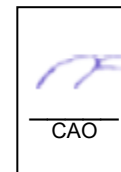
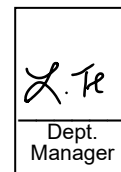


AGENDA INFORMATION☒ Regular Meeting

Date: April 13, 2026

☐ Other:

Date: _____



The District of North Vancouver

REPORT TO COUNCIL

March 31, 2026

AUTHOR: Jason Smith, Senior Community Planner

SUBJECT: Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation

RECOMMENDATION:

THAT Council supports the implementation of SSMUH in the District of North Vancouver and directs staff to prepare the necessary regulatory amendments for Council's consideration to comply with Bill 25 in conjunction with the Zoning Bylaw Rewrite project.

REASON FOR REPORT:

The purpose of this report is to update Council on the work plan, content, and timing for implementing SSMUH in response to Bill 25.

SUMMARY:

If Council wishes to implement small-scale multi-unit housing (SSMUH) in the District several key bylaws will need to be amended including the Official Community Plan (OCP), Zoning Bylaw, Development Servicing Bylaw, Development Cost Charges (DCC) Bylaw, and Amenity Cost Charges (ACC) Bylaw. This represents a significant, multi-departmental undertaking.

The provincial government has established certain timelines for Council's consideration and adoption of bylaw amendments to permit SSMUH. While Council may choose not to implement SSMUH, there are potential consequences which are outlined in this report.

BACKGROUND:

The Province introduced small scale multi-unit housing (SSMUH) through legislative changes in late 2023. In response, the District implemented changes in June 2024, permitting a principal residence with a suite and a coach house on most single-family lots within the Urban Containment Boundary, which complied with provincial legislation at the time.

In November 2025, the Province enacted Bill 25, further amending the *Local Government Act* and requiring Local Governments to allow SSMUH density (up to 3, 4 or 6 units) on most single-family lots by June 30, 2026, including lots zoned for a

principal residence with a suite and a coach house. Consequently, this new legislation appears to require the District to amend its Zoning Bylaw by June 30, 2026, to permit SSMUH within the Urban Containment Boundary, subject to certain exemptions.

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=6653384> Staff presented an overview of the proposed legislation at a workshop on [October 27, 2025](#). Staff also presented an [overview](#) of some of the key priorities for Community and Development Planning projects at a Council workshop on January 13, 2026.

Additionally, Council workshops were held on [Feb 9 and Feb 10, 2026](#) to discuss potential SSMUH implementation within the District. Member(s) of Council requested the following of staff (Staff responses are included in **Attachment 1**):

1. Summary of public feedback on proposed changes to zones within existing single-family neighbourhoods in the spring of 2025;
2. Consideration of additional built-form regulations (Draft R3 Zone included as **Attachment 2**);
3. Lot-area statistics on properties proposed to accommodate SSMUH densities;
4. Numeric analysis of approximate maximum buildable floor space and resulting average unit sizes on different sized lots;
5. Exploration of SSMUH development accommodating non-profit residential care facilities;
6. Additional renderings of SSMUH developments in a “neighbourhood with minimal slope and buildings with flat roofs”; and
7. Provincial response to the District’s request to exempt the portion of Pemberton Heights deemed to be within 400m of frequent transit from being required to be a 6-unit SSMUH area and have it be treated as a 4-unit SSMUH area. The Province denied this request.

Follow up reports have been provided to Council on making an application for an extension in the Lions Gate – Marine Drive Village Centre area ([March 2 Report](#)) and to consider the use of residential rental tenure zoning and/or requiring an affordable unit as part of a six-unit SSMUH development ([March 16 Report](#)).

ANALYSIS:

The SSMUH densities required in provincial legislation are not consistent with the District’s Official Community Plan, which instead focuses 75 - 90% of new housing units in the four key growth centres. Nor are the SSMUH densities consistent with general good planning practice to locate significant new density in areas close to infrastructure, services and amenities, although infill is appropriate. Furthermore, the administrative and financial burden on the District is anticipated to be greater for SSMUH development, on a per unit basis, when compared to higher density developments already planned for the key growth centres. Despite these concerns, Staff recommend that the District’s bylaws be amended to align with the requirements of the new provincial legislation. However, Staff also recommend that the District’s financial strategy and related bylaws be updated if SSMUH is approved, to ensure

the anticipated additional costs incurred by the District are recovered from SSMUH developers.

Considerable work has been completed to outline the District's response to Bill 25 and in planning for the implementation of SSMUH. Additional work remains to ensure the initiative is implemented effectively and in alignment with broader planning objectives. The key remaining tasks are outlined below.

Land Use Regulation:

Bill 25 will require changes to both the District's OCP and Zoning Bylaw. The draft R3 (SSMUH) Zone is attached as **Attachment 2**. Corresponding changes to the OCP will also be necessary to accommodate SSMUH and the proposed changes to single family zones. Subject to Council's direction, these amendments will be presented alongside the Zoning Bylaw Rewrite to Council later this spring.

Implementation of SSMUH will proceed in alignment with Council's direction which may include provisions for exemption areas and extension requests, as shown in the **Attachment 3** map.

Servicing Regulations

Changes will also be needed to some of the bylaws regulating servicing in the District. These changes will involve further discussions with Council to determine how properties redeveloping to SSMUH densities should be classified, particularly with respect to any additional servicing requirements beyond current standards (within single-family areas) and how to approach this equitably between neighbouring properties. Key considerations include boulevard treatments, sidewalk requirements, storm water management, and water and sewer infrastructure.

Changes to servicing regulations would entail changes to the Development Servicing, Waterworks Regulation, and/or the Sewer Bylaws.

Financing Strategy

Decisions as to how to classify SSMUH units in terms of applicable financial regulations will also need to be decided by Council. If new SSMUH zoning is approved by Council Staff recommend the Amenity Cost Charges (ACC) and Development Cost Charges (DCC) Bylaws also be amended to ensure new SSMUH development contributes appropriately to amenities and servicing required to support growth.

Potential Next Steps for SSMUH

Two options for SSMUH are outlined and described below:

Option 1 - SSMUH and Zoning Bylaw Rewrite continue to advance together

This option would continue to advance the two related projects together. While the District would miss the June 30 provincial deadline for compliance with Bill 25 by a couple of weeks, the risks are minimal, as outlined in the Liability/Risk section of this report.

This would also give staff additional time to complete the companion bylaw and regulatory requirements necessary to implement SSMUH. This would also avoid the potential public confusion and administrative burden of rezoning the vast majority of single-family properties twice within a matter of weeks.

Option 2 - Not Proceed with SSMUH

Council could choose to direct staff to not proceed with the implementation of SSMUH. The District's OCP Update process (2025) demonstrated that both the current OCP and Zoning Bylaw have more than sufficient capacity to accommodate the District's 20-year housing need. The District's growth model not only accommodates the community's housing needs but does so in locations served by existing infrastructure and in locations that can best be served by current and future transit investment.

This option carries the risk that the Province could impose SSMUH on the District, as outlined in the Liability/Risk section of this report, and there is no certainty as to if or how the Province might choose to react. Choosing not to proceed could also forfeit the District's ability to tailor the SSMUH zones to the community's unique local context and planning objectives. There are also potential implications for the District's eligibility for future federal and provincial housing funding or grants. For example, The District was ineligible for the last round of the Housing Accelerator Fund's due to not implementing SSMUH densities in 2024.

Timing/Approval Process:

Staff recommend the timeline for Zoning Bylaw Rewrite project be shifted to the following:

- Late May for 1st reading of Bylaws;
- Early June Public Hearing;
- Additional readings end of June; and
- Adoption prior to end of July.

The consideration of SSMUH and the broader Zoning Bylaw Rewrite may occur independently. However, should Council support moving ahead with SSMUH implementation, then staff recommend both bylaws move forward concurrently, as per the timeline indicated above.

Concurrence:

Development Planning and the Municipal Solicitor have reviewed this report and provided their concurrence. Engineering Infrastructure Services and Finance also provided input.

Liability/Risk:

Part 787 of the *Local Government Act* outlines the actions that the Province can take if a local government misses the deadline or fails to comply with Bill 25 (**Attachment 4**).

Missing the June 30, 2026 Deadline

The legislation states that the Minister may give notice to a local government that it has failed to adopt the necessary zoning bylaw amendments to comply with Bill 25 and that the local government must comply within 30 days of receipt of the notice. The current timeline for the Zoning Bylaw Rewrite project would have Council in the position to adopt it prior to the end of July. Staff anticipate there is minimal risk of the Minister issuing such an order if Council chooses to adopt SSMUH as part of the Zoning Bylaw Rewrite in July 2026.

Choosing Not to Implement SSMUH

An option to not implement SSMUH is provided for Council's consideration. If Council chooses not to implement SSMUH, the Minister could provide notice as outlined above. Should the District not comply with the notice, the Province has given itself the authority to make an order that in effect amends the District's Zoning Bylaw to implement SSMUH in a manner that complies with SSMUH related legislation within the *Local Government Act*.

Conclusion:

Implementing small scale multi-unit housing (SSMUH) requires coordinated updates to the Zoning Bylaw and OCP to meet provincial requirements, while reflecting the District's unique local context. Aligning these changes with the Zoning Bylaw Rewrite project will streamline the process, reduce administrative complexity, and support effective, tailored implementation.

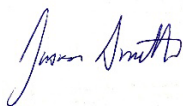
Options:

1. THAT Council supports the implementation of SSMUH in the District of North Vancouver and directs staff to prepare the necessary regulatory amendments for Council's consideration to comply with Bill 25 in conjunction with the Zoning Bylaw Rewrite project. **[Staff Recommendation]**

Or

2. THAT Council does not support the implementation of SSMUH in the District of North Vancouver.

Respectfully submitted,



Jason Smith
Senior Community Planner

Attachments:

1. Council Workshop Follow-up Information
2. Draft R3 (SSMUH) Zone
3. Map of Proposed SSMUH Implementation Area
4. Part 787 of Local Government Act
5. Staff Presentation

REVIEWED WITH:		
☐ Business and Economic _____ ☐ Bylaw Services _____ ☐ Clerk's Office _____ ☐ Climate and Biodiversity _____ ☐ Communications _____ ☐ Development Planning <u>KZ</u> ☐ Development Engineering _____ ☐ Development Services _____ ☐ Engineering Infrastructure <u>PC</u> ☐ Engineering Public Works _____ ☐ Environment _____ ☐ Facilities _____	☐ Finance _____ ☐ Fire Services _____ ☐ Golf _____ ☐ Housing <u>7A</u> ☐ Human Resources _____ ☐ Integrated Planning _____ ☐ ITS _____ ☐ Parks _____ ☐ Real Estate _____ ☐ Solicitor _____ ☐ Transportation _____	External Agencies: ☐ Library Board _____ ☐ Museum and Archives _____ ☐ NSEM _____ ☐ NS Health _____ ☐ NVRC _____ ☐ RCMP _____ ☐ Other: _____

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Small-Scale Multi-Unit Housing (SSMUH) Council Workshops Follow-up Information

Two Council workshops were held on the Feb 9 and Feb 10, 2026, to discuss potential SSMUH implementation within the District. At the workshops, and subsequently, members of Council requested additional information from staff.

1. Member(s) of Council requested a summary of public feedback on proposed changes to zones within existing single-family neighbourhoods that was received in the spring of 2025.

The purpose of the engagement was to inform the community and collect input on how to provide for 22,369 new housing units between 2021 and 2041 in the OCP and to ask for feedback on updates to single-family zones in the Zoning Bylaw.

- a. Of the approximate 950 survey responses, there was general support for permitting up to 3 storeys (60% support), permitting building closer to the street (75% support), and increasing maximum coach house size (73% support).
 - b. The full engagement summary available [here](#). Feedback on the Changes to the Single-Family Zones are shown on pages 16 to 20 of the summary report.
2. Member(s) of Council suggested further regulations be considered as part of the R3 (SSMUH) Zone. Suggestions included minimum unit sizes and different front yard setbacks.
 - a. Staff are continuing to test regulations within the R3 zone such as minimum unit sizes (ex. 500 sq.ft.), floor space ratios, maximum gross floor area caps, front yard setbacks, and others. Staff will report back on this analysis at Bylaw Introduction.
3. Member(s) of Council requested the following statistics on the lots currently proposed to be rezoned to the R3 (SSMUH) Zone.
 - a. Average size: 7,998 sq. ft.
 - b. Median size: 7,679 sq. ft.
 - c. Most common size: 7,500 sq. ft.
4. Member(s) of Council requested additional information on the maximum buildable floor space and resulting average unit sizes, with respect to a range of common lot sizes and unit configurations.
 - a. Tables 1 and 2 provide numerical analysis on the **draft** R3 Zone based on hypothetical developments on a variety of common lots sizes within the District. Staff are continuing to refine the metrics of this proposed zone and the recommend maximum floor areas may be adjusted further subject to this analysis or Council direction.

- b. **Table 1** illustrates the approximate **maximum buildable floor area**.
The approximate maximum buildable floor area under existing zoning regulations is shaded in green. The light blue indicates lot that could accommodate up to four units and the dark blue shading is for lots that would permit five or six units.

Table 1: Approximate Maximum Buildable Floor Area (sq. ft.)

Test Lot Size	Current RS zones ¹	Draft R3 Zone: 1 unit	Draft R3 Zone: 2 units	Draft R3 Zone: 3 units	Draft R3 Zone: 4 units	Draft R3 Zone: 5 units	Draft R3 Zone: 6 units
3,750	3,590	3,625	3,625	4,125	4,125	4,625	4,625
4,250	3,957	3,975	3,975	4,475	4,475	4,975	4,975
4,750	4,292	4,325	4,325	4,825	4,825	5,325	5,325
5,250	3,858	3,888	3,888	4,388	4,388	4,888	4,888
5,750	4,082	4,163	4,163	4,663	4,663	5,163	5,163
6,250	4,350	4,438	4,438	4,938	4,938	5,438	5,438
6,750	4,665	4,713	4,713	5,213	5,213	5,713	5,713
7,250	4,917	4,988	4,988	5,488	5,488	5,988	5,988
7,750 ²	5,218	5,263	5,263	5,763	5,763	6,263	6,263
8,250	5,508	5,538	5,538	6,038	6,038	6,538	6,538
8,750	5,779	5,813	5,813	6,313	6,313	6,813	6,813
9,250	6,041	6,088	6,088	6,588	6,588	7,088	7,088
9,750	6,303	6,363	6,363	6,863	6,863	7,363	7,363
10,250	6,552	6,638	6,638	7,138	7,138	7,638	7,638
10,750	6,805	6,913	6,913	7,413	7,413	7,913	7,913
11,250	7,015	7,188	7,188	7,688	7,688	8,000	8,000
11,750	7,298	7,463	7,463	7,963	7,963	8,000	8,000
12,250	7,452	7,500	7,500	8,000	8,000	8,000	8,000
12,750	7,687	7,500	7,500	8,000	8,000	8,000	8,000

¹ This buildable floor area includes all exempted areas permitted in current RS zones such as basements and garages. This number is also an average of the existing 19 different RS zones.

² This is the most common lot size of the lots proposed to accommodate SSMUH densities.

- c. **Table 2** illustrates the approximate **average unit sizes** of these hypothetical SSMUH developments.

Table 2: Approximate Average Unit Sizes (sq. ft.)

Test Lot Size	Current RS zones	Draft R3 Zone: 1 unit	Draft R3 Zone: 2 units	Draft R3 Zone: 3 units	Draft R3 Zone: 4 units	Draft R3 Zone: 5 units	Draft R3 Zone: 6 units
3,750	-	3,625	1,813	1,375	1,031	925	771
4,250	-	3,975	1,988	1,492	1,119	995	829
4,750	-	4,325	2,163	1,608	1,206	1,065	888
5,250	-	3,888	1,944	1,463	1,097	978	815
5,750	-	4,163	2,081	1,554	1,166	1,033	860
6,250	-	4,438	2,219	1,646	1,234	1,088	906
6,750	-	4,713	2,356	1,738	1,303	1,143	952
7,250	-	4,988	2,494	1,829	1,372	1,198	998
7,750 ¹	-	5,263	2,631	1,921	1,441	1,253	1,044
8,250	-	5,538	2,769	2,013	1,509	1,308	1,090
8,750	-	5,813	2,906	2,104	1,578	1,363	1,135
9,250	-	6,088	3,044	2,196	1,647	1,418	1,181
9,750	-	6,363	3,181	2,288	1,716	1,473	1,227
10,250	-	6,638	3,319	2,379	1,784	1,528	1,273
10,750	-	6,913	3,456	2,471	1,853	1,583	1,319
11,250	-	7,188	3,594	2,563	1,922	1,600	1,333
11,750	-	7,463	3,731	2,654	1,991	1,600	1,333
12,250	-	7,500	3,750	2,667	2,000	1,600	1,333
12,750	-	7,500	3,750	2,667	2,000	1,600	1,333

¹ This is the most common lot size of the lots proposed to accommodate SSMUH densities.

5. Member(s) of Council enquired about the possibility for SSMUH development to accommodate non-profit residential care facilities. Residential care in dwellings is governed by the *Community Care and Assisted Living Act*. The Act provides licensing for community care facilities that offer care to vulnerable people in child and youth residential and adult residential settings.
 - a. The urban form permitted under the proposed R3 zone can accommodate up to 4 or 6 dwelling units. These units could be of affordable and special needs housing. Any greater number of dwelling units would require a rezoning.
 - b. Stand-alone residential care facilities can be integrated into certain dwellings, subject to appropriate zoning and licensing in place, as well as compliance with BC Building Code requirements.
 - c. The Zoning Bylaw Rewrite team is also exploring possible arrangement by examining new use definitions and general regulations within the updated Zoning Bylaw.
 - d. Further consideration of SSMUH and the intent of the *Community Care and Assisted Living Act* will be required to better assess the District's role in regulating uses that are governed under that legislation.

6. Member(s) of Council enquired about standardized design for SSMUH development to support project viability.
 - a. In 2024, the Province published the [Standardized Housing Designs Catalogue](#) to support the development of SSMUH housing faster and more cost-effectively. The designs are based on typical lots previously zoned for single-family homes and duplexes. [Class D Cost estimates](#) were also prepared by the Province to provide an approximate cost range for SSMUH projects.

7. Member(s) of Council requested renderings of potential SSMUH developments. One request was for a “neighbourhood with minimal slope and buildings with flat roofs, [containing the least amount of architectural variation]”:
 - a. **Image 1** below depicts three 4-unit SSMUH developments on 60-foot-wide lots with:
 - i. Minimum setbacks,
 - ii. Minimal building articulation,
 - iii. Minimal architectural design variation,
 - iv. Limited material variation, and
 - v. Flat roofs.



Image 1: Rendering of 3 potential SSMUH developments with flat roofs and minimal architectural articulation and variation

- b. Given existing development patterns in the District and the architectural designs of recently issued building permits, **Image 2** below depicts an alternative potential 4-unit SSMUH development.



Image 2: Rendering of a potential SSMUH development with architectural style similar to common designs within the District

8. The issue of the portion of Pemberton Heights deemed to be within 400m of frequent transit being required to be a 6-unit SSMUH area was raised as an issue. The topography of the area inhibits easy accessibility to transit.

On February 23, 2026, staff submitted a request to the Province to exempt Pemberton Heights properties from the 6-unit requirement, given the unique topographic conditions in the area. Staff noted that pedestrian access from this neighbourhood to Marine Drive is limited to a steep wooden staircase via Pemberton Avenue, maintained by the District, which is *not* accessible to residents with mobility constraints.

A response from the Province was received on March 12, 2026. They indicated that:

- the Province does not have discretion in considering or approving exemptions under the SSMUH legislation; and
- there is no provision in the legislation or regulation which exempts properties, or lowers the minimum density requirements, due to the quality or accessibility of local pedestrian infrastructure used to access frequent transit.

R3 – Residential Houseplex Zone

R3 - Residential Houseplex Zone

R3.1 Intent

The intent of the Residential Houseplex Zone (R3) is to permit ground-oriented detached or semi-detached housing forms with an emphasis on above ground living, and may include homes with suites, houseplexes and coach houses.



R3.2 Permitted Uses

1. The following uses shall be permitted in the Residential Houseplex Zone:

Use	Principle Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Home Occupation		✓
Parking Use		✓

R3.3 Conditions of Use

Not applicable.

R3.4 Density

1. Maximum Units: A maximum of four (4) **Dwelling Units** is permitted on a Lot, unless specified through the site specific modifier “U” on the Zoning Map.

R3.4 Maximum Permitted Gross Floor Area	
The Maximum permitted Gross Floor Area of all Buildings and structures on a lot when	Maximum Gross Floor Area (GFA)
There are 1 or 2 Dwelling Units	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) = Net Lot Area x 0.7 + 92.9 m ² (1,000 ft ²)
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) = Net Lot Area x 0.55 + 92.9 m ² (1,000 ft ²)
	Up to a maximum of 696.7 m ² (7,500 ft ²)
There are 3 or 4 Dwelling Units	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) = Net Lot Area x 0.7 + 139.4 m ² (1,500 ft ²)
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) = Net Lot Area x 0.55 + 139.4 m ² (1,500 ft ²)
	Up to a maximum of 743.2 m ² (8000 ft ²)
There are 5 or 6 Dwelling Units	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) = Net Lot Area x 0.7 + 185.8 m ² (2,000 ft ²)
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) = Net Lot Area x 0.55 + 185.8 m ² (2,000 ft ²)
	Up to a maximum of 743.2 m ² (8000 ft ²)

R3.5 Accessory Building Exemptions and Maximums:

1. Exemptions: [Accessory Buildings and Structures](#) (sheds) up to 25 m² (270 ft²) in size are exempted from the maximum permitted [Gross Floor Area](#).
2. The Maximum [Gross Floor Area](#) for non-Residential Buildings in combination inclusive of any exempted floor area is: 93 m² (1,000 ft²).
3. Additional [Gross Floor Area](#) exemptions are found in Part 4 of the Bylaw.

R3.6 [Intentionally Blank]**R3.7 Height****R3.7 The Maximum Permitted Number of Storeys***(Including basements and attics)*

Residential Buildings in the front 6.1 m (20.0 ft) of the Lot	2 storeys
Residential Buildings or portion thereof with a Setback ≥6.1 m (20.0 ft) from the Front Lot Line and ≥7.6 m (25.0 ft) from the Rear Lot Line	3 storeys
Coach Houses and a Residential Buildings built behind / to the rear of another Residential building	2 storeys
Detached Garages	1 storey
Accessory Buildings and Structures (sheds, gazebos)	1 storey

R3.7 The Maximum Permitted Height

	Roof Pitch	Max. Height
Residential Buildings in the front 6.1 m (20.0 ft) of the Lot	Flat roof up to 3-in-12	6.7 m (22.0 ft)
	3-in-12 and steeper	8.5 m (28.0 ft)
Residential Buildings or portion thereof with a Setback ≥6.1 m (20.0 ft) from the Front Lot Line and ≥7.6 m (25.0 ft) from the Rear Lot Line	Flat roof up to 3-in-12	10.0 m (33.0 ft)
	3-in-12 and steeper	11.6 m (38 ft)
Coach Houses and a Residential Buildings built behind / to the rear of another Residential building	Flat roof up to 3-in-12	6.7 m (22 ft)
	3:12 and steeper	8.5 m (28ft)
Garages and Accessory Buildings and Structures	Flat roof up to 3-in-12	3.6 m (12 ft)
	3-in-12 and steeper	5.5 m (18 ft)

R3.7 Lowest Building Elevation

The elevation of the floor of the lowest Storey of all Buildings and, Accessory Buildings must not be more than 1.2 m (4.0 ft) higher, and not more than 1.2 m (4.0 ft) lower, than the lowest point of Existing Grade along the perimeter of the Building or Accessory Building.

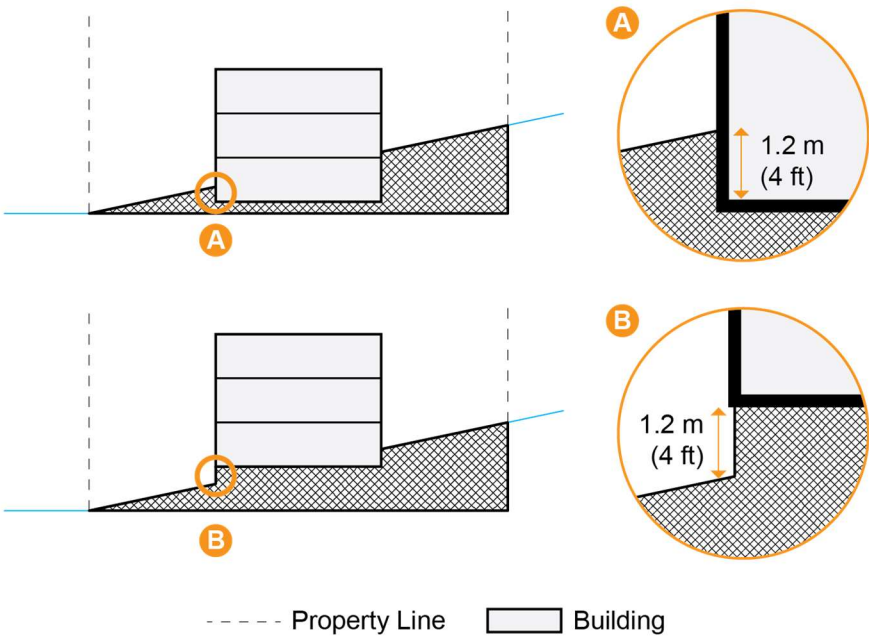


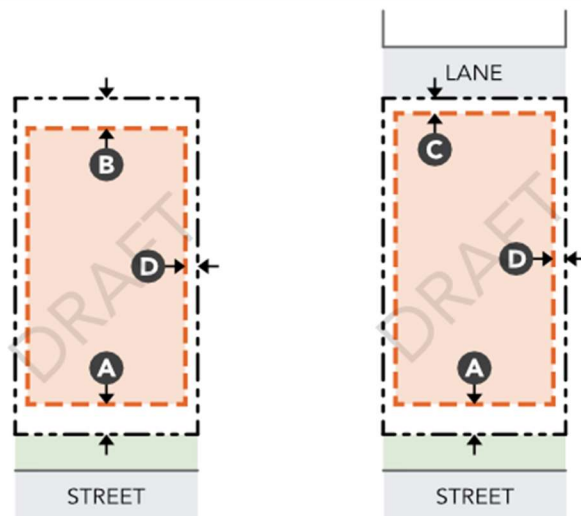
Diagram of Lowest Building Elevation

4. Height exemptions are in Part 4 of the Bylaw.

R3.8 Setbacks

R3.8 The Minimum Permitted Setback Regulations

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback when abutting another property	Minimum Rear Setback when abutting a lane or road allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Residential Buildings	3.0 m (10 ft) A	3.0 m (10 ft) B	1.5 m (5 ft) C	1.2 m (4 ft) D	7.6 m (25 ft)
Detached Garages	3.0 m (10 ft)	1.5 m (5 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)
Swimming Pools	3.0 m (10 ft)	3.0 m (10 ft)	3.0 m (10 ft)	1.2 m (4 ft)	3.0 m (10 ft)



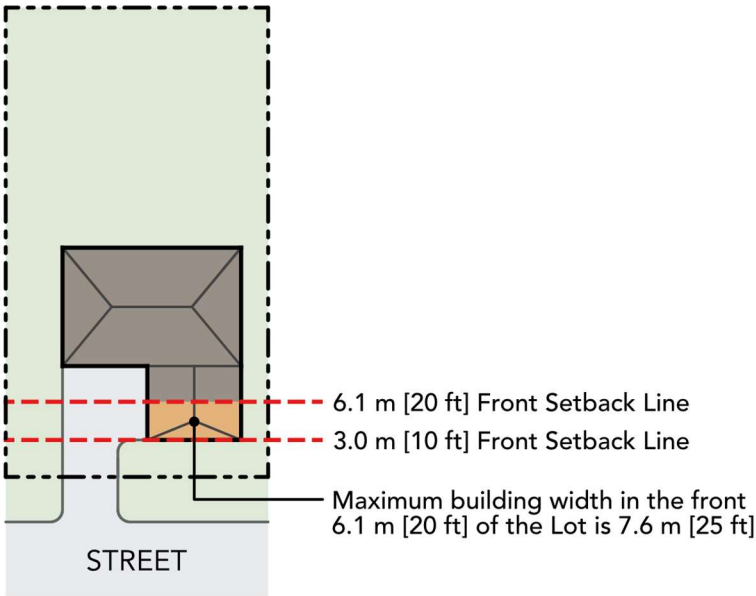
Minimum setbacks for Residential Buildings

R3.9 Building Coverage

R3.9 Maximum Permitted Building Coverage

Regulation	Criteria
Where up to 4 Dwelling Units are permitted	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) the Maximum Building Coverage is 50% of the Lot.
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) the Maximum Building Coverage is 40% of the Lot.
Where up to 6 Dwelling Units are permitted	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) the Maximum Building Coverage is 60% of the Lot.
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) the Maximum Building Coverage is 50% of the Lot.

Where Buildings are constructed within the first 6.1 m (20 ft) of the Lot, the maximum Building Coverage of that portion of the lot in front of the 6.1m (20 ft) setback line is 25%.



R3.10 Landscaping

R3.10 Landscape Area	
Regulation	Criteria
Where a Lot includes a Landscape Area not less than 6.1 m x 6.1 m (20 ft x 20 ft), the Landscape Area requirements shall be deemed to be satisfied, and no further calculations are required.	
Where up to 4 dwelling units are permitted	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) the minimum Landscape Area is 40%
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) the minimum Landscape Area is 45% of the Lot
Where up to 6 dwelling units are permitted	When the Net Lot Area is less than or equal to 470 m ² (5,000 ft ²) the minimum Landscape Area is 25%
	When the Net Lot Area is more than 470 m ² (5,000 ft ²) the minimum Landscape Area is 35% of the Lot

R3.11 Building Regulations

1. The maximum permitted Building Wall Length is 19.8 m (65 ft).
2. The maximum permitted Building Width for that portion of any building in the front 6.1 m (20 ft) of the lot is 7.6 m (25 ft).
3. The maximum permitted Building Depth: 19.8 m (65 ft).

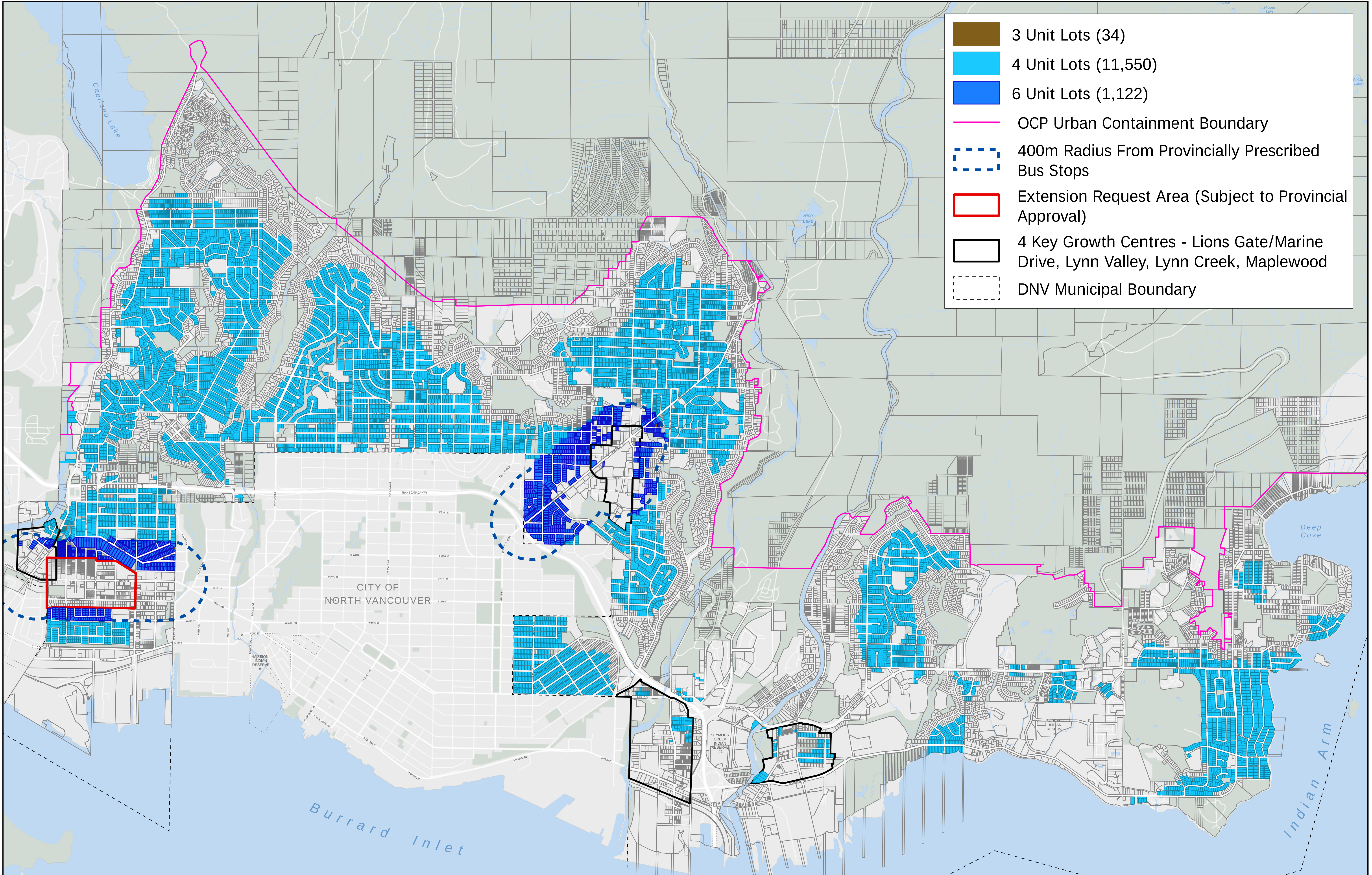
R3.12 Parking Regulations

1. Parking must comply with Part 6 of the Bylaw.

R3.13 Subdivision Minimum Standards

1. Subdivision must comply with Part 7 of the Bylaw and may be further specified through the site-specific **Modifier 'S'** as shown on the Zoning Map.

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- 3 Unit Lots (34)
- 4 Unit Lots (11,550)
- 6 Unit Lots (1,122)
- OCP Urban Containment Boundary
- 400m Radius From Provincially Prescribed Bus Stops
- Extension Request Area (Subject to Provincial Approval)
- 4 Key Growth Centres - Lions Gate/Marine Drive, Lynn Valley, Lynn Creek, Maplewood
- DNV Municipal Boundary



Proposed Application of SSMUH Zoning

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Published: March 5, 2026 Scale: 1:17,000

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Part 787 of the [Local Government Act](#)**Transition — ministerial order related to small-scale multi-family housing - Part 787**

- (1) This section applies in relation to a local government if the minister is satisfied that the local government has failed, within the time required under this Act, to adopt
 - (a) a zoning bylaw that complies with section 481.3 (3), (4) and (5) [*zoning bylaws and small-scale multi-family housing*] or with regulations, if any, made for the purposes of section 481.3 (6), or
 - (b) a bylaw under section 525 [*off-street parking and loading space requirements*] that complies with section 525.2 [*off-street parking related to small-scale multi-family housing*].
- (2) The minister may give to the local government a notice that
 - (a) sets out the minister's objections to the local government's bylaw, and
 - (b) states that the local government must, within 30 days after receipt of the notice, alter the bylaw accordingly.
- (3) If the local government does not alter the bylaw in accordance with the notice given under subsection (2), the minister may, with the prior approval of the Lieutenant Governor in Council, make an order that enacts or amends a bylaw referred to in section 479 [*zoning bylaws*] or 525 to do the following, as applicable:
 - (a) permit, in relation to an area, the use and minimum density of use required to be permitted under section 481.3 (3), (4) and (5) or by regulations made for the purposes of section 481.3 (6);
 - (b) establish, in relation to an area, the siting, size, dimensions, location, type, form or density of housing units required to be permitted by regulations made for the purposes of section 481.3 (6);
 - (c) provide for off-street parking or loading spaces only in accordance with section 525.2.
- (4) In making an order under subsection (3), the minister may
 - (a) establish different classes of persons, property, circumstances, things and other matters,
 - (b) make different provisions, including exceptions, for different classes referred to in paragraph (a), and
 - (c) make different provisions, including exceptions, for different areas or different parts of areas of municipalities or regional districts or different persons, property, circumstances, things and other matters.
- (5) On the date specified in an order made under subsection (3), the bylaw enacted or amended under the order is conclusively deemed to be enacted or amended by the local government in accordance with the order.
- (6) An order may not be made under subsection (3) after December 31, 2031.
- (7) For the purposes of this section, the minister has the powers of a local government under sections 479 (1) (c) and 525 (1) (a).

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Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation Timing

April 13, 2026 Regular Council Meeting

Small-Scale Multi-Unit Housing (Bill 25)

Requires the District to accommodate up to 3, 4, or 6 units on eligible (non-exempt) single-family lots by **June 30, 2026**



On lots 280 m²
(3,014 ft²) or less



On lots greater than
280 m² (3,014 ft²)



On lots larger than
280 m² (3,014 ft²)
and
within 400m of frequent
transit bus stops

Small-Scale Multi-Unit Housing (Bill 25)

- October 27, 2025 – Council Workshop
 - Overview of Bill 25 legislation
- February 9 & 10, 2026 – Council Workshops
 - Proposed approach to SSMUH implementation
- March 2, 2026 – Regular Council Meeting
 - Direction to submit extension for Marine Drive corridor
- March 16, 2026 – Regular Council Meeting
 - Analysis findings for rental tenure zoning and affordable housing in SSMUH context



Attachment 1 includes additional information requested by Council at workshops and meetings

SSMUH Implementation Pieces

- Land Use Regulation
 - Official Community Plan & Zoning Bylaws
- Servicing Regulation
 - Development Servicing, Waterworks Regulation, Sewer Bylaws
- Financial Strategy
 - DCC & ACC Bylaws

Potential Next Steps for SSMUH

Option 1 (*staff recommendation*):

SSMUH and Zoning Bylaw Rewrite continue to advance together

- May – 1st reading of bylaws
- June – Public hearing; 2nd and 3rd readings of bylaws
- July – Adoption
- **SSMUH adoption after June 30 deadline**

Potential Next Steps for SSMUH

Option 2:

Not proceed with SSMUH

- **No adoption of SSMUH**
- Risk of Province imposing SSMUH in future

Staff Recommendation

THAT Council supports the implementation of SSMUH in the District of North Vancouver and directs staff to prepare the necessary regulatory amendments for Council's consideration to comply with Bill 25 in conjunction with the Zoning Bylaw Rewrite project.

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