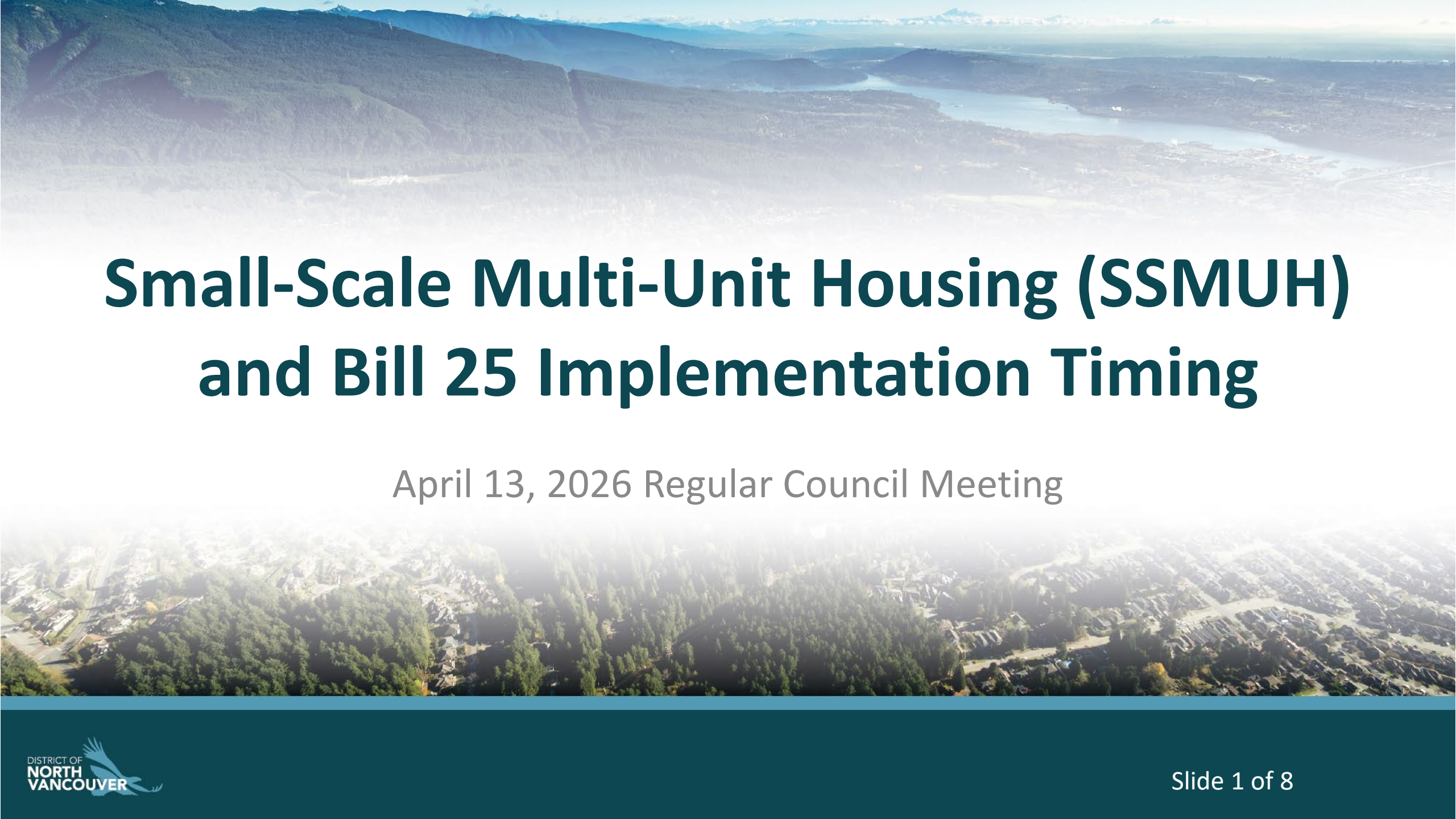




Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation Timing

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*):

- 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.

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