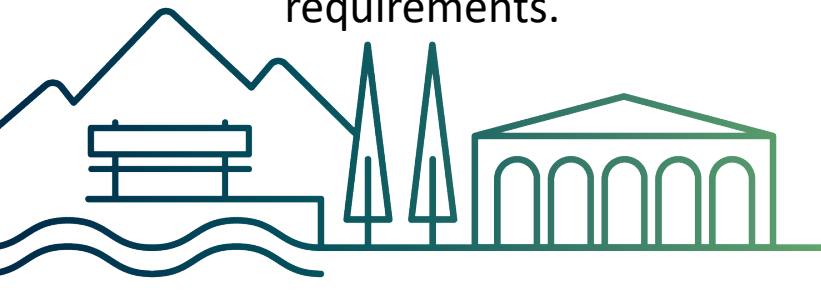
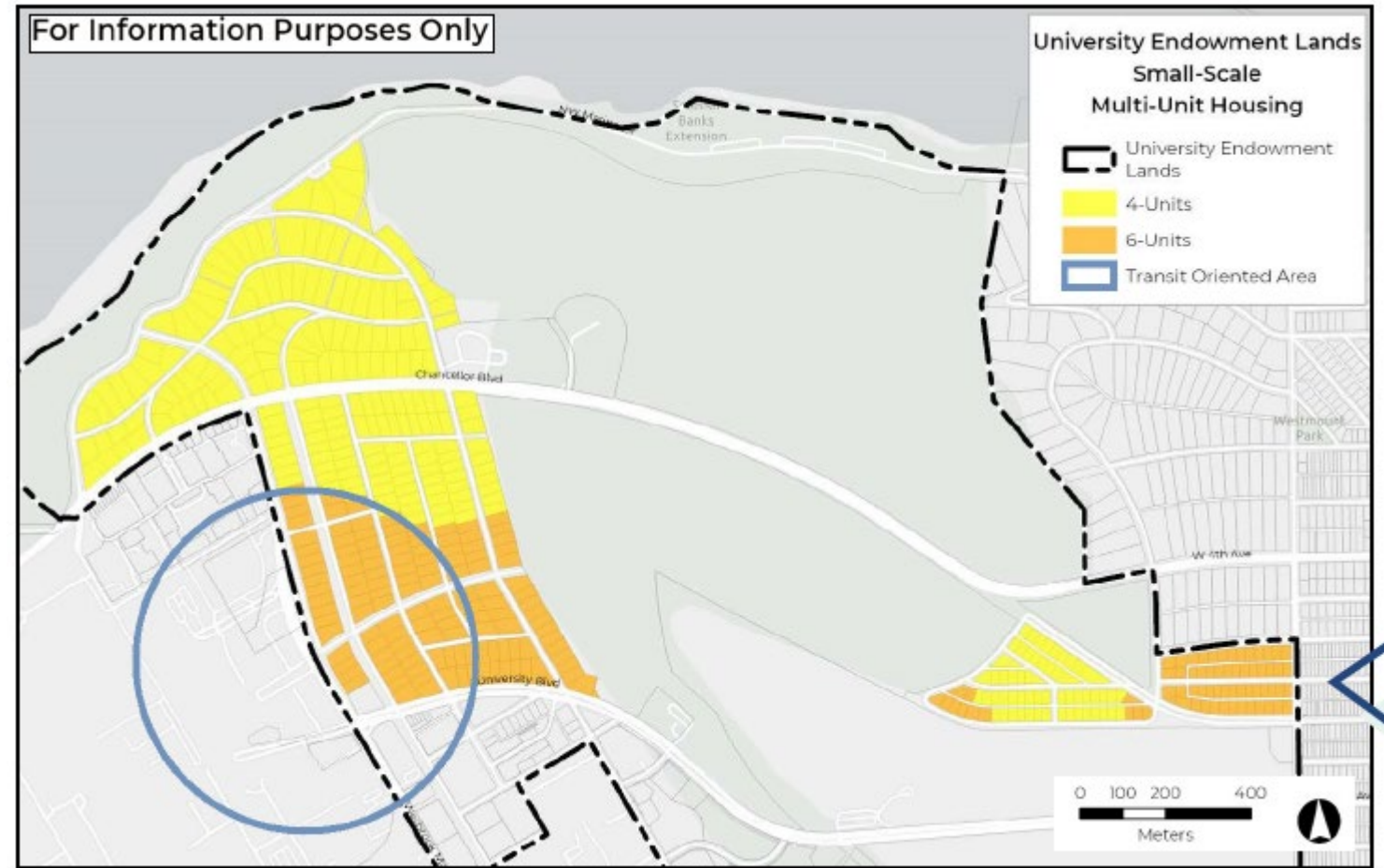
Tasks to align with New legislation

- **Bill 44** - The Minister directed the UEL administration to implement new Small Scale Multi-Unit Housing (SSMUH), allowing 4-6 dwelling units on traditional single-family lots by June 30, 2024
- **Bill 46** - The Minister directed the UEL administration to evaluate and review the feasibility of development financing tools such as Development Cost Charges (DCC's) and Amenity Cost Charges (ACC's)
- **Bill 47** - The Minister directed the UEL administration to designate a Transit-Oriented Development Area at the UBC Bus Exchange and allow for the required height and densities by June 30th, 2024



Small Scale Multi-Unit Housing (SSMUH)

- Four (4) dwelling units will now be permitted on lots greater than 280m² (3,014ft²). (Yellow)
- Six (6) dwelling units are now permitted on lots within 400m of a bus stop with frequent transit service. (Orange)
- UEL bylaw will be amended to reflect the changes above and regulate building sizes, setbacks, and separation, among other requirements.



Small Scale Multi-Unit Housing (SSMUH)

The following uses will now be permitted “as-of-right” within the UEL’s bylaw and will not require a change of land use (rezoning):

- Secondary Suites
- Accessory dwelling units (ADU’s)
- Duplex and Houseplex

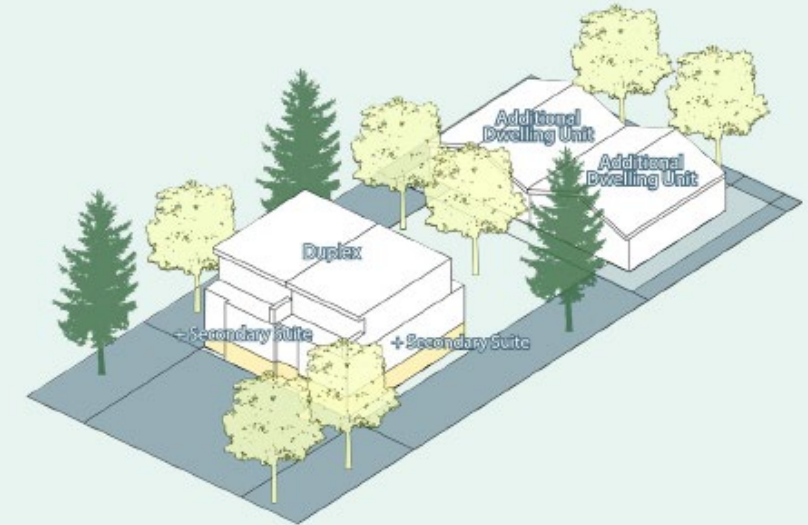
What does this mean for my neighbourhood?

Property owners have more development options, and there will be more housing choices to meet the needs of our community’s changing population.

Here are a couple of examples of what four (4) and six (6) units can look like on a lot.



Single Family Dwelling with a Secondary Suite and two Additional Dwelling Units.



Duplex with two Secondary Suites and two Additional Dwelling Units.



Transit-Oriented Areas

Minimum Heights and Densities

The Province has mandated the following minimum heights and densities for the TOA:

	Minimum Allowable Height (storeys)	Minimum Allowable Density (FAR/FSR)
TOA Zone 1: Within 200m	Up to 12	Up to 4.0
TOA Zone 2: Within 200-400m	Up to 8	Up to 3.0



Transit-Oriented Areas

- UBC Bus Exchange has been designated as a TOA area
- Current zones with residential uses (including single-family) are affected by new density and height regulations as per legislation
- Projects requesting TOA height and density must undergo a change of land use process
- The UEL Administration must consider all change of land use applications that meet the TOA regulations and may not reject based on height or density alone
- There are no minimum residential parking requirements for TOA areas, other than accessible parking



Next Steps

- Bylaw updates will be presented to the Minister for approval by June 30th, 2024 to enact SSMUH and TOA changes to the UEL's Land Use, Building and Community Administration bylaw.
- Bylaw amendments will be referred to the CAC and ADP for information only as public input is not permitted through the legislation.
- Staff are working to update policies and procedures to reflect these changes.
- Interim Housing Needs report will be completed by January 1st, 2025 to help identify growth needs and incorporate findings within the upcoming Official Community Plan process.
- Official Community Plan update/renewal is required by December 31st, 2025 and will include opportunities for engagement with the community.



THANK YOU

