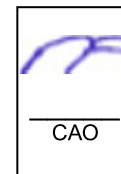
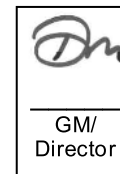
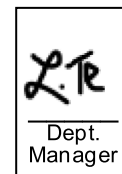


AGENDA INFORMATION	
☒ Regular Meeting	Date: <u>March 2, 2026</u>
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

February 16, 2026

AUTHOR: Jessica Lee, Community Planner

SUBJECT: Small-Scale Multi-Unit Housing (SSMUH) Extension Request Area

RECOMMENDATION:

THAT staff are directed to submit an application to the Province to request a time extension from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west as shown **Attachment 1** of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026;

AND THAT staff are directed to prepare Official Community Plan bylaw amendments for Council's consideration to implement land use designations as provided in **Attachment 2** of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026.

REASON FOR REPORT:

The purpose of this report is to seek Council's authorization for staff to submit a time extension request application to the Province to the implementation deadline for rezoning single-family properties to permit small-scale multi-unit housing (SSMUH) from June 30, 2026, to December 31, 2030. The time extension application relates to specific properties (identified in **Attachment 1**) that are located within an area where TransLink is in the process of planning and designing major transportation infrastructure upgrades for the Metrotown-North Shore Bus Rapid Transit (BRT) project. A formal Council resolution is required to be included with the extension application.

This report also seeks Council's direction to advance Official Community Plan (OCP) bylaw amendments (as per **Attachment 2**) for these specific properties to encourage opportunities for transit-oriented housing growth.

BACKGROUND:

In November 2025, the Province adopted Bill 25 that amended the *Local Government Act* to remove barriers to the implementation and development of SSMUH across BC communities. As a result, the District must enact amendments to the District's Zoning Bylaw by June 30, 2026, to permit SSMUH on most single-family lots within the Urban Containment Boundary, subject to permitted exemptions.

A local government may request a time-limited extension to the June 30, 2026, deadline under any one of three specific circumstances:

1. The local government is in the process of upgrading infrastructure that services the specific area or specific lots for which the extension is being requested;
2. The infrastructure that services the area where SSMUH would apply is such that compliance by June 30, 2026, is likely to increase a risk to health, public safety, or the environment in that area; or
3. Extraordinary circumstances exist that otherwise prevent compliance in relation to the area.

Extension requests must be submitted to the Province prior to June 1, 2026, for the first and second circumstance categories listed above, with the third category (extraordinary circumstances) having a unique deadline of June 30, 2026. Extension requests may be granted up to December 31, 2030, at which time the local government must adopt bylaw amendments to permit SSMUH.

February 9, 2026, Council Workshop

A comprehensive report on staff's analysis and recommended approaches to implement SSMUH was presented to Council at the [February 9, 2026, Council Workshop](#).

At the workshop, staff presented options for encouraging future transit-oriented growth opportunities around the Marine Drive corridor, a frequent transit corridor where BRT infrastructure upgrades are being planned. The majority of Council expressed support for the following recommended options:

- preparing an extension request to the Province for residential lands surrounding the Marine Drive corridor (i.e., application under the Provincial extension category regarding ongoing infrastructure upgrades); and
- amending the OCP to permit higher residential densities in the same area.

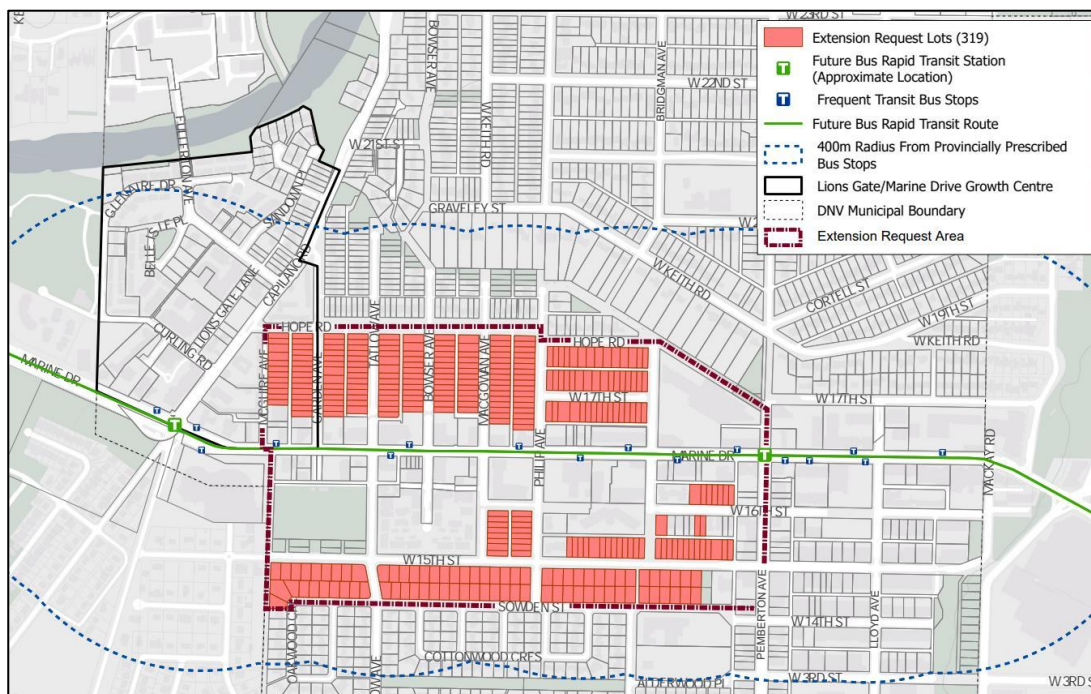
Staff indicated that they would report back on the recommended area to form the basis of the extension request (the "Extension Request Area") and associated OCP bylaw amendments.

ANALYSIS:

Extension Request Area

Staff recommend that the Extension Request Area include 319 eligible single-family properties in the area generally bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west. The Extension Request Area properties are shown in **Figure 1**. A full map version is included as **Attachment 1**.

Figure 1: Recommended SSMUH Extension Request Area



BRT conceptual design work (10% design phase) is currently underway, and the BRT has funding approved to achieve a 30% project design stage.

Although the BRT's detailed design and construction funding is still subject to receiving funding from senior levels of government, the recommended Extension Request Area has a critical role in the successful implementation of this major transportation infrastructure project. This includes:

- Protecting the area for transit-oriented housing growth that would be higher density development than SSMUH;
- Considering road network improvements that may be needed to accommodate BRT; and
- Managing traffic control during construction of BRT.

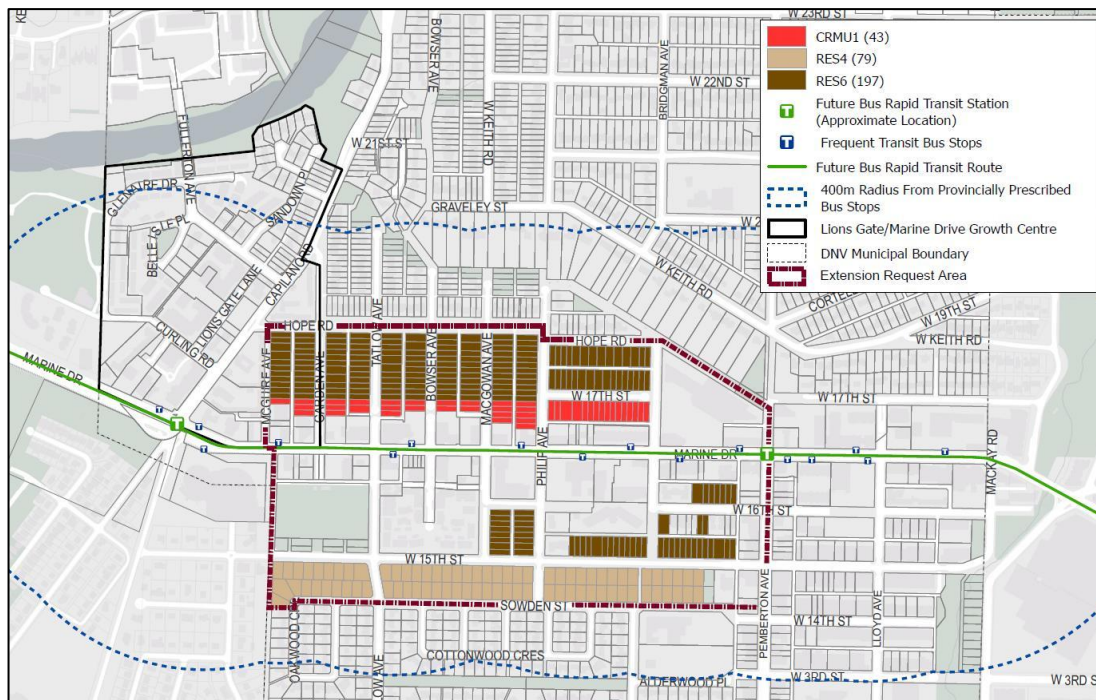
Implementation of the SSMUH legislation to immediately rezone lots in this area (i.e., six units per lot) may inhibit or undermine the success of future planning work and initiatives needed to deliver BRT.

Official Community Plan Land Use Changes

For the 319 properties within the Extension Request Area, staff recommend Council consider amending the OCP land use designations to higher density residential and/or mixed-use designations, as shown in **Figure 2**. Currently, these properties are primarily designated for low-density residential such as single-family. The proposed higher designations generally align with the designations previously proposed under Option A of the OCP Update project ("OCP Update Option A") that was presented to Council at the [October 20, 2025, Regular Meeting](#), and for which there was broad community support during engagement held during

Spring and Fall 2025. A full map version of the proposed OCP land use designations for the Extension Request Area is included as **Attachment 2**.

Figure 2: Proposed OCP land use designations for Extension Request Area



The proposed land use changes are scaled-down from the October 2025 OCP Update Option A land use plan in response to the SSMUH legislation as well as area-specific uptake and implementation of the OCP. These proposed land use changes and differences from OCP Update Option A are outlined in **Table 1**.

Table 1: Proposed OCP land use changes for Extension Request Area

Proposed land use changes	Difference from 2025 OCP Update Option A
Wider spread of mixed-use commercial residential uses up to 1.75 FSR (CRMU1, shown as red in Figure 2) north of Marine Drive.	In addition to introducing more CRMU1 uses, OCP Update Option A included some mixed-use commercial residential uses up to 2.5 FSR (CRMU2) north of Marine Drive between McGuire Ave and Garden Ave.
Medium density apartment uses up to 2.5 FSR (RES6, shown as dark brown in Figure 2) in residential areas surrounding Marine Drive.	In addition to introduction of RES6 around Marine Drive, OCP Update Option A included a new higher density apartment use up to 3.0 FSR for certain blocks along Hope Road.
Townhouse building or low-rise apartment forms up to 1.2 FSR (RES4, shown as light brown in Figure 2) between West 15th Street and Sowden Street.	OCP Update Option A designated this area for low-density multi-family housing forms such as duplexes, triplexes, and rowhouses (RES3).

While Council did not choose to pursue OCP Update Option A at the time, implementing higher density residential land use designations would demonstrate the District's commitment to support transit investment in this area, thereby strengthening the extension request application to the Province. This approach would signal the District's vision for this area as an integral component of the Lions Gate – Marine Drive Village Centre growth area and a priority study area, while maintaining the rezoning process as the primary tool to manage the timing, form, and impacts of redevelopment.

In addition, implementation of the Metrotown-North Shore BRT project may result in most of the Extension Request Area becoming an additional designated Transit-Oriented Areas under provincial legislation and regulations. This situation would exempt the areas surrounding BRT stations from SSMUH requirements at that time to accommodate greater densities and heights, similar to those currently in place at Phibbs Exchange and Capilano University Exchange (i.e., up to 4 FSR and 12 storeys).

Proposed Workplan

An extension request to December 31, 2030, the maximum time period possible, is recommended. This extended timeline would enable staff to undertake the following workplan for the Lions Gate – Marine Drive Village Centre and surrounding areas:

- Continue working with TransLink to advance BRT design and planning;
- Consider updates to transportation, infrastructure, and servicing plans; and
- Undertake future land use planning, including transit-oriented growth and community amenity strategies, and engagement as part of the next update of the OCP, which must be completed by the end of 2030.

TIMING/APPROVAL PROCESS:

Subject to Council's direction and authorization, staff will return with the necessary OCP bylaw amendments for Council's consideration of First Reading (anticipated for April 2026) and will submit an extension request application to the Province prior to the June 1, 2026, deadline. A Public Hearing will be required as part of Council's consideration and approval of the OCP bylaw.

If the Province approves the application, the District must rezone the Extension Request Area properties to permit SSMUH by December 31, 2030, or other date prescribed by the Province. The above outlined workplan would be undertaken during this time period.

If the application is denied, the District would be required to rezone the Extension Request Area properties within 90 days of the rejection notification.

PUBLIC INPUT:

Public engagement undertaken in Spring and Fall 2025 as part of the 2025 OCP Update project has informed the OCP land use changes proposed in this report. Findings from the previous engagement indicated a preference to encourage increased housing options in growth centres and along arterial corridors with access to transit. While staff believe that past engagement was significant, staff also acknowledge that the recommended OCP amendment process would not accommodate the level of public engagement normally undertaken by the District for such a change. However, the constraints of the timelines imposed by Bill 25 have precipitated staff's recommendation. It should also be noted that the

recommended extension request could still proceed without the corresponding OCP land use changes, in which bifurcation of the staff recommendation would be in order to enable Council's direction.

Upcoming Spring 2026 engagement specific to Bill 25 is detailed in the [February 9, 2026, Council Workshop staff report](#).

CONCURRENCE:

This report was prepared in collaboration with the Engineering Infrastructure Services Division.

CONCLUSION:

At the February 9, 2026, Council Workshop, Council expressed support for staff to prepare a time extension request application to the Province as well as complementary OCP bylaw amendments to encourage higher density, transit-oriented housing growth where transit investments are planned and committed. A total of 319 single-family properties are within the recommended Extension Request Area. Additional time is requested to undertake transportation and land use planning initiatives and review infrastructure and servicing implications at the localized level. The recommended extension deadline is December 31, 2030. This report seeks formal Council authorization to submit the application, which is required as part of the application package to the Province, and Council direction to proceed with associated OCP bylaw amendments.

OPTIONS:

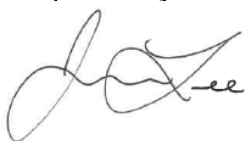
1. THAT staff are directed to submit an application to the Province to request a time extension from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west as shown Attachment 1 of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026;

AND THAT staff are directed to prepare Official Community Plan bylaw amendments for Council's consideration to implement land use designations as provided in Attachment 2 of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026; (**staff recommendation**)

OR

2. Do not authorize staff to submit an application to the Province and do not proceed with preparing OCP bylaw amendments as per Attachment 2 of this report.

Respectfully submitted,



Jessica Lee
Community Planner

ATTACHMENTS:

Attachment 1: Extension Request Area

Attachment 2: Proposed OCP Land Use Designations for Extension Request Area

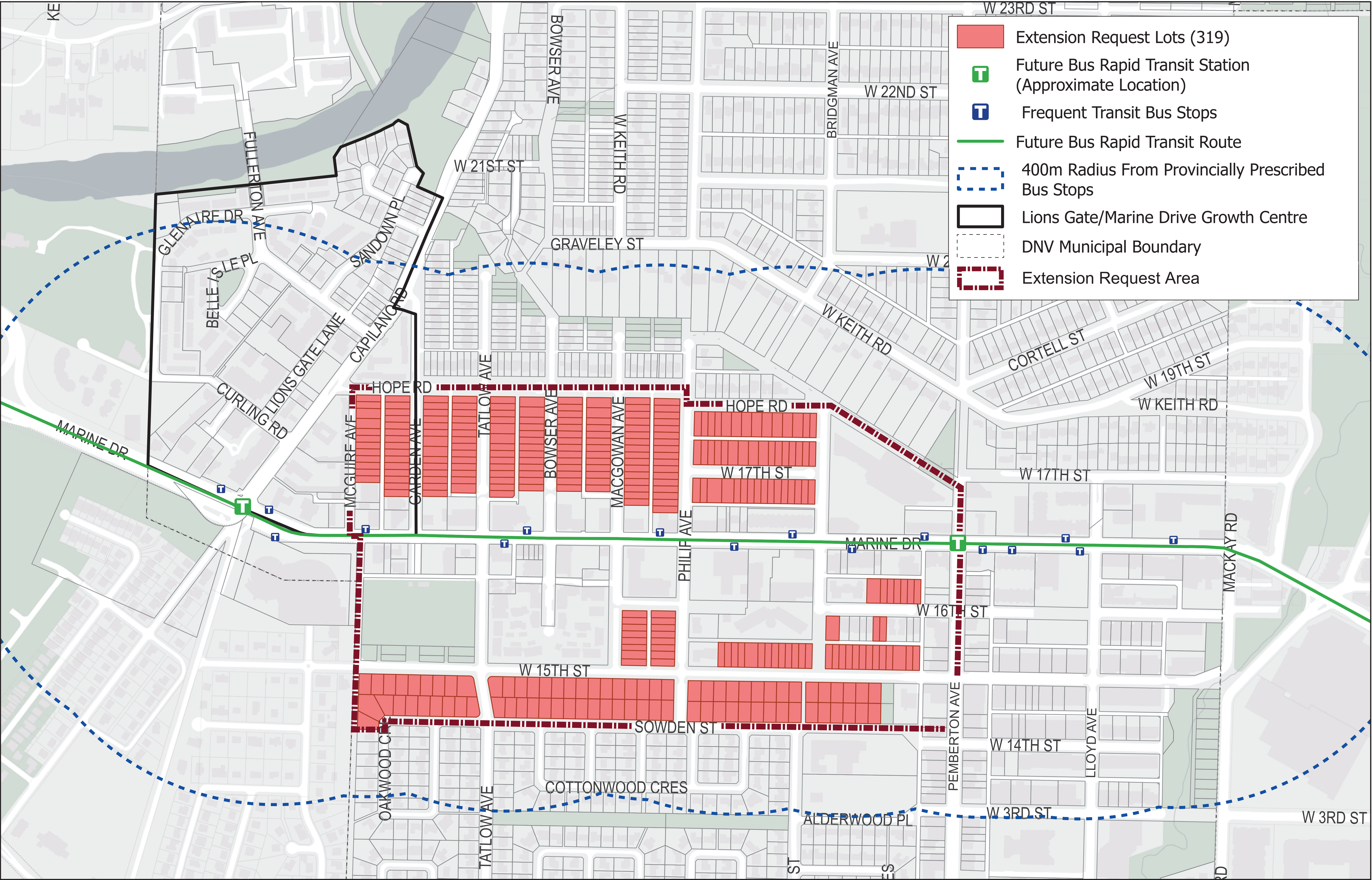
Attachment 3: Staff Presentation

SUBJECT: Small-Scale Multi-Unit Housing (SSMUH) Extension Request Area

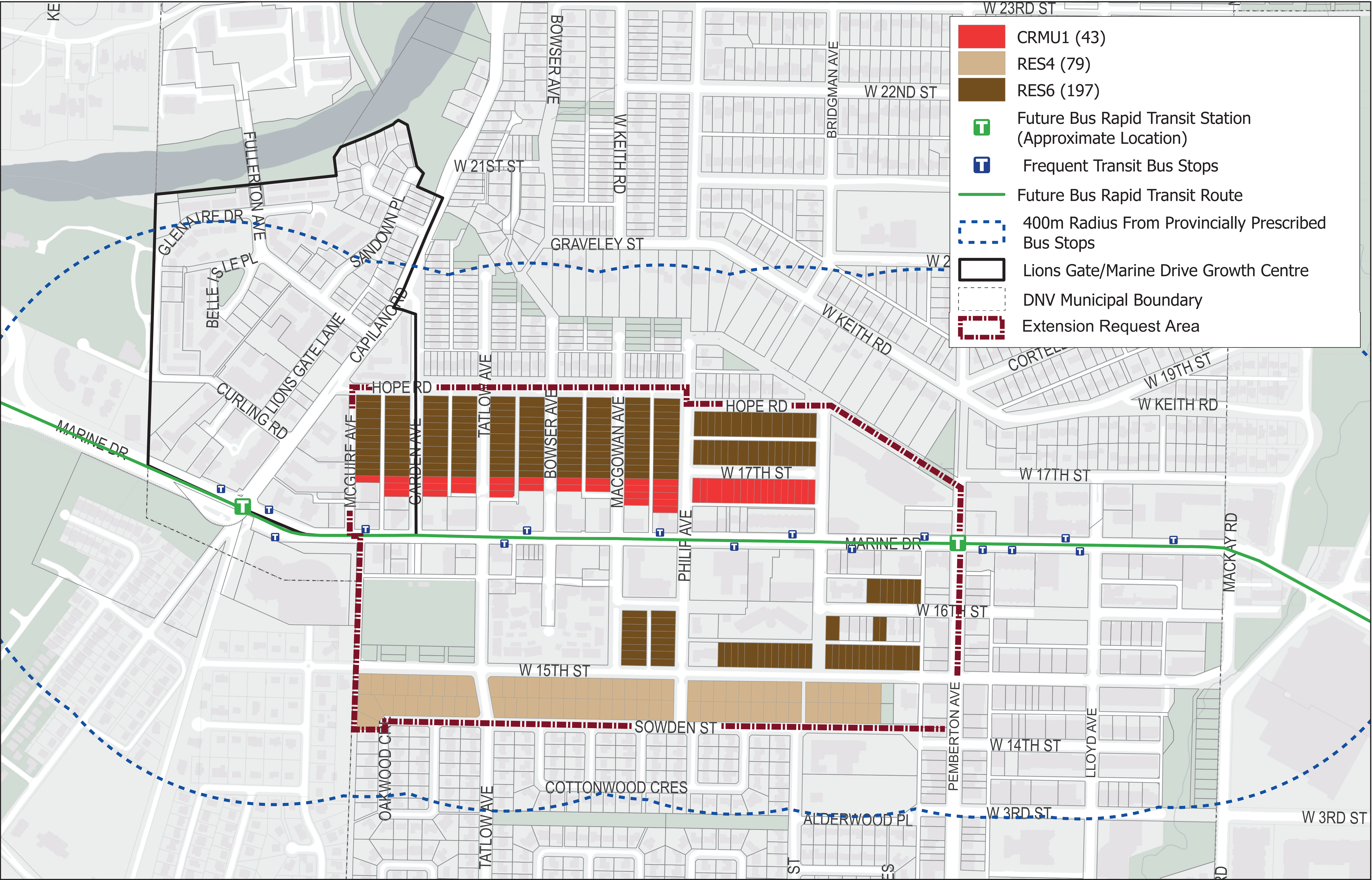
February 16, 2026

Page 8

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



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CRMU1 (43)

RES4 (79)

RES6 (197)

T

Future Bus Rapid Transit Station
(Approximate Location)

T

Frequent Transit Bus Stops

Future Bus Rapid Transit Route

400m Radius From Provincially Prescribed
Bus Stops

Lions Gate/Marine Drive Growth Centre

DNV Municipal Boundary

Extension Request Area



Proposed OCP Land Use for Extension Request Area

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Published: February 9, 2026

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An aerial photograph of a valley. In the background, there are large, forested mountains under a clear sky. A body of water, likely a lake or a wide river, winds through the middle ground. The foreground shows a densely populated urban area with many houses and buildings, interspersed with green trees. The overall scene is bright and clear.

Small-Scale Multi-Unit Housing Extension Request Area

March 2, 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

Time-Limited Extension Requests

1

Ongoing
infrastructure
upgrades

*Application deadline:
June 1, 2026*

2

Risk to health,
public safety, or
environment

*Application deadline:
June 1, 2026*

3

Extraordinary
circumstances

*Application deadline:
June 30, 2026*

February 9, 2026 Council Workshop

1

Ongoing
infrastructure
upgrades



Image: TransLink

Marine Drive corridor is being planned for major infrastructure upgrades for the Metrotown-North Shore Bus Rapid Transit project

Application deadline:

June 1, 2026

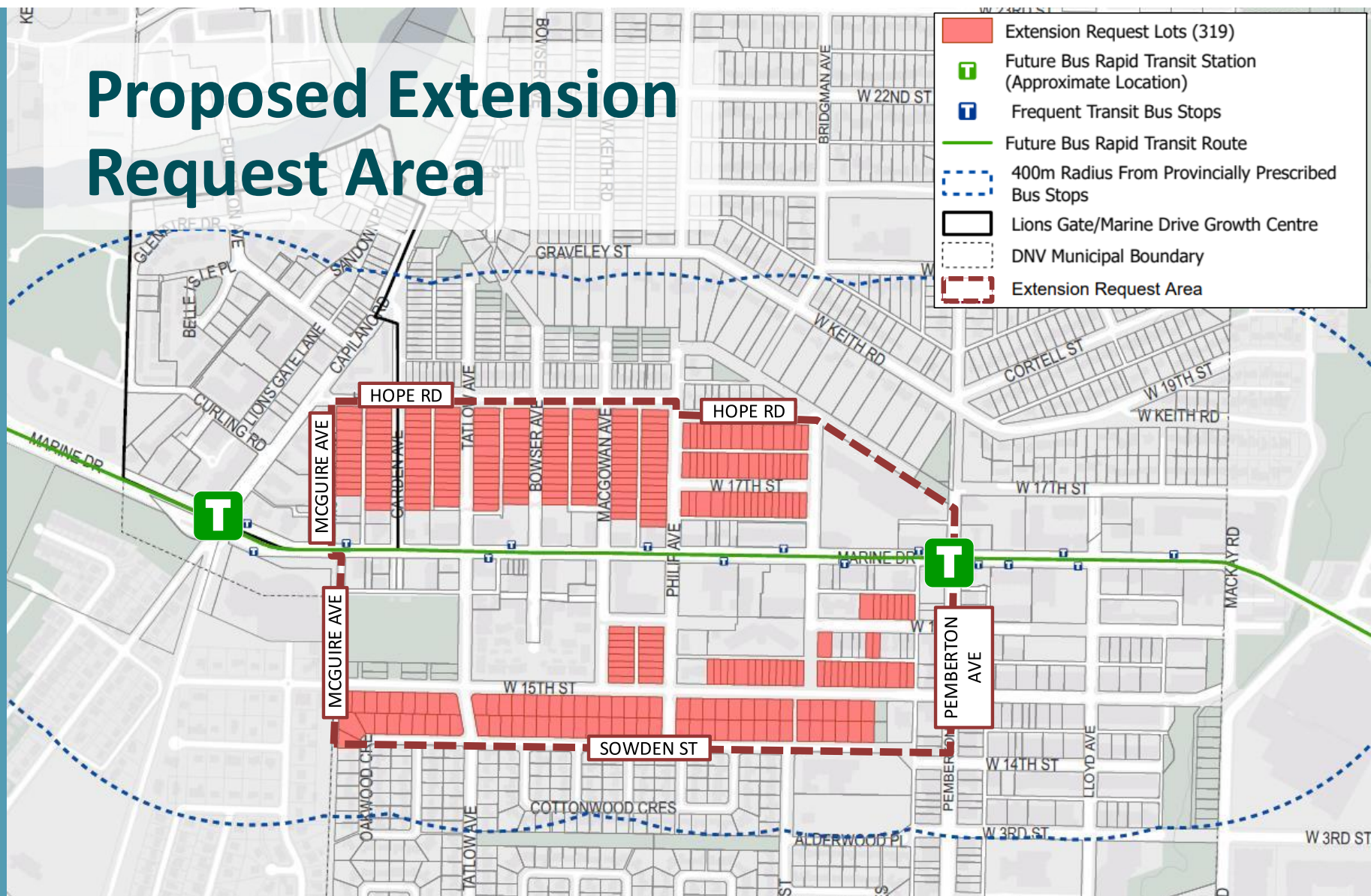
February 9, 2026 Council Workshop

- Discussed options for **preserving future transit-oriented growth opportunities** along the Marine Drive corridor:

Options	Staff recommendation
1. Submit time extension request to Province	☒
2. Amend OCP to signal higher density	☒
3. Amend Zoning Bylaw to permit higher density on some lots	☐
4. Implement 6-unit SSMUH requirements as per legislation	☐

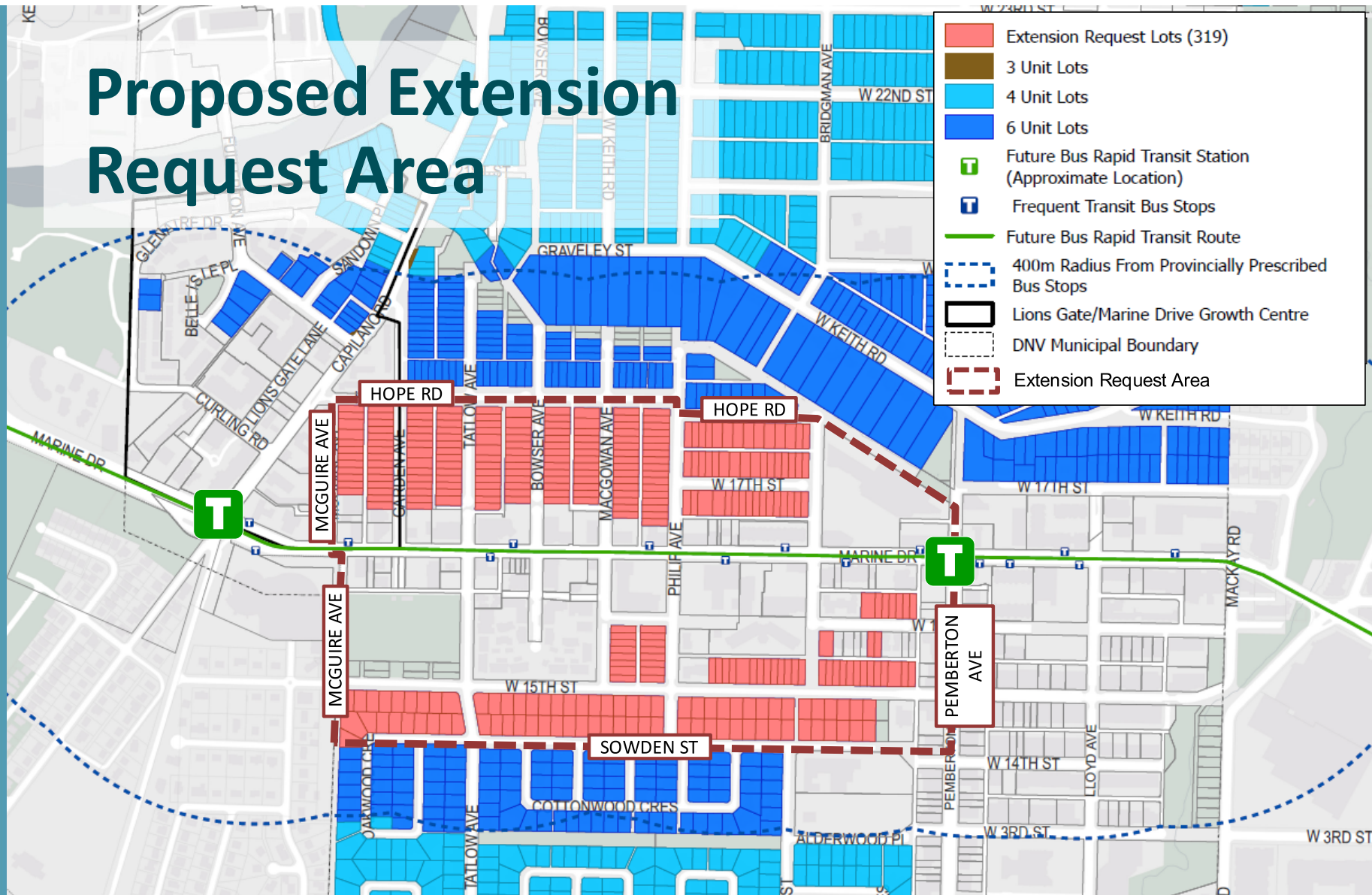
2 options supported by Council

Proposed Extension Request Area



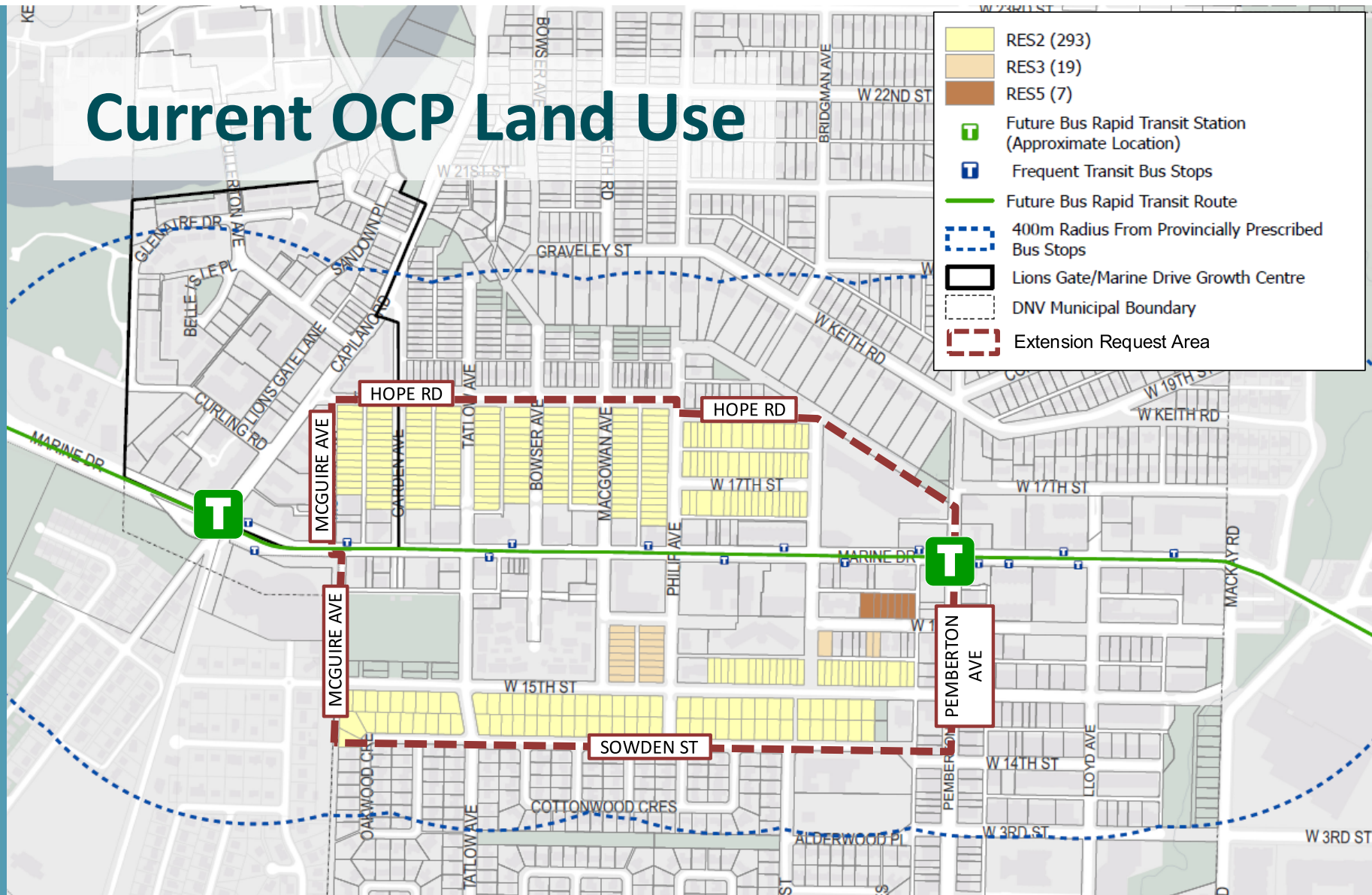
Slide 6 of 12

Proposed Extension Request Area



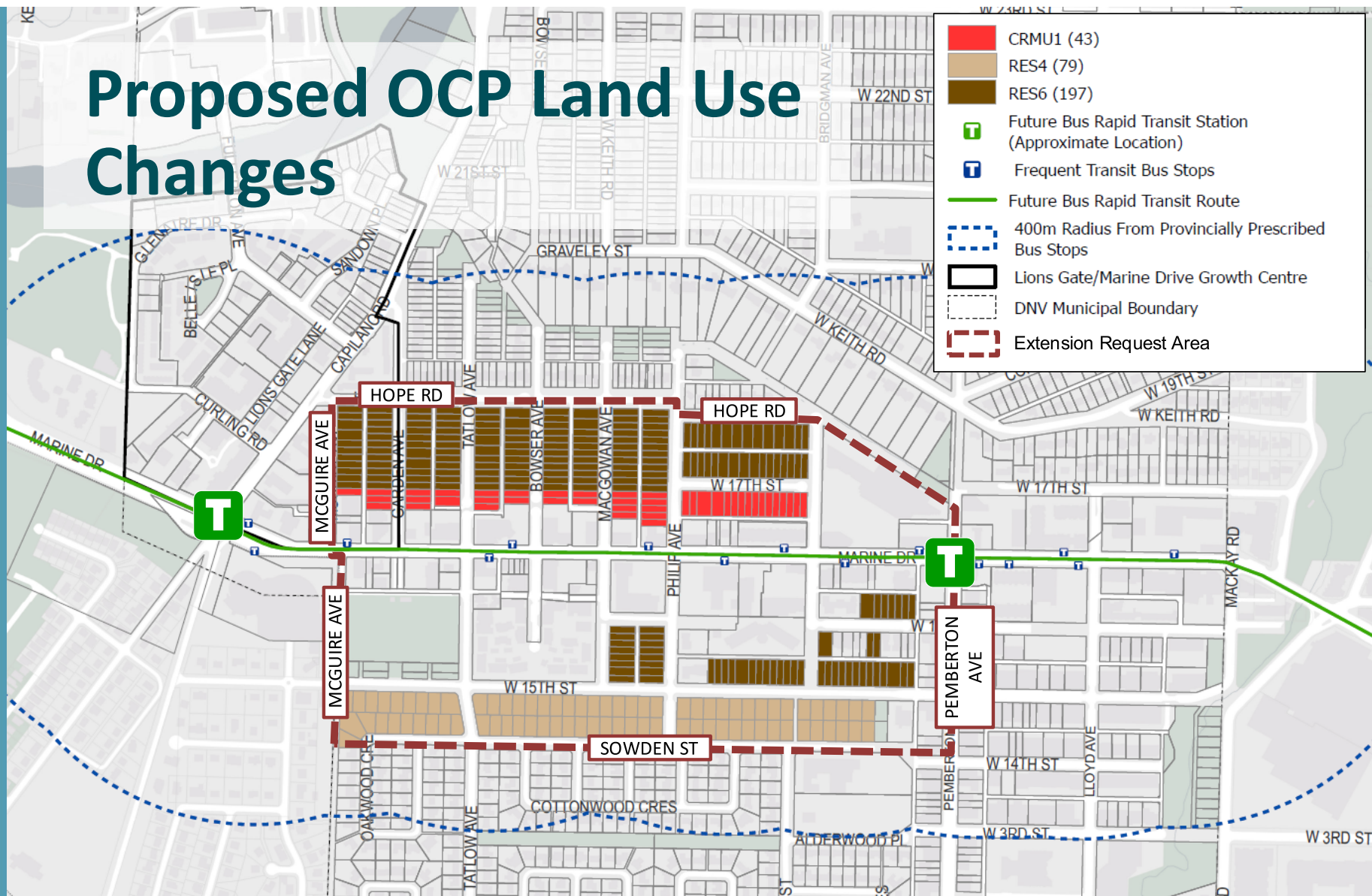
Slide 7 of 12

Current OCP Land Use



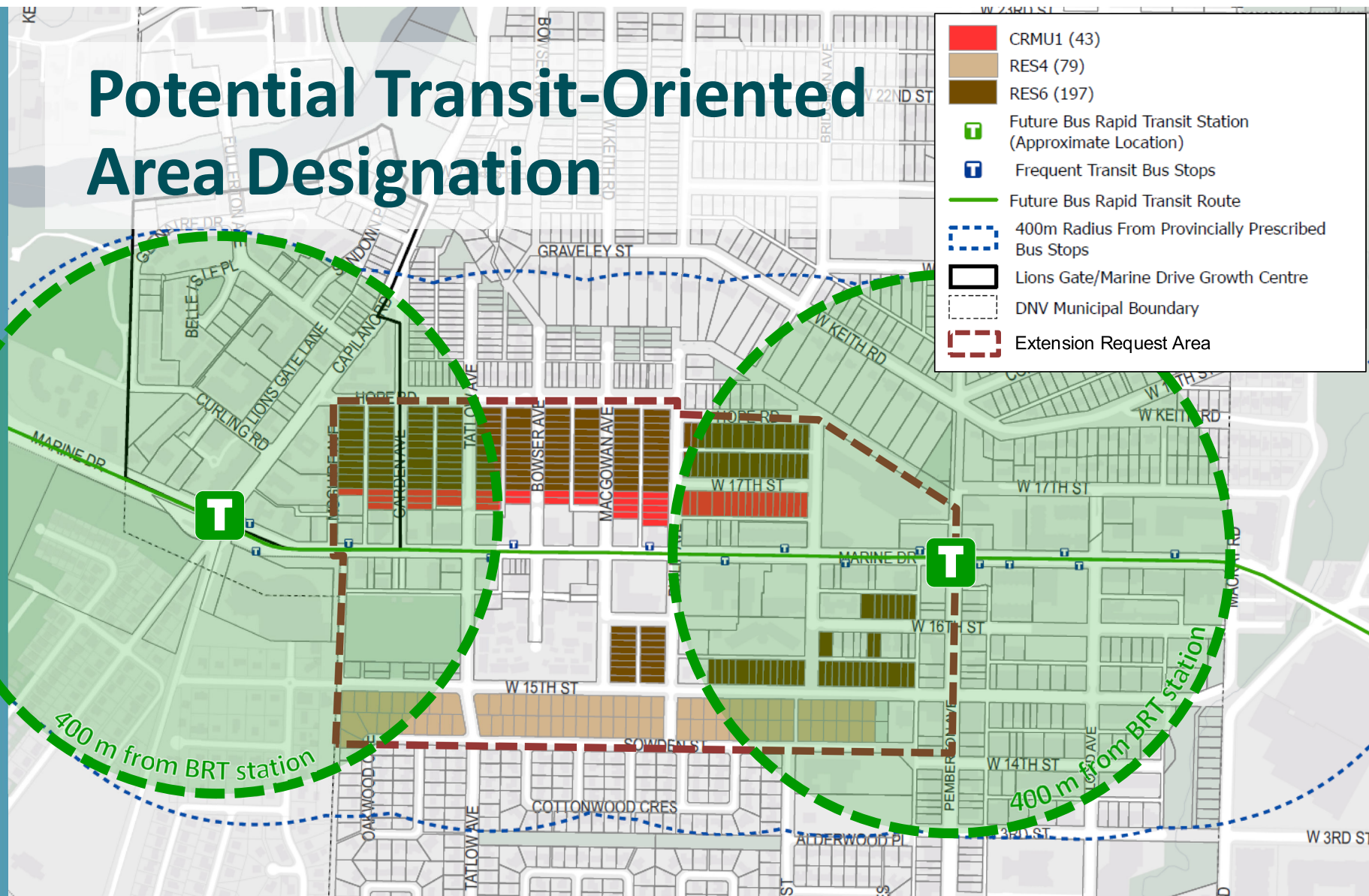
Slide 8 of 12

Proposed OCP Land Use Changes



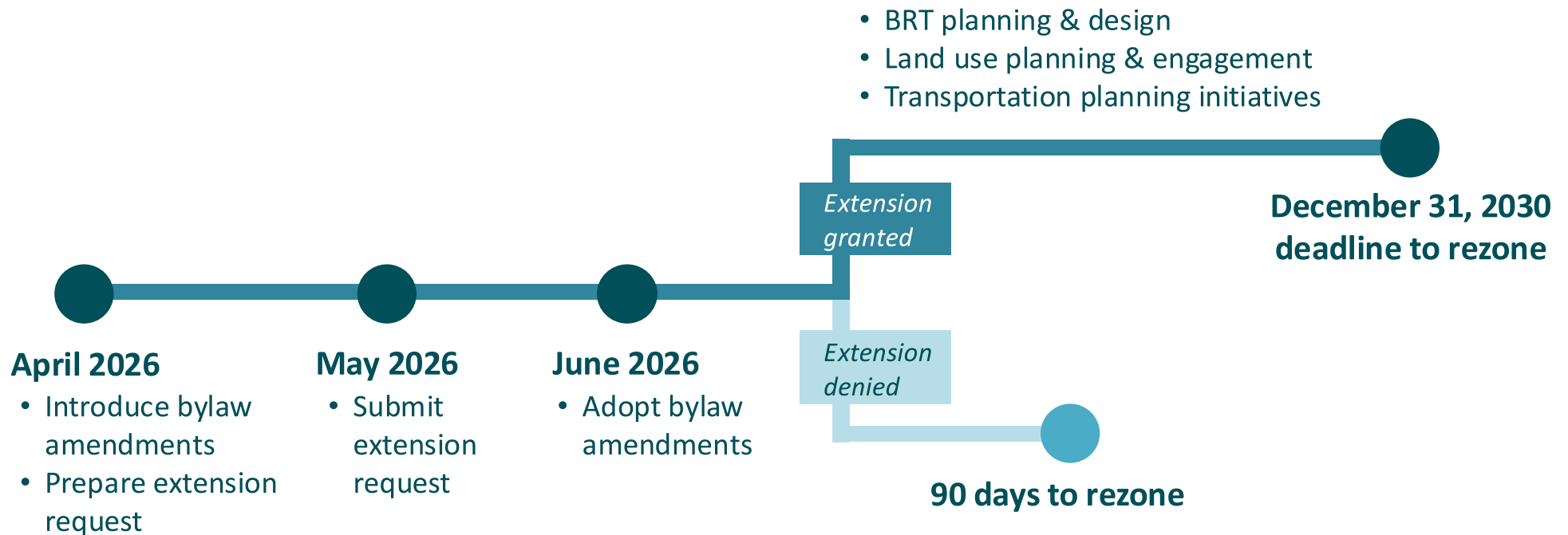
Slide 9 of 12

Potential Transit-Oriented Area Designation



Slide 10 of 12

Workplan & Timeline



Staff Recommendation

THAT staff are directed to submit an application to the Province to request a time extension from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west as shown in Attachment 1 of the staff report;

AND THAT staff are directed to prepare Official Community Plan amendments for Council's consideration to implement land use designations as provided in Attachment 2 of the staff report.

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North Vancouver, BC
V7N 4N5**

604-990-2311



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