



February 22, 2024

Ref: 64924

CAO Leanne McCarthy  
City of North Vancouver  
lmccarthy@cnv.org

Re: Updated TOD manual guidance on the use of density bonus in transit-oriented areas.

Dear: Leanne

As you are aware, legislative changes were made in fall 2023 to British Columbia's land use planning framework to support more housing being built, in the right places, faster. To support increased housing supply and the creation of complete communities around transit hubs, the *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*, S.B.C. 2023, c.48 (also known as Bill 47) was passed, which requires some local governments to designate transit-oriented areas (TOAs), as set out in the *Local Government Transit-Oriented Area Regulations*.

On December 7, 2023, the Province released the Provincial Policy Manual: Transit-Oriented Areas (TOA manual), which contains guidelines that local governments must consider when implementing the new Bill 47 requirements, including when designating TOAs by bylaw, making zoning decisions, and updating parking bylaws.

The current TOA manual included a section on the use of density bonus in TOAs (see page 21). Specifically, the TOA manual set the Provincial expectation that while local governments can continue to use the density bonus tool in TOAs, the base density is expected to be the minimum allowable density as established in the regulations.

Since the release of the TOD manual, several local governments have shared concerns that this approach would limit their ability to apply the density bonus tool in TOAs and result in a loss of public benefits. In response, the Ministries of Housing (HOUS) and Transportation and Infrastructure (MOTI) will be updating the TOD manual, which will include new guidelines on the use of density bonus in TOAs, as well as some other clarifications and housekeeping changes that respond to valuable feedback from local governments. This version of the TOA manual will be available in early March and will be accessible through this webpage: <https://www.gov.bc.ca/housingInitiatives>

The updated version of the TOA manual will clarify the Provincial expectation that, as an interim measure, local governments can use the existing base densities established in their zoning bylaws when using the density bonus tool in TOAs. This use of density bonus within the minimum allowable density framework will provide local governments with time to develop and implement new proactive planning tools, such as Amenity Cost Charges and other tools currently under development for consideration by government. It is anticipated that local governments would transition to using any new tools by mid 2025. This approach will ensure that local governments can continue to secure affordable housing and community amenities through TOA development in the near-term.

While I recognize that this transition will require time and effort from local governments, these changes are critical to getting more of the right kind of housing built in the right places to provide homes for British Columbians.

As local governments work towards implementing the new legislative requirements, the Province will continue to engage and collaborate with local governments to support this process. Guidance for implementing the development finance changes, including changes to the development cost charge framework and new amenity cost charge, will be released soon. I also look forward to providing more information on new proactive planning tools in the coming weeks.

Yours truly,



Bindi Sawchuk  
Assistant Deputy Minister

pc: Teri Collins, Deputy Minister, Ministry of Housing  
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure  
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs  
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs  
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure  
Jessica Brooks, Executive Director, Planning and Land Use Management  
Shannon Price, Executive Director, Integrated Development Branch

**Links:**

- Transit oriented development areas webpage:  
<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives/transit-oriented-development-areas>



**PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING**

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NORTH VANCOUVER PLANNING@CNV.ORG  
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March 27, 2024

Hello,

This is a follow up from our last email regarding the City's response to Provincial legislation concerning "small scale multi-unit housing" (SSMUH).

The City has received a response from the Province concerning the interpretation of its SSMUH legislation. The Province has confirmed that the City's RS-1 and RS-2 zones are not "restricted" as per the wording of the legislation. This means that these zones do not require rezoning.

At this time, the City will only be rezoning properties that are currently zoned RT-1, RT-2 and a select number of comprehensive development districts by June 30<sup>th</sup>, 2024 to comply with the Provincial legislation.

What does this mean for you?

- If your existing zone is RS-1 or RS-2, no changes will be made to your zoning at this time;
- If your existing zone is RT-1, RT-2, or another residential zone or comprehensive development (CD) zone that limits the number of units in a manner contrary to the requirements of the Provincial legislation, your property will be rezoned on or before June 30<sup>th</sup>, 2024.

The staff member who has been guiding your process will be reaching out to help clarify your existing zoning and to determine how you would like to proceed with your current application.

To learn more about the Province of BC's housing initiatives, please visit the following websites:

- [Homes for People Action Plan](#)
- [Local Government Housing Initiatives](#)

The City of North Vancouver website also has a section on the legislation updates:  
<https://www.cnv.org/Business-Development/Building/New-Provincial-Housing-Legislation-Updates>

Thank you again for your patience and understanding through this process. Staff will be in touch early next week to support you with next steps.

Sincerely,

Rupinder Basi

Manager, Planning (Development Planning)

**From:** Planning & Land Use Management HOUS:EX(Marlinda.Cabral@gov.bc.ca)  
**To:** lmccarthy@cnv.org  
**Subject:** Small Scale, Multi Unit Housing- Local Government Toolkit  
**Sent:** 03/28/2024 23:51:02  
**Attachments:** Item 1\_Overview\_SSMUH Legislation.pdf, Item 2\_Sample Content\_Staff Rpt.docx

Ref: 64763

March 28, 2024

Leanne McCarthy  
Chief Administrative Officer  
City of North Vancouver  
[lmccarthy@cnv.org](mailto:lmccarthy@cnv.org)

Dear Leanne McCarthy:

Attached please find materials that may be of use to your staff in undertaking implementation of Bill 44 Housing Statutes (Residential Development) Amendment Act. The materials are specific to the Small-Scale, Multi-Unit Housing (SSMUH) legislation and consist of two parts:

- Item 1 – A **Plain Language Overview of the SSMUH Legislation** which can be used by local governments to answer questions from members of the public, developers, and elected officials. The overview can be posted on the local government's website, reproduced, and distributed to interested parties.
- Item 2 - **Sample content for Staff Report** including a summary of the SSMUH legislation, introductory language for a high-level discussion of how the legislation might apply to a jurisdiction and possible next steps that staff may take in preparing updated zoning bylaws.

These materials are also posted on the [Local Government Housing Initiatives](#)' website along with other important information and links.

If you have any questions regarding the legislative changes or funding program, please contact Ministry of Housing staff at [PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca) or 250-387-3394.

Yours truly,

Bindi Sawchuk  
Assistant Deputy Minister  
Housing and Land Use Policy Division  
Ministry of Housing

Attachment 1: Overview of the Small-Scale, Multi-Unit Housing legislation  
Attachment 2: Sample language for a staff report

# Small-Scale, Multi-Unit Housing

## Toolkit for Local Governments

March 2024

## Purpose of this Resource

*This resource is intended to help local governments and their community members understand the legislative changes introduced in 2023 related to small-scale, multi-unit housing (SSMUH). The information in this tool kit is for guidance only and is not a substitute for provincial legislation. It is not legal advice and should not be relied on for that purpose.*

## Introduction – B.C.’s New SSMUH Legislation

In the fall of 2023, the Province of British Columbia introduced changes to the Local Government Act and Vancouver Charter to require local governments to permit between 2-6 housing units in residential zones that are otherwise restricted to single-family dwellings and duplexes (referred to as *Restricted Zones* in the legislation). Local governments are required to update their zoning bylaws before June 30, 2024, to comply with this new legislation related to small-scale, multi-unit housing.

### What is small-scale, multi-unit housing?

Small-scale multi-unit housing (SSMUH) refers to a range of housing unit configurations that can provide more affordable and diverse options than single-family homes. Examples include:

- secondary suites in single-family dwellings,
- detached garden suites (e.g., accessory dwelling units (ADUs) or laneway homes)
- duplexes,
- townhomes, and
- house-plexes.

The modest increase in density resulting from these forms of housing is typically compatible in scale and form with existing low-density neighbourhoods. These forms of infill housing can produce significant benefits for neighbourhood vibrancy, inclusiveness, and environmental and economic sustainability.

### Why has the Province introduced these changes?

The aim of the SSMUH legislation is to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC. The cost of single-family detached homes are out of reach for many people in a growing number of

BC communities. However, zoning regulations that exclusively permit single-family detached homes often cover 70-85% of the privately held, residential land base in communities. Even though they are less expensive to rent and buy, multi-unit forms of housing are not permitted in most areas of our communities. The approval processes for multi-family buildings are also often longer, more costly, and more uncertain than for single-family homes.

These conditions make it challenging to build multi-unit housing throughout the province. This historical approach to zoning regulations has limited the diversity of housing supply required to meet the changing needs of people in BC's communities.

The Province is addressing this by requiring local governments to allow secondary suites or ADUs throughout BC, and in over 80 communities, to also allow multiple units of housing on single-family and duplex lots without the need for the property owner to go through a rezoning process. Similar approaches have been used successfully by cities, states, and countries around the world to create more inclusive, affordable, and resilient communities.

Local governments have a critical role to play in the implementation of these legislative changes, and much to gain from its success. The legislation establishes requirements for the minimum number of units that must be permitted in single-family or duplex zones based on lot size and location. Local governments have the discretion to permit higher densities than the legislative requirements in the zones impacted by the new legislation.

While updating their zoning bylaw(s), local governments are required to consult the Provincial Policy Manual and Site Standards, as well as any technical or policy bulletins published by the Province. Local governments have the flexibility to implement zoning bylaw regulations (e.g., setbacks lot coverage) that reflect their unique circumstances. However, the zoning bylaw updates cannot be designed to limit the use or density of use required by the legislation due to the need for more housing across the province.

To support local governments with the additional work load associated with implementing these changes, the Province has delivered \$51 million in new funding to help build capacity. Over time, it is expected that the suite of legislative changes introduced in the fall of 2023 related to local government land-use planning will help reduce administrative work loads for local governments that are associated with processing development applications.

## Where do the SSMUH requirements apply?

All municipalities and regional districts in BC are required to comply with the SSMUH legislation applicable to their situation. The legislation applies to residential zones restricted to single-family homes, and in some case, duplexes. The requirements are explained below and the exemptions are described on the next page.

## Secondary suite or accessory dwelling units on lots in single-family zones

A minimum of one secondary suite or one detached ADU must be permitted on each parcel of land zoned for single family use in *Restricted Zones*. Local governments may choose to permit either a secondary suite or an ADU, or both.

## Three to six units on lots in single-family and duplex zones

Unless an exemption applies, three to six dwelling units must be allowed on each parcel of land zoned for single-family or duplex use that is in a *Restricted Zone* and is:

- a) wholly or partly within an urban containment boundary established by a regional growth strategy, or
- b) if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000 or
- c) if neither (a) or (b) apply, in a municipality with a population greater than 5,000.

Minimum Number of Units	Characteristics of the lots to which the requirements apply
Minimum of <b>three</b> units	A minimum of three (3) units must be permitted on each parcel of land 280 m <sup>2</sup> or less in a <i>Restricted Zone</i> .
Minimum of <b>four</b> units	A minimum of four (4) units must be permitted on each parcel of land greater than 280 m <sup>2</sup> in a <i>Restricted Zone</i> .
Minimum of <b>six</b> units	A minimum of six (6) units must be permitted on each parcel of land in a <i>Restricted Zone</i> that is: <ul style="list-style-type: none"><li>a) wholly or partly within 400 metres of a prescribed bus stop, and</li><li>b) is 281 m<sup>2</sup> or greater in area.</li></ul>

## Exemptions

Areas subject to hazardous conditions, that cannot be reasonably mitigated, can be exempted based on a report prepared by a qualified professional for the local government. Lands subject to the Islands Trust Act or a rural land use bylaw, as well as manufactured home zones, are not subject to the legislated SSMUH requirements, including the requirements for secondary suites and ADUs.

There are a several additional exemptions for the 3-6 units per lot density, including:

- land protected for heritage conservation purposes at the time when the SSMUH legislation came into force (see the legislation for specific exemption provisions),
- land that is not connected to a water or sewer system provided as a service by a municipality or regional district (must be connected to both),
- land within an area designated as a Transit-Oriented Area, or
- parcels of land that are greater than 4,050 m<sup>2</sup> in size and land within a zone in which the minimum lot size for subdivision is greater than 4,050 m<sup>2</sup>.

If local governments have identified exempted lots, after their zoning bylaws are updated to comply with SSMUH legislation, they must provide written notice to the Minister of Housing that identifies:

- a) the land to which the exemption applies, and
- b) the section(s) of the legislation relevant to the purpose of the exemption.

## Extensions

Local governments may apply for extensions to comply with the SSMUH legislation for areas within their jurisdictions. One or more extensions may be granted by the Minister of Housing, if the Minister is satisfied that the local government is unable, by June 30, 2024, to comply for any of the following reasons:

- a) the local government is in the process of upgrading infrastructure that services the specific area or lots for which the extension is being requested;
- b) the infrastructure that services the area where SSMUH would apply is such that compliance by June 30, 2024, is likely to increase a risk to health, public safety, or the environment in that area; or
- c) extraordinary circumstances exist that otherwise prevent compliance in relation to the area.

Requests for infrastructure-related extensions must be received by June 1, 2024. Additional guidance on extensions will be issued in a Technical Bulletin in early 2024.

## Local Government Responsibilities

The legislation and regulations will require most local governments to update zoning bylaws before June 30, 2024 to permit small-scale, multi-unit housing in single-family and where applicable, duplex zones in accordance with the required minimum densities in the legislation. In doing so, local governments are required to consider the Provincial Policy Manual and Site Standards, and any additional technical guidance issued by the Province to support SSMUH implementation.

Local governments must not use their authorities in such a way that unreasonably prohibits or restricts the use or density of use required to be permitted under the legislation. For example, the legislation prohibits local governments from using development permit areas, heritage conservation areas, or heritage alteration permits to unreasonably restrict the use or density required by SSMUH legislation, as well as land use regulation bylaws or land use permits. Under the legislation, local governments are also not permitted to do the following:

- require on-site parking on lots that must be permitted to have a minimum of six units,
- use density bonusing as the means for approval of the minimum densities they are required to permit under the legislation (an exception is the lots for which the requirement of a minimum of six units applies, where conditional density bonus rules may be established for only **one** of the **six** housing units), or hold a public hearing on a zoning bylaw update proposed for the sole purpose of complying with the SSMUH legislation.

## More Information

The Provincial Policy Manual and Site Standards sets out detailed provincial expectations for local government compliance with the SSMUH legislation. It also contains a set of site standard packages with zoning regulations that local governments must consider in developing their own bylaws to conform to the various SSMUH density requirements. Additional technical guidance may be issued by the Province as needed to support implementation of SSMUH requirements.

Any questions about the new legislation may be directed to:

Ministry of Housing  
Planning and Land Use Management Branch  
Telephone: 205-387-3394  
Email: [PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)

## Purpose of this Resource

*This resource is intended to help local governments and their community members understand the legislative changes introduced in 2023 related to small-scale, multi-unit housing (SSMUH). The information in this tool kit is for guidance only and is not a substitute for provincial legislation. It is not legal advice and should not be relied on for that purpose.*

# Sample Content Staff Report to Elected Officials

**Subject: Information regarding the requirements for compliance with the small-scale, multi-unit housing legislation**

### Purpose

To provide a summary of the provincial legislative requirements for small-scale, multi-unit housing and identify the next steps required for *[insert local government name]* to become compliant with the legislation.

### Background

The *Local Government Act* was amended on December 7, 2023, to require local governments to update their zoning bylaws to allow secondary suites or accessory dwelling units (ADUs) in all single-family zones and where applicable, permit a minimum of 3-6 units of small-scale, multi-unit housing (SSMUH) in zones otherwise restricted to single-family dwellings or duplexes. Zones restricted to single-family dwellings or duplexes as of December 7, 2023, are referred to as *Restricted Zones* in the legislation.

Through the SSMUH legislation, the Province aims to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. Local governments are required to update their zoning bylaws before June 30, 2024 to comply with SSMUH legislation.

A minimum of **one secondary suite or one detached ADU** must be permitted on lots zoned for single-family use. Local governments may decide to permit either a secondary suite or ADU, or both a secondary suite and an ADU on a lot.

Unless an exemption applies, **three to six dwelling units** must be allowed on each parcel of land zoned for single-family or duplex use that is:

- a) wholly or partly within an urban containment boundary established by a regional growth strategy, or
- b) if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000 or
- c) if neither (a) or (b) apply, in a municipality with a population greater than 5,000.

**Exemptions from the three- to six-unit minimum requirements** on lots zoned for single-family and duplex use include:

- lands that are not connected to a water or sewer system provided as a service by a municipality or regional district (must be connected to both);
- parcels of land that are larger than 4,050 m<sup>2</sup> or lands in a zone for which the minimum lot size that may be created by subdivision is 4,050 m<sup>2</sup>;
- land that was protected, as of December 7, 2023, under the *Heritage Conservation Act*, or by bylaw under s. 611 of the *Local Government Act*; and
- land within a designated Transit-Oriented Area.

The table below outlines the situations in which the three- to six-unit requirements apply.

Minimum number of units	Characteristics of the parcels to which the requirements apply
Minimum of <b>three</b> units	A minimum of three (3) units must be permitted on each parcel of land 280 m <sup>2</sup> or less in a <i>Restricted Zone</i> .
Minimum of <b>four</b> units	A minimum of four (4) units must be permitted on each parcel of land greater than 280 m <sup>2</sup> in a <i>Restricted Zone</i> .
Minimum of <b>six</b> units	<p>A minimum of six (6) units must be permitted on each parcel of land in a <i>Restricted Zone</i> that is:</p> <ol style="list-style-type: none"> <li>a) wholly or partly within 400 metres of a prescribed bus stop, and</li> <li>b) is 281 m<sup>2</sup> or greater in area.</li> </ol> <p>One of the six units that must be permitted may be required to be affordable or special needs housing.</p>

**Lands subject to a hazardous condition** are exempted from the SSMUH legislation, including the requirements to allow either a secondary suite or accessory dwelling unit,

providing the local government has obtained a report in which a qualified professional certifies increasing the density of use would significantly increase the threat or risk from the hazardous condition, and the threat or risk from the hazardous condition cannot be practically mitigated.

Additionally, the legislation would not affect land subject to a heritage revitalization agreement as of December 7, 2023.

### **Discussion**

Based on preliminary analysis of the SSMUH legislation, the requirements for three to four units *[do/do not]* apply in *[parts of]* *[insert name of municipality/electoral area]* and the requirements for six units *[do/do not apply]*. Further analysis is required to determine the zones and specific lots in *[insert name of municipality/electoral area]* to which the requirements do apply.

### **Next steps**

To ensure compliance with the legislation before the June 30, 2024 deadline, staff are planning to undertake the work plan outlined below. Many of the tasks will be undertaken concurrently.

1. Review the zoning bylaw to identify impacted zones.
2. Work with a GIS specialist to identify exempted lots and lots to which the various density requirements will apply.
3. Consult with public works and engineering staff to review infrastructure servicing capacity and identify any areas for which an extension should be requested on the basis of infrastructure upgrades either underway that prevent compliance by June 30<sup>th</sup> 2024, or needed to service that area or areas where compliance by June 30, 2024 is likely to increase a risk to health, public safety or the environment.
4. Consult the Province's Policy Manual and Site Standards to identify updates for the zoning bylaw that will allow the required number of housing units in selected zones. This work will require identifying appropriate setbacks, heights, parking regulations, and other technical requirements for the zones subject to SSMUH.
5. Identify other plans, policies, and regulations that may be impacted by the zoning bylaw changes and prioritize them for review and updates in consultation with relevant departments.
6. Consult as necessary throughout the process with legal counsel.
7. Present an updated zoning bylaw to the Council/Board with sufficient lead time for its adoption prior to June 30, 2024.

**From:** Santos, Alexandra HOUS:EX(Alexandra.Santos@gov.bc.ca)  
**To:** Dean, Caitlin HOUS:EX (Caitlin.Dean@gov.bc.ca)  
**Subject:** FW: Guidance for the City of North Vancouver  
**Sent:** 03/08/2024 16:06:05

Morning Caitlin! Happy Friday!

Hoping you'd be able to set up an eapp and CLIFF# for this one for me? For a reply direct?

It can be sent to me first and I can get a response organized for it.

Thanks so much!!

---

**From:** Brian Lin <blin@cnv.org>  
**Sent:** Thursday, March 7, 2024 3:27 PM  
**To:** Santos, Alexandra HOUS:EX <Alexandra.Santos@gov.bc.ca>  
**Cc:** Siobian Smith <ssmith@cnv.org>  
**Subject:** Guidance for the City of North Vancouver

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Good day Alex,

It was a pleasure speaking to you this morning. We appreciate your insights on the various subjects related to Short-Term Rental (STR). Following our conversation, could we seek your team's guidance on the following:

1. Can you please elaborate on the mechanism to be used by the Province to confirm whether a municipality has a business licencing system governing STR in its jurisdiction, by May 1, 2024? As an example, will the participating municipalities be required to notify (or declare) the Province regarding its business licencing system prior to May 1, 2024?
2. Can you please elaborate the provincial registration process for STRs, and whether the Province will seek input from the respective municipality for compliance on Zoning prior to registering a STR host (with details of the associated STR accommodation)?

We sincerely appreciate your team's guidance, and look forward to staying in touch.

Thank you so much.

---

**Brian Lin | City of North Vancouver**

Economic & Business Development Coordinator

Economic Development, Finance

T: 604 998 3446 M: 778 554 8728 | E: [blin@cnv.org](mailto:blin@cnv.org)

141 W 14<sup>th</sup> Street, North Vancouver, BC | V7M 1H9

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**From:** HOUS Housing Policy Branch HOUS:EX(Caitlin.Dean@gov.bc.ca)  
**To:** Brian Lin (blin@cnv.org)  
**Subject:** RE: Guidance for the City of North Vancouver  
**Sent:** 04/09/2024 20:09:30

Brian Lin  
[blin@cnv.org](mailto:blin@cnv.org)

Dear Brian:

Thank you for your email of March 7, 2024 regarding the *Short-Term Rental Accommodations Act* (the Act) and regulations. As a Director in the Housing Policy Branch, I am able to respond. I have included information below I hope will be of assistance.

In your email you asked the following questions:

1. Can you please elaborate on the mechanism to be used by the Province to confirm whether a municipality has a business licencing system governing STR in its jurisdiction, by May 1, 2024? As an example, will the participating municipalities be required to notify (or declare) the Province regarding its business licencing system prior to May 1, 2024?
2. Can you please elaborate the provincial registration process for STRs, and whether the Province will seek input from the respective municipality for compliance on Zoning prior to registering a STR host (with details of the associated STR accommodation)?

In response to the first question, local governments with business licensing systems are not required to notify the Province of their business licence requirements.

However, local governments with an STR business licencing regime who wish to use the forthcoming STR Data Portal may self-declare this information to the Province. This information may be directed to [str.lg.liaison@gov.bc.ca](mailto:str.lg.liaison@gov.bc.ca).

Local governments will be required to sign an information sharing agreement with the province to onboard to the STR Data Portal. More information on this process will be available in the coming weeks.

I also want to clarify that the new provincial rules do not require local governments to develop new licensing programs and issue business licenses to short-term rentals.

We know that business licensing is one of several tools used to support STR compliance and enforcement at the local level, and some local governments already require a business licence for a host to operate a short-term rental (STR). Effective May 1, 2024, the provincial rules will require short-term rental hosts to *display* a valid business licence number on their listing (only in areas where a business licence is required by the local government).

Your second question related to the forthcoming provincial registry. Implementation of the Act is taking a phased approach, with the registry anticipated in late 2024 or early 2025. Related policy and processes are currently under development. The Province is aware that some municipalities do not allow STRs in all or some areas of the community. Local governments will be consulted in

the development of the Registry and the associated regulations. Additional details on the registry will be available as soon as possible.

Thank you for taking the time to write. If you have any follow-up questions please let us know.

Sincerely,

Doug Page  
Director  
Housing Policy Branch  
Ministry of Housing

Cc: Siobian Smith [ssmith@cnv.org](mailto:ssmith@cnv.org)

CLIFF: 65950

---

**From:** Brian Lin <[blin@cnv.org](mailto:blin@cnv.org)>  
**Sent:** Thursday, March 7, 2024 3:27 PM  
**To:** Santos, Alexandra HOUS:EX <[Alexandra.Santos@gov.bc.ca](mailto:Alexandra.Santos@gov.bc.ca)>  
**Cc:** Siobian Smith <[ssmith@cnv.org](mailto:ssmith@cnv.org)>  
**Subject:** Guidance for the City of North Vancouver

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good day Alex,

It was a pleasure speaking to you this morning. We appreciate your insights on the various subjects related to Short-Term Rental (STR). Following our conversation, could we seek your team's guidance on the following:

3. Can you please elaborate on the mechanism to be used by the Province to confirm whether a municipality has a business licencing system governing STR in its jurisdiction, by May 1, 2024? As an example, will the participating municipalities be required to notify (or declare) the Province regarding its business licencing system prior to May 1, 2024?
4. Can you please elaborate the provincial registration process for STRs, and whether the Province will seek input from the respective municipality for compliance on Zoning prior to registering a STR host (with details of the associated STR accommodation)?

We sincerely appreciate your team's guidance, and look forward to staying in touch.

Thank you so much.

---

**Brian Lin | City of North Vancouver**  
Economic & Business Development Coordinator  
Economic Development, Finance  
T: 604 998 3446 M: 778 554 8728 | E: [blin@cnv.org](mailto:blin@cnv.org)



**From:** Planning & Land Use Management HOUS:EX(PLUM@gov.bc.ca)  
**To:** sgalloway@cnv.org  
**Subject:** Extension Deadline for Small Scale Multi-Unit Housing Legislation  
**Sent:** 04/18/2024 17:55:12

*This message has been sent to all CAOs and Directors of Planning*

City of North Vancouver  
sgalloway@cnv.org

RE: Extension deadline for Small Scale Multi-Unit Housing legislation

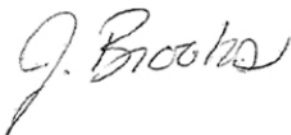
As you are aware, last fall the Province passed the *Housing Statutes (Residential Development) Amendment Act*, 2023 that made changes to how local governments plan for new housing in their communities, including requirements in many communities to allow three to six units of Small Scale Multi-Unit Housing in single family and duplex zones and a province-wide requirement that secondary suites and/or accessory dwelling units (ADU) are permitted in single-detached residential zones, in all municipalities and regional district electoral areas, where higher density requirements do not apply. The [Provincial Policy Manual and Site Standards](#) include more details regarding requirements for secondary suites.

Local governments are able to apply for a time-based extension, under certain circumstances, to the compliance deadline for amending their zoning bylaws to align with Bill 44. We encourage local governments to submit extension applications as soon as possible and no later than **June 1, 2024**. Details on the application process are listed in the [Province's policy bulletin](#).

I'm writing to you today because the Province is preparing to receive and respond to extension requests. To this end, could you please respond indicating whether your local government anticipates submitting an extension application the bylaw amendment requirements to allow for Small Scale -Multi Unit Housing.

Your response by email is appreciated, or if you have questions, you can contact Avery Kelly, Director, Planning and Land Use at [avery.kelly@gov.bc.ca](mailto:avery.kelly@gov.bc.ca)

Kind regards,



Jessica Brooks  
Executive Director  
Planning and Land Use Management Branch  
Ministry of Housing

**Subject:** FW: OCP and Zoning Framework: Phase Two | Consultation

**Start:** Thu 2024-01-11 9:00 AM

**End:** Thu 2024-01-11 10:30 AM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Levett, Katherine E HOUS:EX

-----Original Appointment-----

**From:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>

**Sent:** Friday, December 22, 2023 10:15 AM

**To:** Levett, Katherine E HOUS:EX; Nicholls, Eric HOUS:EX; Meyer-MacLeod, Julia HOUS:EX; McKeil, Hollie HOUS:EX

**Cc:** [RGILL@surrey.ca](mailto:RGILL@surrey.ca); [lstohmann@langford.ca](mailto:lstohmann@langford.ca); [MGunn@squamish.ca](mailto:MGunn@squamish.ca); [milburnd@dnv.org](mailto:milburnd@dnv.org); [rdestcroix@cnv.org](mailto:rdestcroix@cnv.org); [nandrijancic@nelson.ca](mailto:nandrijancic@nelson.ca);

[Michael.Epp@metrovanancouver.org](mailto:Michael.Epp@metrovanancouver.org); [AMerrill@coquitlam.ca](mailto:AMerrill@coquitlam.ca); [rsmith@kelowna.ca](mailto:rsmith@kelowna.ca); [dblock@terrace.ca](mailto:dblock@terrace.ca); [jvanloon@ubcm.ca](mailto:jvanloon@ubcm.ca); [lindsay.chase@saanich.ca](mailto:lindsay.chase@saanich.ca);

Jonathan.Cote; Yan Zeng; McBeath, Chris; [Alyssa.Teekah@gov.bc.ca](mailto:Alyssa.Teekah@gov.bc.ca); [Hannah.Rabinovitch@gov.bc.ca](mailto:Hannah.Rabinovitch@gov.bc.ca); [james.proctor@gov.bc.ca](mailto:james.proctor@gov.bc.ca); Gary MacIsaac; Craig, Joshua MUNI:EX; Thomson, Lia HOUS:EX; Te, Zeralynne; Rupinder Basi

**Subject:** OCP and Zoning Framework: Phase Two | Consultation

**When:** January 11, 2024 9:00 AM-10:30 AM (UTC-08:00) Pacific Time (US & Canada).

**Where:**

Thank you again for your time and input during the Development Approvals Process Review (DAPR) consultation sessions throughout 2023, in which we discussed opportunities to support local governments shifting to up-front planning and pre-zoning.

Following consultation in the fall, further policy work is underway to introduce additional authorities to support local governments to obtain specific outcomes outside of rezoning including: access, circulation and public realm (e.g. through statutory rights of way) (SRW); Transportation Demand Management (TDM) measures; and tenant assistance policies.

We would like to invite you to a virtual meeting on: **January 11, 9:00am to 10:30am.**

If the timing of this sessions does not work for you, and there is someone else from your organization that will be able to participate please let me know. We welcome up to three people from each organization to join this phase of engagement.

**This information is still subject to the confidentiality agreement you signed prior to your participation in DAPR consultations. As such, please do not share this email or the details of this work with anyone unless they have also signed the confidentiality agreement.**

I look forward to hearing from you.

Regards,

Katherine Levett

---

## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

s. 15, s. 17



# Local Government Density Initiatives:

## Phase 2 Outcomes



**January 2024**

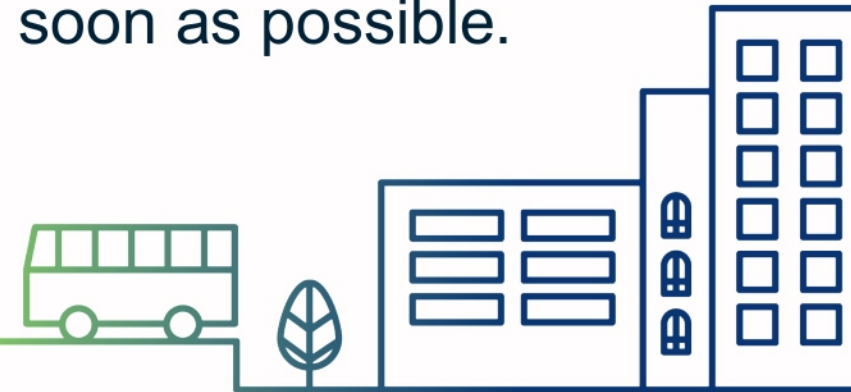
# Agenda

- Brief overview of outcomes – in/out of scope
- Discussion of proposed approach to new authorities for:
  - Works and Services
  - Transportation Demand Management
  - Tenant Assistance Policies



# Context for Phase 2

- Goal = support Fall 2023 legislation to shift system towards up-front planning/ pre-zoning and away from site-by-site zoning....  
.... by ensuring that key outcomes for effective community planning that were typically negotiated at rezonings can still be secured.
- Over last year – policy work and consultation to determine what outcomes are commonly sought, and whether and how they may be secured outside of a rezoning.
- Any resulting legislative changes – timed to occur as soon as possible.



# Scoping outcomes

- Wide variety of outcomes identified during consultation
- Scoping outcomes for:
  - Level of impact and frequency
  - Enhancing certainty and clarity in development process
  - Not covered by existing authorities and legislation
  - Not covered by concurrent or emerging provincial work



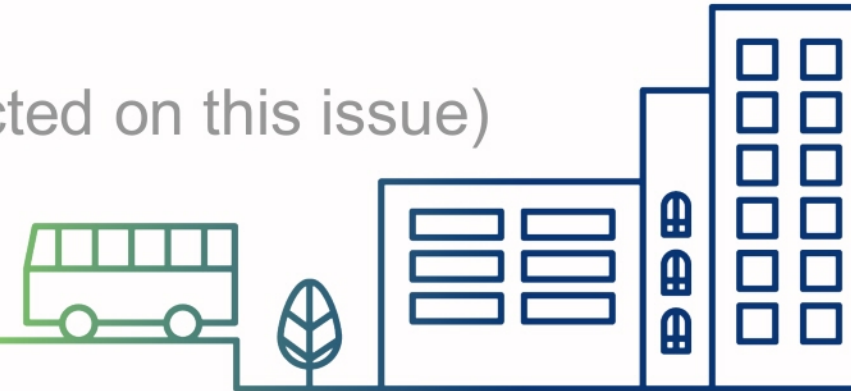
# Outcomes with existing authority

- Energy Efficiency and Sustainability Features (Step Code)
- Accessible and Adaptable Units (bylaws/Code)
- Community Amenities (Bill 46)
- Tree protections (tree protection bylaws)
- Environmental Protection Areas (other legislation, DPAs)
- Family-sized units (bonus density)



# Outcomes requiring new authority

- **Works and Services:**
  - a) Offsite infrastructure upgrades
  - b) Expanded scope
  - c) Securing access (formerly Statutory Rights of Way)
- **Transportation Demand Management (TDM) Measures**
- **Tenant Assistance Policies (TAP)**
- **Affordable units** (separate policy work being conducted on this issue)



# 1(a) Works & services – offsite upgrades

## Current practices:

- Often negotiated for during rezonings, due to limitation of s.506 for required works and services to be immediately adjacent and directly attributable to the development
- Frontage Works Programs used in some cases

## Challenges:

- Some infill-related upgrades not adjacent (i.e. pipe mains, roundabouts) or directly attributable (may be gradual)
- Latecomers / excess/extended services administratively cumbersome, 'last-in' not affordable for smaller developers)

# 1(a) Works & services – offsite upgrades

## Proposed approach:

- Exploring possibility of reducing 506 limitations – ‘immediately adjacent’ and potentially ‘directly attributable’

## Question:

- Can we clarify specific cases where DCC wouldn’t work? (acknowledging that we will now be moving towards a pre-zoning environment, and that DCCs can be area-specific).

# 1(b) Works & services – expanding scope

## Current practices:

- Subdivision Servicing Bylaws (SSB) for works and services

## Challenges:

- Lack of clarity as to whether SSB can be used outside of subdivision occurring (i.e., at development/BP)
- Limited scope of what can be covered in a subdivision servicing bylaw (for example, green infrastructure, street furniture, active transportation), sometimes SRW sought to cover these extra items.

# 1(b) Works & services – expanding scope

## Proposed approach:

- Clarify within LGA s.506 that servicing bylaws can be used at building permit
- Expand the list of items that can be included in SSB:
  - **Transportation facilities** (e.g., bike lanes, pedestrian and cycling crossings and connections, transit priority and shelters, wheelchair ramps);
  - **Street furniture** (e.g., benches, bike racks);
  - **Green infrastructure** (e.g., street trees, rain gardens, creek daylighting)
  - **Servicing access** (e.g., accessing and maintaining above and below-grade utilities, and access space for emergency services, waste, and recycling).

## Question:

- Does the expanded list cover what is needed?

# 1(c) Works & services – securing access

## Current practices:

- Used to access private property for utilities, public realm features (e.g. street trees, boulevards), active transportation (e.g. widened sidewalks, bike lanes)
- Typically negotiated through rezoning process

## Challenges:

- Road dedication authority limited in use and allowable depth.
- Can't compel Statutory Rights of Way (SRW) due to *Expropriation Act*

...but, LGs can access and expropriate land for services (e.g., utilities, roads), and maintenance of these.



# 1(c) Works and services – securing access

## Proposed approach:

- Ensure road dedication can occur outside of subdivision.
- Increase road width allowance under LGA s.513(2) above current 20m

## Questions:

- Would broader ability to require road dedication and ability to seek increased road width reduce need to seek SRWs?
- Are there still issues with access for maintenance?



## 2. Transportation Demand Management

### Current practices:

- Negotiated for as an exchange for reduced parking minimums

### Challenges:

- Will no longer be able to negotiate in many cases due to removal of minimums

### Proposed approach:

- Provide authority for local governments to require TDM in new development
- LGs will need to formally outline criteria for when/where authority would be used, in plans and policies (e.g. in OCP, Transportation Plan or Mobility Strategy)

## 2. Transportation Demand Management

TDM measures include, but not limited to:

- Car share spaces, charging stations, and memberships;
- Transit passes, and transit shelters;
- Bicycle parking (e.g., racks, weather protection for racks, space for cargo bikes) and end-of-trip facilities (e.g. repair/wash stations, charging, changerooms/showers);
- Mobility scooter parking; and
- Pedestrian & cycling infrastructure improvements nearby

### Questions:

- Comments on outlining criteria for when/where the authority could be used?
- Any key items missing?

# 3. Tenant Assistance Policies (TAPs)

## Current practices:

- LGs implement TAPs; challenged by not having provincial clarity around authority to develop policies
- LGs negotiate TAPs at the rezoning stage

## Additional information:

- Community Charter provides for “layering” authorities that work alongside *Residential Tenancy Act* (RTA)
- RTA provides 1 month’s rent compensation in the case of eviction due to demolition

## Proposed approach:

- Enable LGs to develop TAPs through a *LGA* amendment providing explicit authority to do so
- Local government TAPs could include financial compensation, assistance to find a new unit, Right-of-First-Refusal for a unit in a new building, and other items
- LGs with existing TAPs could apply them at DP stage.



# 3. Tenant Assistance Policies cont.

## Areas for discussion:

- Applying TAPs at the development permit/building permit stage
- Right-of-First-Refusal (ROFR) uptake and developer response
- Data/tracking outcomes of TAPs
- Council support for TAPs
- Zone-specific TAPs in intense development contexts e.g. Broadway Plan
- Building types



# Guidance

Guidance will be developed both to support LGs with use of new authorities, and to support improved understanding and use of existing authorities to secure other specific outcomes.

Examples include:

- Family-sized units
- Frontage Works Programs
- Other requests or suggestions for inclusion?...



**From:** Levett, Katherine E HOUS:EX(Katherine.Levett@gov.bc.ca)  
**To:** emacdonald@cnv.org  
**To:** Planning & Land Use Management HOUS:EX (PLUM@gov.bc.ca)  
**Subject:** RE: Clarification of Restricted Zone  
**Sent:** 02/28/2024 19:57:02

Hi Emily,

Thank you for your question regarding the SSMUH Restricted Zone definition. I apologize for the delay in getting back to you.

To answer your first question—only zones which meet the definition of a restricted zone will have to be updated to align with SSMUH (for instance, a zone that allows a single-family home, secondary suite and detached ADU would not meet the definition). Please seek legal advice as necessary.

That said, as per the Provincial Policy Manual and Site Standards, local governments are encouraged to consider their existing multi-family zoning and whether or not they can amend their bylaws to permit more allowable uses and configurations of housing units on sites. Local governments are also encouraged to amend their bylaws for existing multi-family zones to consider the recommended site standards based on unit-level density and lot size to ensure a consistent development landscape across multi-family zones locally and regionally. This will help to provide transparency and predictability for both developers and homeowners.

When amending their bylaws to meet the legislated requirements for those areas that do meet the definition of a restricted zone, local governments must not use certain authorities in such a way that unreasonably prohibits or restricts the use or density of use required to be permitted under SSMUH. This includes the following powers identified in the LGA: a) a power under s.488 [designation of development permit areas], b) a power in relation to a land use regulation bylaw or land use permit, c) a power under s.614 [designation of heritage conservation areas], or d) a power in relation to a heritage alteration permit, as defined in s. 586. In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including the Provincial Policy Manual and Site Standards.

s. 13

Hopefully this provides you with the clarity you need. Please let me know if you have any further questions.

Best Regards,  
Katherine

You don't often get email from [emacdonald@cnv.org](mailto:emacdonald@cnv.org). [Learn why this is important](#)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

I'm hoping for clarity regarding the Restricted Zone definition in the recent provincial legislation regarding SSMUH requirements. In the City of North Vancouver, the RS-1 Zone permits 3 units (e.g. SFD + suite + coach house), does this mean that this zone is not a Restricted Zone?

In Section 481.3 (1) the definition doesn't seem to consider a situation where permitted uses include a principal SFD with a suite in the main building and a suite in a detached building (for a total of one principal SFD and two accessory dwellings) on a lot. In a webinar provided by the province on Jan 22, this question was asked and answered to say that these situations would not meet the definition of Restricted Zone and, therefore, no changes to these zones would be required by the recent provincial legislation. <sup>s. 13</sup>

A timely response would be much appreciated.

Thank you,

**Emily Macdonald** | Planner 2  
Planning & Development  
T 604 982 3904 / C 778 554 0806

**City of North Vancouver**  
141 W 14<sup>th</sup> Street, North Vancouver, BC | V7M 1H9  
[cnv.org](http://cnv.org)

*The City of North Vancouver is updating its Zoning Bylaw. Learn more about it here:*  
[www.cnv.org/zoningupdate](http://www.cnv.org/zoningupdate) *and sign up for project news and updates here:*  
[www.letstalk.cnv.org/zoningupdate](http://www.letstalk.cnv.org/zoningupdate)

**From:** [Levett, Katherine E HOUS:EX](#)  
**To:** [Smith, Matthew HOUS:EX](#)  
**Subject:** RE: Clarification of Restricted Zone  
**Date:** Wednesday, March 13, 2024 3:29:12 PM  
**Attachments:** [image001.png](#)

---

Thanks so much, Matthew!

**Katherine Levett** (she/her)  
Senior Planning Analyst  
Planning and Land Use Management Branch  
Ministry of Housing

---

**From:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Sent:** Wednesday, March 13, 2024 8:36 AM  
**To:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Morning Katherine,

Please find below the approved and edited text from Avery for this response

All the best,

Matthew

---

**From:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Sent:** Wednesday, February 28, 2024 10:09 AM  
**To:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Morning Matthew, thanks so much! I'll send out the response now

Katherine

**Katherine Levett** (she/her)  
Senior Planning Analyst  
Planning and Land Use Management Branch  
Ministry of Housing

---

**From:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Sent:** Wednesday, February 28, 2024 9:37 AM  
**To:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Morning Katherine!

Avery has reviewed and approved your response to the City of North Vancouver

She did have some edits, so I have included the text below (as well, can be found at question #33 in this doc: [SSMUH Correspondence Questions.docx](#)).

Let me know if you need anything else!

Matthew

**Only zones which meet the definition of a restricted zone will have to be updated to align with SSMUH (for instance, a zone that allows a single-family home, secondary suite and detached ADU would not meet the definition).** Please seek legal advice as necessary.

That said, as per the Provincial Policy Manual and Site Standards, local governments are encouraged to consider their existing multi-family zoning and whether or not they can amend their bylaws to permit more allowable uses and configurations of housing units on sites. Local governments are also encouraged to amend their bylaws for existing multi-family zones to consider the recommended site standards based on unit-level density and lot size to ensure a consistent development landscape across multi-family zones locally and regionally. This will help to provide a transparency and predictability for both developers and homeowners.

When amending their bylaws to meet the legislated requirements for those areas that do meet the definition of a restricted zone, local governments must not use certain authorities in such a way that unreasonably prohibits or restricts the use or density of use required to be permitted under SSMUH. This includes the following powers identified in the LGA: a) a power under s.488 [designation of development permit areas], b) a power in relation to a land use regulation bylaw or land use permit, c) a power under s.614 [designation of heritage conservation areas], or d) a power in relation to a heritage alteration permit, as defined in s. 586. In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including the Provincial Policy Manual and Site Standards.

---

**From:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Sent:** Monday, February 26, 2024 11:06 AM  
**To:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Hi Matthew, happy Monday to you too! If you could please add it to the SSMUH correspondence and let Avery know, that would be great.

Thank you  
Katherine

**Katherine Levett** (she/her)  
Senior Planning Analyst  
Planning and Land Use Management Branch  
Ministry of Housing

---

**From:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Sent:** Monday, February 26, 2024 10:01 AM  
**To:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Hi Katherine,

No problem, happy to help!

We do have our SSMUH correspondence doc where I coordinate responses for Avery to review and approve. Happy to put your response in there and notify Avery it is ready for her review?

All the best and happy Monday!

Matthew

---

**From:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Sent:** Thursday, February 22, 2024 1:41 PM  
**To:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Hi Matthew,

Thanks so much for the notes! They do make sense—I appreciate your help. Tracy didn't provide feedback on the s. 13 question, but I have added a line using your feedback. I've made changes in

red below.

Should I send to Avery for approval, or do you have a separate process for having her review responses?

Only zones which meet the definition of a restricted zone will have to be updated to align with SSMUH (for instance, a zone that allows a single-family home, secondary suite and detached ADU would not meet the definition). Please seek legal advice as necessary.

s. 13

providing transparency and predictability for both developers and homeowners.

Local governments must not use certain authorities in such a way that unreasonably prohibits or restricts the use or density of use required to be permitted under SSMUH. This includes the following powers identified in the LGA: a) a power under s.488 [designation of development permit areas], b) a power in relation to a land use regulation bylaw or land use permit, c) a power under s.614 [designation of heritage conservation areas], or d) a power in relation to a heritage alteration permit, as defined in s. 586. In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including the Provincial Policy Manual and Site Standards.

s. 13

Thanks again

**Katherine Levett** (she/her)  
Senior Planning Analyst  
Planning and Land Use Management Branch  
Ministry of Housing

---

**From:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Sent:** Thursday, February 22, 2024 9:42 AM  
**To:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Subject:** RE: Clarification of Restricted Zone

Hi Katherine,

Sure thing!

I just have a couple notes for your response, although it is pretty solid already

- For the first sentence, there is some similar approved language already from Avery (see sub bullet). I would continue to include the legal line though.
  - Only zones which meet the definition of a restricted zone will have to be updated to align with SSMUH (for instance, a zone that allows a single-family home, secondary suite and detached ADU would not meet the definition).

• s. 13

All the best and let me know if my bullets don't make much sense

Matthew

**From:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>

**Sent:** Wednesday, February 21, 2024 4:19 PM

**To:** Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>

**Subject:** FW: Clarification of Restricted Zone

Hi Matthew,

Can you please help with reviewing my response to this email from North Vancouver regarding Restricted Zones.

Tracy suggested the following response but recommended I have you and Avery review before sending:

s. 13

Please seek legal advice as necessary.

s. 13

providing transparency and predictability for both developers and homeowners.

Local governments must not use certain authorities in such a way that unreasonably prohibits or restricts the use or density of use required to be permitted under SSMUH. This includes the following powers identified in the LGA: a) a power under s.488 [designation of development permit areas], b) a power in relation to a land use regulation bylaw or land use permit, c) a power under s.614 [designation of heritage conservation areas], or d) a power in relation to a heritage alteration permit, as defined in s. 586. In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a

local government must consider any applicable guidelines for SSMUH, including the Provincial Policy Manual and Site Standards.

Thanks for your help

**Katherine Levett** (she/her)  
Senior Planning Analyst  
Planning and Land Use Management Branch  
Ministry of Housing

---

**From:** Planning & Land Use Management HOUS:EX <[PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)>  
**Sent:** Wednesday, February 21, 2024 4:01 PM  
**To:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>  
**Subject:** FW: Clarification of Restricted Zone

Hi Katherine,

Please find below the follow up email from the City of North Vancouver for your consideration.

Stasya

---

**From:** Emily Macdonald <[emacdonald@cnv.org](mailto:emacdonald@cnv.org)>  
**Sent:** Wednesday, February 21, 2024 3:53 PM  
**To:** Planning & Land Use Management HOUS:EX <[PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)>  
**Cc:** Mike Friesen <[mfriesen@cnv.org](mailto:mfriesen@cnv.org)>; Rupinder Basi <[rbasi@cnv.org](mailto:rbasi@cnv.org)>; Heidi Granger <[hgranger@cnv.org](mailto:hgranger@cnv.org)>; Renee de St. Croix <[rdestcroix@cnv.org](mailto:rdestcroix@cnv.org)>  
**Subject:** RE: Clarification of Restricted Zone

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

I'm following up on the email below. Please let me know if any further clarifications of the question would be helpful.

Thank you,

**Emily Macdonald** | Planner 2  
Planning & Development  
T 604 982 3904 / C 778 554 0806

**From:** Emily Macdonald  
**Sent:** January-29-24 4:38 PM  
**To:** 'PLUM@gov.bc.ca' <PLUM@gov.bc.ca>  
**Cc:** Mike Friesen <mfriesen@cnv.org>; Rupinder Basi <rbasi@cnv.org>; Heidi Granger <hgranger@cnv.org>  
**Subject:** Clarification of Restricted Zone

Hi,

I'm hoping for clarity regarding the Restricted Zone definition in the recent provincial legislation regarding SSMUH requirements. In the City of North Vancouver, the RS-1 Zone permits 3 units (e.g. SFD + suite + coach house), does this mean that this zone is not a Restricted Zone?

In Section 481.3 (1) the definition doesn't seem to consider a situation where permitted uses include a principal SFD with a suite in the main building and a suite in a detached building (for a total of one principal SFD and two accessory dwellings) on a lot. In a webinar provided by the province on Jan 22, this question was asked and answered to say that these situations would not meet the definition of Restricted Zone and, therefore, no changes to these zones would be required by the recent provincial legislation. [s. 13](#)

A timely response would be much appreciated.

Thank you,

**Emily Macdonald** | Planner 2  
Planning & Development  
T 604 982 3904 / C 778 554 0806

**City of North Vancouver**  
141 W 14<sup>th</sup> Street, North Vancouver, BC | V7M 1H9  
[cnv.org](http://cnv.org)

*The City of North Vancouver is updating its Zoning Bylaw. Learn more about it here:*  
[www.cnv.org/zoningupdate](http://www.cnv.org/zoningupdate) *and sign up for project news and updates here:*  
[www.letstalk.cnv.org/zoningupdate](http://www.letstalk.cnv.org/zoningupdate)

**From:** [Gamey, John HOUS:EX](#)  
**To:** [Smith, Matthew HOUS:EX](#)  
**Subject:** RE: A few questions on interpretation  
**Date:** Monday, February 12, 2024 10:10:08 AM

---

Hi Matthew,

Thanks for this! Just wanted to confirm that this email is now with the eApp.

Best,

John

---

**From:** Smith, Matthew HOUS:EX <Matthew.Smith@gov.bc.ca>  
**Sent:** Friday, February 9, 2024 9:26 AM  
**To:** Gamey, John HOUS:EX <John.Gamey@gov.bc.ca>  
**Subject:** FW: A few questions on interpretation

Hi John,

Following our conversations earlier this week, please find below the original email I received from City of North Vancouver which is quite similar to the one you are drafting a reply for. Avery would like this incoming email added to the eApp and to ensure the response answers all of the questions from both incoming emails. I have also included my drafted response to the question, if it is of any use to you

Thanks so much and let me know if you have any questions!

All the best,

Matthew

### 23. Frequent Transit Bus Stops

Local Government	North Vancouver (City)
Contact:	Renee de St. Croix
PLUM contact:	Matthew
Designation	<u>Needs to be reviewed by Avery</u>
Question:	s. 13

Draft response:

To start, in relation to small-scale multi-unit legislation and allowing a minimum of 6 units, frequent transit to determine prescribed bus stops is defined via an order in council.

- s. 13

s. 13

---

**From:** Nicholls, Eric HOUS:EX <[Eric.Nicholls@gov.bc.ca](mailto:Eric.Nicholls@gov.bc.ca)>  
**Sent:** Wednesday, December 20, 2023 10:44 AM  
**To:** Planning & Land Use Management HOUS:EX <[PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)>  
**Cc:** Levett, Katherine E HOUS:EX <[Katherine.Levett@gov.bc.ca](mailto:Katherine.Levett@gov.bc.ca)>; Smith, Matthew HOUS:EX <[Matthew.Smith@gov.bc.ca](mailto:Matthew.Smith@gov.bc.ca)>  
**Subject:** FW: A few questions on interpretation

Please see SSMUH questions below.

Thanks,

Eric

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**From:** Renee de St. Croix <[rdestcroix@cnv.org](mailto:rdestcroix@cnv.org)>  
**Sent:** Wednesday, December 20, 2023 10:29 AM  
**To:** Nicholls, Eric HOUS:EX <[Eric.Nicholls@gov.bc.ca](mailto:Eric.Nicholls@gov.bc.ca)>  
**Cc:** Rupinder Basi <[rbasi@cnv.org](mailto:rbasi@cnv.org)>  
**Subject:** A few questions on interpretation

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Erin,  
Hoping you can help us with a question on the SSMU legislation/regulations or point us in the right direction...

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Thank you,  
Renee

**Renée de St. Croix (she/her) | City of North Vancouver**

Manager, Long Range + Community Planning

Planning and Development

T: 604 982 8320 | C: 778 828 5269 | E: [rdestcroix@cnv.org](mailto:rdestcroix@cnv.org)

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**From:** Thomson, Lia HOUS:EX(Lia.Thomson@gov.bc.ca)  
**To:** lsawrenko@cnv.org  
**Subject:** New Development Finance Tools Interim Guidance  
**Sent:** 03/19/2024 17:32:43

***On behalf of Jessica Brooks, please find correspondence relating to new Development Finance Tools Interim Guidance.***

Dear CAOs, City Managers and Directors of Planning and Finance,

I am writing to notify you and your staff that the [Interim Guidance – Development Finance Tools Update: Development Cost Charges/Levies and Amenity Cost Charges](#) has been posted to the local government housing initiatives [Development Finance](#) webpage.

This interim guidance provides an overview of the fall 2023 amendments under the *Housing Statutes (Development Financing) Amendment Act, 2023* (Bill 46), to the *Local Government Act* and *Vancouver Charter* in relation to Development Cost Charges (DCCs) / Development Cost Levies (DCLs) and the new Amenity Cost Charges (ACCs). Information contained in the document will help local governments update or adopt DCC/DCL bylaws to begin collecting for the new categories of eligible infrastructure and to implement an ACC bylaw, if they choose to use the new tools.

The document also includes a link to the newly updated [Development Cost Charge Submission Summary Checklist](#), which was recently posted on the [Development cost charges](#) webpage, and should be attached to the DCC bylaw approval package being sent to the Inspector of Municipalities.

Staff from the Ministry of Housing and Ministry of Municipal Affairs have been working closely to support local governments in the implementation of development finance tools. More comprehensive guidance on the new development finance tools will be released in late summer/early fall 2024.

Please direct technical questions about Development Cost Charges (DCCs) or Amenity Cost Charges (ACCs) to the Ministry of Municipal Affairs, Local Government Infrastructure and Finance Branch at [LGIF@gov.bc.ca](mailto:LGIF@gov.bc.ca).

In the past few weeks, we also released:

- Update to the [Transit-Oriented Development \(TOD\) policy manual](#)
- [SSMUH Extensions Policy Bulletin](#)
- Frequently Asked Questions for:
  - [Pro-active Planning FAQs](#)
  - [Small-Scale Multi-Unit Housing FAQs](#)
  - [TOD FAQs](#)
  - [Development Finance FAQs](#)

Questions about local government housing initiatives can be sent to the Ministry of Housing, Planning and Land Use Management Branch at [PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca).

Sincerely,



Executive Director  
Planning & Land Use Management Branch  
Ministry of Housing