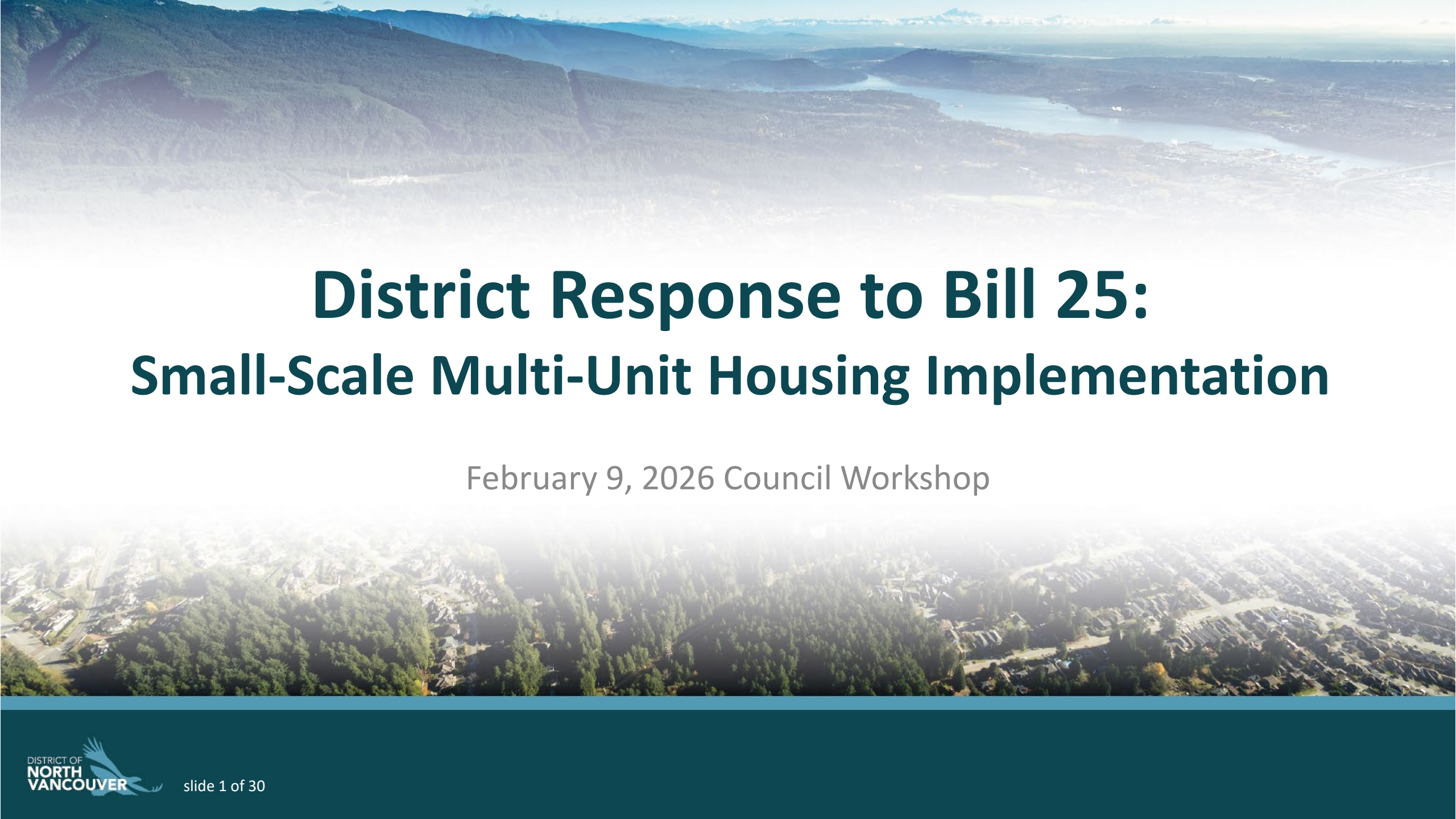




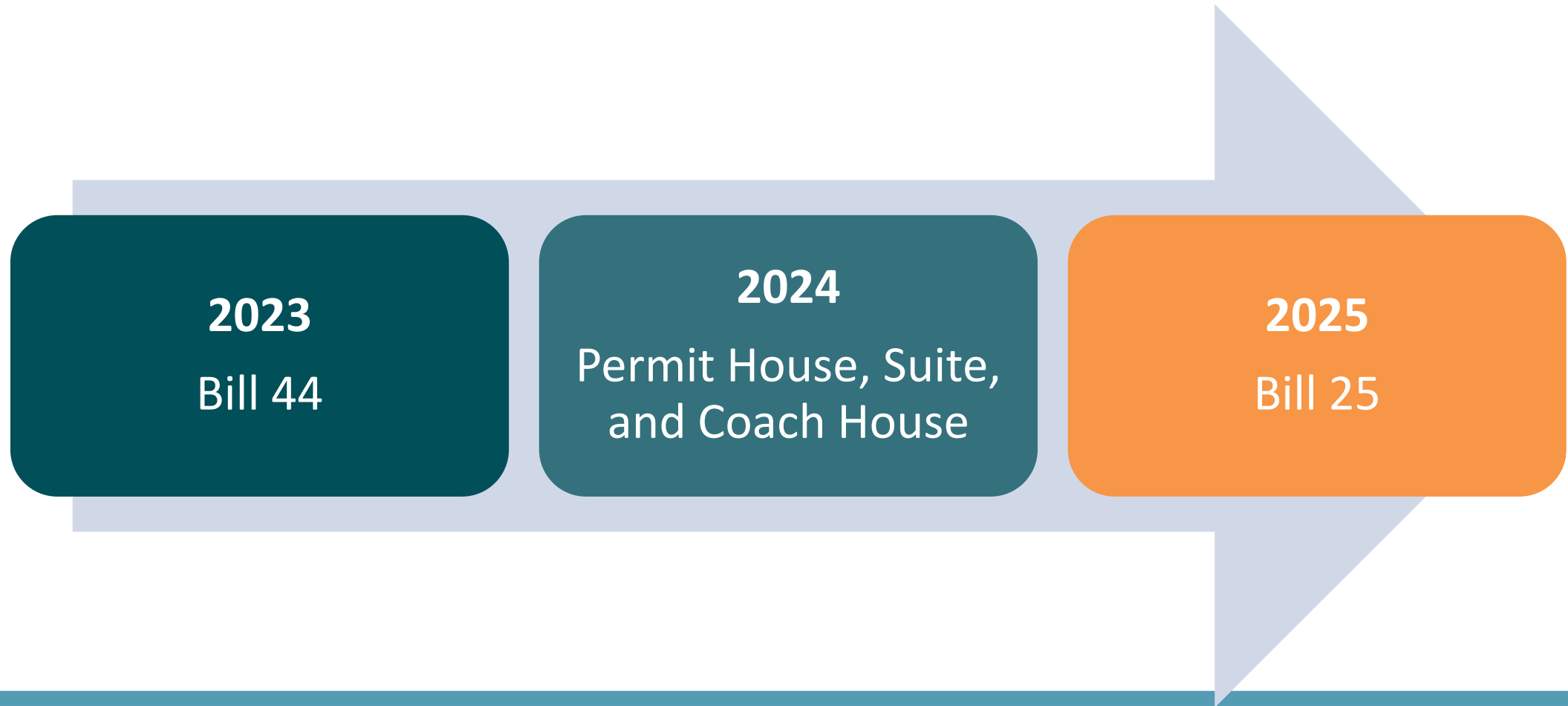
District Response to Bill 25: Small-Scale Multi-Unit Housing Implementation

February 9, 2026 Council Workshop

Agenda

- Part A – Macro Scale Issues
 - Exemptions
 - Frequent Transit Areas and Future Growth
 - Tenure
- Part B – Technical and Site Level Issues
 - Zone Inputs
 - Proposed Regulations
 - Renderings
 - Topics Seeking Council Direction

Small-Scale Multi-Unit Housing (SSMUH)

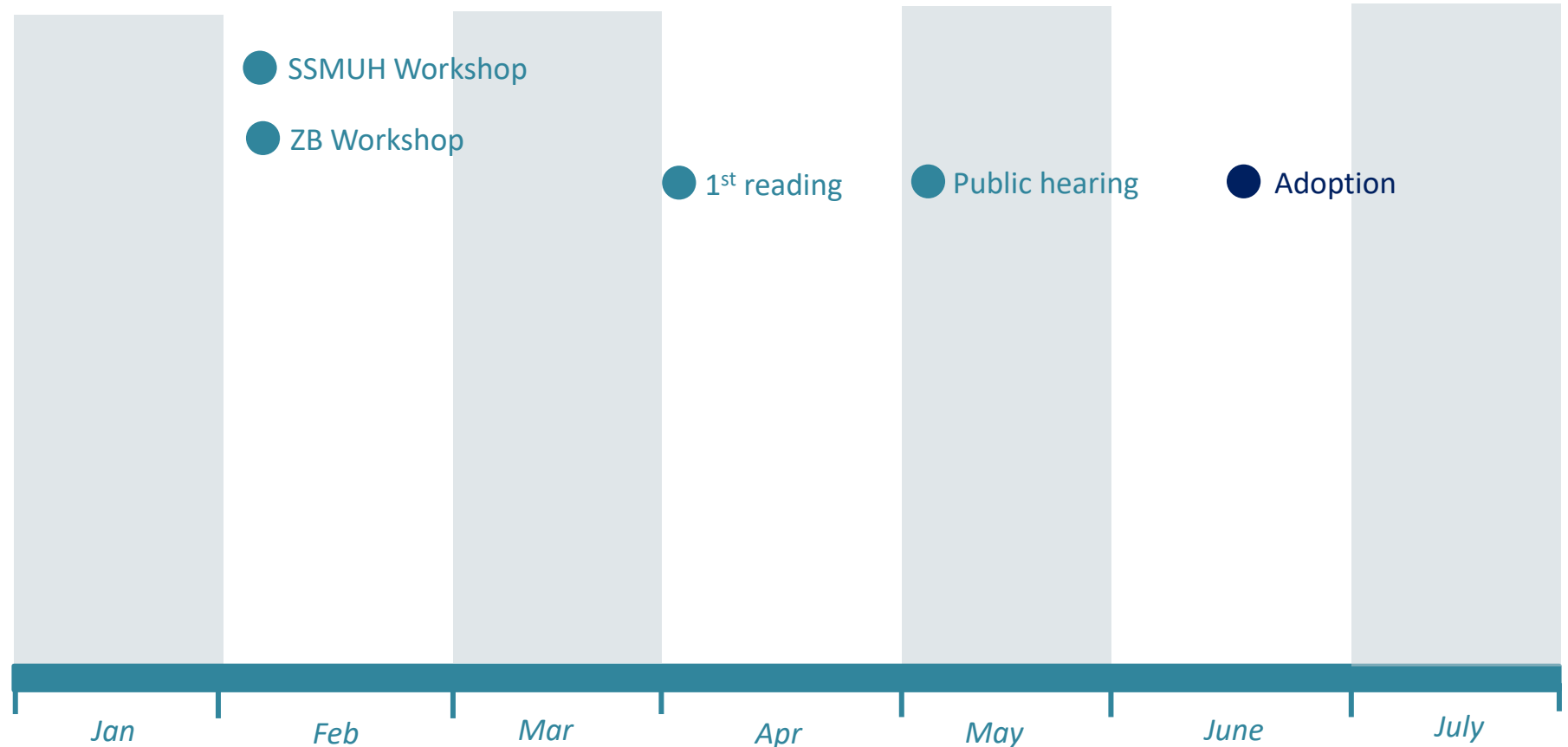


Community and Development Planning Priorities

SSMUH ★

Zoning Bylaw Rewrite

Further OCP Updates



● Council Workshops or Meetings | ● Project Completion/Council Adoption | ★ Legislative Requirement

SSMUH Requirements

Accommodate **up to 3, 4, or 6 units** on non-exempt single-family lots



On lots 280 m²
(3,014 ft²) or less

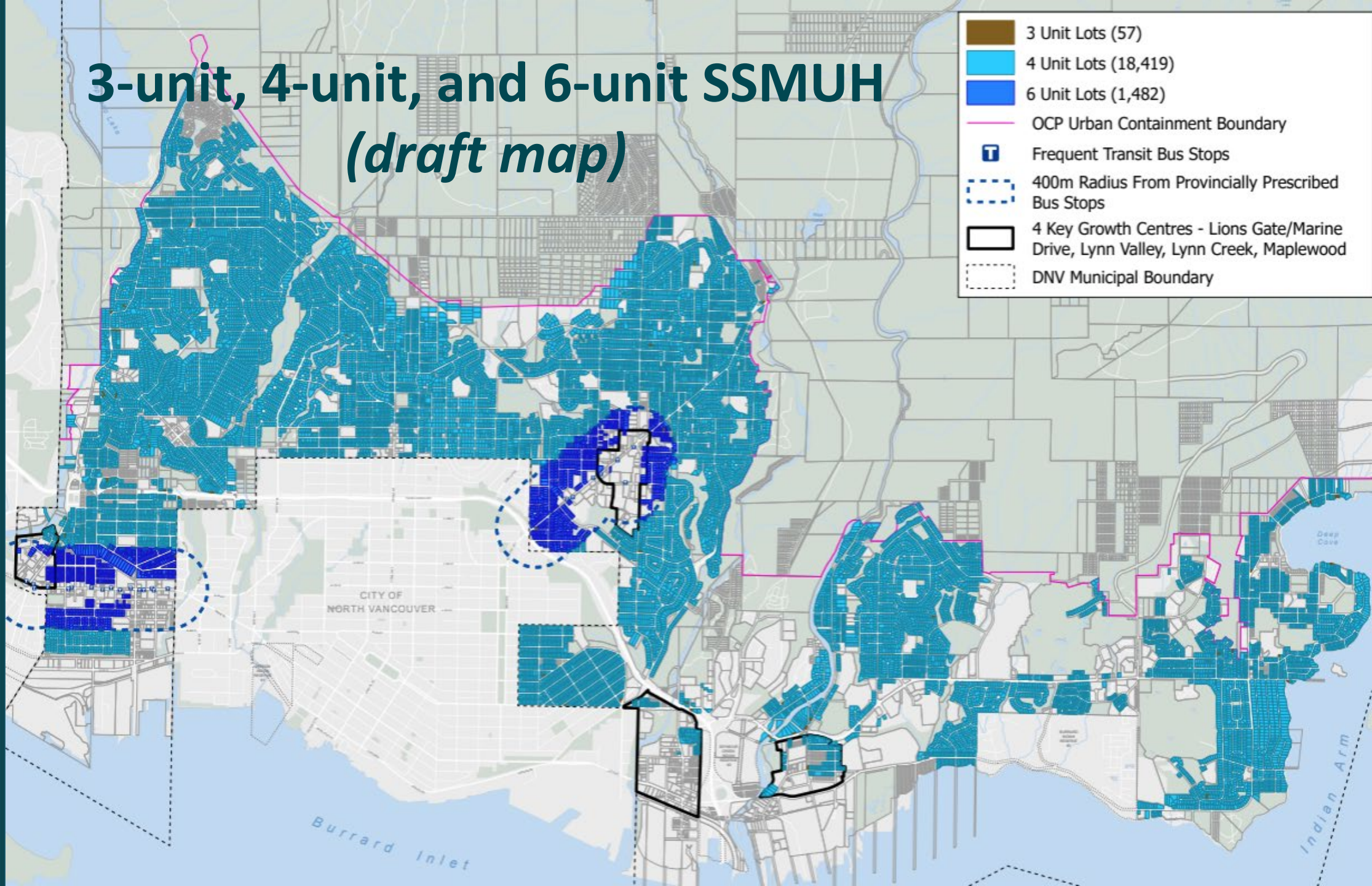


On lots greater than
280 m² (3,014 ft²)



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

3-unit, 4-unit, and 6-unit SSMUH (draft map)



Statutory Exemptions to SSMUH

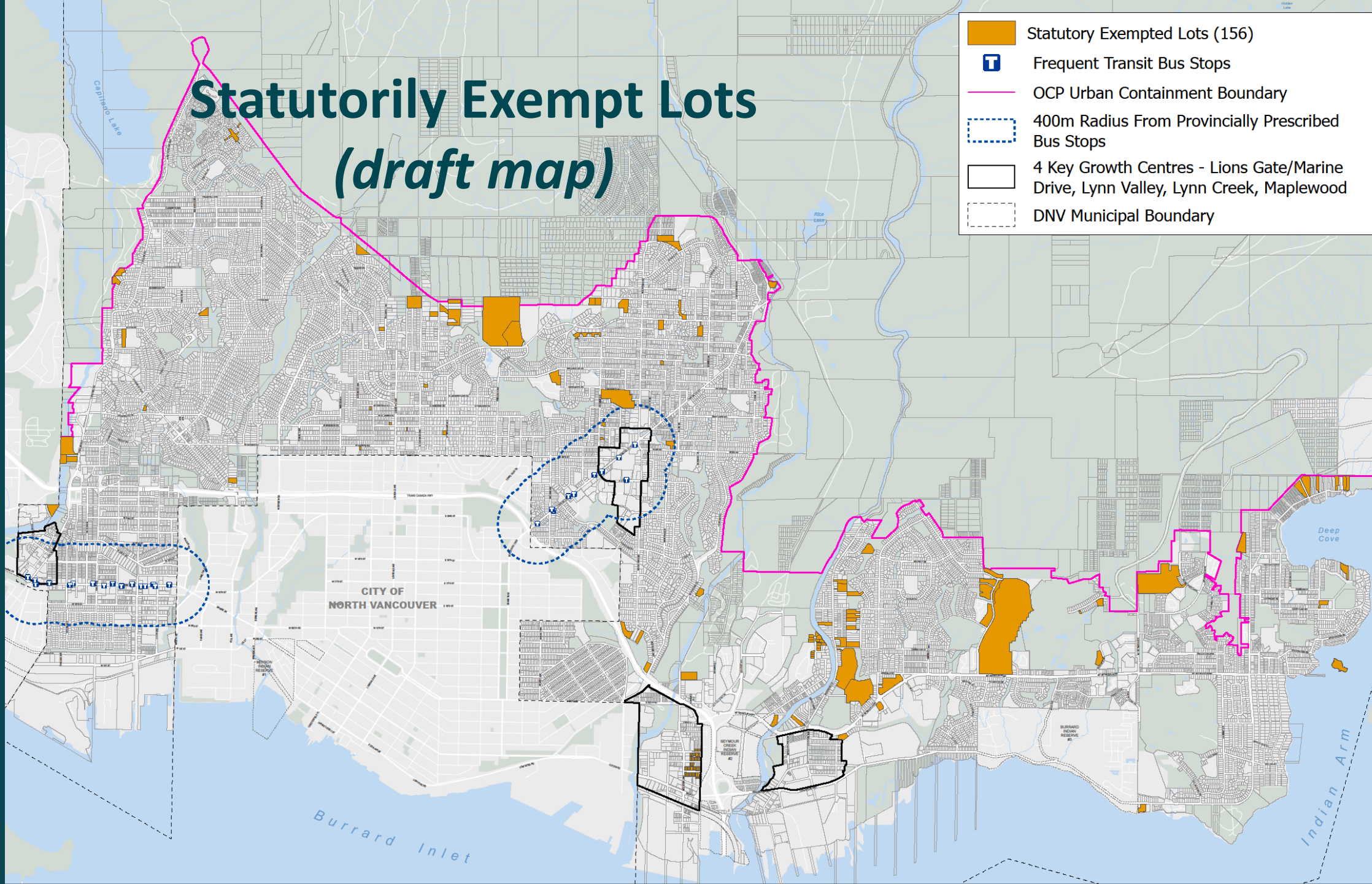
- Outside the urban containment boundary
- Certain heritage protections
- No connection to water or sanitary systems
- Lots greater than 4,050 m² (~1 acre)
- Within designated Transit-Oriented Areas
- Subject to certain hazards



Lynn Creek (designated TOA)

Statutorily Exempt Lots (draft map)

- Statutorily Exempt Lots (156)
- Frequent Transit Bus Stops
- OCF Urban Containment Boundary
- 400m Radius From Provincially Prescribed Bus Stops
- 4 Key Growth Centres - Lions Gate/Marine Drive, Lynn Valley, Lynn Creek, Maplewood
- DNV Municipal Boundary

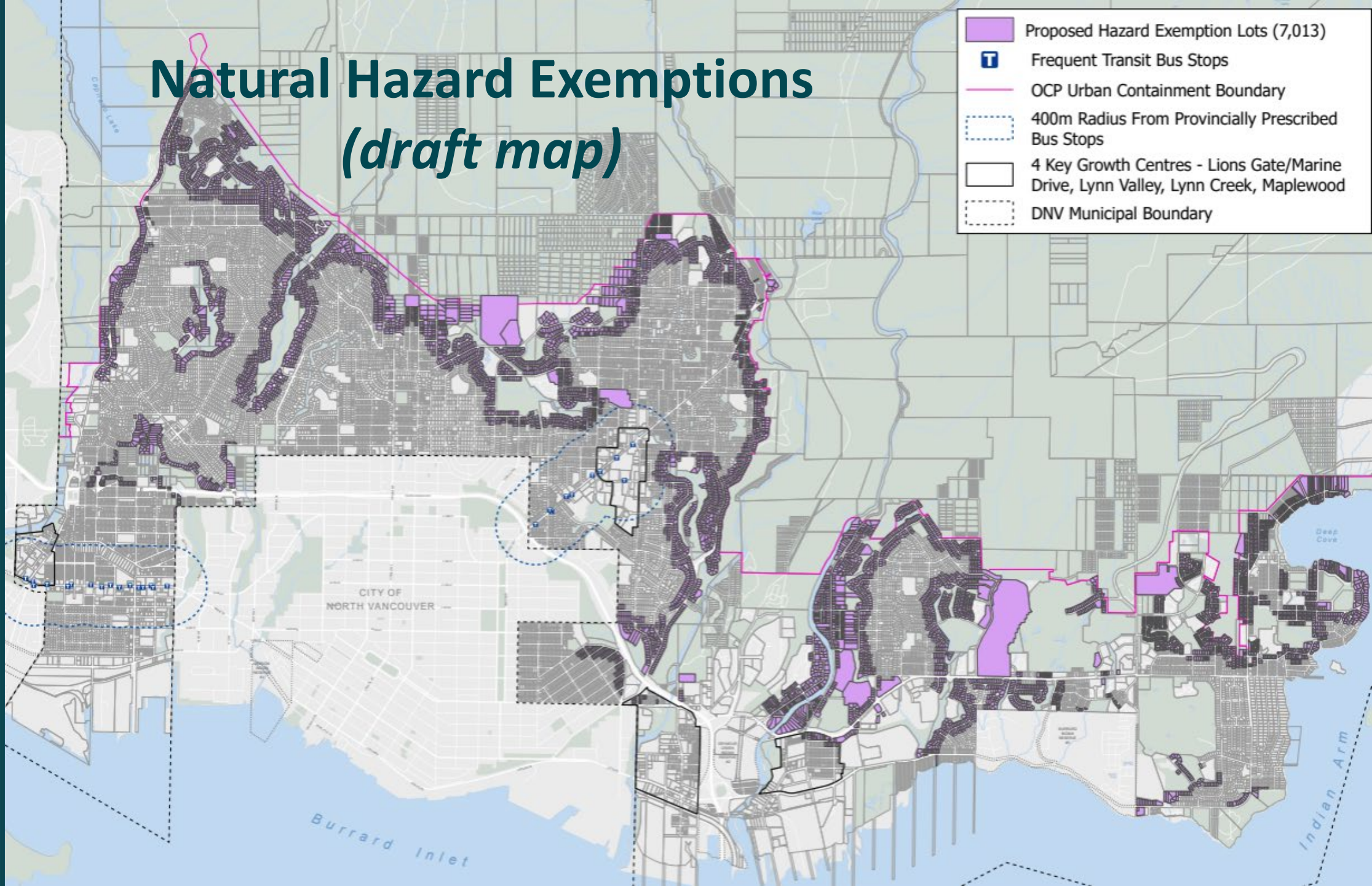


Issue # 1: Approach to Natural Hazard Exemptions

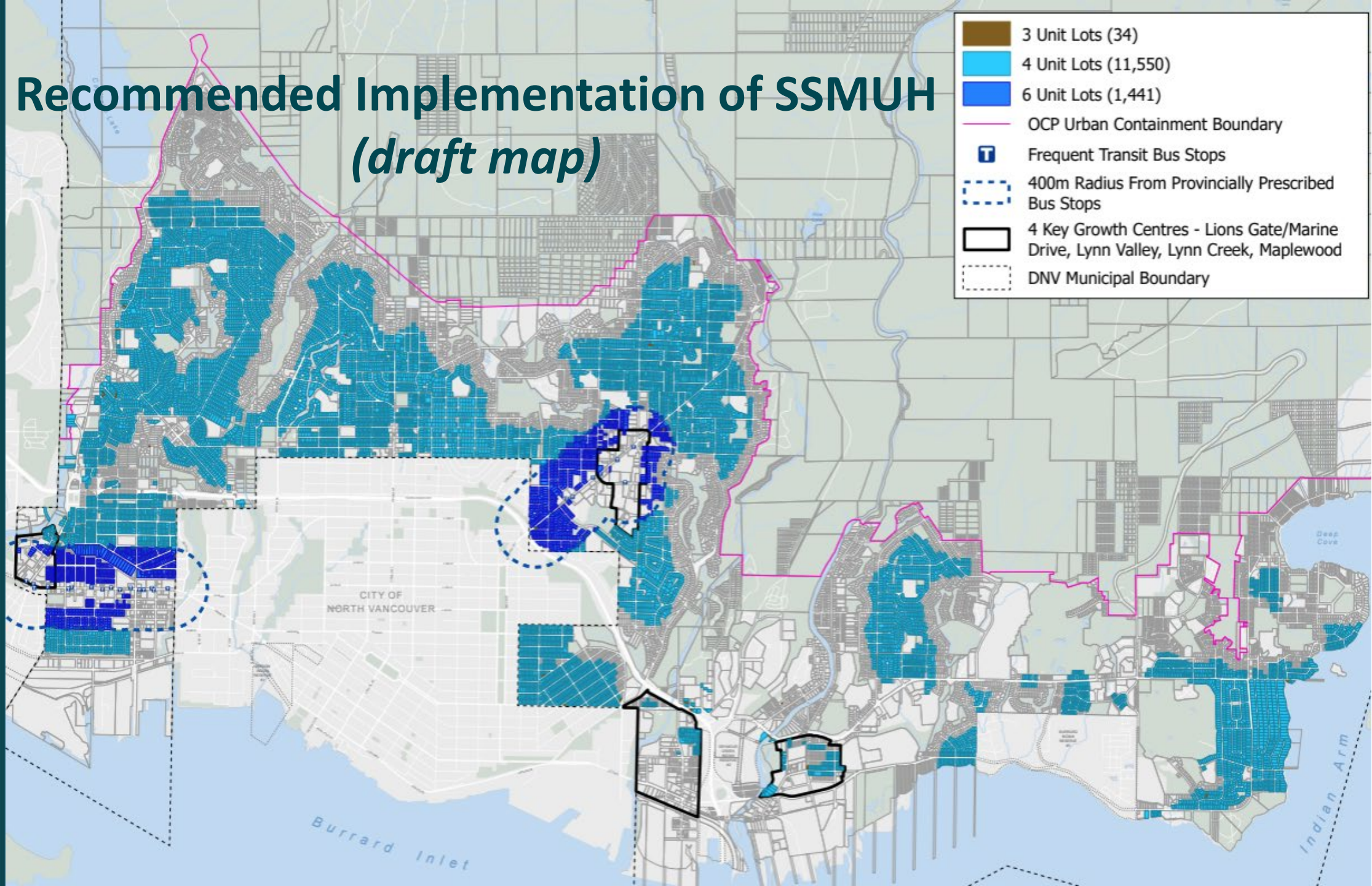
Options	Staff recommendation
1. Apply hazard exemptions as per 2024 Natural Hazard Exemptions Report	
2. Implement SSMUH without hazards exemption	

Natural Hazard Exemptions (draft map)

- Proposed Hazard Exemption Lots (7,013)
- Frequent Transit Bus Stops
- OCP Urban Containment Boundary
- 400m Radius From Provincially Prescribed Bus Stops
- 4 Key Growth Centres - Lions Gate/Marine Drive, Lynn Valley, Lynn Creek, Maplewood
- DNV Municipal Boundary



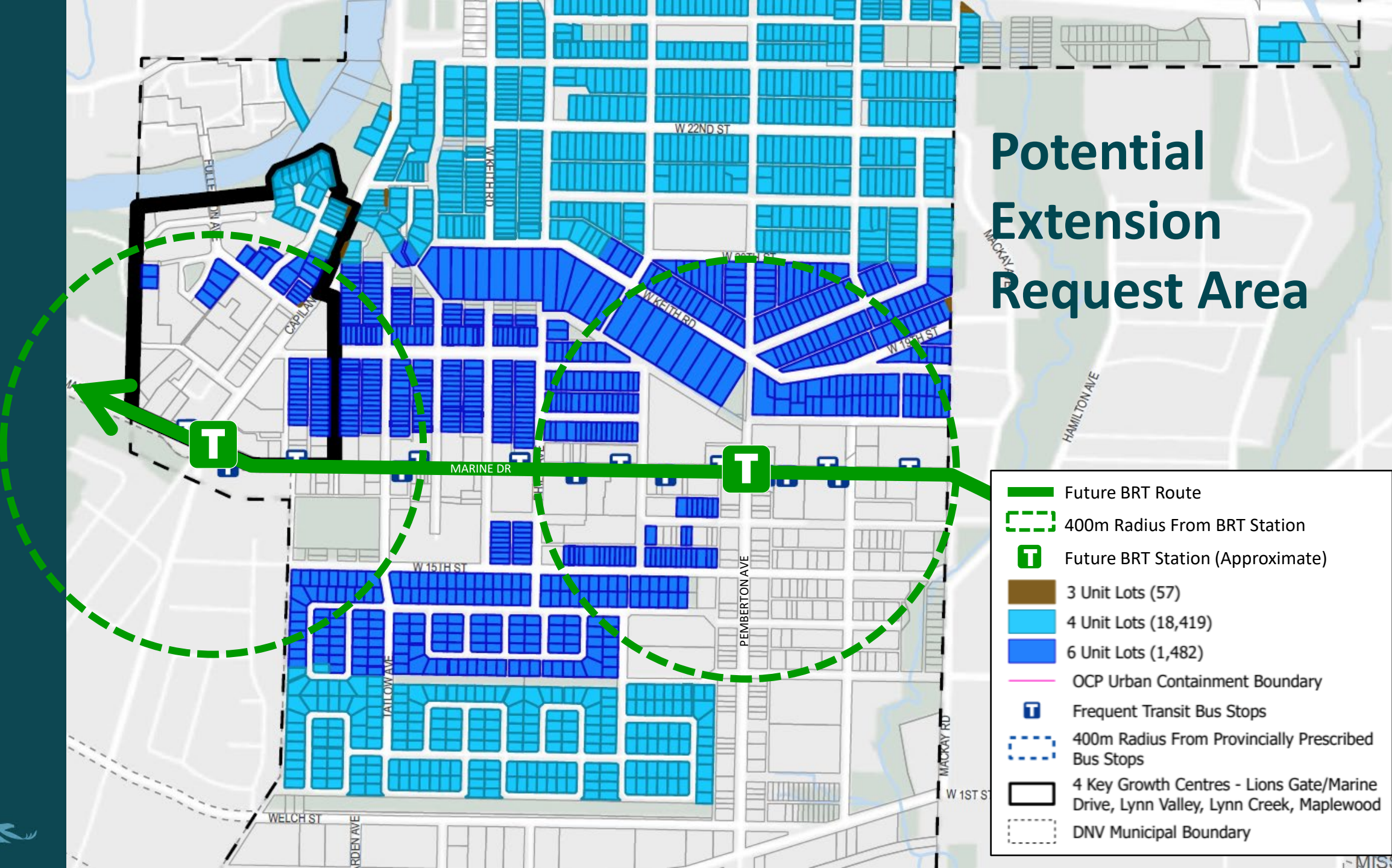
Recommended Implementation of SSMUH (draft map)



Issue # 2: Preserving Frequent Transit Areas for Future Growth (Lions Gate – Marine Drive)

Options	Staff recommendation
1. Submit time extension to the Province	
2. Amend OCP to designate higher density	
3. Amend Zoning Bylaw to permit higher density	
4. Implement 6-unit SSMUH zoning regulations	

Potential Extension Request Area



Issue # 3: Additional Approaches to 6-unit SSMUH Areas

Options	Staff recommendation
1. Do not require affordable housing or special needs housing for 6 th unit	
2. Require affordable housing or special needs housing for 6 th unit	

Issue # 4: Approaches to Tenure in SSMUH Zones

Options	Staff recommendation
1. Consider the use of RRTZ with further analysis.	
2. Do not explore use of RRTZ at this time and monitor market uptake of SSMUH.	

Infrastructure/Servicing

- Recent amendments to servicing bylaws
- Standard level of servicing anticipated for SSMUH
- More work is needed to determine servicing needs for SSMUH



Growth Implications

Overall rate of change in existing neighbourhoods will likely remain similar.



Part A - Key Issues for Council Direction

1. Approach to Natural Hazard Exemptions
2. Preserving Frequent Transit Areas for Future Growth
3. Additional Approaches to 6-unit SSMUH Areas
4. Tenure and use of Residential Rental Tenure Zoning