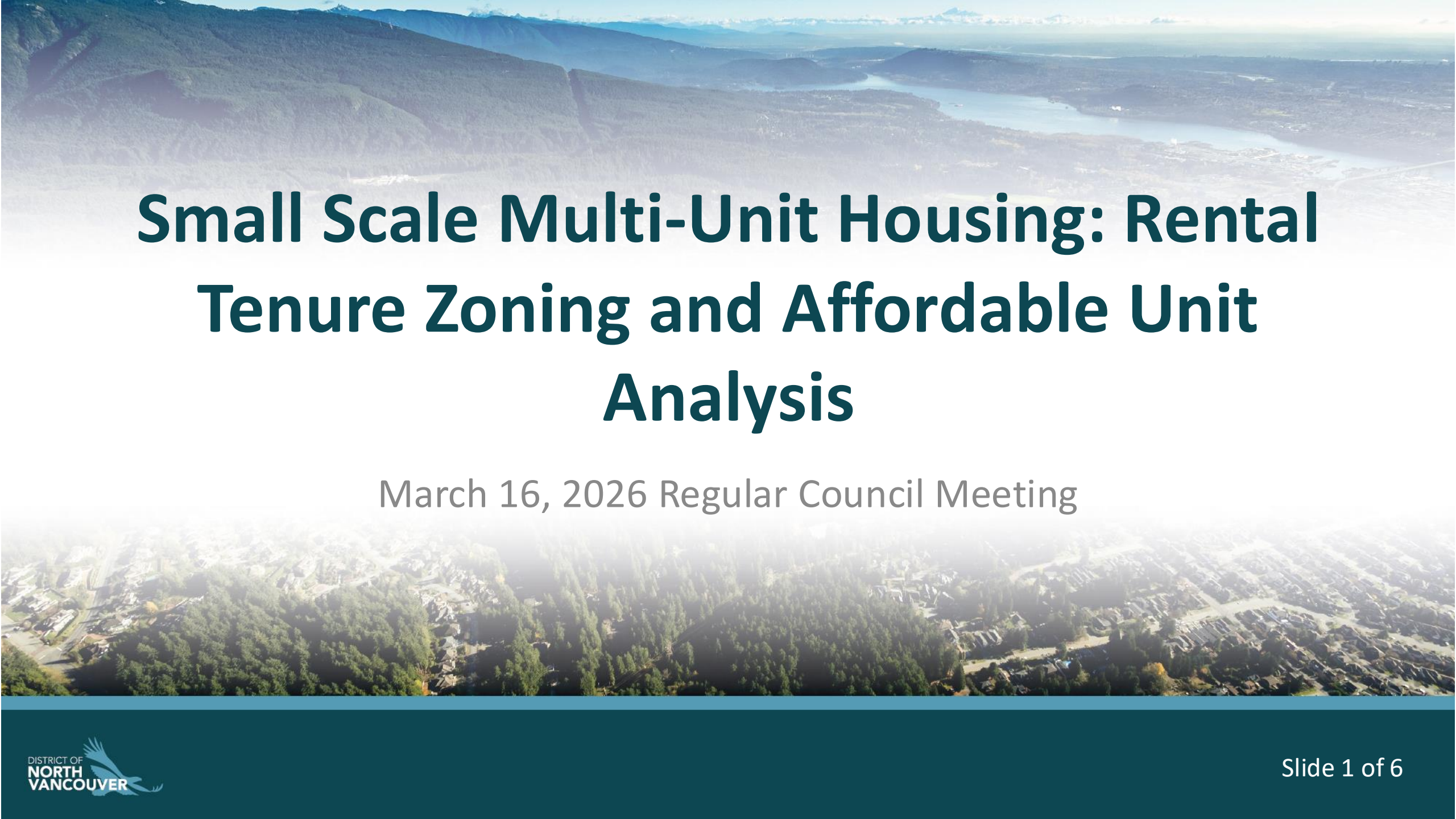




Small Scale Multi-Unit Housing: Rental Tenure Zoning and Affordable Unit Analysis

March 16, 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

February 9, 2026 Council Workshop

Council supported further analysis on:

Using residential rental tenure zoning in the context of SSMUH

Economic feasibility of requiring one affordable unit in 6-unit SSMUH areas

SSMUH & RRTZ Economic Analysis

Testing Conditions



5 sites across the District



Financial feasibility of SSMUH development

Results



SSMUH development not viable under strata **OR** rental tenure

6-unit SSMUH & Affordable Housing Economic Analysis

Testing Conditions



Two 6-unit sites



Financial feasibility of requiring one below-market

Results



Requiring one below-market unit was not viable

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