



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

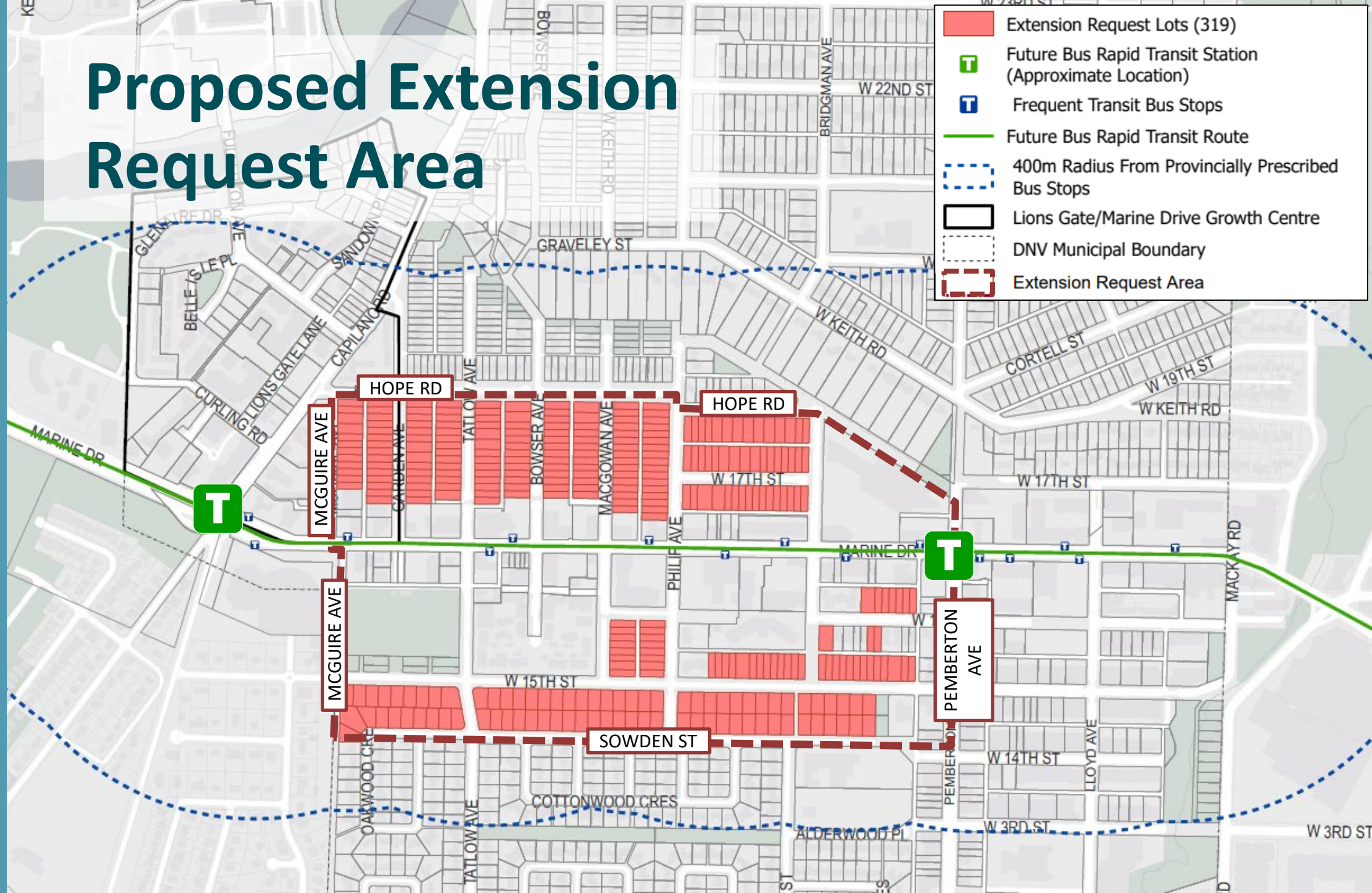
*Application deadline:
June 1, 2026*

February 9, 2026 Council Workshop

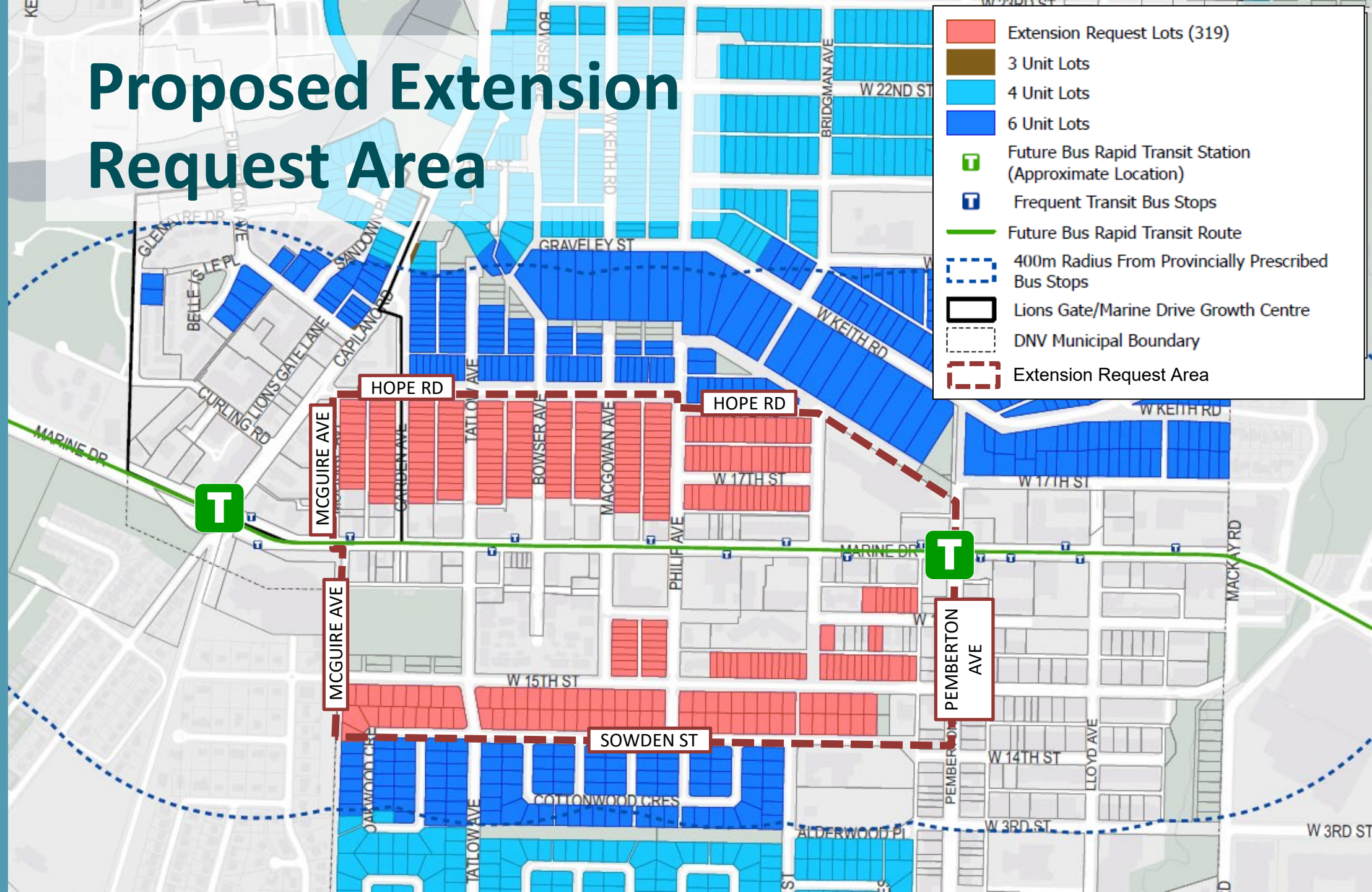
- Discussed options for **preserving future transit-oriented growth opportunities** along the Marine Drive corridor:

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	☐

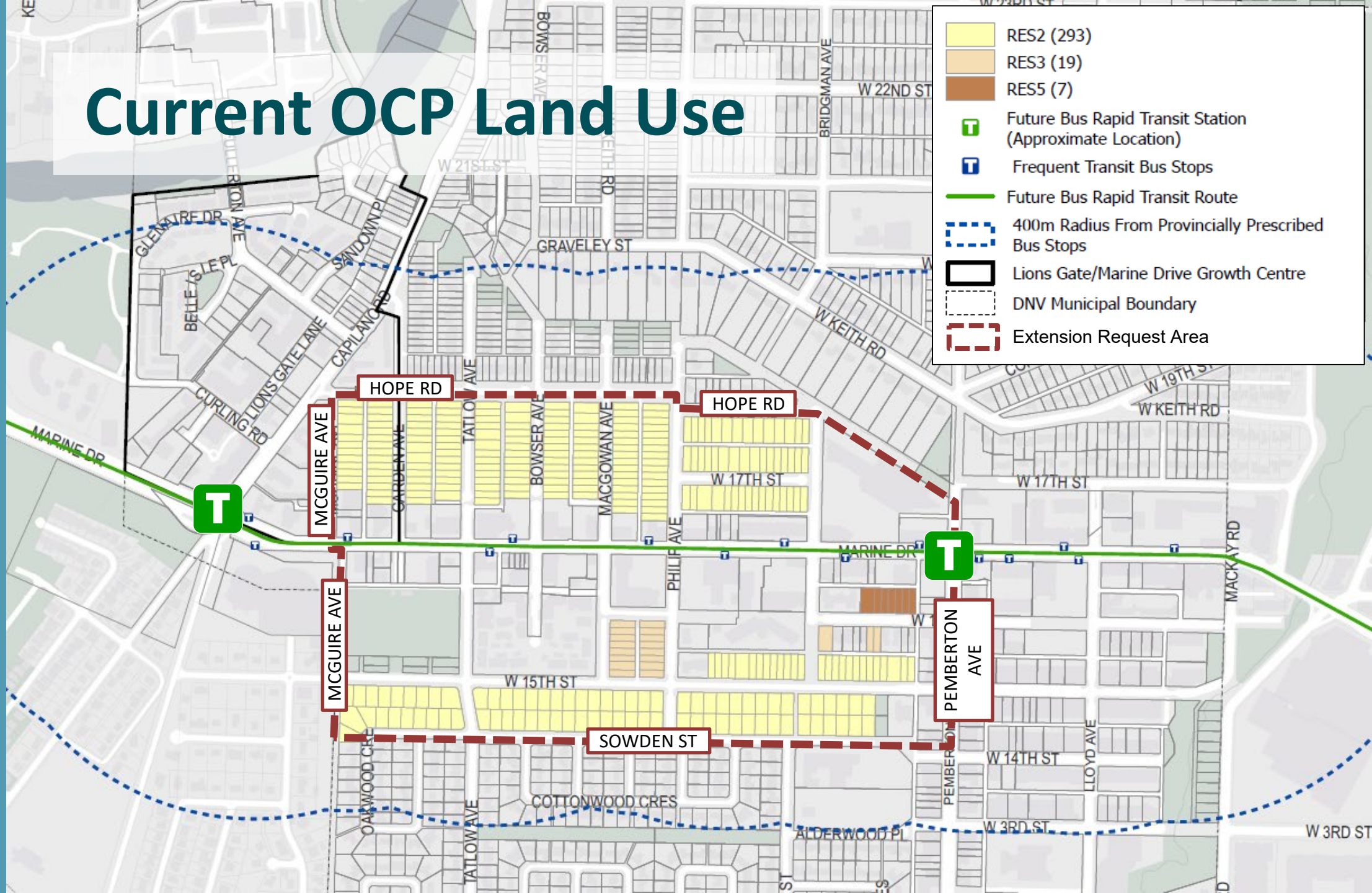
Proposed Extension Request Area



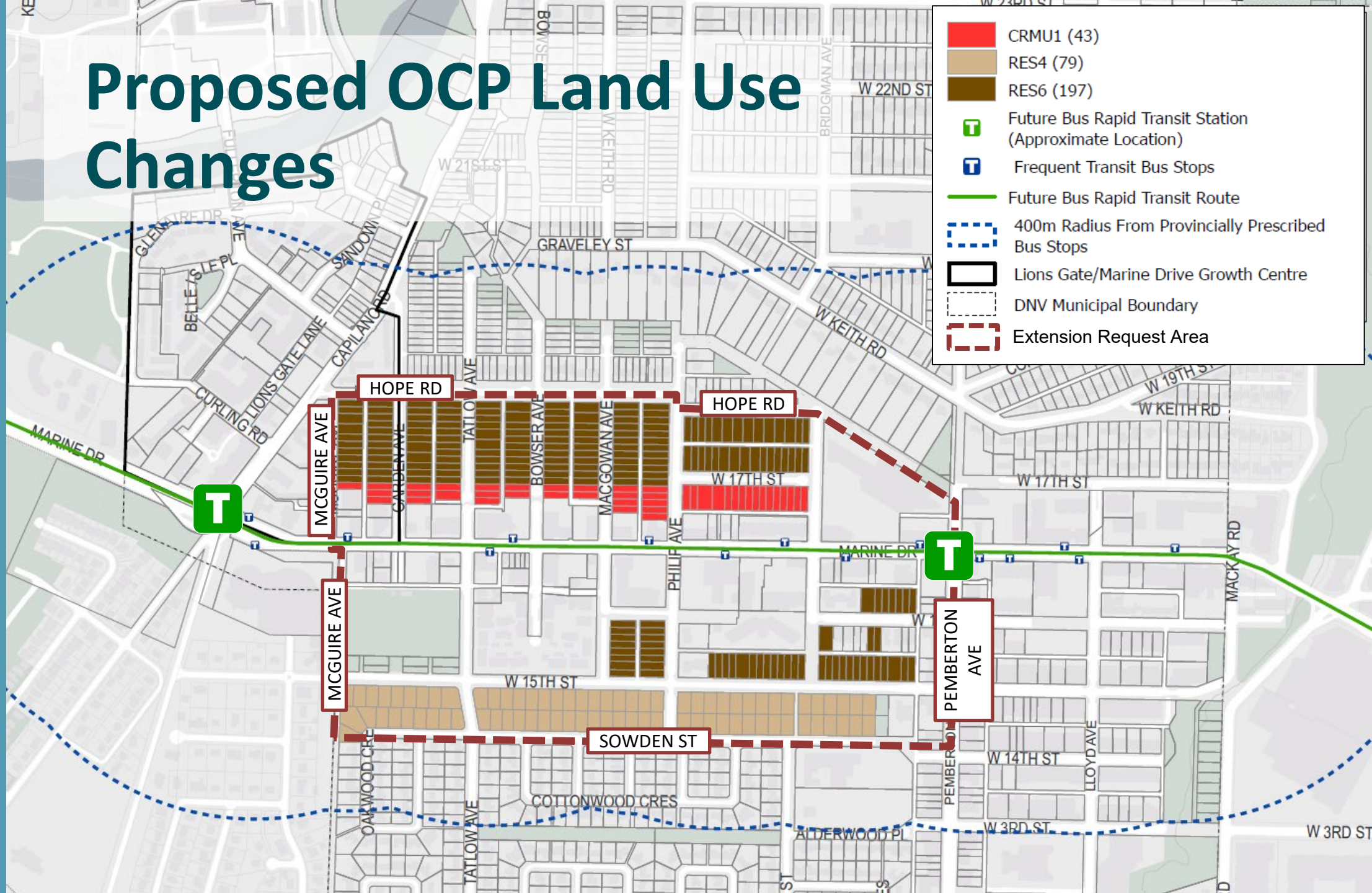
Proposed Extension Request Area



Current OCP Land Use

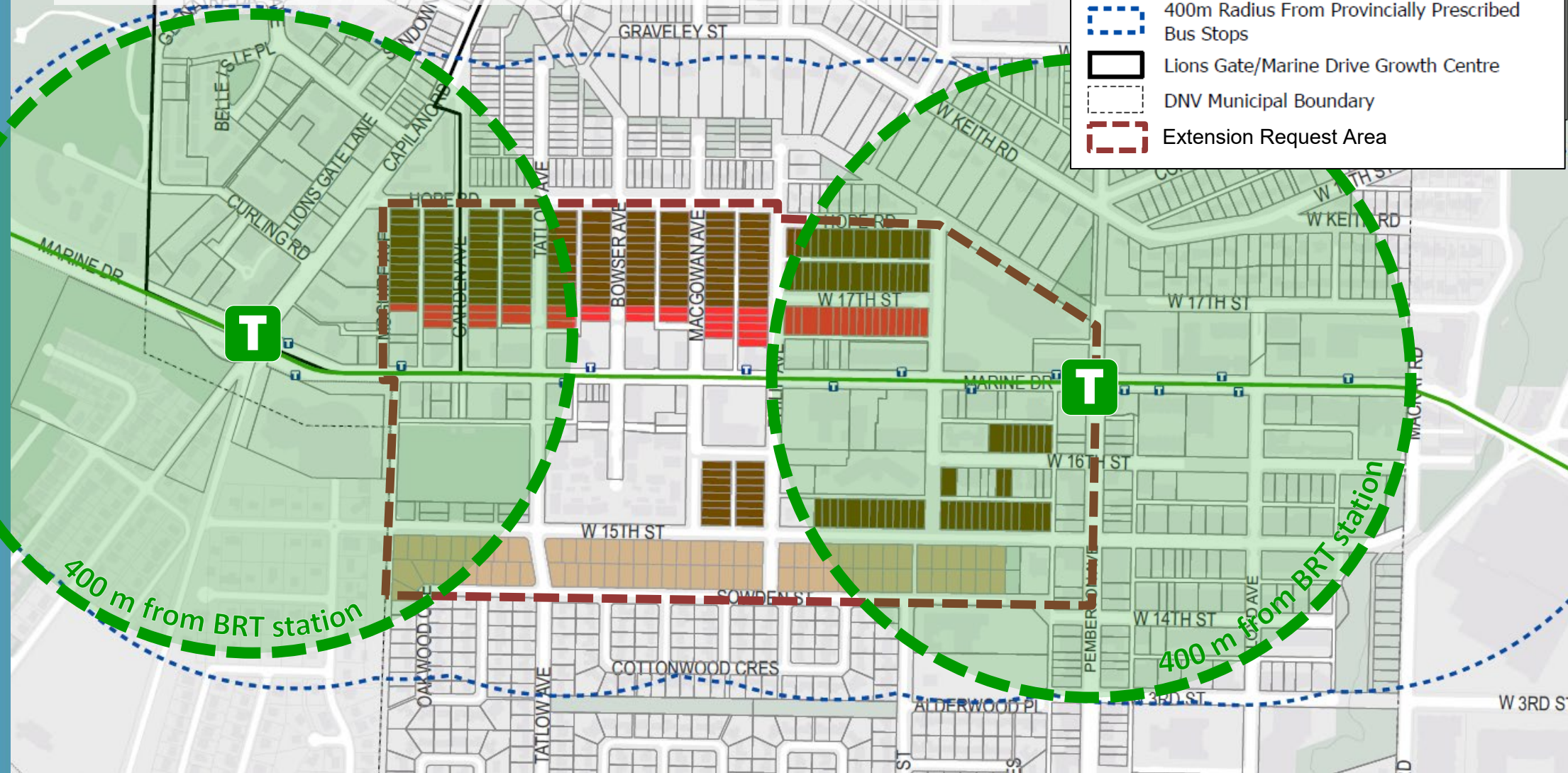


Proposed OCP Land Use Changes

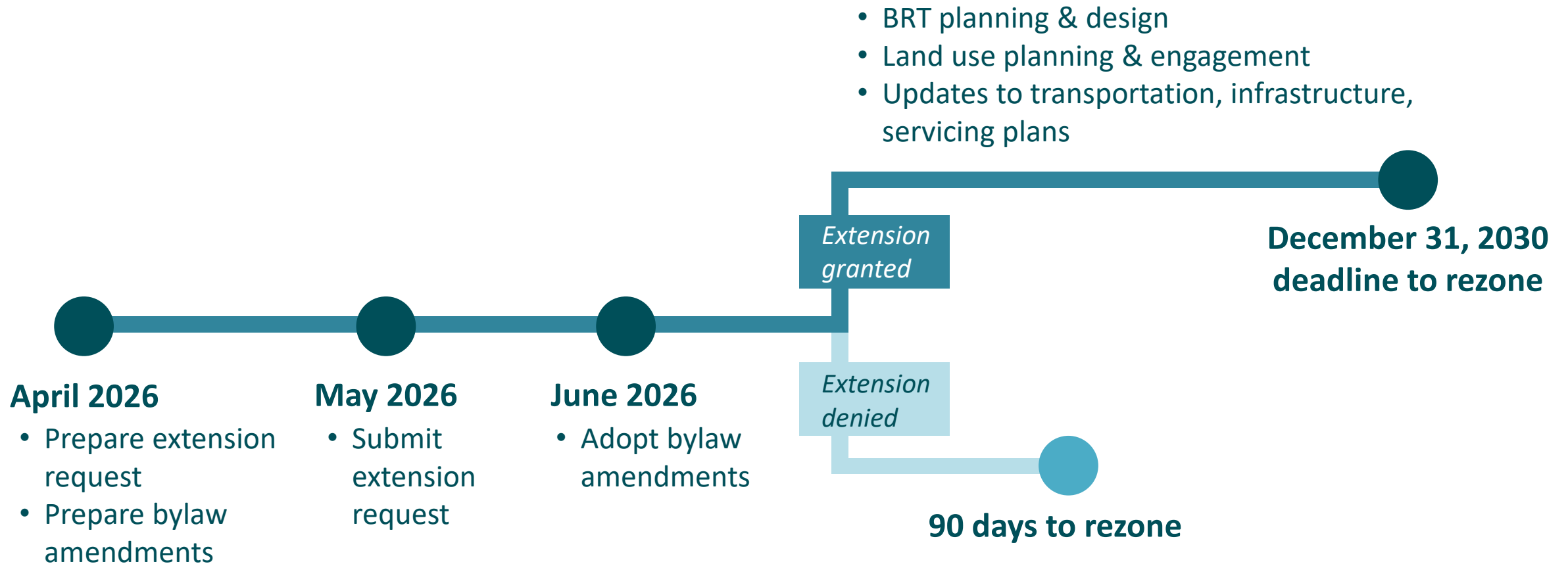


Potential Transit-Oriented Area Designation

- CRMU1 (43)
- RES4 (79)
- RES6 (197)
- Future Bus Rapid Transit Station (Approximate Location)
- 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



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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604-990-2311

