

# Bill 44 – Small Scale Multi-Unit Housing

Council Presentation: Monday May 13, 2024



# Agenda

- Background
- Options
- Rationale
- Next Steps

# Bill 44

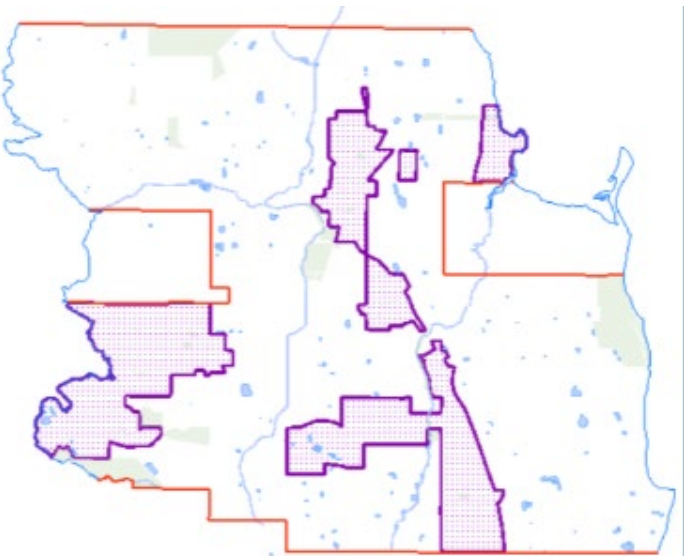
## *Housing Statutes (Residential Development) Amendment Act, 2023*

### **Municipalities are required to:**

- Increase density on lots currently zoned for Single Family or Duplexes.
- Limit public hearings for residential projects consistent with official community plans and zoning bylaws.
- Update official community plans every 5 years with public input to reflect projected 20-year housing needs.

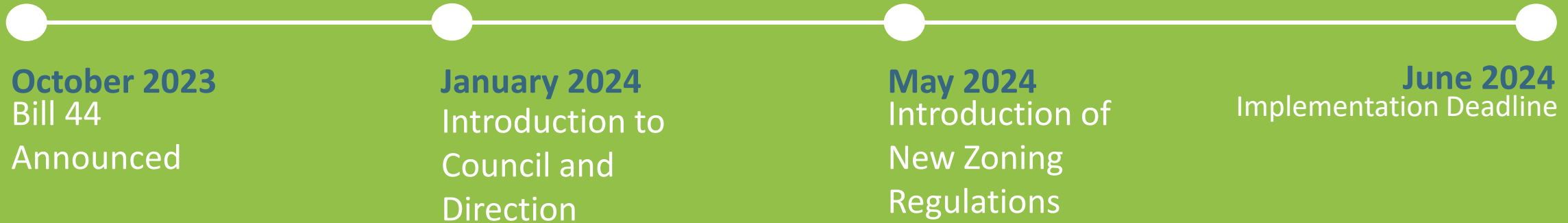
**Changes to zoning must be made by June 30, 2024**

# Requirements

| Urban Containment Boundary Map   | Inside the Urban Containment Boundary   | Outside the Urban Containment Boundary  |
|--|---|---|
|  | <ul style="list-style-type: none"> <li>• <b>Three units</b> on lots 280m<sup>2</sup> or less</li> <li>• <b>Four units</b> on lots over 280m<sup>2</sup></li> <li>• <b>Six units</b> and no parking requirements on lots greater than 281m<sup>2</sup> within 400m of a “prescribed bus stop”**</li> </ul> <p>** Does not apply to the District of Central Saanich as no prescribed transit stops considered at this time.</p> | <ul style="list-style-type: none"> <li>• Minimum 1 Secondary Suite or 1 Detached Accessory Dwelling Unit in all zones that permit single family, where 3-4 units do not apply.</li> </ul> |



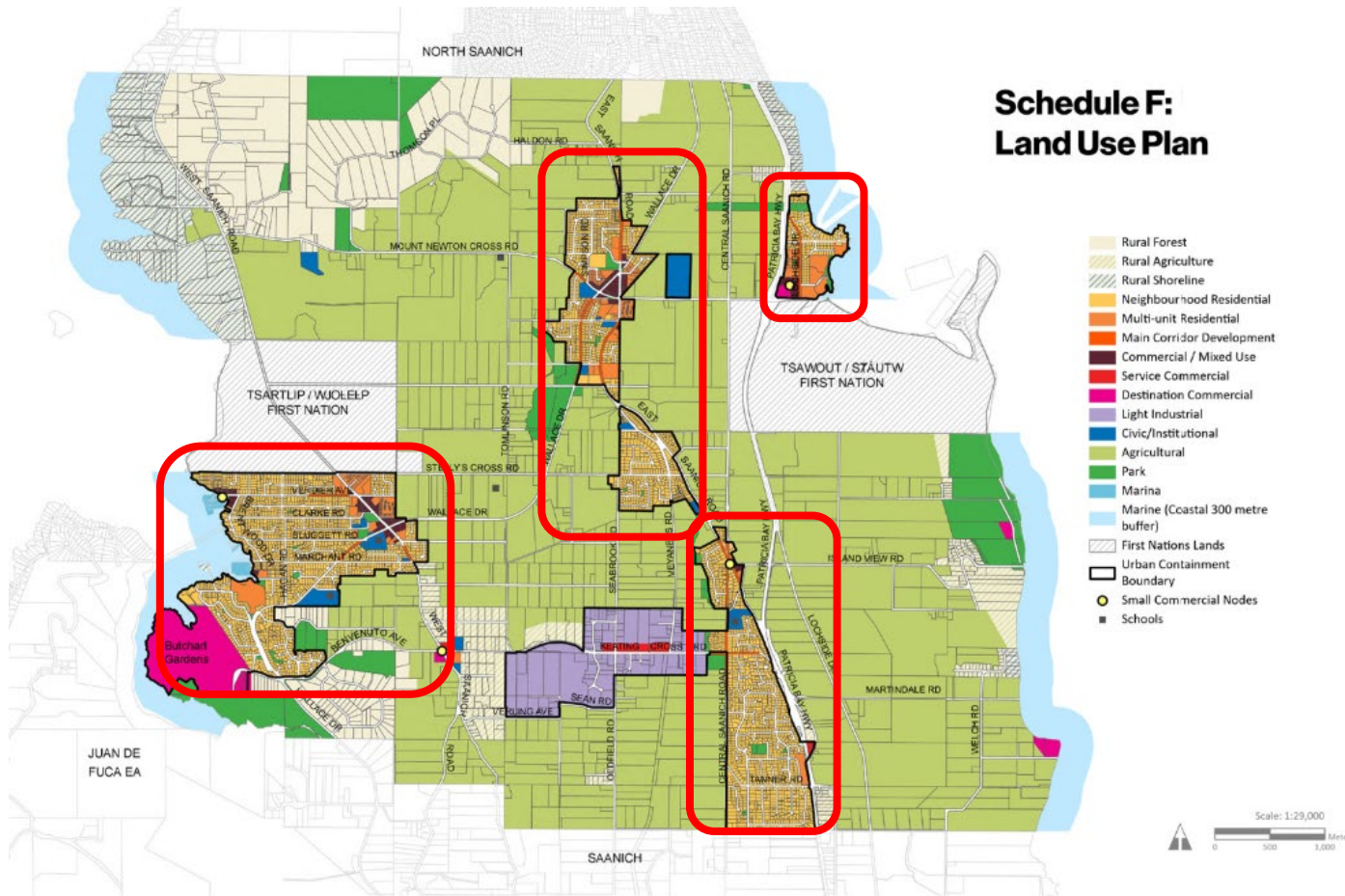
# Background



## Council Direction to Implement Housing Action Plan

- Apply a 'sliding scale' approach with the number of permitted dwelling units determined by lot area. Retain existing lots in a size more conducive to small scale multi-unit housing typologies, rather than small lot subdivision
- Along travel corridors apply a similar zone as neighbourhoods but at a slightly higher density

# Official Community Plan - Policy



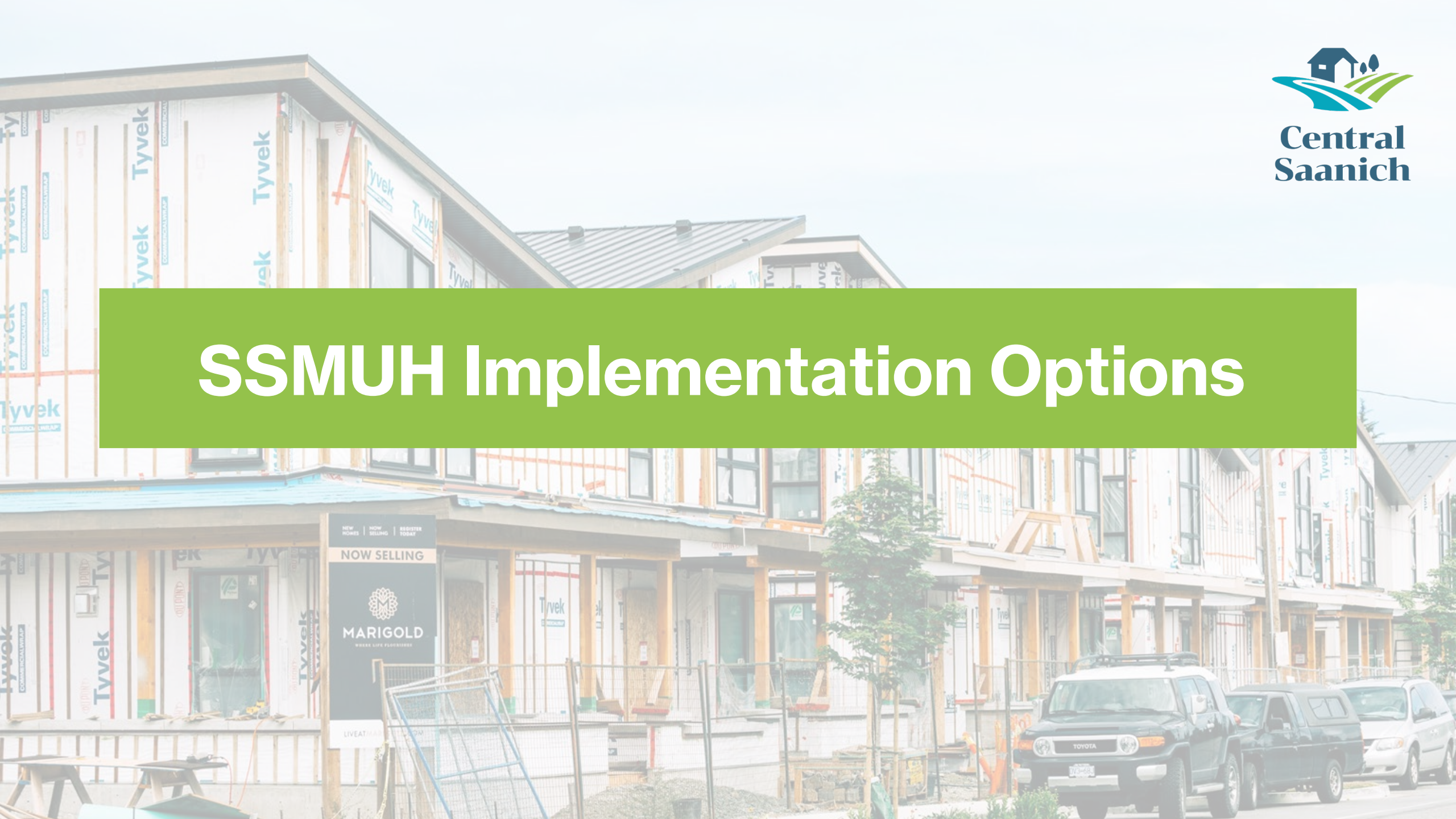
## OCP Related Policies

- Along main travel corridors (e.g., Wallace Drive, East Saanich Road, West Saanich Road, and Verdier Avenue), support smaller multi-unit redevelopments up to 8 units
- Encourage small, more compact housing forms, to provide more affordable housing options for a range of lifestyles and income levels.
- Within residential neighbourhoods, support secondary suites and a mix of infill housing forms, including multi-unit buildings containing up to 8 units
- Support detached accessory dwellings, accessory to a single-detached dwelling, as an alternative to a secondary suite.



**Central  
Saanich**

# SSMUH Implementation Options





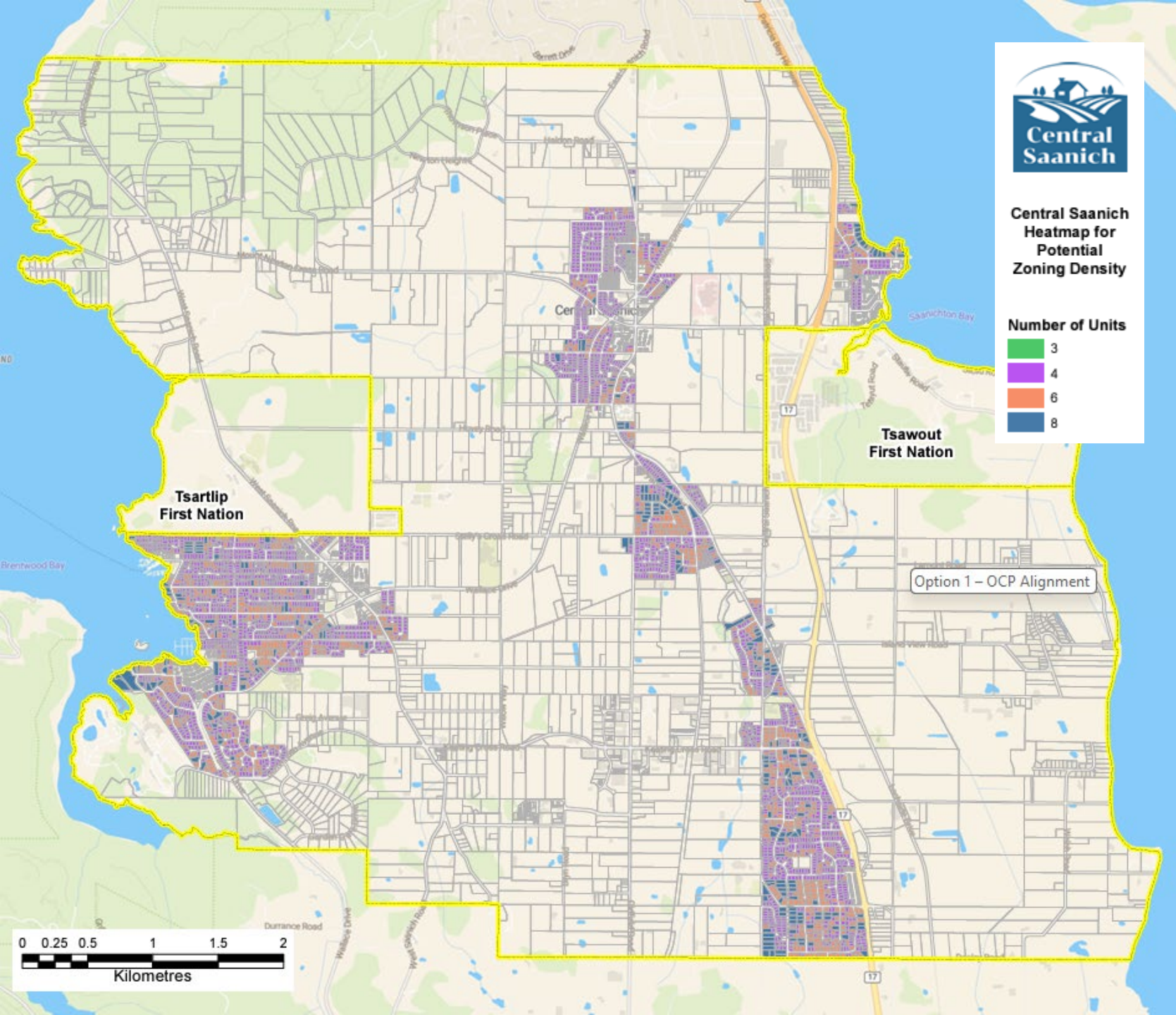
# Option 1 – OCP Alignment

## Recommended

This option uses a sliding scale approach with a focus on aligning with policy laid out in the OCP.

- More units as the lot gets larger up to a maximum of 8 units (max 3 buildings).
- Large Lot Retention
- Efficient use of limited land supply.
- Variety of housing and dwelling types
- Supports good site, neighbourhood and street design.





# Option 1 – OCP Alignment

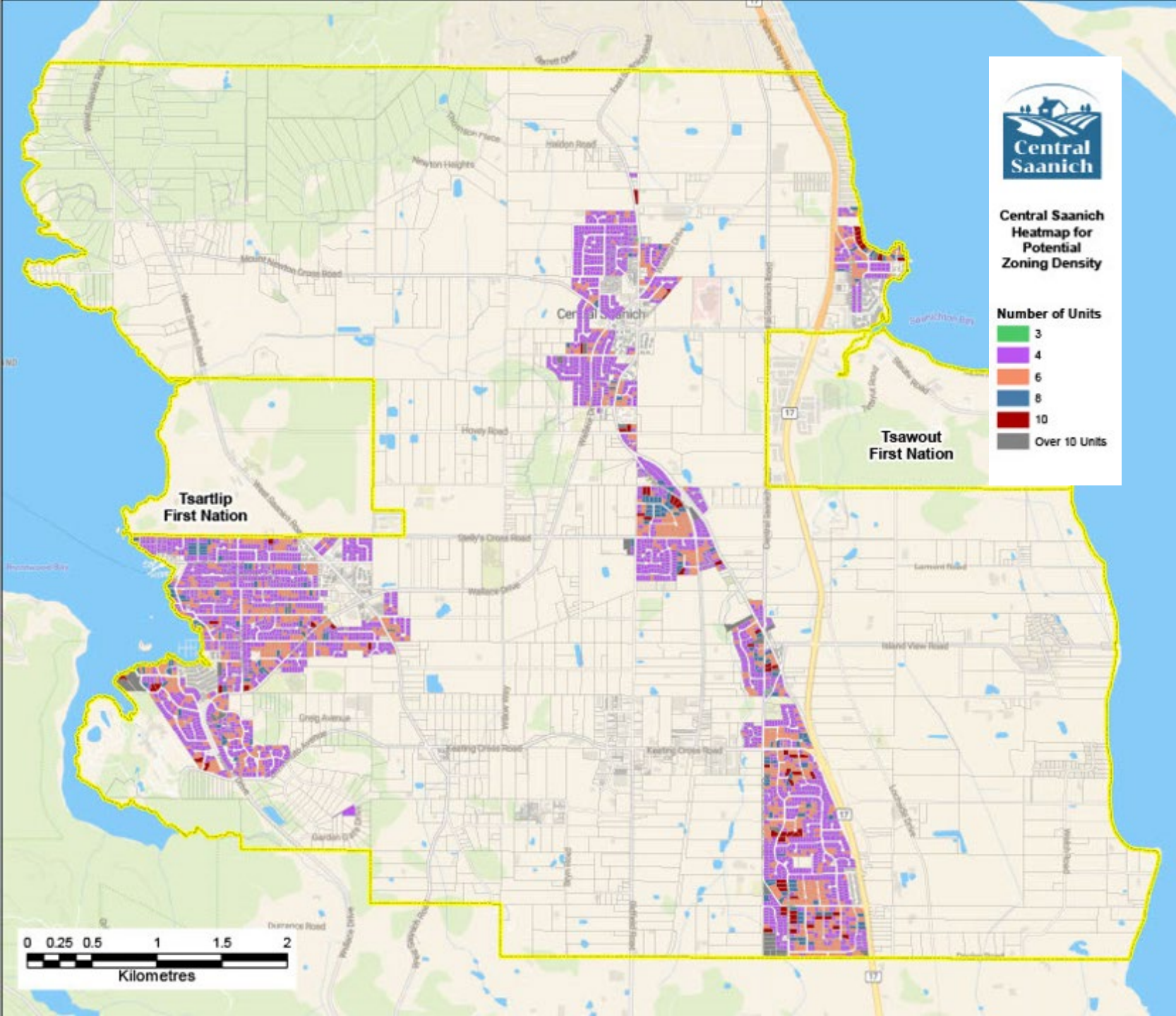
## Recommended

# Option 2 – Increased Housing Supply

This option uses a sliding scale approach with more of an emphasis on increasing housing supply.

- More units as the lot gets larger up to a maximum of 12 units (max 3 buildings) in residential areas and based on FAR in corridor areas.
- Efficient use of land with a consistent Density Pattern
- More variety of housing types.
- Could provide even more housing close to villages and transit.





# Option 2 – Increased Housing Supply

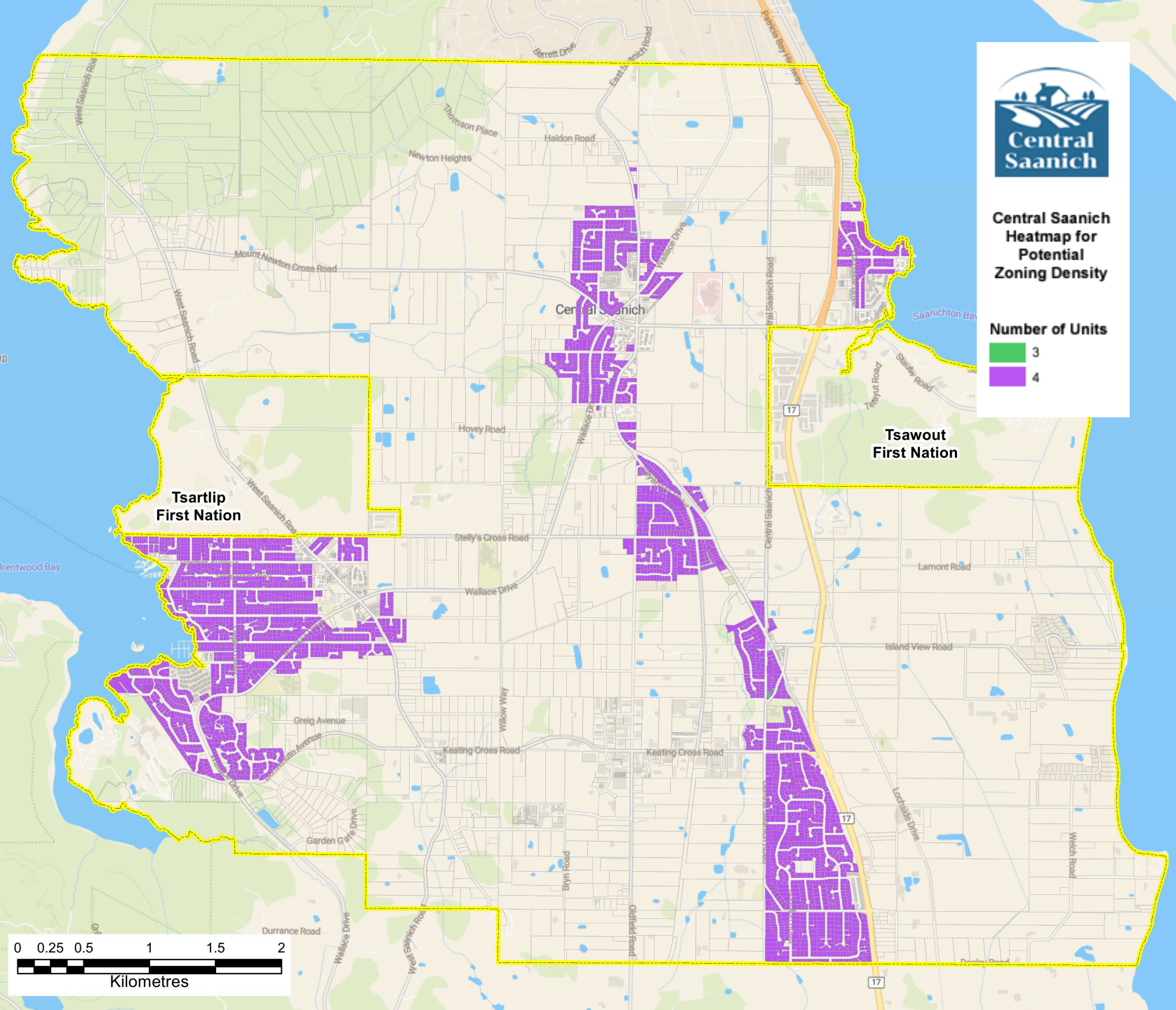


# Option 3 – Provincial Minimums



This option follows the minimum unit requirements outlined by SSMUH.

- Permits a maximum of 4 units (2 buildings) on all residential lots in the UCB
- No relationship to lot size, therefore and uneven density or development pattern
- Could lead to continued infill and more intensive development on smaller lots
- Continued subdivisions and risk and uncertainty with the rezoning process



# Option 3 – Provincial Minimums





**Central  
Saanich**

# Option 1 - Rationale



# The Sliding Scale Approach

Dwelling units are determined by lot size, in line with the OCP



**Evenly  
Dispersed  
Density Patterns**



**Variety of  
Dwelling  
Types**



**Better Site  
Design**



**Better Public  
Street  
Design**



**Increase in  
Housing  
Supply**

# Small Multi-Unit Housing Examples



**6 units, 2 Structures**



**6 units, 1 Structure**



**4 units, 2 Structures**



**5 units, 2 Structures**



**4 units, 1 Structure**

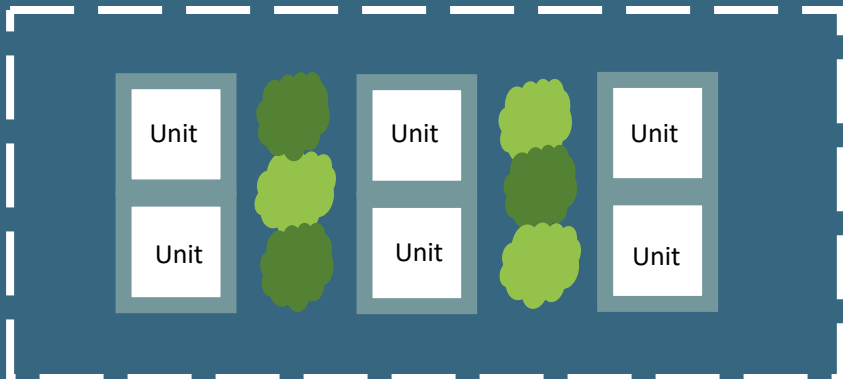
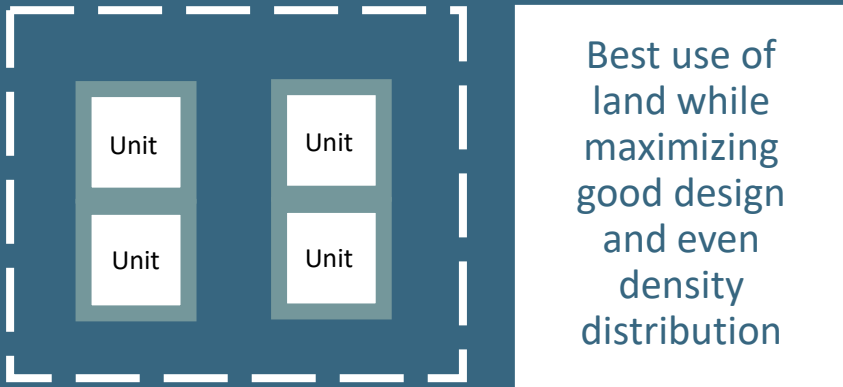


**6 units, 1 Structure**

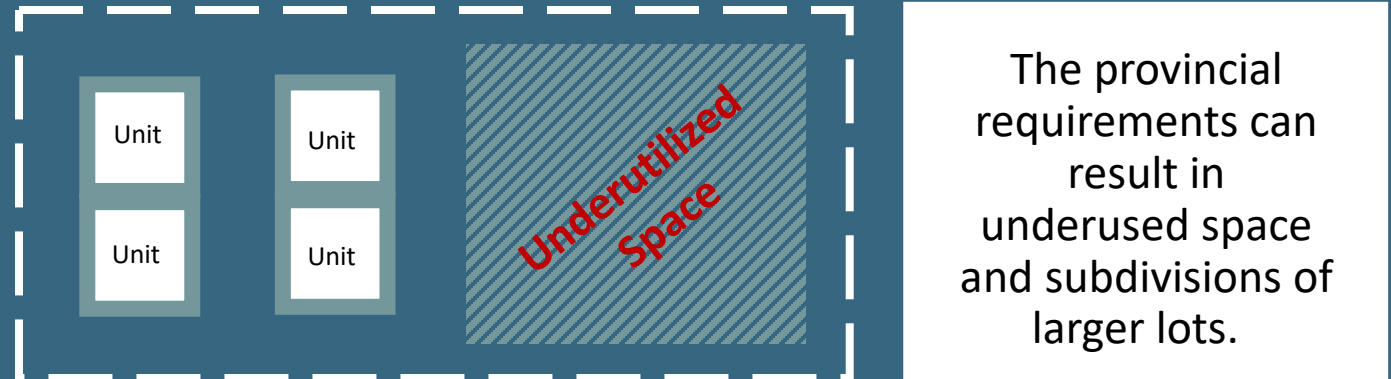
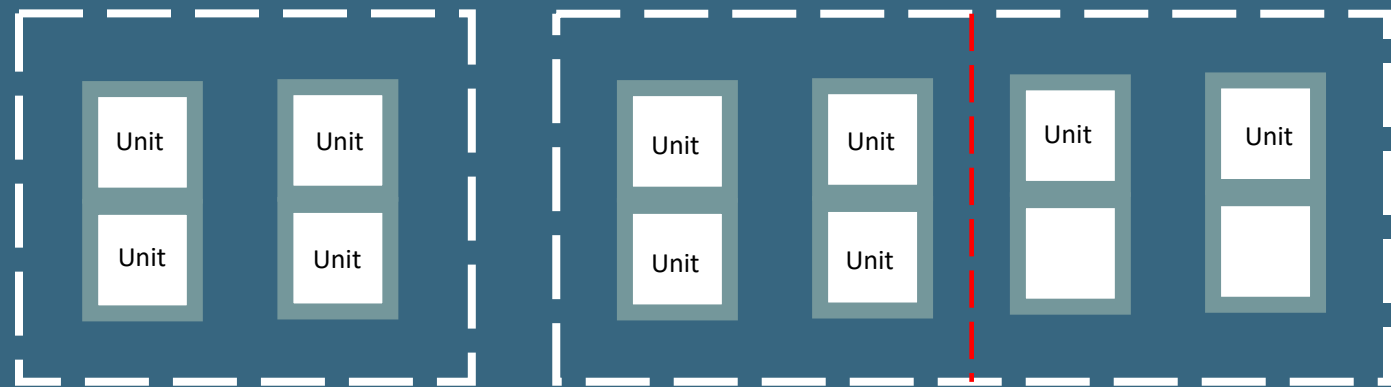
*Images courtesy of Small Housing BC Sample Design Resources.*

# Using Land Efficiently

## Sliding Scale Approach



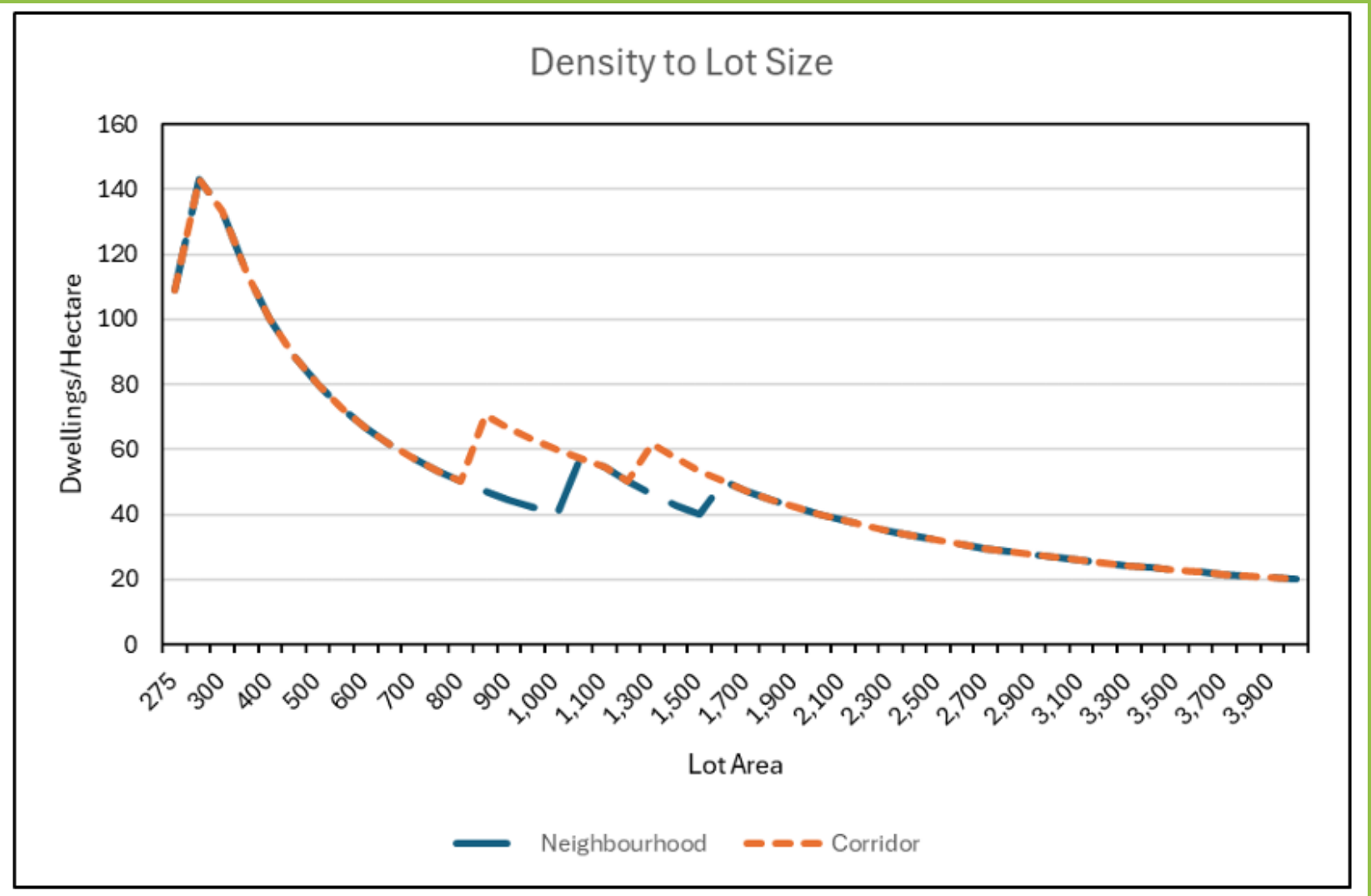
## Provincial Minimum Requirements





# Sliding Scale Density

As lot size increases neighbourhood density remains generally consistent



# How Would Density Increase?

Using Dwellings/Hectare is the most informative way to illustrate density at a neighbourhood level.

Neighbourhood Zone  
40-50 dwelling/ha range

Corridor Zone  
50-60 dwelling/ha range



# Two Zone Approach

## Residential Neighbourhood

- Aligns with Neighbourhood Residential designation in the OCP (8 Units)

## Residential Corridor

- Aligns with Main Corridor areas in the OCP with transit-oriented development near Villages and services.

**90%**

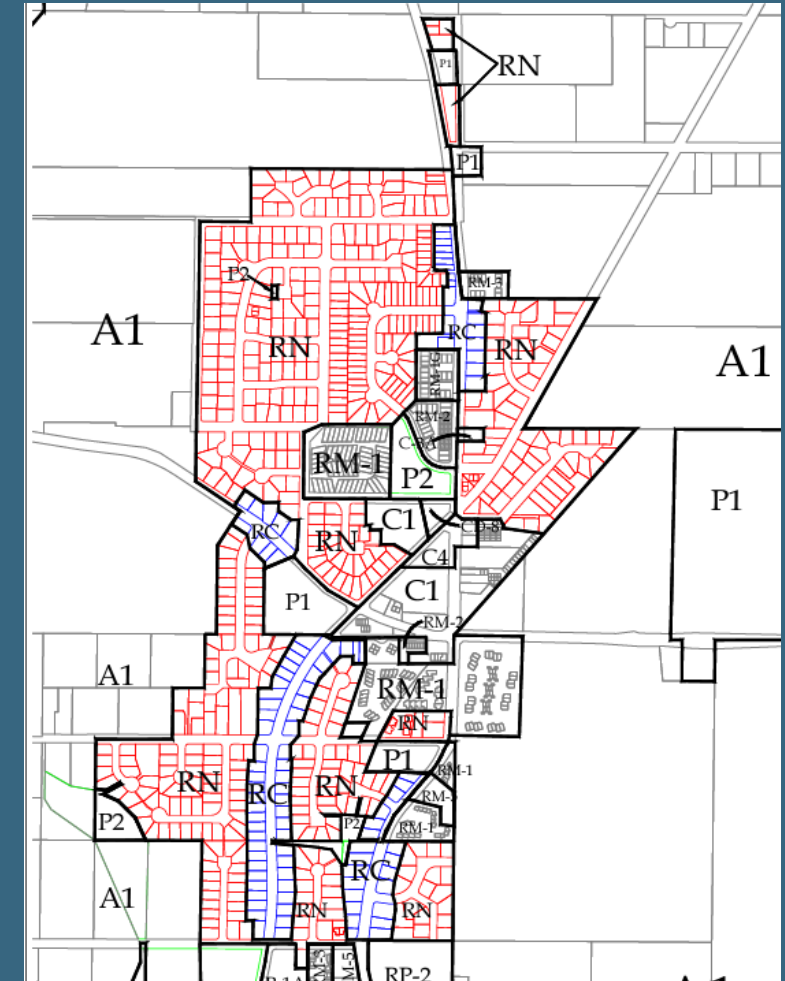
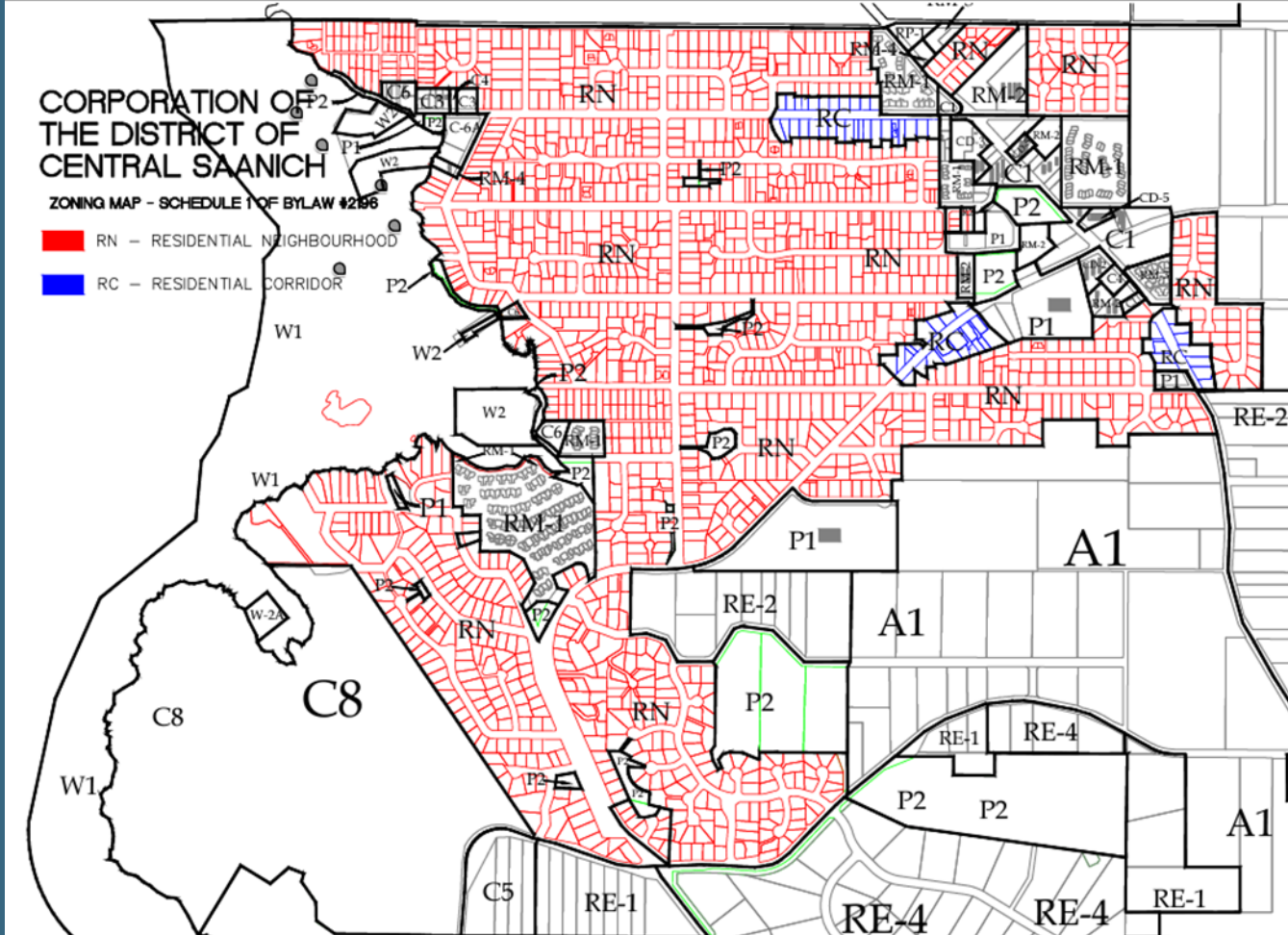
Of residential  
properties will fall  
under the  
Neighbourhood  
Zone

**10%**

Of residential  
properties will fall  
under the Corridor  
Zone



# Proposed Zoning Maps



# Zoning Comparison



| Provincial Recommendations |                                    |  | Staff Recommendations for Residential Neighbourhood Zone   |
|----------------------------|------------------------------------|--|--|
| Regulation                 | Lots Less than 1,215m <sup>2</sup> | Lots 1,215m <sup>2</sup> – 4,050m <sup>2</sup> | Small lots =280m <sup>2</sup> or less Mid-size lots >280-1,000 m <sup>2</sup> Large lots >1,000m <sup>2</sup>  |
| Front Lot Line Setback     | 2m                                 | 4-6m   | 6m   |
| Rear Lot Line Setback      | 1.5m                               | 6m for main and 1.5 for ADU                    | 7m. 3m for habitable dwellings less than 4.5 m in height with no portion of roof above 5.5 m   |
| Side lot Line Setback      | 1.2m                               | 3m combined                                    | 1.5 m for buildings or portions thereof up to 8 m in height. 2.5 m for buildings or portions thereof up to 11 m in height. 3.5 m where vehicular access to the rear is required for parking purposes |
| Maximum Height             | 11m                                | 11m  | For lots less than 280m <sup>2</sup> : 8 m / 2storeys. For mid/large lots: if there only 1 or 2 dwellings then 8 m. 11 m / 3 storeys permitted for buildings with 3 or more units                    |
| Maximum No. Storeys        | 3                                  | 3  | 2 on small lot.s 3 on mid and large lots   |
| Maximum Lot Coverage       | 50%                                | 40%  | Small lots: 1-2 units 40%/ 3 units 50%. Mid-size: 1-2 units 35%/3-4 units 45%. Large lots: 1-2 units 30%/ 3-4 units 40% / 5 -8 units / 45%   |

# Additional Considerations



## Not Mandated but for Consideration

| Not Mandated but for Consideration          |  |
|---|--|
| Building Separation – existing              | Delete building separation regulations from the zoning bylaw and rely on the BCBC to address separation  |
| Floor Area Ratio – existing                 | Retain FAR as a key density regulation. Scale up the permitted FAR based on number of units  |
| Side Lot Exterior - existing                | Retain 4.5 m for sight lines consistent with MOTI guidelines for structures  |
| Max House Sizes - existing                  | Delete max house size regulations. Max houses size regulations largely impacted lots larger than the minimum lot area.   |
| Minimum frontage for subdivision - existing | Current regulations range from 10m to 26m. 22 m should allow for 2 parking spaces (7.3 m x 2) with curb flares and a driveway (min. 6 m for 2-way traffic)   |
| Minimum lot area for subdivision - existing | 750 m <sup>2</sup> - Slightly less than 780m <sup>2</sup> that applies to the most common R-1 zone. Still allows for additional new fee simple lots and for the largest parcels (eg. 3,000m <sup>2</sup> or more) to subdivide.      |
| Number of Residential Buildings - new       | For small, mid, and large lots allow 1, 2, or 3 residential buildings respectively to encourage more attached forms of housing, better site design, cluster massing/ reduce footprint, retain green space and support tree retention |
| Min. Lot Area for Soft Landscaping – new    | New regulation to ensure green spaces for vegetation/trees, soils for permeability, and small areas for biodiversity. Ranges from 15% to 25% based on lot size   |
| Number of dwelling units – new              | Given the range of lot sizes in the District, allow for more dwellings on properties larger than 1,000m <sup>2</sup>   |



# Parking Requirements

- Province recommends reduction in parking requirements
- For SSMUH developments with 3 or more units, reduce parking to 1/unit.
- The current regulations would still apply for 1 or 2 units under SSMUH housing.
  - SFD – 2 parking stalls, secondary suite – 1 parking stall, duplex – 4 parking stalls

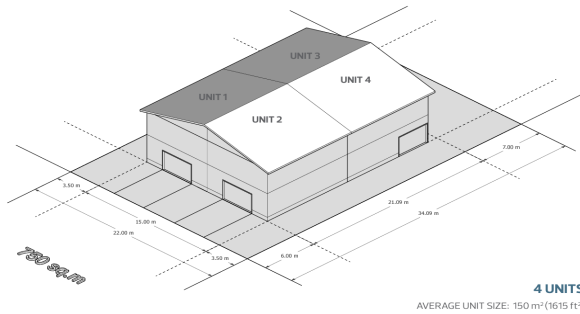


# Site Testing

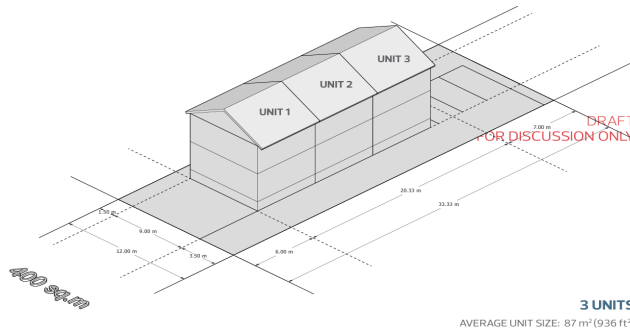
## Neighbourhood Zone

**NEIGHBOURHOOD ZONE**  
SITE AREA: 750 SQ.M  
FOURPLEX

DRAFT  
FOR DISCUSSION ONLY

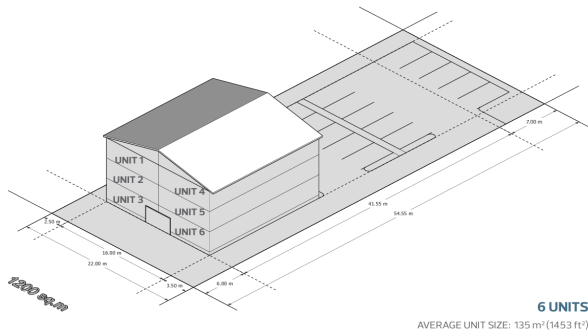


**NEIGHBOURHOOD ZONE**  
SITE AREA: 400 SQ.M  
TRIPLEX



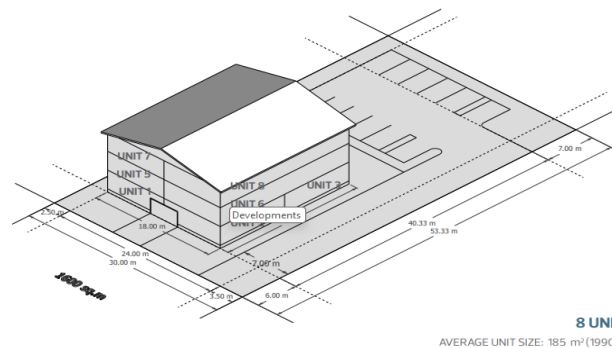
**NEIGHBOURHOOD ZONE**  
SITE AREA: 1200 SQ.M  
SIXPLEX

DRAFT  
FOR DISCUSSION ONLY



**NEIGHBOURHOOD ZONE**  
SITE AREA: 1600 SQ.M  
3-STOREY APARTMENT

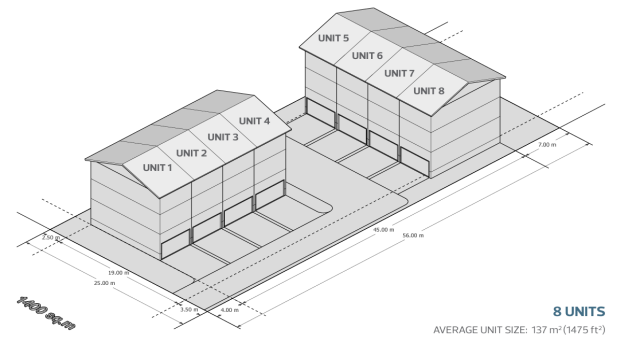
DRAFT  
FOR DISCUSSION ONLY



## Corridor Zone

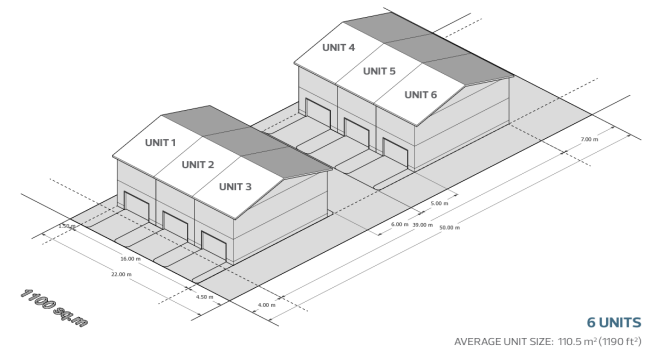
**CORRIDOR ZONE**  
SITE AREA: 1400 SQ.M  
2 FOURPLEXES

DRAFT  
FOR DISCUSSION ONLY



**CORRIDOR ZONE**  
SITE AREA: 1100 SQ.M  
2 TRIPLEXES

DRAFT  
FOR DISCUSSION ONLY





# Summary

## Option 1 – OCP Alignment

Implementing a sliding scale approach in line with the OCP uses the districts limited land supply more effectively while keeping in line with current policy.



# Considerations

- **Province used a One Size Fits All Approach**
  - Zoning recommendations apply to urban and rural communities of all sizes and characteristics
- **Upcoming Housing Target Announcement**
  - Might influence the types of units that need to be built
- **Amenity Cost Charges**
  - New Provincial Amenity Cost Charges (ACC) will allow for collection of funds for amenities.





# Conclusion



Continued slow, gradual change expected.



Development permits will continue to ensure that development aligns with good site and building design, and neighbourhood character.

## Next Steps – Open House May 29th



Central  
Saanich

# Questions?

# Options for Implementation

## 1. Option 1 – OCP Alignment (Recommended)

- Sliding scale approach with a maximum of 8 units on larger lots

## 2. Option 2 – Increased Housing Supply

- Sliding scale approach with a maximum of 12 units on larger lots in Residential Neighbourhood Zone and with increased density in Residential Corridor Zone.

## 3. Option 3 – Provincial Minimum Requirements

- Maximum of 4 units on all lots inside the urban containment boundary