

FILE: 01-0125-01/24

REPORT DATE: April 08, 2024 **MEETING DATE:** April 16, 2024

TO: Engagement & Priorities Committee

FROM: Christine Carter, Manager of Strategic Initiatives

SUBJECT: Update on Provincial Small-Scale, Multi-Unit Housing Legislation and Policy Manual Considerations

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT the Committee:

- A. Receive for information the report titled “Update on Provincial Small-Scale, Multi-Unit Housing Legislation and Policy Manual Considerations”, as presented at the April 16, 2024 Engagement and Priorities Committee Meeting; OR

- B. Other.

PURPOSE

To provide an update on the implementation of the Provincial housing legislation and discuss options and implications for the City’s Zoning Bylaw. This report also presents, for Council’s consideration and discussion some high level issues, and the SSMUH site standards recommended in the Provincial SSMUH Policy Manual and Site Standards.

Information Report Decision Report Direction Report

DISCUSSION

Background:

On December 5, 2023 and February 6, 2024 Council received reports providing an update on the Province of British Columbia Homes for People Action Plan. The focus of both reports was to provide an overview of the *Housing Supply Act*, *Short-Term Rental Accommodations Act*, and the three additional pieces of legislation that contribute to the sweeping changes to the local planning framework in BC: *Bill 44 Housing Statutes (Residential Development) Amendment Act* (also referred to as the Small Scale, Multi-Unit Housing Legislation); *Bill 46 Housing Statutes (Development Financing) Amendment Act*; and *Bill 47 Housing Statutes (Transit Oriented Areas) Amendment Act*.

A key component of the Provincial housing action plan is the SSMUH legislation that received Royal Assent on November 30, 2023 and mandates significant change in single family and duplex zoned areas. Mandated changes include the requirement to pre-zone such properties to allow a range of housing types including single family, secondary suites, garden suites, duplex, multi-plexes, and townhomes as follows:

- i) up to three units will be permitted as-of-right on lots less than, or equal to 280 m² – refer to Map 1 (Attachment A);
- ii) up to four units will be permitted as-of-right on lots larger than 280 m² – refer to Map 2 (Attachment B); and
- iii) up to six units will be permitted as-of-right on lots larger than 280 m², that are within 400 metres of a frequent transit stop - refer to Map 3 (Attachment C).

In addition, on April 3, 2024, the Province of BC announced that it had given first reading to a new Bill to improve the ability of local governments to build more affordable, livable communities and help tenants facing eviction from redevelopment: *Bill 16 – 2024 Housing Statutes Act Amendment, 2024*. According to the Provincial press release, the proposed legislation expands local government authority to introduce inclusionary zoning provisions; density bonus updates; require an increased range of site specific works and services for new developments; and introduce tenant protection bylaws to provide added support to tenants facing displacement in the case of redevelopment. At this point in time, this Bill has not been included in the work plan, however, as more information becomes available, staff will review these materials to determine how to best address any legislative requirements.

ISSUES:

The purpose of this report is to provide an update on the implementation of the Provincial housing legislation and summarize some of the high-level issues being considered by staff. In addition, the SSMUH legislation requires that Council give consideration to Part 4, of the SSMUH Provincial Policy Manual and Site Standards, and this report not only provides a mechanism for Council to review and consider the Provincial recommendations, but formally satisfies the legislative requirement.¹ Council's feedback on these matters will help shape the resulting new zones.

The Province's SSMUH Policy Manual provides information on the relationship of the SSMUH legislation to other legislation, and provides recommended site standards to be included in local zoning bylaws. The site standards include recommendations for setbacks, height, number of storeys, parking, and maximum lot coverage. The Policy Manual is intended to be a resource to local governments and states, "a local government must consider any applicable guidelines for SSMUH, including this Policy Manual". Said another way, the Policy Manual is non-binding and does not require strict compliance. However, according to section 481.3(7) of the *Local Government Act*, local governments must demonstrate that they have reviewed and contemplated the policy manual when updating their zoning bylaw.

Furthermore, it should be noted that while the City has some discretion when establishing zoning requirements related to SSMUH, section 457.1 of the *Local Government Act* clearly states that the zoning bylaw "must not be exercised in a manner that unreasonably prohibits or restricts the use or density of use" permitted under the SSMUH legislation. As a result of this provision, staff are mindful that zoning provisions cannot be so onerous, as to sterilize a property. Site modelling and work with a local architect are being used to prove out viability and with a goal of demonstrating that the draft zoning provisions are reasonable.

SSMUH Zoning Bylaw Amendments:

Since January 2024, staff have been using all provincial materials to guide their work as changes to the zoning bylaw are contemplated. It is recognized that the SSMUH zoning changes represent a significant change in traditional approval processes, building forms, and the appearance of neighbourhoods. The legislation requires that zoning bylaws are to be updated to allow up to 3, 4 or 6 units, by June 30, 2024.

¹ On December 7, 2023, the Province of BC released the Policy Manual and Site Standards for Small-Scale, Multi-Unit Housing: https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh_provincial_policy_manual.pdf

In reviewing local bylaws, it is obvious that enabling 3, 4 or 6 units on historically single family lots will require a shift in how people view their neighbourhoods from that of single family to multi-family, urban environments. The conventional zoning bylaw regulations regarding height, setbacks, and lot coverage, which have been in place for decades, do not accommodate multiple units; therefore, based on the initial site modelling to date, it appears that meeting the Provincial densification mandate may only be feasible by relaxing the current regulations and finding a balance.

Key to balance is understanding what characteristics are most valued in this community, and how best to prioritize these competing priorities. For example, when zoning bylaw regulations of height / number of storeys, parking², lot coverage/FSR and setbacks are weighed against other community values (e.g., open/green space, tree protection, provision of landscaping, site permeability), it suggests that most, if not all, of these zoning bylaw regulations will require some relaxation.

In response to the Provincial mandated changes stemming from the SSMUH legislation, staff are recommending that the existing RS Large Lot Residential, R-1 Medium Lot Residential, R-2 Small Lot Residential, RD Duplex Residential and a number of single family-oriented Comprehensive Development zones be repealed and replaced with three new zones:

- the R-3 zone which will allow up to 3 units on lots 280m² or less (consistent with Map 1, Attachment A)
- the R-4 zone which will allow up to 4 units on lots larger than 280 m² (consistent with Map 2, Attachment B)
- the R-6 zone which will allow up to 6 units on lots larger than 280 m², that are within 400 metres of a frequent transit stop (consistent with Map 3, Attachment C)

As mentioned previously, staff have been evaluating current zoning requirements, looking at precedent images, preparing site models, and working with a local architect to consider, preliminarily, the viability of the new requirements; however, before the zones can be finalized, it is important to obtain Council's feedback.

i. High Level Issues Table

Table 1 attached to the report provides a summary of the high level issues that will influence how each new zone is structured.

² local government are prohibited from requiring parking in 6 unit areas

ii. Part 4, SSMUH Policy Manual & Site Standard Considerations Tables

The SSMUH legislation requires that Council give consideration to Part 4, of the SSMUH Provincial Policy Manual and Site Standards, and this report not only provides a mechanism for Council to review and consider the Provincial recommendations, but formally satisfies a legislative requirement.

Part 4 – Site Standards, in the Provincial Policy Manual includes 4 standards based on the different SSMUH unit requirements that are set out in the legislation:

- Site Standards Package A –sets out standards where either a secondary suite or accessory dwelling unit must be permitted in a single family zone. Package A has been considered and no changes to the Zoning Bylaw are required because all residential zones outside of the Urban Containment Boundary currently allow for either a secondary suite or garden suite³. Within the Urban Containment Boundary, the SSMUH zoning bylaw amendments will include secondary suites and garden suites, as well as a range of other unit types.
- Site Standards Packages B sets out the standards for 3 and 4 units on lots less than 1,215m² (13,078 ft²) in size. To ease in the review of these packages, staff have created two tables: one set of standards where up to 3 units are permitted; and another for lots where up to 4 units are permitted. Refer to Tables 2 and 3 attached.
- Site Standards Package C sets out the standards for 4 units on lots larger than 1,215m² (13078 ft²) in size. It is unclear why the Provincial Policy Manual includes a separate set of site standards for larger lots; it is noted that the recommended zoning regulations in Packages B and C are similar. As such, this Site Standards Package was considered and deemed unnecessary, especially due to the relatively small number of SSMUH lots 1,215 m² or larger (93 lots, representing approximately 3% of SSMUH lots).
- Site Standards Package D sets out the recommended standards where up to 6 housing units must be permitted on lots within 400 metres from a prescribed transit stop. Refer to Table 4 attached.

Tables 2, 3 and 4 provide an overview of the Policy Manual recommendations, and include comments and an emerging staff recommendation based on 3 new SSMUH Housing Zones: R-3, R-4, and R-6. The emerging zoning regulation recommendations in Tables 2, 3, and 4 were informed by the Provincial Policy Manual Site Standards, as well as the City's existing regulatory framework. As noted above, staff have also undertaken some preliminary site modelling to consider the technical feasibility of the emerging recommendations (i.e., the extent to which the potential zoning regulations will accommodate SSMUH development forms). However, it is

³ the A-1, A-2, RR1, RR2, RR3, RR4 and RR5 zones permit either a secondary suite or garden suite

noted that zoning regulations related to building setbacks, building height, lot coverage, floor space ratio, and parking affect both the technical and financial feasibility of SSMUH development. In other words, even if zoning regulations accommodate new development, it may not be financially feasible (i.e., when project costs exceed the value of the project). Given the compressed timelines related to the SSMUH work, there has not been the opportunity to undertake a detailed financial feasibility analysis of the emerging zoning regulation recommendations. As a general guide, however, as SSMUH zoning regulations allow for greater buildable floor area, the feasibility of SSMUH projects will increase.

NEXT STEPS AND KEY TIMELINES

The feedback received from Council at the EPC meeting will be used to inform the completion of the draft R-3, R-4 and R-6 zones. At the same time, a number of other implementation items are being prepared and include the following key dates and timelines⁴:

April 30, 2024	Public Hearing Amendment package at Regular Council meeting
May 14, 2024	1 st , 2 nd , 3 rd Reading - SSMUH Zone Amending Bylaw package at Regular Council meeting (LGA prohibits SSMUH zone amending bylaws from being considered at public hearing) 1 st & 2 nd Reading - OCP amending bylaw to update Development Permit Area Guidelines at Regular Council Meeting. Referral to Public Hearing. 1 st , 2 nd & 3 rd Reading - TOA Designation Bylaw at Regular Council Meeting Amenity Cost Charge program report at Regular Council
May 15, 2024	Referral of SSMUH zoning bylaw amendments to Minister of Transportation and Infrastructure
May 28, 2024	Public Hearing for OCP amending Bylaw
Before June 30/24	Final adoption of SSMUH Zone Amending Bylaws; OCP Amending Bylaw; TOA designation Bylaw; and ACC Bylaw
June 30, 2024	Written notice to be provided to the Minister of Housing re: adoption of SSMUH Zoning Bylaw amendments Written notice to be provided to Minister of Transportation and Infrastructure re: adoption of TOA designation Bylaw
TBD	Local Governments have been awaiting Provincial instructions on the Housing Needs Report since January 2024. Upon receipt, the update will

⁴ The dates provided are estimates and may shift

commence.

June/July 2024	Province to provide zoning bylaw and OCP update instructions (based on Housing Needs Reports) to local governments. Pre-approved housing plans expected to be available
Jan 1, 2025	Interim Housing Needs Report is to be adopted
Dec 31, 2025	Municipalities to have completed their first review and update of Official Community Plan and Zoning Bylaw to align with interim Housing Needs Report

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
 Community Spirit & Wellbeing Corporate Pride Public Safety
 Not Applicable

Housing Diversity: Encourage diversity in housing types to foster an inclusive, affordable and multigenerational community.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 Emergent issue / will require deferral of other priority(ies)
 Other

Much of the housing related work, including updates to the zoning bylaw and Housing Needs Report related to Provincial legislative changes are contemplated in the Planning and Development Department's 2024 Business Plan. However projects such as the ACC Program, OCP amendments, and Transit Oriented Area designation bylaw were not specifically accounted for, and required some reallocation of staff resources. Staff continue to place a priority on the implementation of the frequently expanding Provincial housing legislation, which may result in some 2024 key initiatives being deferred to future years.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

Recent legislation requires a number of local government bylaw and policy changes, to be done in a very tight timeframe. The City has received \$241,303 funding from the Province of BC to assist with the implementation of the housing legislation. The funding is intended to be spent on updating zoning, Official Community Plans, and housing needs reports, among other items,

and can include hiring staff or consultants to support the work. Staff will continue to monitor resource implications related to the implementation of the housing legislation and will report back to Council, as required.

PUBLIC PARTICIPATION

Inform Consult Involve Collaborate Empower

The subject report provides an update on Provincial housing initiatives and is provided as information only. On April 9, Council received the Communication Strategy which is intended to share information on Provincial Housing legislation with the community and provide access to information.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

A referral to the Katzie First Nation is not required or recommended, at this time. It is noted that the Provincial housing legislation specifically indicates that the regulations do not apply to First Nations reserve lands.

SIGN-OFFS

Written by:

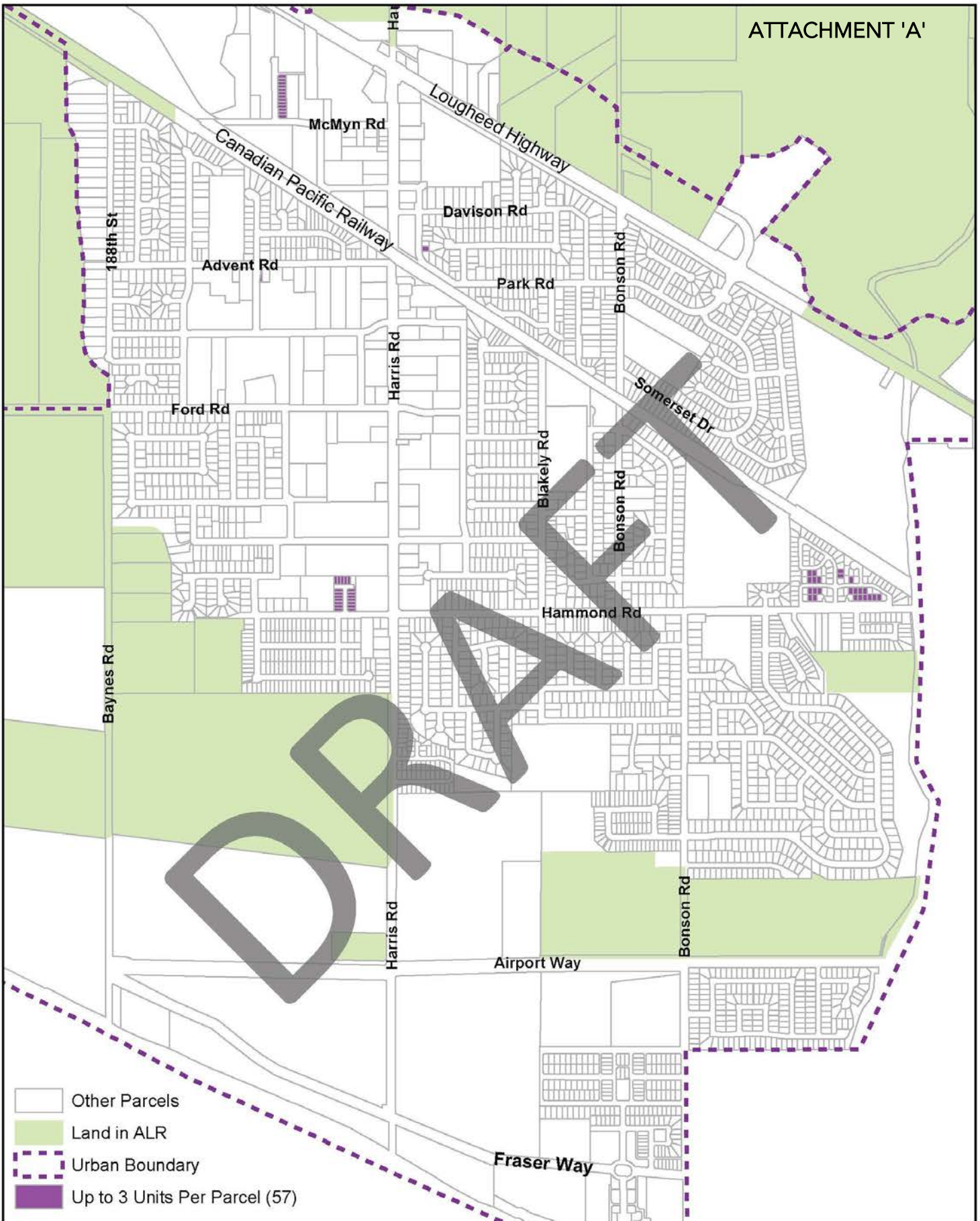
Christine Carter,
Manager of Strategic Initiatives

Reviewed by:

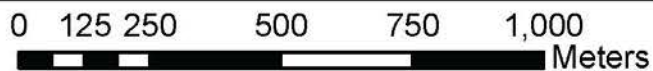
Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Map 1 - Parcels 280m² or less
- B. Map 2 - Parcels larger than 280m² & more than 400m from Frequent Transit Corridor Stop
- C. Map 3 - Parcels larger than 280m² & less than 400m from Frequent Transit Corridor Stop
- D. Table 1 SSMUH High Level Issues
- E. Table 2 SSMUH Provincial Policy Manual & Site Standards – 3 units
- F. Table 3 SSMUH Provincial Policy Manual & Site Standards – 4 units
- G. Table 4 SSMUH Provincial Policy Manual & Site Standards – 6 units
- H. Map 4 - Select Parcels in TOA

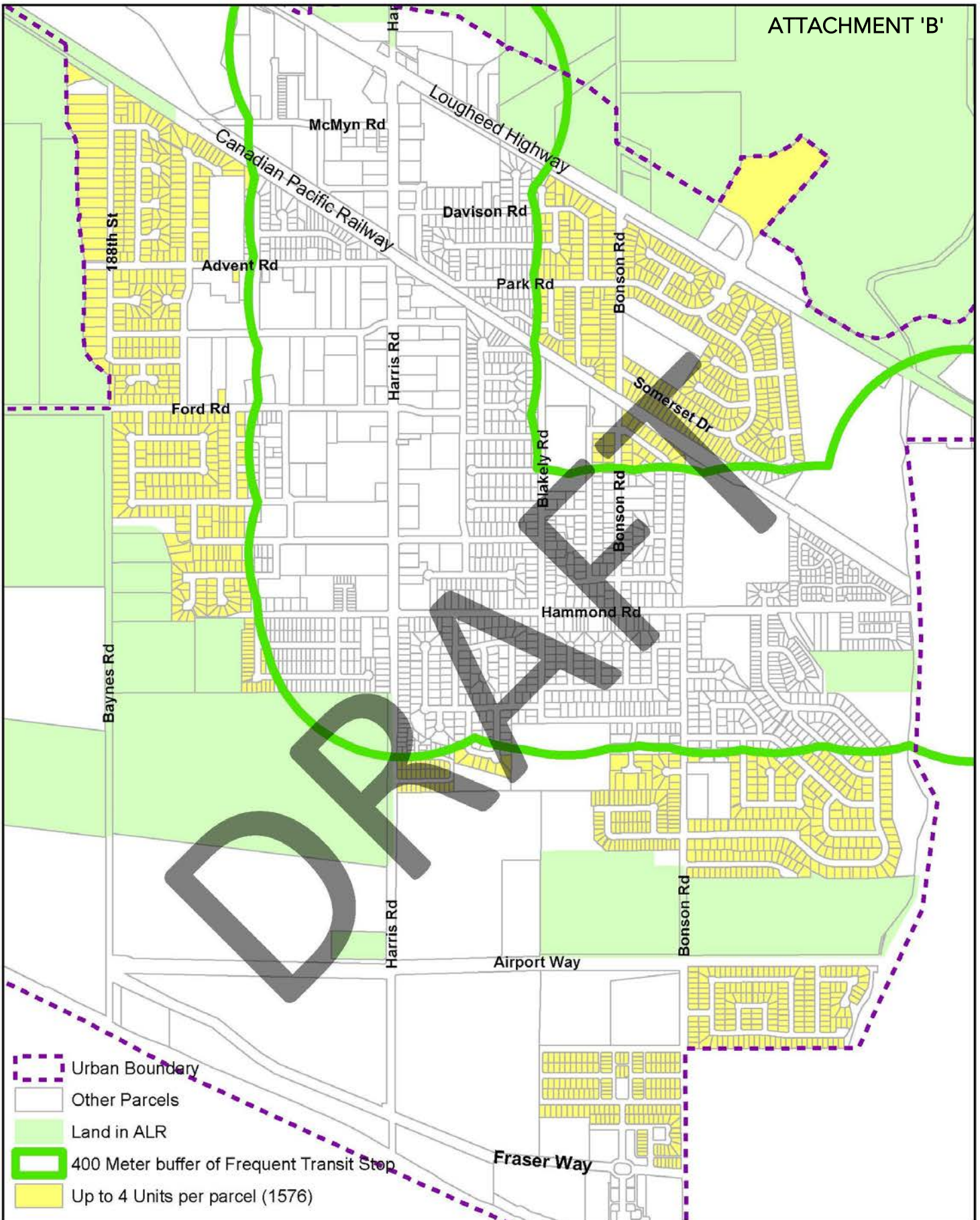


Map 1 – Parcels 280 m² or less



Map Created: 2024/04/08





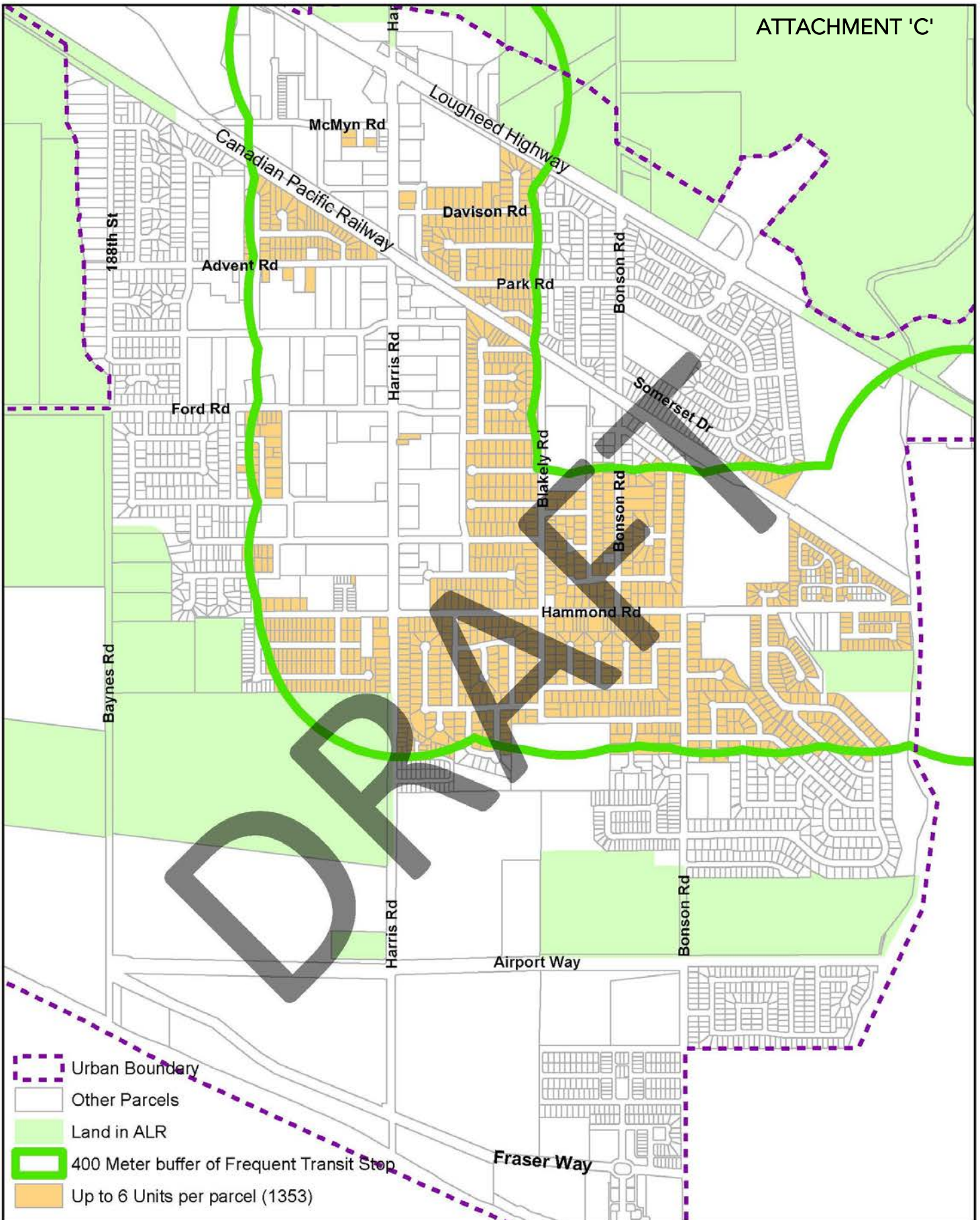


Table 1 – SSMUH High Level Issues

Issue	Legislation	Provincial Guidance/Legislation	CPM current requirements	Advantages/Disadvantages	Emerging Staff Recommendations
1. SSMUH density entitlements in TOA designated areas	SSMUH/ TOA	Transit Oriented Area (TOA) Policy Manual identifies that properties within a designated TOA area are exempt from the requirements to zone for 3 to 6 units under the SSMUH TOA designation includes residential parcels within 400 m of a transit station. Properties that are partially within the TOA radius, are deemed to be 100% within the TOA (see Appendix H - Map of TOA)	312 properties within the TOA are currently zoned for residential use, and are primarily a single family or duplex housing form. Council has the option of: i. exempting the affected residential properties from the SSMUH density entitlements, or ii. zoning the current residential properties to permit SSMUH densities. Noting that only OCP designated Residential properties would be granted the SSMUH density entitlements.	Advantages of extending SSMUH densities to TOA designated properties: - Residential lots are in established residential neighbourhoods, so it would treat all lots in the area the same - TOA development will likely take years to consolidate/develop - Provides residential homeowners in TOA's an opportunity to create housing on their properties in the short term - Short-term development should support transit ridership Disadvantages of extending SSMUH densities to TOA designated properties: - May make lot consolidation challenging	Staff recommend that the SSMUH density entitlements be extended to Residential designated and zoned properties in the TOA.
2. Density Bonus of 6th unit	SSMUH	- Section 482 LGA allows LG's to establish conditional density rules to achieve 1 of the 6 units permitted under SSMUH - The 6 th unit it to be limited to affordable or special needs housing - Bill 16-2024 appears to introduce changes to conditional density rules that may limit LG ability to impose density bonus in SSMUH	- In 2025 buildings with common entrances or elevators will be required to meet new adaptability provisions in the Building Code. - Will not apply to garden suites, single family, duplex, and townhouse	Advantages of allowing a 6 th unit through a density bonus: - Can create affordable or special needs housing unit - Amenity Cost Charge program cannot be used for affordable or special needs housing Disadvantages of allowing 6 th unit as a density bonus: - Potential additional costs for applicant - Non market or accessible units may require CPM monitoring & enforcement	That the 6 unit in areas within 400 m of frequent transit be allowed as a density bonus with options including: - Creation of an adaptable unit - staff are exploring possibility of taking cash-in-lieu contribution for affordable or special needs reserve fund Staff are reviewing Bill 16-2024 to assess whether density bonus can be applied
3. Prescribing Unit Typology	SSMUH	SSMUH Policy Manual: - LG's should be flexible in terms of permitting the full range of combinations and configurations of SSMUH - LG's can prescribe unit typology. For example, an area that permits 4 units could only allow a 4-plex - LG zoning should not create zones that are prohibitive to achieving the SSMUH density entitlements	- CPM zoning bylaw currently allows a range of uses in multi-family zones. - SSMUH zoning could expand on the range of uses to include secondary suites, garden suites, single family, duplex, multi-plex and townhouse	Advantages of prescribing unit typology: - None identified to date Disadvantages of prescribing unit typology: - limits flexibility to take into account site considerations (i.e. servicing, trees, environment and heritage) - restricts the creation of a variety of unit types and sizes - could result in a repetitive building form - not all properties are the same and could restrict density	That the City's new SSMUH zones allow the full range of SSMUH unit typology (i.e. single family, secondary suite, garden suite, duplex, multi-plex, townhouse and apartment) subject to the maximum density regulations in the zone

Table 1 – SSMUH High Level Issues

Issue	Legislation	Provincial Guidance/Legislation	CPM current requirements	Advantages/Disadvantages	Emerging Staff Recommendations
4. Subdivision and minimum lot size	SSMUH	<p>LG’s should consider relationship between lot/frontage size and potential number and viability of units</p> <p>Smaller lots can mean a more efficient use of infrastructure and services</p> <p>SSMUH legislation sets out specific lot sizes for the purpose of determining density but does not establish minimum lot sizes for the purposes of subdivision.</p>	<p>The most predominate zone in the 4 and 6 unit areas is the R-1 zone which currently has a minimum lot area 409 m2.</p> <p>Many properties rezone to the R-2 zone which has a minimum lot area of 350m2.</p> <p>Subdivision has the potential to double density. For example, without subdivision a lot may have up to 6 units. With subdivision the same property could have up to 12 units.</p>	<p>Advantages of increasing current lot sizes:</p> <ul style="list-style-type: none"> - Given SSMUH densification, it is uncertain that additional lots are needed - Larger lots result in larger unit sizes and are less challenging to maximize density - Provides greater opportunity for landscaping, tree protection, open space, parking, and on-site servicing <p>Disadvantages of increasing current lot sizes:</p> <ul style="list-style-type: none"> - discontinues current lotting pattern already established on certain streets 	<p>Staff recommend that the lot sizes be increased to limit subdivision in UCB.</p> <p>Staff further recommend that densification and unit numbers be monitored, and that this topic be revisited pending completion of Housing Needs Report and OCP amendments.</p>
5. Location of on-site parking: tandem front yard rear yard	SSMUH	<p>SSMUH Policy Manual:</p> <p>Parking has the greatest impact on the viability of a project</p> <p>LG’s cannot require parking in 6 unit areas</p> <p>No parking requirement is recommended for most SSMUH housing forms</p> <p>2018 Metro Vancouver study found that parking supply exceeded use by around 40% in strata developments</p>	<p>Tandem – refers to 2 parking spaces, one behind the other</p> <p>Tandem parking is permitted for single-family residential, duplex residential, apartments, secondary suite, bed and breakfast, and townhouse residential.</p> <p>Tandem parking:</p> <ol style="list-style-type: none"> both parking spaces are to be held by the same owner; apartments & townhouse, the tandem parking spaces not to exceed 50% <p>Parking in front yard is limited to the driveway.</p>	<p>Advantages of tandem and front yard parking:</p> <ul style="list-style-type: none"> - provides for parking on site - provides flexibility in location of parking - location requirements should not impact ability to achieve unit entitlement <p>Disadvantages of tandem & front yard parking:</p> <ul style="list-style-type: none"> - front yard parking has potential to remove on-street parking - tandem spots are difficult to access - negative aesthetic or appearance of the streetscape 	<p>That tandem and parking in the front yard be permitted as an incentive for providing parking.</p>
6. Unit Size	SSMUH	<p>A variety of unit types and sizes is supported.</p>	<p>Housing Needs Report identifies a need for seniors and family housing</p> <p>There is an opportunity to regulate the size of units.</p>	<p>Advantages of regulating unit size:</p> <ul style="list-style-type: none"> - Is in alignment with Housing Needs Report as it creates a variety of unit sizes - Could create units suitable for seniors and/or families <p>Disadvantages:</p> <ul style="list-style-type: none"> - Is very prescriptive - Removes flexibility for homeowner 	<p>Staff are not recommending that unit size be regulated.</p> <p>Staff favour the requirement that in duplex, townhouse & apartments that at least 1 or 2 dwelling units must contain at least 3 bedrooms.</p>

Table 1 – SSMUH High Level Issues

Issue	Legislation	Provincial Guidance/Legislation	CPM current requirements	Advantages/Disadvantages	Emerging Staff Recommendations
7. Development Permit (DP) Areas: Form & Character	SSMUH	SSMUH Policy Manual: - Local Governments are discouraged from using DP's for SSMUH - Prefer LG's to produce set of voluntary, non-regulatory design guidelines - Some jurisdictions have template plans that are consistent with zoning and design	Development Permit (DP) Areas - DP's currently required for garden suites, intensive residential, duplex, house-plex, and multi-family housing forms Director of Planning is delegated authority to: - amend minor development permits issued by Council and - issue development permits for duplexes, garden suites and up to four contiguous infill single-family lots	Advantages of status quo: - Gives Council opportunity to review Disadvantages of status Quo: - Inconsistent with SSMUH Policy Manual - DP review contributes to costs and time in process	- That no DP be required for garden suites - That Director of Planning continue to issue DP's for up to 4 contiguous infill lots and duplexes - That Council continue to review DP's for triplex and house-plex, townhouse and apartment forms, and greater than 4 single family contiguous infill lots - That staff monitor DP activity and bring back report to consider further exemptions and/or delegation, as needed - That when Permit Ready plans are introduced by the Province, staff will review and consider appropriateness of waiving DP requirements

Table 2 – Up to 3 units		City of Pitt Meadows			
Zoning Bylaw Parameter	SSMUH Provincial Policy Manual & Site Standards – Recommendations	Considerations	Draft R-3 Zone – 3 units	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications	5.5 m 4.0 m if parking is provided in the rear yard	<ul style="list-style-type: none"> - Reduction to the current setback of 7.5m in RS, R-1 and RD zones - Consistent with current 5.5 m setback in the R-2 zone - Provides space for a parking pad - Numerous streets have no sidewalks 	Increased compliance with Policy Manual
Rear Lot Line Setback	Minimum of 1.5 metres for Accessory Dwelling Units (ADU's) or main buildings	Actual rear lot line setbacks will approximate 5 metres if parking in rear is required due to parking requirements and lot configuration	6 m 1.5 m for ADU (i.e. garden suites)	<ul style="list-style-type: none"> - Reduction in the current setback of 7.5 m in RS, R-1 and RD zones - Consistent with 6 m setback in R-2 zone - Reduction in current setback of 2.4 m for garden suite - 6 m rear yard accommodates parking to the rear of the dwelling 	Increased compliance with Policy Manual
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 metres if parking in the rear is required due to parking requirements and lot configuration	1.2 m interior side 1.8 m exterior side	<ul style="list-style-type: none"> - Interior side is consistent with Policy Manual - Reduction from current 1.5 m in single family and duplex zones 	Increased compliance with Policy Manual
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings At least 8 metres for accessory dwelling units	A universal height limit that permits three storeys regardless of the method of measurement, site gradient, or roof style is recommended to improve the viability and diversity of SSMUH housing forms	11 m for principal building	<ul style="list-style-type: none"> - Increase from current requirement of: 9.0 m for a building with a roof slope of 1:4 or more; or - 7.4 for a building with a roof slope < 1:4 - consistent with Provincial Policy Manual - increased height supports permeability, tree preservation, open space, and landscaping. 	Increased compliance with Policy Manual
Maximum Number of Storeys	3	blank	3	<ul style="list-style-type: none"> - Increase from current requirement of 2 storey - consistent with Provincial Policy Manual - increased height supports permeability, tree preservation, open space, and landscaping. 	Increased compliance with Policy Manual
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.	50%	<ul style="list-style-type: none"> - Increase from 30% in RS zone; 40% in R-1 and RD zones - Max GFA of 232 m² has been introduced to regulate massing of structure (based on existing R1, R-2) - Site modelling demonstrates ability to achieve 3 units 	Increased compliance with Policy Manual

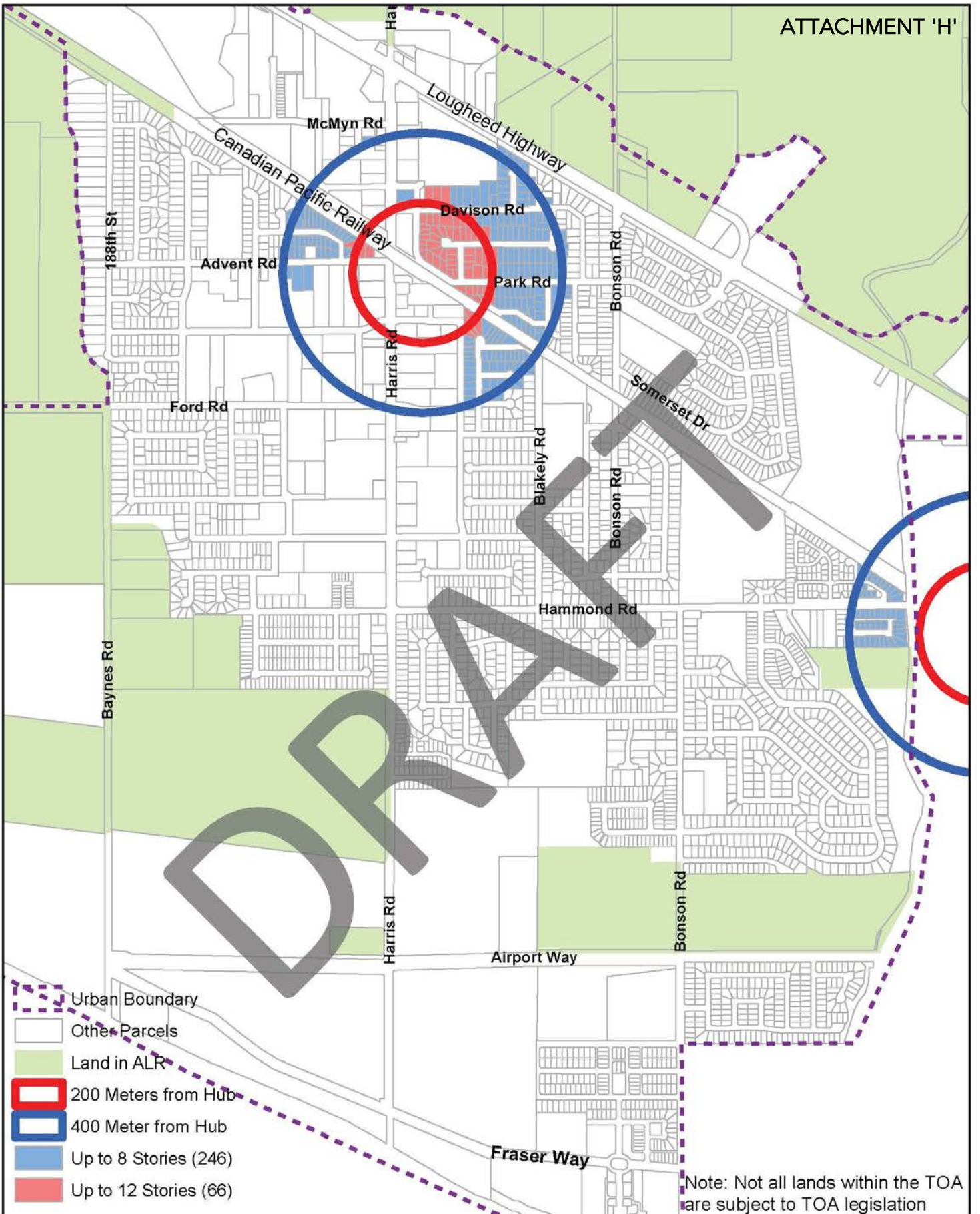
Table 2 – Up to 3 units		City of Pitt Meadows			
Zoning Bylaw Parameter	SSMUH Provincial Policy Manual & Site Standards – Recommendations	Considerations	Draft R-3 Zone – 3 units	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7 am and 7pm) Maximum 1 space/unit otherwise	Other factors that could be used to set parking requirements include proximity to services (e.g. designated village or town centres), walk scores, and the single family and duplex zones of on-street or other parking alternatives. Higher maximum parking requirements (e.g. 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example where on-street parking is impractical due to snow removal requirements.	<90 m2 unit: 0.5 space/unit >90m2 unit: 1.5 space/unit	<ul style="list-style-type: none"> - Reduction from 1 space/unit to 0.5 sp/unit for secondary/garden suites - Reduction from 2 spaces/unit to 1.5 spaces/unit for single family and duplex - Reduction from 1.75 space/unit plus 0.2 visitor to 1.5 for Townhouse (assuming over 90 m2) - Reduced parking standard for bachelor an 1 bedroom apt outside of TC Assuming <90m2) from 1.5 to 0.5 space/unit - Slight reduction from 1.7 sp/unit to 1.5 sp/unit for 2 bedroom plus in apartment 	Increased compliance with Policy Manual
Floor Space Ratio (FSR)	The Policy Manual <ul style="list-style-type: none"> - FSR not recommended for SSMUH housing forms - May be suitable on large lots to avoid construction of large & expensive housing - LG should consider FSR limits for single family dwellings to encourage multi-unit housing forms 	blank	0.5 – 0.65 FSR depending on the number of dwelling units	<ul style="list-style-type: none"> - Staff are exploring the introduction of FSR to regulate the size/bulk of a building that can be built on the property - Introduces FSR to single family to discourage large single family housing forms 	Increase in compliance with Policy Manual

Table 3 – up to 4 units	Table 3 - SSMUH Policy Manual Recommendations			City of Pitt Meadows	
Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-4	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications	5.5 m 4.0 m if parking provided in the rear yard	<ul style="list-style-type: none"> - reduction to the current setback of 7.5m in RS, R-1 and RD zones - consistent with R-2 zone - provides space for a parking pad - numerous streets have no sidewalks 	Increased compliance with Policy Manual
Rear Lot Line Setback	Minimum of 1.5metres for ADU's or main buildings	Actual rear lot line setbacks will approximate 5 metres if parking in rear is required due to parking requirements and lot configuration	6 m 1.5 m ADU's	<ul style="list-style-type: none"> - Reduction in the current setbacks of 7.5 m in RS, R-1 and RD zones - Reduction from current 2.4 m for ADU's - 6 m rear yard accommodates parking in the rear yard 	Increased compliance with Policy Manual
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 metres if parking in the rear is required due to parking requirements and lot configuration	1.2 m interior side 3.0 m exterior side	<ul style="list-style-type: none"> - Interior side is consistent with Policy Manual - Reduction from current 1.5 m to 1.2 m in single family and duplex zones 	Increased compliance with Policy Manual
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings At least 8 metres for accessory dwelling units	A universal height limit that permits three storeys regardless of the method of measurement, site gradient, or roof style is recommended to improve the viability and diversity of SSMUH housing forms	11 m for Principal building	<p>Increase from current requirement: 9.0 m for a building with a roof slope of 1:4 or more; or 7.4 for a building with a roof slope less than 1:4</p> <ul style="list-style-type: none"> - consistent with Provincial Policy Manual - increased height supports permeability, tree preservation, open space, and landscaping. 	Increased compliance with Policy Manual
Maximum Number of Storeys	3	blank	3	<p>Increase from current requirement of 2 storey Same rationale as above</p>	Increased compliance with Policy Manual
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.	40%	<ul style="list-style-type: none"> - Increase from 30% in RS zone; 40% in R-1 and RD zones - Floor Space Ratio is recommended to regulate massing of building - Draft site modelling suggests ability to achieve 4 units 	Increased compliance with Policy Manual

Table 3 – up to 4 units	Table 3 - SSMUH Policy Manual Recommendations			City of Pitt Meadows	
Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-6 Zone	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Off-Street Parking Requirements	<p>Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7 am and 7pm)</p> <p>Maximum 1 space/unit otherwise</p>	<p>Other factors that could be used to set parking requirements include proximity to services (e.g. designated village or town centres), walk scores, and the availability of on-street or other parking alternatives.</p> <p>Higher maximum parking requirements (e.g. 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example where on-street parking is impractical due to snow removal requirements.</p>	<p><90 m² unit: 0.5 space/unit</p> <p>>90m² unit: 1.5 space/unit</p>	<ul style="list-style-type: none"> - Reduction from 1 space/unit to 0.5 sp/unit for secondary/garden suites - Reduction from 2 spaces/unit to 1.5 spaces/unit for single family and duplex - Reduction from 1.75 space/unit plus 0.2 visitor to 1.5 for Townhouse (assuming over 90 m²) - Reduced parking standard for bachelor an 1 bedroom apt outside of TC Assuming <90m²) from 1.5 to 0.5 space/unit <p>Slight reduction from 1.7 sp/unit to 1.5 sp/unit for 2 bedroom plus in apartment</p>	Increased compliance with Policy Manual
Floor Space Ratio (FSR)	<p>The Policy Manual</p> <ul style="list-style-type: none"> - FSR not recommended for SSMUH housing forms - May be suitable on large lots to avoid construction of large & expensive housing - LG should consider FSR limits for single family dwellings to encourage multi-unit housing forms 	blank	0.5 – 0.70 FSR depending on the number of dwelling units	<ul style="list-style-type: none"> - Staff are exploring the introduction of FSR to regulate the size/bulk of a building that can be built on the property - Introduces FSR to single family to discourage large single family housing forms 	Increase in compliance with Policy Manual

Table 4 – Up to 6 units	SSMUH Policy Manual Recommendations			City of Pitt Meadows	
Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-6 Zone	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications	5.5 m 4.0 m if parking provided in the rear yard	<ul style="list-style-type: none"> - reduction to the current setback of 7.5m in RS, R-1 and RD zones - provides space for a parking pad should an applicant chose to provide parking - numerous streets have no sidewalks 	Increased compliance with Policy Manual
Rear Lot Line Setback	Minimum 1.5 metres	blank	3 m	<ul style="list-style-type: none"> - reduction in the current setbacks of 7.5 m in RS, R-1 and RD zones 	Increased compliance with Policy Manual
Side Lot Line Setbacks	Minimum of 0-1.2 metres	<p>Zero lot line setbacks are appropriate in urban settings to achieve row housing typologies, which will help to improve urban/street vibrancy, and are viable spatially due to the absence of on-street parking.</p> <p>Side setbacks approximating 2.5 m may be required for combustible buildings.</p>	1.2 m interior side 3 m exterior side	<ul style="list-style-type: none"> - Reduction from 1.5 m to 1.2 - Consistent with Provincial policy manual 	Increased compliance with Policy Manual
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	Depending on how building height is measured by a local government, heights greater than 11 meters may be required on sloped sites to achieve 3 storeys.	11 m for Principal building	<p>Increase from current requirement:</p> <ul style="list-style-type: none"> - 9.0 m for a building with a roof slope of 1:4 or more; or - 7.4 for a building with a roof slope less than 1:4 - consistent with Provincial Policy Manual - increased height supports permeability, tree preservation, open space, and landscaping. 	Increased compliance with Policy Manual
Maximum Number of Storeys	3	On small lots, 4 storeys may be required to achieve a minimum of 6 liveable units.	3	<p>Increase from current requirement of 2 storey</p> <ul style="list-style-type: none"> - consistent with Provincial Policy Manual - increased height supports permeability, tree preservation, open space, and landscaping. 	Increased compliance with Policy Manual
Maximum Lot Coverage	60%	<p>On-site stormwater retention and/or treatment may be required.</p> <p>A higher lot coverage limit (i.e. 70%) may be required on small lots to achieve a sufficiently large buildable area; however, increasing height limits may be a preferable solution to maintain site permeability.</p>	50%	<ul style="list-style-type: none"> - Increase from 30% in RS zone; 40% in R-1 and RD zones - Site modelling demonstrates ability to achieve 6 units 	Increased compliance with Policy Manual

Table 4 – Up to 6 units	SSMUH Policy Manual Recommendations			City of Pitt Meadows	
Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-3 Zone – 3 units	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Off-Street Parking Requirements	0	Local governments are not permitted to set off-street parking requirements in relation to residential uses.	0	<ul style="list-style-type: none"> - LG's are prohibited from requiring parking in 6 unit area however: - Have allowed space in front yard to accommodate parking - Have included an incentive of floor space ratio exemption of 25 sq m per dwelling unit for a garage or carport. 	Increased compliance with Policy Manual
Floor Space Ratio (FSR)	<p>The Policy Manual</p> <ul style="list-style-type: none"> - FSR not recommended for SSMUH housing forms - May be suitable on large lots to avoid construction of large & expensive housing - LG should consider FSR limits for single family dwellings to encourage multi-unit housing forms 	blank	0.5 – 0.80 FSR depending on the number of dwelling units	<ul style="list-style-type: none"> - Staff are exploring the introduction of FSR to regulate the size/bulk of a building that can be built on the property - Introduces FSR to single family to discourage large single family housing forms 	Increase in compliance with Policy Manual



Map 4 – Select Parcels in TOA