



TOWN OF VIEW ROYAL COMMITTEE OF THE WHOLE REPORT

TO: Committee of the Whole

DATE: May 7, 2024

FROM: Stirling Scory, RPP, MCIP
Senior Planner

MEETING DATE: May 14, 2024

SMALL-SCALE MULTI-UNIT HOUSING – PROPOSED ZONING REGULATIONS AND AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN

PURPOSE:

The purpose of this report is to introduce the proposed Small-Scale, Multi-Unit Housing (SSMUH) zoning regulations in the form of Schedule D: Garden Suite Regulations and Schedule E: Small-Scale, Multi-Unit Housing Regulations, updated parking requirements and lot coverage provisions.

In addition, this report will also introduce a new Development Permit Area Intensive Residential – Garden Suite, including new form and character design guidelines for garden suites as well as amendments to Schedule P – Form and Character Development Permit Areas map in the 2011 Official Community Plan by adding the SSMUH parcels to the Mixed Residential Development Permit Area.

OPTIONS:

At this time, staff would like to provide options for the Committee's consideration in preparation of the bylaw amendments. Three different options and rationales are provided below, with the first option being the recommended one. Further analysis on each option is provided in the report.

Option 1: Provincial Site Standard Recommendations (Recommended)

THAT staff prepare the necessary bylaw amendments that would include Schedule D: Garden Suite Regulations and Option 1 Schedule E: Small-Scale, Multi-Unit Housing Regulations attached to the staff report prepared by the Senior Planner titled "Small-Scale Multi-Unit Housing – Proposed Zoning Regulations and Amendments to the Official Community Plan" on May 7, 2024.

Option 1 Rationale

Option 1 generally follows the Provincial Policy Manual & Site Standard recommendations with slightly increased setbacks, reduced lot coverages and inclusion of impermeable lot

coverage (regulate amount of impermeable hard surfaces), to reflect some best planning practices. The proposed regulations include four sub-categories, based on lot size. Building type, size and scale (massing) on a lot would be regulated by setbacks, height and lot coverage as encouraged in the Provincial manual. This approach would encourage more diversity in housing choices to meet the needs of households in the community (duplexes with suites, houseplexes and townhouses).

Alternative Options:

Option 2: Hybrid – Provincial Site Standards and Standing Committee on Housing Recommendations

THAT staff prepare the necessary bylaw amendments that would include Schedule D: Garden Suite Regulations and Option 2 Schedule E: Small-Scale, Multi-Unit Housing Regulations attached to the staff report prepared by the Senior Planner titled “Small-Scale Multi-Unit Housing – Proposed Zoning Regulations and Amendments to the Official Community Plan” on May 7, 2024.

Option 2 Rationale

Option 2 considers the Provincial Policy Manual and Site Standards, existing Zoning Bylaw regulations, and feedback provided by the Standing Committee on Housing. Under Option 2, additional development regulations, including floor space ratio and building floor area minimums and maximums have been added to restrict a building’s size on a lot. The proposed maximum building floor areas are greater than the recommendations from the Standing Committee on Housing. However, this would allow for a greater diversity of housing choice in neighbourhoods that would be attainable and suitable for households with children, seniors, or people looking to downsize, such as townhouses, duplexes with suites and houseplexes. With these added restrictions in Option 2, it would likely be difficult to achieve 3 to 6 units on some parcels due to lot size and shape, topographical constraints, and existing environmental development permit areas.

Option 3: Standing Committee on Housing Recommendations

THAT staff prepare the necessary bylaw amendments that would include the recommendations in the Standing Committee Report prepared by Standing Committee on Housing members titled “Implementing Small-Scale, Multi-Unit Housing in View Royal” as well as Schedule D: Garden Suite Regulations and Option 3 Schedule E: Small-Scale, Multi-Unit Housing Regulations attached to the staff report prepared by the Senior Planner titled “Small-Scale Multi-Unit Housing – Proposed Zoning Regulations and Amendments to the Official Community Plan” on May 7, 2024.

Option 3 Rationale

On May 3, 2024, the Standing Committee on Housing members presented a report titled “Implementing Small-Scale, Multi-Unit Housing in View Royal”, which introduced a range

of maximum floor areas based on number of units. The maximum floor area that would be permitted for any housing type would limit the maximum floor area to 93 m² (1000 ft²). The reason for this recommendation is to control the intensity (size and massing of a building) of development. From a planning professional perspective, these maximum floor areas are appropriate for houseplexes to ensure they do not have the “look and feel” of very large homes. Option 2 also takes this into consideration by introducing maximum building floor areas for a houseplex albeit slightly larger than the recommendations by the Standing Committee. However, the proposed maximum floor areas in Option 3 would impose greater restrictions on housing diversity by making it difficult to achieve 4 to 6 units, especially in the form of ground-oriented housing, such as larger townhouses suitable for households with children.

TIME CRITICAL:

The report is time critical as the Provincial deadline for adoption of a zoning amendment bylaw to regulate Small-Scale, Multi-Unit Housing (SSMUH) is June 30, 2024. Adoption of the concurrent proposed Official Community Plan (OCP) amendments is required to ensure the Development Permit Areas are in effect at time of zoning bylaw adoption.

EXECUTIVE SUMMARY:

The Province requires all municipalities with *Restricted Zones* to update their Zoning Bylaws to allow a secondary suite and/or garden suite on all single-family residential lots as well as permit a minimum of 3, 4 or 6 dwelling units per parcel, depending on location and lot size, in accordance with the legislation passed under Bill 44 – 2023.

Staff prepared a series of bylaw amendments to the Zoning Bylaw and OCP to implement the Provincial housing legislation. The report presents three options, including the advantages and disadvantages of each, for the Committee’s consideration. The recommended option 1 is the least restrictive and more aligned with the Provincial Policy Manual and Site Standards. The other two options are more restrictive by limiting the floor areas, with option 3 being the most restrictive in terms of meeting the intent of the Provincial housing legislation.

In addition to establishing zoning regulations for SSMUH, staff is also recommending some amendments to on-site parking requirements for single-family dwellings, duplexes, townhouses, houseplexes as well as accessible parking, and introducing a new visitor parking requirement.

BACKGROUND:

Purpose of the Legislation

The Province introduced new housing legislation in December 2023 in recognition of the growing number of persons unable to attain housing in municipalities across the province. The objective of the SSMUH legislation is to increase the total supply of housing in

municipalities, create more diverse housing choices, and contribute to more affordable housing across the province.

The Province recognizes that zoning exclusively for single-family dwellings has created a supply shortage and bottleneck to permit alternative housing forms other than single-family dwellings. This has made demand for alternative housing forms high and costly to build. In addition to restrictions, municipalities have introduced additional layers of process and regulations like rezoning applications and design requirements (development permits), which can slow down approval and the building process for new housing types, such as duplexes, houseplexes, townhouses and apartments.

The housing legislation looks to overcome these identified challenges by enabling multiple units of housing on all existing single-family and duplex lots, up to 3, 4, and 6 units, depending on the lot size and location. These lots are referred to as *Restricted Zones* in the legislation. In View Royal, the number of properties zoned exclusively to permit single-family homes and duplexes are approximately 78% of all properties.

The Town is required to adopt, through bylaw, amendments to *Zoning Bylaw No. 900, 2014* to allow secondary suites and/or accessory dwelling units (garden suites), and a minimum of 3, 4, and 6 dwelling units within all *Restricted Zones*. A map showing all SSMUH properties within these *Restricted Zones* is attached (see Attachment 4). Staff have prepared draft amendments to ensure compliance with the legislation (refer to Attachment 1 - Schedule D: Garden Suite Regulations and Attachments 2 and 3 for Options 1 and 2 Schedule E: Small-Scale, Multi-Unit Housing Regulations).

DISCUSSION:

The following section identifies the key changes to the Zoning Bylaw and OCP to implement the Provincial housing legislation.

Parking Regulations (Zoning Bylaw Amendment)

In consideration of the SSMUH legislation and Provincial Manual and Site Standards, some adjustments to residential parking requirements are being proposed, including a reduction in the required number of parking spaces for single-family dwellings, duplexes and townhouses, addition of a visitor parking requirement, and an increase in accessible parking spaces. Parcels identified within a Prescribed Frequent Transit Stop (refer to Attachment 5) are not required to provide on-site residential parking. However, where parking is provided, the parking spaces must comply with the applicable parking regulations in the Zoning Bylaw.

The parking recommendations take into account a regional comparison review of other municipalities along with feedback provided by Council. It is important to note that a comprehensive parking review is identified as a non-core project in 2026, in accordance with the 2024-2028 Financial Plan. Table 1 below summarizes the recommended minimum parking requirements for SSMUH.

Residential Use	Existing Parking Requirement (minimum)	Proposed Parking Requirement (minimum)	
Residential, Detached	2 per dwelling unit	1 per dwelling unit	
Residential, Attached	2 per dwelling unit	1 per dwelling unit	
Garden Suite (new residential use)	n/a	1 per dwelling unit	
Duplex	2 per dwelling unit	1 per dwelling unit	
Houseplex (new residential use)	n/a	1 per dwelling unit	
Visitor Parking	n/a	0.1 per dwelling unit with a minimum of 5 units (Apartment) 0.1 per dwelling unit with minimum of 5 units (Attached Residential)	
Accessible Parking	One of every 100 spaces must be accessible when 50 or more spaces are provided	Total Vehicle Parking Supply	Accessible Parking Supply Required
		0 – 10 Spaces	0 Spaces
		11 – 50 Spaces	1 Spaces
		51 – 100 Spaces	2 Spaces
		101 – 150 Spaces	3 Spaces
		151+ Spaces	One additional accessible parking space for each additional 50 total parking spaces required

Table 1 – Proposed parking requirements

In summary, the above recommendations reduce the minimum number of parking spaces to preserve on-site green space, reduce building footprint, and impermeable surface area. For clarity, a minimum does not prevent a developer from providing additional parking spaces within a development. By changing the minimum required spaces, a developer can determine what best suites the development and market demand while ensuring that parking is provided as required for the residential use, rather than to simply satisfy the requirements of the bylaw.

Visitor Parking

Currently, visitor parking is not required in the zoning bylaw. Based on observations, visitor parking demand is not being met in some developments due to spillover on adjacent streets. Therefore, visitor parking minimums are proposed to address on-site visitor parking demands for new multi-family residential and residential attached dwellings. Requiring on-site visitor parking would ensure that some space on the site is reserved for visitor parking only. Most municipalities within the region contain similar visitor parking requirements in their zoning bylaws.

Accessible Parking

In review of zoning regulations throughout the Capital Regional District, there are numerous approaches to providing accessible parking. Based on the review, it is recommended to increase the current accessible parking requirements in the Town's Zoning Bylaw to ensure that an adequate number of accessible parking spaces are provided in all developments. The increase is marginal (1 extra space) for the first 50 parking spaces. SSMUH developments would not be required to provide accessible parking; however, this change would ensure that larger developments with 50+ parking spaces are providing more accessible parking on site, including developments in the Transit-Oriented Area.

A more fulsome review of accessible parking, including the design of accessible parking spaces, would be completed as part of the scheduled Off-Street Parking Review scheduled for 2026 in the Financial Plan.

Lot Coverage and Impermeable Surface (Zoning Bylaw Amendment)

The Zoning Bylaw currently regulates Lot Coverage¹ and Impermeable Surface². These are standard regulations employed by many municipalities to regulate a parcel's development potential to ensure that a site is not completely covered by a building or hard surface, unless desired. In rural and suburban communities like View Royal it is not uncommon to see a lower lot coverage and impermeable surface, which promotes protection of green space and trees.

In the Town's Zoning Bylaw, the regulation of Lot Coverage and Impermeable Surface are considered provisions of density, which are not able to be modified through a development application without first obtaining a rezoning approval from Council (density cannot be varied under the *Local Government Act*). This is unlike most municipalities, which use lot coverage to regulate the size, siting and dimensions of a building. This approach allows for lot coverage to be varied.

Through this zoning bylaw amendment, staff is recommending amendments to all standard zones by moving Lot Coverage and Impermeable Surface into a new section to avoid a rezoning process for relaxations to these zoning provisions. However, variances would still be required to increase lot coverage and impermeable surface requirements, subject to Council approval. This approach would also be consistent with the proposed SSMUH zoning regulations.

¹ "Lot Coverage" means the percentage of the lot area covered by all buildings and other structures.

² "Impermeable Surface" means a surface, including the roof of a building or other structure, that does not allow precipitation to penetrate through to the natural ground underlying the artificial surface. For clarity, a green roof and a driveway constructed of gravel or unit pavers, do not constitute an impermeable surface.

Garden Suite Zoning Regulations (Zoning Bylaw Amendment)

Even though the OCP contains policies in support of garden suites as a form of ground-oriented rental housing and infill development, the Town does not permit garden suites.

Through SSMUH, staff is recommending garden suite zoning regulations by introducing Schedule D: Garden Suite Regulations (refer to Attachment 1). A regional comparison analysis of other municipalities within the region was conducted by staff to create Schedule D, which includes minimum setbacks, minimum separation distance; maximum height, and maximum floor area for garden suites. The proposed garden suite regulations are also relatively consistent with the existing accessory building regulations in the zoning bylaw. A comparison of the regulations is provided in Table 2 below.

Zoning Regulation	Existing Accessory Building Requirement	Proposed Garden Suite Requirement
Building Floor Area (maximum)	60 m ² or 10% of the lot area, whichever is smaller	<ul style="list-style-type: none"> - 37 m² where the lot size is less than or equal to 549 m²; - 60 m² where the lot size is greater than or equal to 550 m² and less than or equal to 999 m²; or - 65 m², where the lot is equal to or greater than 1000 m²
Height (maximum)	4.5 m	<ul style="list-style-type: none"> - 3.5 metres, where the lot is less than or equal to 549 m²; or - 4.5 metres, where the lot is greater than or equal to 550 m²
Setbacks	1.2 m from all yards, except an Accessory Building is not permitted in the front yard	<ul style="list-style-type: none"> - 1.5 from a side yard - 1.5 m from a rear yard; and - 3.5 m from a flanking yard - A garden suite is not permitted in the front yard.

Table 2 – Comparison of accessory building and proposed garden suite regulations

Garden Suite Design Guidelines (OCP Amendment)

In addition to the proposed garden suite regulations, staff are proposing a new Garden Suite Development Permit Area and design guidelines in the OCP to regulate form and character of garden suites. The inclusion of a new development permit area for garden

suites ensures that the existing form and character of established neighbourhoods is maintained, while increasing the overall supply of rental dwelling units in the community. In review of other municipalities' garden suite design guidelines, staff are proposing design guidelines to effectively address preliminary site design and layout, building design, landscaping and outdoor amenity space, sustainability, parking and access, and waste and compost. The proposed design guidelines are found in Attachment 6 of this report.

Development Permit Area: Mixed Residential (OCP Amendment)

The majority of SSMUH parcels are currently not within a form and character development permit area, which means the Town would have no control over building design and on-site landscaping for multi-unit housing permitted in proposed Schedule E. In consideration of the potential for new infill development in the form of duplexes, townhouses, houseplexes and small-scale apartments in established residential neighbourhoods, staff have prepared amendments to the OCP by adding the SSMUH parcels to the Mixed-Residential Development Permit Area and amending Schedule P Form and Character Development Permit Areas map (Attachment 8). This ensures that moving forward, under the proposed amendments, all SSMUH developments would be subject to a development permit, which would currently require Council approval.

While regulating SSMUH through Development Permit is not advised under the Provincial Policy Manual & Site Standards, the legislation does not prohibit municipalities from regulating form and character for SSMUH development.

Review of Small-Scale, Multi-Unit Housing Regulations (Zoning Bylaw Amendment)

Housing Testfits

Housing testfits were prepared to showcase different forms of SSMUH development. These are for conceptual purposes only and are not entirely indicative of what may be built on a site. They do not take into account factors such as site conditions, topographical constraints, and environmental development permit areas. However, they assisted with informing Options 1 and 2 described below. The various sample housing testfits are available in Attachment 7.

Comparison of the Three Options

Option 1: Provincial Site Standard Recommendations (Staff Recommendation)

In Option 1, Schedule E: Small-Scale, Multi-Unit Housing (refer to Attachment 2), staff have taken the proposed Provincial Policy Manual & Site Standard recommendations and made modifications to reflect some best planning practices. The proposed regulations still follow a composition of four sub-categories, based on lot size.

The following regulations were added to those found in the recommendations provided in the Provincial Policy Manual and Site Standards:

- Minimum dwelling floor unit area to ensure micro-suites are not built;
- Impermeable surface area maximum to ensure sites preserve green space and allow for landscaping; and
- Minimum Separation Distance to ensure consistency with the BC Building Code and provide sufficient breathing room between buildings on a lot.

Under Option 1, density and intensity of development is regulated through setbacks, heights, lot coverage, impermeable lot coverage and separation distances to provide flexibility in delivering housing units and increase housing supply. Form and character, which also considers massing of a building, would be controlled through the development permit process. Table 3 below summarizes the advantages and disadvantages of Option 1.

Summary of Option 1	
- Lot Density (floor space ratio (FSR) and unit size) not regulated to allow for flexibility in design and market demand. - Development focus is on infill development for new garden suites and secondary suites, and some small density housing typologies like duplex, houseplexes, townhouses and small scale apartments.	
Advantages	Disadvantages
- Follows the Provincial Policy Manual & Site Standards.	- No maximum floor areas and FSR could lead to larger size units, impacting housing affordability in the community and opportunities for larger developments to deliver more housing.
- Allows for the greatest flexibility in housing development on lots by only regulating setbacks, lot coverage, impermeable surface and height.	- Lot coverage is regulated (maximum percentage), but is directly proportionate to lot size, i.e. larger the lot greater the potential building footprint.
- Allows for greater housing choices, suitable for households with children, seniors, and households wishing to downsize, furthering the objective of housing supply and diversity in the community.	- Add a maximum number of units instead of the minimum 4 to 6 units recommended by the Province, which results in fewer units.

Table 3. Advantages and Disadvantages of Option 1

In summary, this option would meet the intent of the Province’s approach to housing under Bill-44, which is to address the housing supply and demand crisis. In the Town, the majority of land is zoned for single-family dwellings, and with these changes, it may allow for greater housing diversity and supply and a more streamlined development process.

Option 2: Hybrid – Provincial Policy Manual and Site Standard and Standing Committee Recommendations

In Option 2, Schedule E: SSMUH Regulations (refer to Attachment 3), the proposed regulations closely follow the recommended core regulations found in the Provincial Policy Manual and Site Standards packages. Additional provisions have been added based on feedback received from the Standing Committee on Housing, as well as a comprehensive review of existing zoning practices employed by *Zoning Bylaw No. 900, 2014*.

Furthermore, staff employed best practices research, conducted mapping, and analysis (refer to Attachment 10) as well as a regional comparison and discussions with other planning staff in neighbouring municipalities to develop the draft regulations under Option 2. In addition to Option 1, the following regulations were added to regulate the size of individual dwelling units and buildings on a lot:

- Minimum dwelling floor unit area to ensure micro-suites are not built (Consistent with Option 1);
- Impermeable surface area maximum to ensure sites preserve green space and allow for landscaping (Consistent with Option 1);
- Minimum Separation Distance to ensure consistency with the BC Building Code and provide sufficient breathing space between buildings (Consistent with Option 1);
- Maximum Floor Space Ratio to ensure a careful balance between development opportunity legislated through housing regulations and preserving size and scale of development in existing neighbourhoods;
- Maximum Number of Dwelling Units to cap the number of units at the required minimum to limit density and preserve form and character of neighbourhoods. Further density would require rezoning, subject to Council's approval;
- Maximum Building Floor Area to cap the building size to avoid large buildings on small lots, and encourage potential for rezoning on larger lots that could accommodate more units; and
- Maximum Houseplex Floor Area of any floor to regulate the building footprint and ensure that residential infill housing complements the existing neighbourhoods.

Under Option 2, regulations for floor space ratio, number of dwelling units, building floor area maximums, heights, setbacks and lot coverages would provide further restrictions on the size and scale of development to address concerns expressed by the Standing Committee on Housing. On some parcels, it will be challenging to achieve the maximum densities in Option 2 due to site constraints and/or existing environmental development permit areas.

Table 4 below compares the density of three townhouse projects recently constructed in the Town. It is worth noting that the maximum dwelling unit floor areas being proposed in Option 2 (up to 140 m² of floor area per dwelling unit) are less than the total floor areas in the three examples shown in the table below.

Project	Setbacks	Lot Coverage	Impermeable Surface	Floor Space Ratio (FSR)	Maximum Height	Total Floor Area	Lot Area	Number of Units	Number of Bedrooms
1 Avanti Place (Townhouses)	Front: 3.31 m Rear: 2.61 m Side: 5.53 m	29.4%	49.8%	0.487	3 Storeys (11.27 m)	3411 m ² (avg. 155 m ² per dwelling unit)	7002 m ²	22	9 – 3 Bedroom + den 11 – 3 Bedroom 2 – 2 Bedroom
235 Island Highway (Townhouses)	Front: 5 m Rear: 4.6 m Side: 3 m and 6.5 m	23.5%	35.6%	0.56	3 Storeys (10.75 m)	3360 m ² (avg. 146 m ² per dwelling unit)	6577 m ²	23	8 – 2 Bedroom 15 – 3 Bedroom
2311 Watkiss Way (Townhouse)	Front: .73 m Rear: 2.08 Side: 2.75 m Flanking: N/A	26.3%	NA	0.72	3 Storeys (11.7 m)	1888 m ² (avg 188 m ² per dwelling unit)	2614 m ²	10	10 – 3 Bedroom

Table 4. Comparison on townhouse developments in the Town

Table 5 below summarizes the advantages and disadvantages of Option 2.

Summary – Option 2	
<ul style="list-style-type: none"> - Lot Density regulations are expanded to provide a hybrid approach to both the Provincial Policy Manual and Site Standards, concerns identified by the Standing Committee on Housing, and staff’s research. - Development focus is on infill development in the form of garden suites and secondary suites, duplex, houseplex, townhouse, and small-scale apartment buildings. 	
Advantages	Disadvantages
<ul style="list-style-type: none"> - Follows some of the Provincial Policy Manual & Site Standards 	<ul style="list-style-type: none"> - Adds regulations not considered by province which will affect development potential on a site, specifically requirements for maximum number of units, maximum floor area of a unit, and maximum building area.
<ul style="list-style-type: none"> - Allows for some flexibility in Housing development on lots 	<ul style="list-style-type: none"> - Establishing a maximum building area ensures that a building will never be greater in size no matter the lot size, which decreases likelihood of SSMUH development and increases chance of rezoning where more than 4 or 6 dwelling units are desired.

- Provides clear guidelines for what is permitted on each SSMUH lot and what may be developed	- Establishing a maximum number of dwelling units where the province provided a minimum, caps the potential for infill development regardless of lot size, location, site conditions, building size, and proximity to services and amenities.
- Smaller units may respond to housing attainability in the community.	
- Including a FSR or maximum number of units may encourage rezoning of larger lots to allow for more units.	

Table 5. Advantages and Disadvantages of Option 2

Option 3: Standing Committee Recommendations

On May 3, 2024, the Standing Committee on Housing endorsed a report prepared by Committee Members titled *Implementing Small-Scale Multi-Unit Housing in View Royal* (refer to Attachment 9) with forms Option 3.

The Committee’s draft motion is the following:

SCOHL-05-24 THAT the Standing Committee on Housing Legislation recommend to Council that the Town’s Zoning Bylaw amendment for Small-Scale Multi-Unit Housing regulations be comprise of the following sub-categories:

Zones	Sub-Zones	Lot size range (in m ²)
Site Standards Package (SSPkg) A		
SSPkg B	SSPkg B1	<280
	SSPkg B2	280 to 599
	SSPkg B3	600 to 1,214
SSPkg C		1,215 to 4,049
SSPkg D		280 to 4,049

AND THAT the total floor area limits for all restricted zones in the Town’s Zoning Bylaw be amended as follows:

Zones	Sub-Zones	SSMUH Density (number of dwellings)	Total floor area limit (in m ²)
Site Standards Package (SSPkg) A		2	372
SSPkg B	SSPkg B1	3	279
	SSPkg B2	4	372
	SSPkg B3	4	372
SSPkg C		4	372
SSPkg D		6	558

The above recommendation endorses the site standard packages provided in the Provincial Manual with the following additions:

- Applied site standards to lot size ranges;
- Maximum number of dwelling units; and
- Maximum total floor area limit of 93 m² (1000 ft²) per dwelling unit.

Table 6 below summarizes the advantages and disadvantages of Option 3.

Summary – Option 3	
- The regulations focus largely on restricting size and number of dwelling units throughout the community. - A maximum floor area limit of 93 m ² (1000 ft ²) per dwelling unit for all SSMUH.	
Advantages	Disadvantages
- Follows the Provincial Policy Manual & Site Standards with respect to setbacks, height and lot coverage.	- Adds regulations not considered by the Province which will affect development potential on a site, specifically requirements for maximum floor area of a unit, and maximum total floor area of a building.
- Allows for some flexibility in Housing development on lots.	- Limiting dwelling units to 93 m ² will greatly restrict the type of dwellings built without considering a variety of housing types and needs of a the community, including suitable, adequate and attainable housing.
- Provides clear guidelines for what is permitted on each SSMUH lot and what may be developed	- Establishing a maximum number of dwelling units where the Province provided a minimum, caps the potential for infill development regardless of lot size, location, site conditions, building size, and proximity to services and amenities
- Even though the site standards have smaller setbacks and higher lot coverages, in most cases, a development would likely exceed these setbacks and be significantly under the lot coverages due to the maximum total floor areas in this option and the majority of parcel sizes in the Town.	- The established maximum building areas in this option ensures that a building will never be greater in size regardless of the lot size, which decreases likelihood of SSMUH development, especially providing for larger units to accommodate households with children (i.e., 3-bedrooms).

Table 6. Advantages and Disadvantages of Option 3

Small-Scale, Multi-Unit Housing - Prescribed Transit Stops (Zoning Bylaw Amendment)

As part of the required updates through Bill-44, municipalities are required to identify Prescribed Frequent Transit Stops (PFTSs) in their communities along with a 400 m buffer around each stop. View Royal has a total of six PFTSs of which four are located along Island Highway and two are located on Helmcken Road. The stops were identified and confirmed by the Province and BC Transit through the sharing of digital files to correctly and accurately the bus stops and buffer area. Within the 400 m buffer area, up to six dwelling units are permitted and on-site residential parking is not required, except

for accessible parking. The six identified PFTSs will be attached as an Appendix to the proposed Schedule E.

SUSTAINABILITY/CLIMATE CHANGE IMPACTS:

The new housing legislation is expected to increase housing supply and trigger population growth, which would result in an increase demand for social (i.e., health care, child care, education, etc) and physical infrastructure (parks, pedestrian infrastructure, schools, health care facilities, etc.). However, to reduce community greenhouse gas emissions (GHG), the Town has adopted level 4 Zero Carbon Step Code for new construction. In addition, locating residential development near frequent transit stops and cycling infrastructure may promote a shift in reliance on the automobile to public and active transportation options, further reducing GHG emissions.

FINANCIAL IMPLICATIONS:

Some funds approved by Council have be used towards zoning testfits to illustrate and inform proposed zoning bylaw amendments.

CONCLUSION:

A significant amount of work has been completed by staff over the last couple of months to the meet the Province’s June 30, 2024, deadline. Following the Committee of the Whole meeting, the next step would be to finalize the proposed zoning bylaw and OCP bylaw amendments, garden suite design guidelines and development permit area maps which are associated with the implementation of the SSMUH legislation. Depending on the Committee’s recommendation and response from the Province on the extension applications, staff would anticipate introductory readings of the amendment bylaws in late May. A Public Hearing will be required for the OCP amendments, which would occur in early June to ensure the required tasks are completed by the Provincial deadline.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer	SS	

REVIEWED BY:	Initials
Director of Corporate Administration	NR
Director of Finance	NR
Director of Development Services	LT
Director of Engineering and Parks	NR
Director of Protective Services	NR

ATTACHMENTS:

1. Schedule D: Garden Suite Regulations
2. Schedule E: Small-Scale, Multi-Unit Housing Regulations – Option 1
3. Schedule E: Small-Scale, Multi-Unit Housing Regulations – Option 2
4. Small-Scale Multi-Unit Housing Map
5. Small-Scale Multi-Unit Housing Prescribed Frequent Transit Stops Map
6. Official Community Plan Development Permit Garden Suite Design Guidelines
7. Housing Testfits
8. Official Community Plan Schedule P Form and Character Development Permit Area Map Amendment
9. Standing Committee Report titled Implementing Small-Scale Multi-Unit Housing in View Royal
10. Zoning Regulations Comparison Table
11. Provincial Site Standards.

ATTACHMENT 1

SCHEDULE D: GARDEN SUITE REGULATIONS

1. General Regulations

1.1. A garden suite shall only be permitted as an accessory use to a residential, detached building, duplex, or houseplex.

2. Siting, Setback, Separation Distance, and Lot Coverage

2.1. A garden suite must be sited in the rear yard and not less than (minimum):

- a. 1.5 m from a side yard;
- b. 1.5 m from a rear yard; and
- c. 3.5 m from a flanking street of a corner lot.

2.2. The separation distance between a garden suite and all buildings and structures on a lot must be a minimum of 2.4 m.

2.3. The rear yard site coverage must not exceed 25% (maximum), including garden suite, all accessory buildings and structures.

3. Height, Floor Area, and Design

3.1. The height of a garden suite must not exceed (maximum):

- a. 3.5 metres, where the lot is less than or equal to 549 m²; or
- b. 4.5 metres, where the lot is greater than or equal to 550 m².

3.2. The floor area of a garden suite must not exceed (maximum):

- a. 37 m² where the lot size is less than or equal to 549 m²;
- b. 60 m² where the lot size is greater than or equal to 550 m² and less than or equal to 999m²; or
- c. 65 m², where the lot is equal to or greater than 1000 m².

3.3. A garden suite is not permitted to include:

- a. a deck that exceeds 0.6 m above grade;
- b. a balcony; or
- c. a rooftop patio.

4. Vehicle Parking

4.1. Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply.

5. Subdivision

5.1. A garden suite may not be strata-titled or subdivided from the lot containing the principal building.

ATTACHMENT 2

OPTION 1 - SCHEDULE E: SMALL-SCALE, MULTI-UNIT HOUSING REGULATIONS

1. General Regulations

- 1.1. The regulations set out in this Schedule shall be applied to all restricted zones in this Bylaw.
- 1.2. The Small-Scale, Multi-Unit Housing (SSMUH) regulations shall be classified into four sub-categories, which are detailed as follows and subject to the regulations in Sections 2, 3, 4 and 5 of this Schedule:
- Small-Lot SSMUH regulations pertain to parcels with lot areas less than or equal to 280 m²;
 - Medium-Lot SSMUH regulations pertain to parcels with lot areas greater than or equal to 281 m² and less than or equal to 1199 m²;
 - Large-Lot SSMUH regulations pertain to parcels with lot areas greater than or equal to 1200 m²; and
 - SSMUH regulations for land within 400m of prescribed frequent transit stop, as shown on Map 1 in Appendix 1 of this Schedule.
- 1.3. No more than one residential, detached building is permitted on a lot.
- 1.4. More than one building is permitted on a lot, subject to the regulations in this Schedule.
- 1.5. Up to 32 m² of garage floor area that is used for the parking of vehicles shall not be included in the calculation of floor area. Additional area in excess of 32 m² shall be included as part of the floor area.

2. Small-Lot Small-Scale Multi-Unit Housing Regulations

Permitted Uses	
a) Residential, Duplex	
b) Residential, Houseplex	
c) Secondary Suite, subject to the regulations in Section 5 of this Bylaw	
d) Garden Suite, subject to the regulations in Schedule C	
Lot Density	
Number of Dwelling Units (maximum)	3
Dwelling Unit Floor Area (minimum)	33 m ²
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	40%
Impermeable Surface Coverage (maximum)	80%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	
Front Lot Line (minimum)	5 m
Rear Lot Line (minimum)	6 m

Side Lot Line (minimum)	1.2 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	2.4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

3. Medium-Lot Small-Scale Multi-Unit Housing Regulations

Permitted Uses	
<ul style="list-style-type: none"> a) Residential, Apartment b) Residential, Attached c) Residential, Duplex d) Residential, Houseplex e) Secondary Suite, subject to the regulations in Section 5 of this Bylaw 	
Lot Density	
Number of Dwelling Units (maximum)	4
Dwelling Unit Floor Area (minimum)	33 m ²
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	50%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Where there is an existing Residential, Detached building on a lot, the maximum building height of a new Residential, Duplex or Residential, Houseplex constructed in the rear yard shall not exceed a height of 7.5 m.	
Setbacks	
Front Lot Line (minimum)	2 m
Rear Lot Line (minimum)	1.5 m
Side Lot Line (minimum)	1.2 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

4. Large-Lot Small-Scale, Multi-Unit Housing Regulations

Permitted Uses	
<ul style="list-style-type: none"> a) Residential, Apartment b) Residential, Attached c) Residential, Duplex d) Residential, Houseplex e) Secondary Suite, subject to the regulations in Section 5 of this Bylaw 	

Lot Density	
Number of Dwelling Units (maximum)	4
Dwelling Unit Floor Area (minimum)	33 m ²
Lot Coverage	
Lot Coverage (maximum)	40%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Where there is an existing Residential, Detached building on a lot, the maximum building height of a new Residential, Duplex or Residential, Houseplex constructed in the rear yard shall not exceed a height of 7.5 m.	
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line (minimum)	6 m
Side Lot Line (minimum)	3 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

5. Small-Scale Multi-Unit Housing regulations for land within 400m of prescribed frequent transit stop

Permitted Uses	
<ul style="list-style-type: none"> a) Residential, Apartment b) Residential, Attached c) Residential, Duplex d) Residential, Houseplex e) Secondary Suite, subject to the regulations in Section 5 of this Bylaw 	
Lot Density	
Number of Dwelling Units (maximum)	6
Dwelling Unit Floor Area (minimum)	33 m ²
Lot Coverage	
Lot Coverage (maximum)	60%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Where there is an existing Residential, Detached building on a lot, the maximum building height of a new Residential, Duplex or Residential, Houseplex constructed in the rear yard shall not exceed a height of 7.5 m.	
Setbacks	
Front Lot Line (minimum)	2 m

Rear Lot Line Setback (minimum)	1.5 m
Side Lot Line Setback (minimum)	1.2 m
Flanking Lot Line Setback (minimum)	3 m
Building Separation Distance (minimum)	4 m

Parking

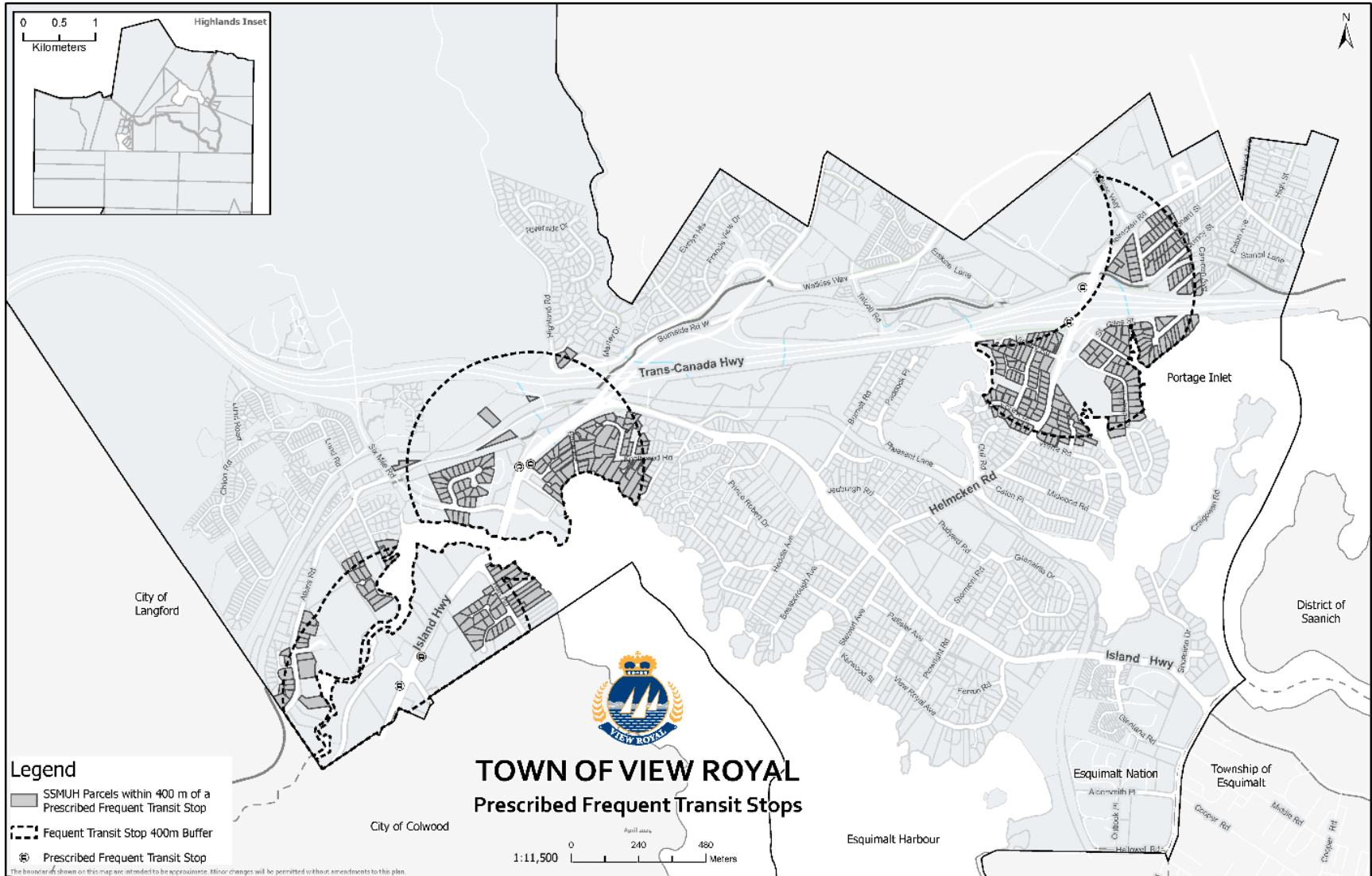
The off-street parking requirements for motor vehicles in Section 5 of this Bylaw do not apply to the residential use on the land shown on Map 1 in Appendix 1 of this Schedule, except as follows:

- a) a parking space that would be required to be provided as an accessible space under section 5.14 must be provided; and
- b) any parking space that is provided, whether or not that space is required to be provided, must meet the requirements of section 5 of this Bylaw.

DRAFT

Appendix 1

Map 1



ATTACHMENT 3

OPTION 2 - SCHEDULE E: SMALL-SCALE, MULTI-UNIT HOUSING REGULATIONS

1. General Regulations

- 1.1. The regulations set out in this Schedule shall be applied to all restricted zones in this Bylaw.
- 1.2. The Small-Scale, Multi-Unit Housing (SSMUH) regulations shall be classified into four sub-categories, which are detailed as follows and subject to the regulations in Sections 2, 3, 4 and 5 of this Schedule:
- a) Small-Lot SSMUH regulations pertain to parcels with lot areas less than or equal to 280 m²;
 - b) Medium-Lot SSMUH regulations pertain to parcels with lot areas greater than or equal to 281 m² and less than or equal to 1199 m²;
 - c) Large-Lot SSMUH regulations pertain to parcels with lot areas greater than or equal to 1200 m²; and
 - d) SSMUH regulations for land within 400m of prescribed frequent transit stop, as shown on Map 1 in Appendix 1 of this Schedule.
- 1.3. No more than one residential, detached building is permitted on a lot.
- 1.4. More than one building is permitted on a lot, subject to the regulations in this Schedule.
- 1.5. Up to 32 m² of garage floor area that is used for the parking of vehicles shall not be included in the calculation of floor area. Additional area in excess of 32 m² shall be included as part of the floor area.

2. Small-Lot Small-Scale Multi-Unit Housing Regulations

Permitted Uses	
a) Residential, Duplex	
b) Residential, Houseplex	
c) Secondary Suite, subject to the regulations in Section 5 of this Bylaw	
d) Garden Suite, subject to the regulations in Schedule C	
Lot Density	
Floor Space Ratio (FSR)	1:1, except for properties zoned CD-28 in which the floor space ratio in that zone will apply
Number of Dwelling Units (maximum)	3
Dwelling Unit Floor Area (minimum)	33 m ²
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	60%
Impermeable Surface Coverage (maximum)	80%
Building Height and Width	
Building Height (maximum)	9 m
Building Width (minimum)	6 m

Setbacks	
Front Lot Line (minimum)	3.5 m
Rear Lot Line (minimum)	3.5 m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	2.4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

3. Medium-Lot Small-Scale Multi-Unit Housing Regulations

Permitted Uses	
<ul style="list-style-type: none"> a) Residential, Apartment b) Residential, Attached c) Residential, Duplex d) Residential, Houseplex e) Secondary Suite, subject to the regulations in Section 5 of this Bylaw 	
Lot Density	
Floor Space Ratio (FSR)	1:1
Number of Dwelling Units (maximum)	4
Dwelling Unit Floor Area (minimum)	33 m ²
Building Floor Area (maximum)	560 m ²
For a houseplex, floor area of any floor of the houseplex (maximum)	204 m ²
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	40%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Where there is an existing Residential, Detached building on a lot, the maximum building height of a new Residential, Duplex or Residential, Houseplex constructed in the rear yard shall not exceed a height of 7.5 m.	
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line (minimum)	7.5 m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

4. Large-Lot Small-Scale, Multi-Unit Housing Regulations

Permitted Uses	
<ul style="list-style-type: none"> a) Residential, Apartment b) Residential, Attached c) Residential, Duplex d) Residential, Houseplex e) Secondary Suite, subject to the regulations in Section 5 of this Bylaw 	
Lot Density	
Floor Space Ratio (FSR)	0.55:1
Number of Dwelling Units (maximum)	4
Dwelling Unit Floor Area (minimum)	33 m ²
Dwelling Unit Floor Area (maximum)	140 m ²
Building Floor Area (maximum)	560 m ²
For houseplex, the floor area of any floor of a houseplex (maximum)	204 m ²
Lot Coverage	
Lot Coverage (maximum)	30%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Where there is an existing Residential, Detached building on a lot, the maximum building height of a new Residential, Duplex or Residential, Houseplex constructed in the rear yard shall not exceed a height of 7.5 m.	
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line (minimum)	7.5 m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

5. Small-Scale Multi-Unit Housing regulations for land within 400m of prescribed frequent transit stop

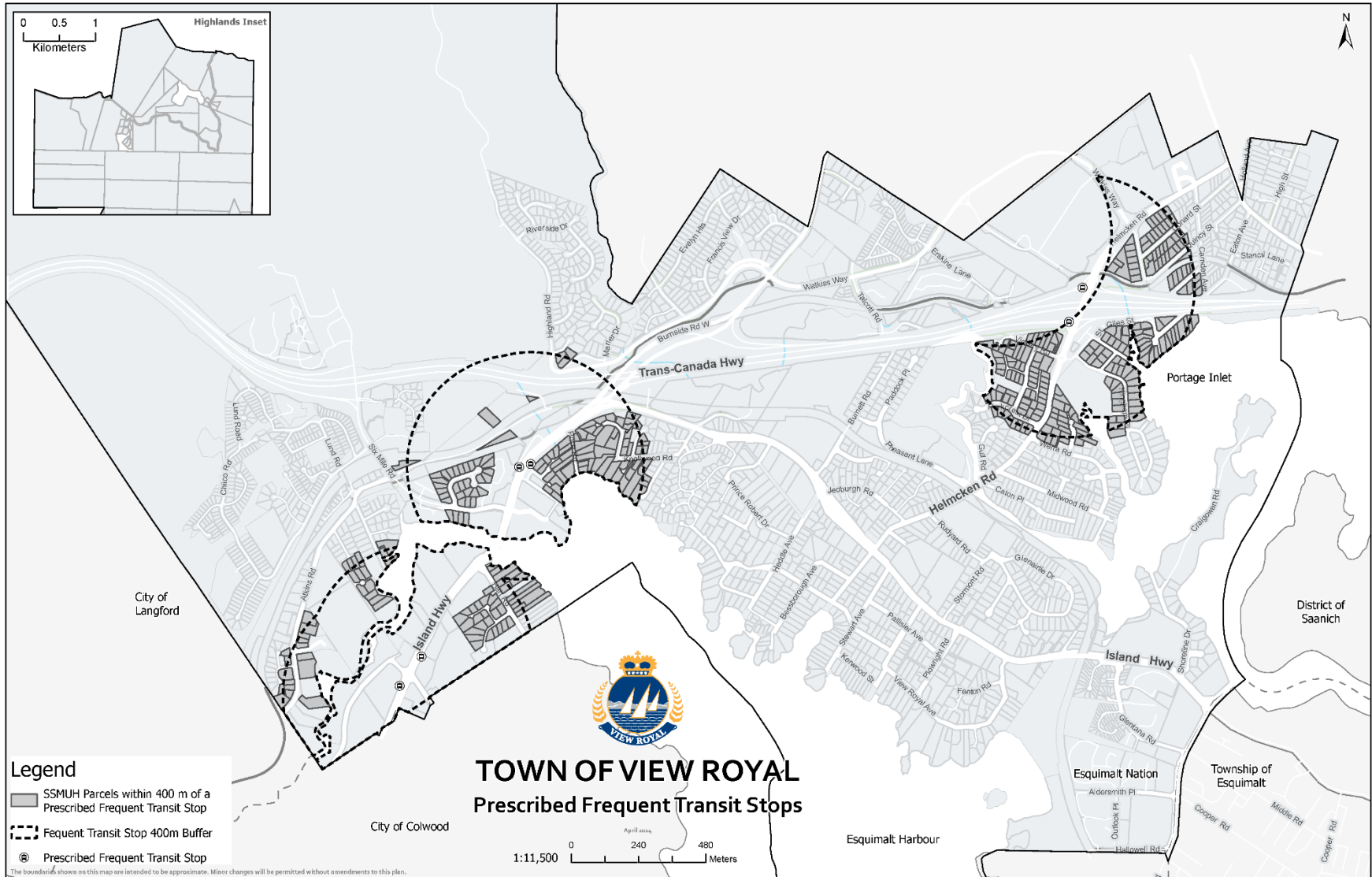
Permitted Uses	
<ul style="list-style-type: none"> a) Residential, Apartment b) Residential, Attached c) Residential, Duplex d) Residential, Houseplex 	

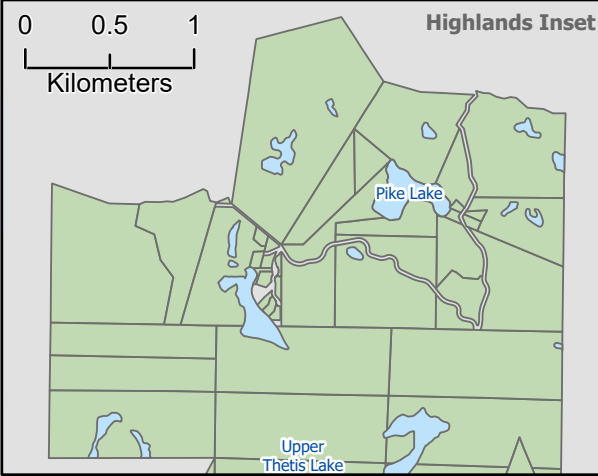
e) Secondary Suite, subject to the regulations in Section 5 of this Bylaw

Lot Density	
Floor Space Ratio (FSR)	1:1
Number of Dwelling Units (maximum)	6
Dwelling Unit Floor Area (minimum)	33 m ²
Dwelling Unit Floor Area (maximum)	140 m ²
Building Floor Area (maximum)	840 m ²
For houseplex, floor area of any floor of the houseplex (maximum)	204 m ²
Lot Coverage	
Lot Coverage (maximum)	40%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Where there is an existing Residential, Detached building on a lot, the maximum building height of a new Residential, Duplex or Residential, Houseplex constructed in the rear yard shall not exceed a height of 7.5 m.	
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line Setback (minimum)	7.5 m
Side Lot Line Setback (minimum)	1.5 m
Flanking Lot Line Setback (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
The off-street parking requirements for motor vehicles in Section 5 of this Bylaw do not apply to the residential use on the land shown on Map 1 in Appendix 1 of this Schedule, except as follows:	
a) a parking space that would be required to be provided as an accessible space under section 5.14 must be provided; and	
b) any parking space that is provided, whether or not that space is required to be provided, must meet the requirements of section 5 of this Bylaw.	

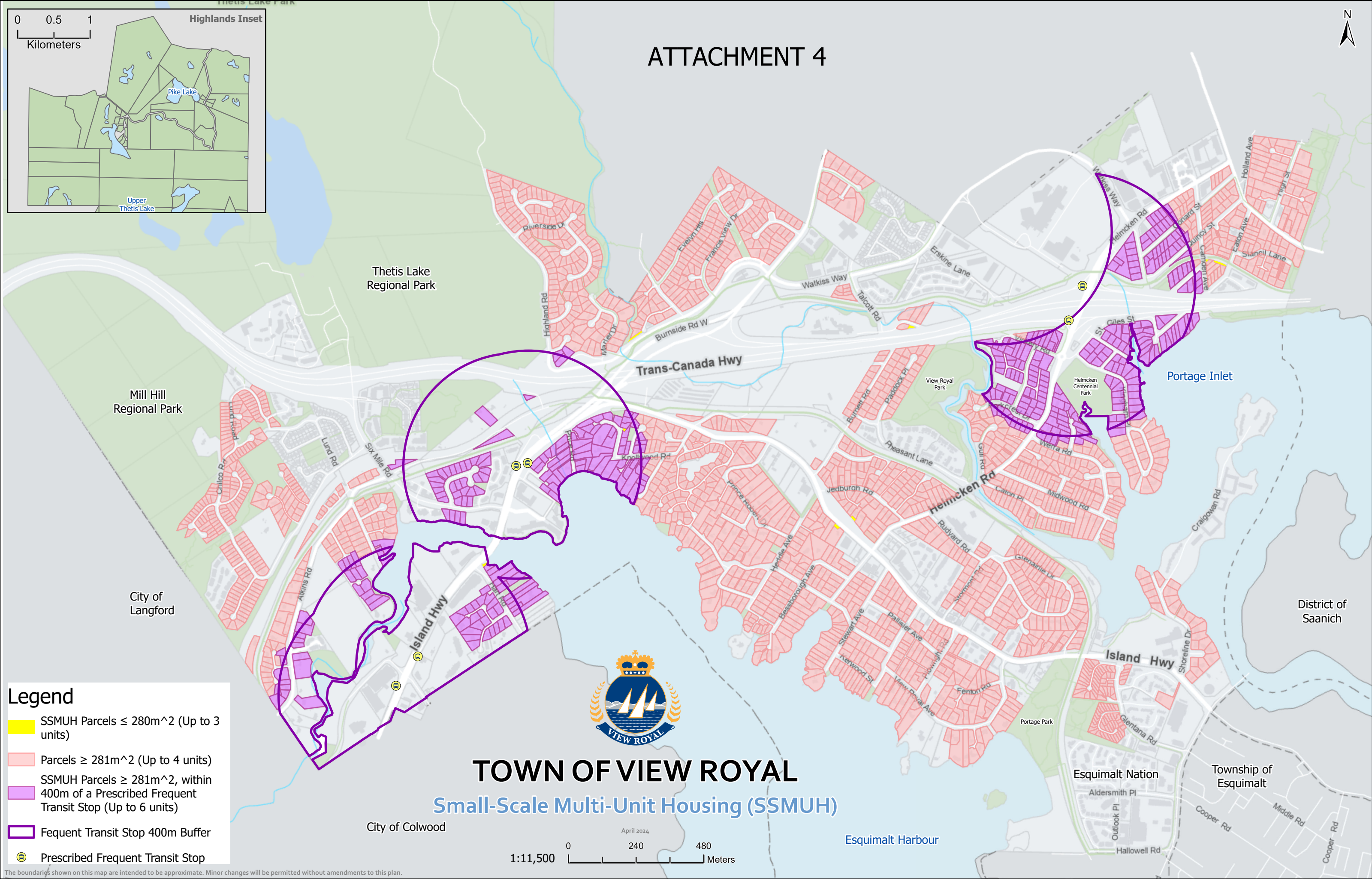
Appendix 1

Map 1





ATTACHMENT 4



- Legend**
- SSMUH Parcels $\leq 280m^2$ (Up to 3 units)
 - Parcels $\geq 281m^2$ (Up to 4 units)
 - SSMUH Parcels $\geq 281m^2$, within 400m of a Prescribed Frequent Transit Stop (Up to 6 units)
 - Frequent Transit Stop 400m Buffer
 - Ⓜ Prescribed Frequent Transit Stop



TOWN OF VIEW ROYAL

Small-Scale Multi-Unit Housing (SSMUH)

The boundaries shown on this map are intended to be approximate. Minor changes will be permitted without amendments to this plan.



Esquimalt Harbour

City of Colwood

Mill Hill Regional Park

Thetis Lake Regional Park

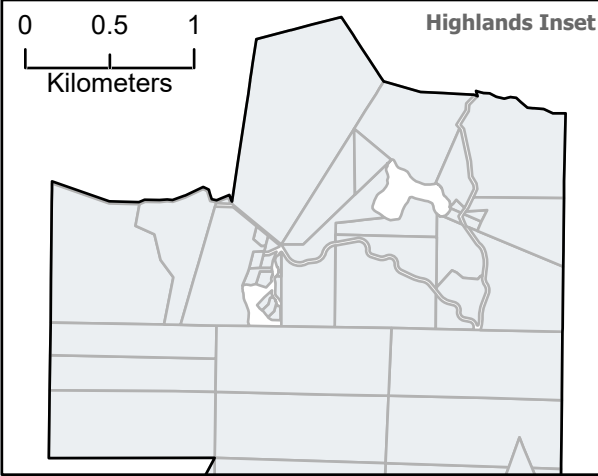
City of Langford

District of Saanich

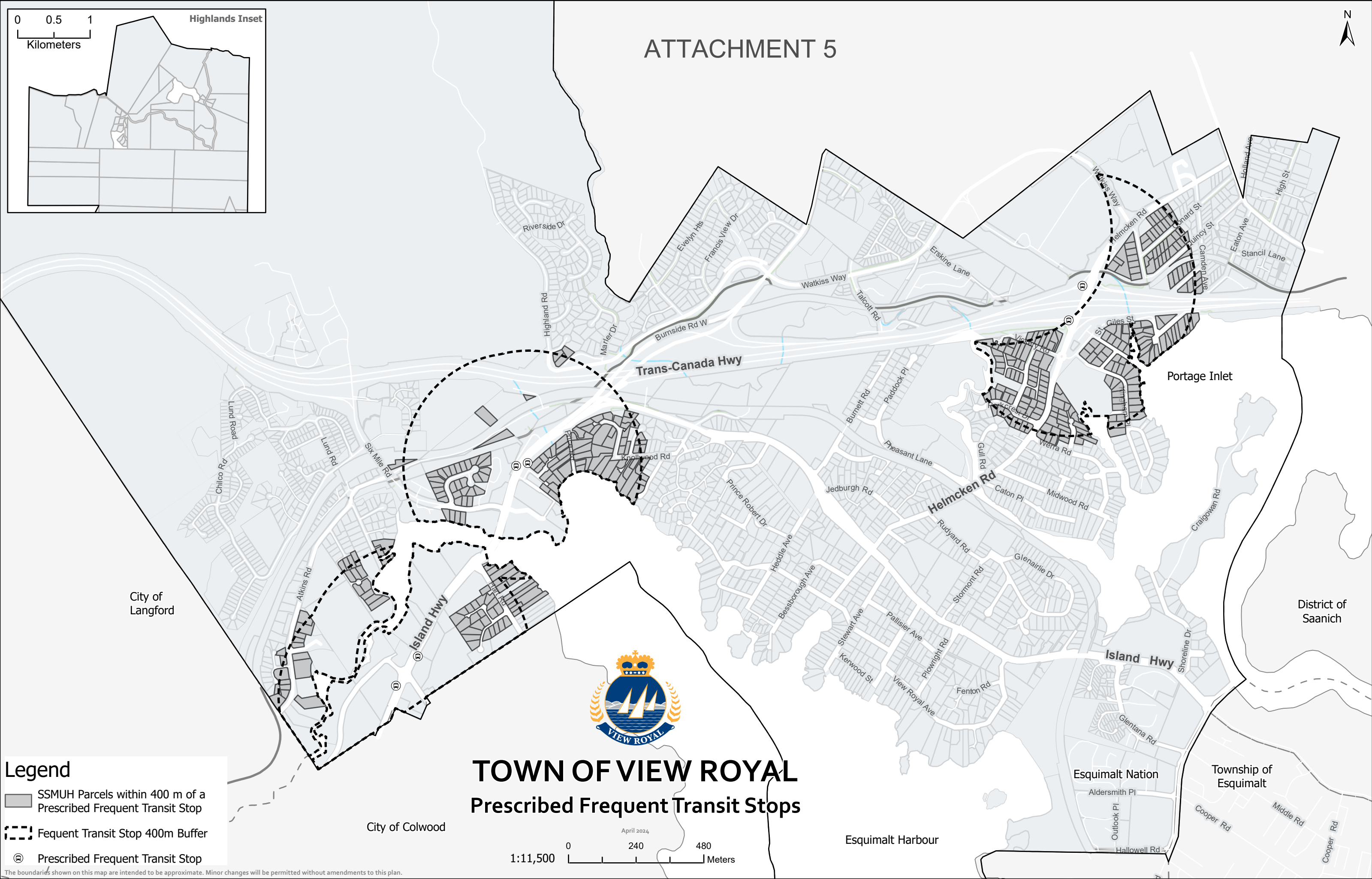
Esquimalt Nation

Township of Esquimalt

Portage Inlet



ATTACHMENT 5



Legend

- SSMUH Parcels within 400 m of a Prescribed Frequent Transit Stop
- Frequent Transit Stop 400m Buffer
- Prescribed Frequent Transit Stop

The boundaries shown on this map are intended to be approximate. Minor changes will be permitted without amendments to this plan.



TOWN OF VIEW ROYAL Prescribed Frequent Transit Stops



City of Langford

City of Colwood

Esquimalt Harbour

Esquimalt Nation

Township of Esquimalt

District of Saanich

Portage Inlet

ATTACHMENT 6

DEVELOPMENT PERMIT AREA: INTENSIVE RESIDENTIAL - GARDEN SUITE

Pursuant to Section 488(1) of the Local Government Act, the entire Town is designated Development Permit Area: Garden Suite, for the purpose of establishment of objectives for form and character of intensive residential development.

Justification

To provide a range of housing types that meet the housing needs of current and future residents, special consideration is given to the provision of ground-oriented rental units in the form of a garden suite. This form of rental housing serves to:

- Create opportunities for infill housing and a diversity in housing choice;
- Maintain character of existing neighbourhoods while increasing the overall supply of rental housing in the Town;
- Provide an opportunity for homeowners to utilize existing or new accessory building for residential uses as an alternative to secondary suites;
- Provide accommodation for family members or caregivers;
- Provide rental income (mortgage helper) for homeowners; and
- Create opportunities to age in place.

Objectives

The objectives that justify this Development Permit Area designation are to:

- Provide renters with ground-oriented housing as a rental housing option that may be suitable for households with children;
- Achieve attractive infill housing options that exhibit a high quality of architecture and landscaping, enhance neighbourhoods and minimize conflicts with immediate neighbours.
- Promote water and energy conservation, and reduce greenhouse gas emissions.

Exemptions

A Development Permit is not required for:

- 1) development that is not Intensive Residential – Garden Suite;
- 2) residential single-family dwellings and their other accessory buildings and structures;
- 3) residential duplexes and their accessory buildings and structures;
- 4) commercial, or multi-family residential development;
- 5) the subdivision of land;
- 6) internal alterations to a garden suite; or
- 7) minor exterior renovations to a garden suite that would not significantly alter the footprint or character of the building in the opinion of the Director of Development Services.

DESIGN GUIDELINES

Preliminary Site Design and Layout

Intent:

Preliminary site design and layout for garden suites prioritize privacy of neighbours, access to the suite, retention of green space and trees, and focus design on the natural topography of the site.

Guidelines:

- i. The location of the garden suite should minimize opportunities for overlook and shading of adjacent properties.
- ii. Protecting and retaining existing mature trees on subject and adjacent properties should be a key consideration in site design and layout, including associated parking and access areas.
- iii. Minimize hard (impervious) surfacing on a lot.
- iv. Access to the garden suite shall be provided by a minimum 1.0m wide path that is clearly identifiable and provides direct access from the street to the accessory dwelling unit.
- v. Siting of a garden suite should respond to the natural topography of the lot. Significant excavation and/or retaining walls shall be discouraged.
- vi. Garden suites should be designed to the natural stepping and sections along the natural slope and topography of the land.
- vii. Garden suites should be located to be at least partially visible from the street.
- viii. In the case of corner lots, the garden suites should be directly oriented to the flanking yard of the adjacent public right-of-way. For clarity, the front doors and windows should be directly oriented to the street, and the landscaping should reinforce the garden suite entryway.

Building Design

Intent:

Integration of a garden suite in an established neighbourhood requires careful attention to architectural style and elements of building design. The design should complement the architectural elements of the residential detached dwelling, and strive for liveability and comfort for the tenant.

Guidelines – Design and Massing:

- i. High quality architectural expression and the accessory building should relate to the principal building on site in terms of materials, roof form and general architectural expression; however the accessory dwelling unit should not be a “miniature version” of the principal dwelling.

- ii. High quality and durable exterior finishes should be used to reinforce the residential character of the garden suite.
- iii. On steeply sloping sites, any vertical portion of the accessory dwelling unit is discouraged from being greater than the prescribed maximum building height.

Guidelines – Windows and lighting

- i. The size and placement of windows should minimize overlook and be sensitive to neighbours' privacy. Windows should be maximized along those facades oriented to the interior of the site. On corner lots, windows should be oriented to the street.
- ii. Skylights, clerestory windows and obscured glazing are encouraged to minimize privacy impacts.
- iii. Lighting for the garden suite should complement the building and landscape design.
- iv. Lighting should be kept to a minimum necessary for pedestrian safety and visibility. Consideration should be given to the number, location, and style of light fixtures, as well as minimize lighting overspill on adjacent properties.

Guidelines – Entries, Addressing and Mechanical Equipment

- i. Unit entries should be oriented to the street. When this is not practical, entry to the garden suite should be located at the entry to the interior portion of the site.
- ii. Entrances should provide weather protection by recessed or covered entryways.
- iii. A garden suite must be assigned a unique and individual address. An address sign must be located at a clearly visible location from the nearest street frontage.
- iv. External mechanical equipment, such as heat pumps and utility metres should be located on a lot to minimize impacts on adjacent neighbours.

Landscaping and Outdoor Amenity Space

Intent:

High quality landscape design can preserve neighbourhood character and greenspace, maximize privacy, provide permeability and improve liveability. Protection of mature trees is a key element in quality landscape design.

Guidelines – Landscaping

- i. Mature trees and significant vegetation shall be retained where possible.

- ii. Native, pollinator, and drought tolerant trees and plants suitable for the local climate are encouraged. Invasive species are prohibitive.
- iii. Privacy screening, including landscaping and/or fencing is encouraged along interior side and rear lot lines. Chain link fencing is prohibited.
- iv. Flanking yards on corner lots should be designed and treated as the main entrance to the garden suite. Landscaping between the street and outdoor space should be used to define the transition from public to private space.

Guidelines – Outdoor Amenity Space for Tenants

- i. A minimum of 15 m² of semi-private outdoor space should be clearly associated with the garden suite. This may be achieved through plantings, changes in surface materials and grade.
- ii. Hard-surfaced areas are supportable for outdoor amenity space provided that these areas permeable surface treatment, decorative in nature, and not used as a parking space.

Sustainability

Intent

Design that improves the natural environment by promoting water and energy conservation, and rainwater and stormwater management best practices are encouraged.

Guidelines

- i. Accessory dwelling units must comply with Zero Carbon Step Code level 4 and Energy Step Code 3.
- ii. Consider low carbon building design and landscaping;
- iii. Consider rooftop energy initiatives to reduce stormwater runoff, improve water quality, reduce the urban heat island effect, conserve energy, and prolong the life of the roof membrane, and installations such as:
 - a. solar panels;
 - b. solar hot water heating; and
 - c. green roofs.
- iv. Integrate water conservation into building and landscape design. This may include capturing rainwater from a roof and maximizing permeable surfaces on site.
- v. Consider stormwater management practices that mimic natural systems. The use of rain gardens, green roofs, bioswales, and landscaping can help to slow and clean rainwater, allowing it to slowly filter back to the natural water table.

Parking and Access

Intent

Sufficient and useable site parking is a requirement for garden suites. Driveway and parking space design should consider stormwater and rainwater management, protection of trees and impacts on adjacent properties.

Guidelines

- i. Driveway and parking space design should maximize rainwater infiltration through the use of permeable surfaces such as unit paving blocks, permeable concrete and asphalt, or driveway planting strips.
- ii. Parking for the garden suite can be provided on a shared driveway with the principal building.
- iii. Screening through the use of landscaping, plantings and/or fences shall be used where driveway accesses and parking spaces are located along an interior side lot line.

Waste and Compost

Intent

Storage of municipal waste and compost containers should consider visual impacts, as well as issues for adjacent neighbours.

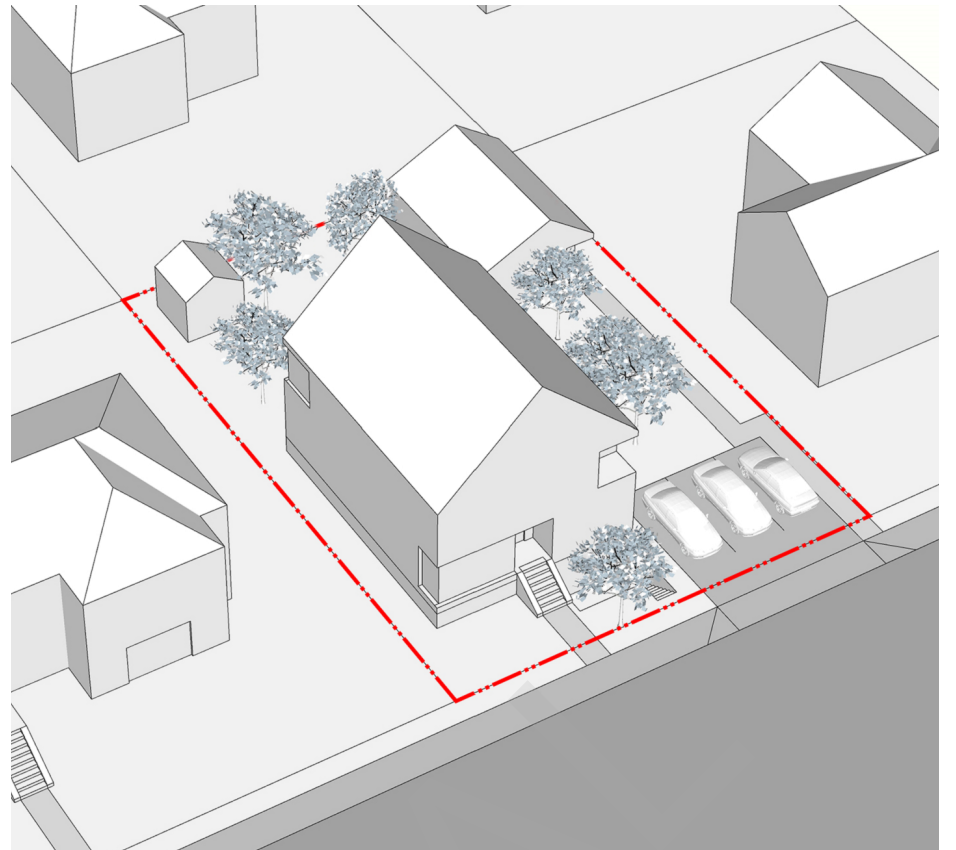
Guidelines

- i. A space should be provided for garbage, recycling and compost containers for the garden suite. Containers must be animal proof and should be screened from view.
- ii. Where possible, containers should not be stored in rear or interior side yard setbacks.

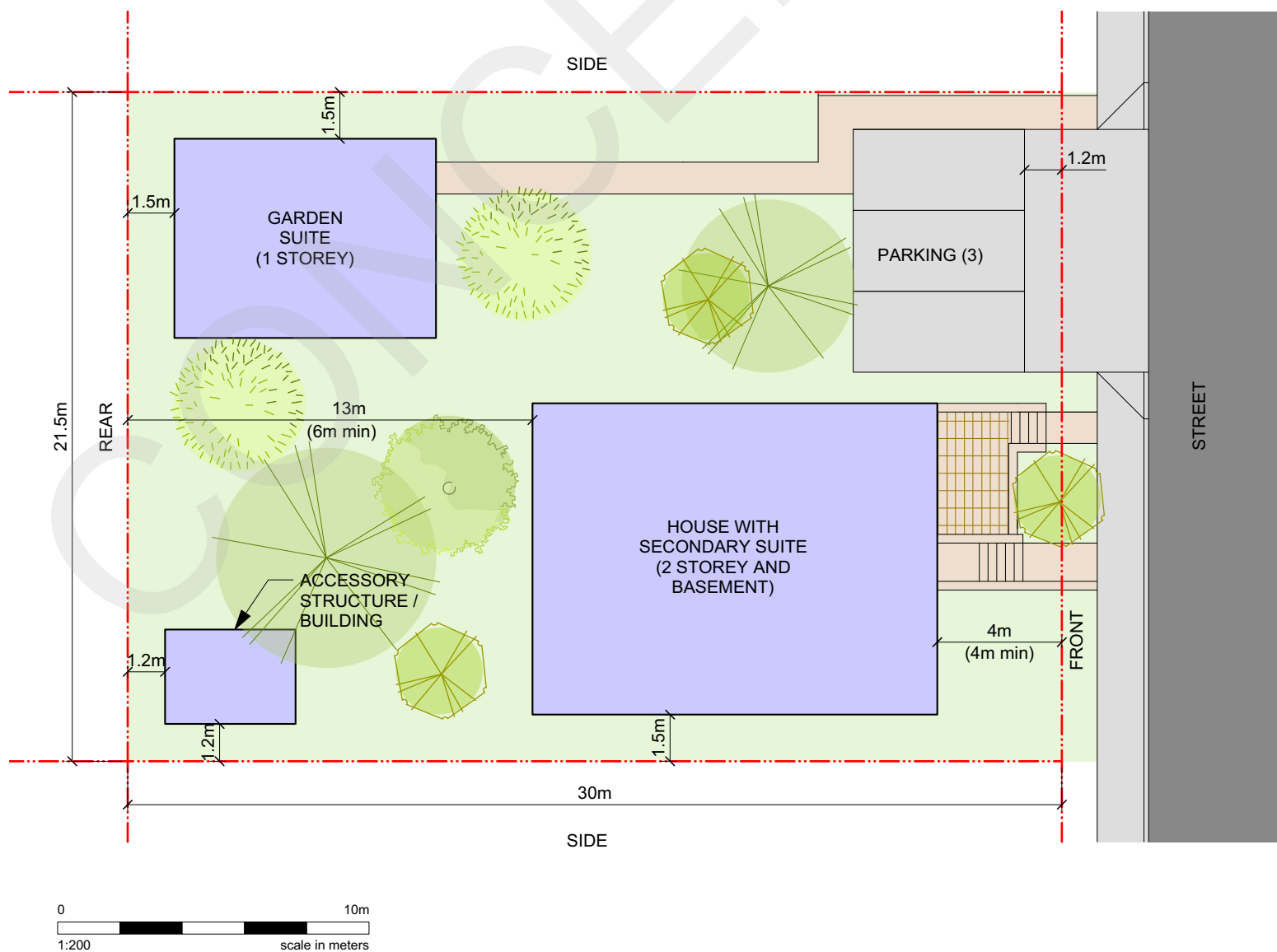
ATTACHMENT 7

Detached Residential with Secondary Suite and Garden Suite - Medium Lot

Property Size	645 m ²			
	Shown		Maximum Allowable	
Lot Coverage	196 m ²	30%	258 m ²	40%
Impermeable Coverage	292 m ²	45%	387 m ²	60%
# Dwelling Units	4			
Dwelling Unit Floor Area (maximum)	240 m ²			
Floor Space Ratio (maximum)	.4:1			
	Total Area		Approx. # Bedrooms	
Detached Dwelling	260 m ²		3	
Secondary Suite	130 m ²		2	
Garden Suite	54 m ²		1	
Accessory Structure	13 m ²			
Parking Stalls*	1 per unit		3 stalls total	
	Shown		Minimum Setback	
Front Yard	4 m		4 m	
Rear Yard	13 m		6 m	
Side Yard	1.5 m		1.5 m	
Flanking Side Yard	3 m			
Building Separation Distance (minimum)	4 m			
	Shown		Minimum Setback	
Garden Suite Setbacks				
Other Buildings	3.7 m		2.4 m	
Rear Yard	1.5 m		1.5 m	
Side Yard	1.5 m		1.5 m	
Flanking Side Yard	3.5 m			
Primary Building Height	9 m (11m max)			
Garden Suite Height	4.5 m (max)			



*Parking not required for properties within 400m of a prescribed transit stop per Section 525.1 of the Local Government Act. This study shows an example with parking provided.

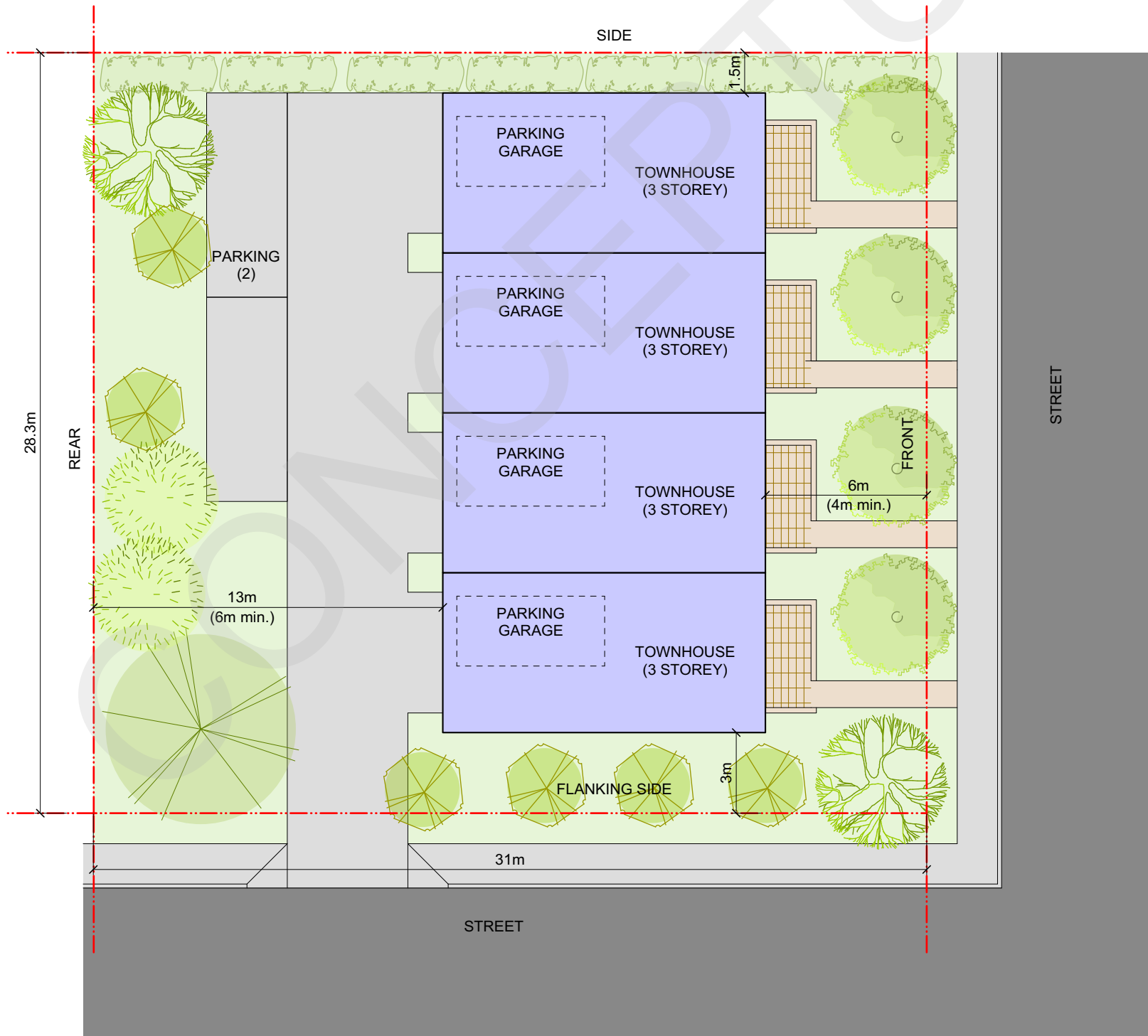
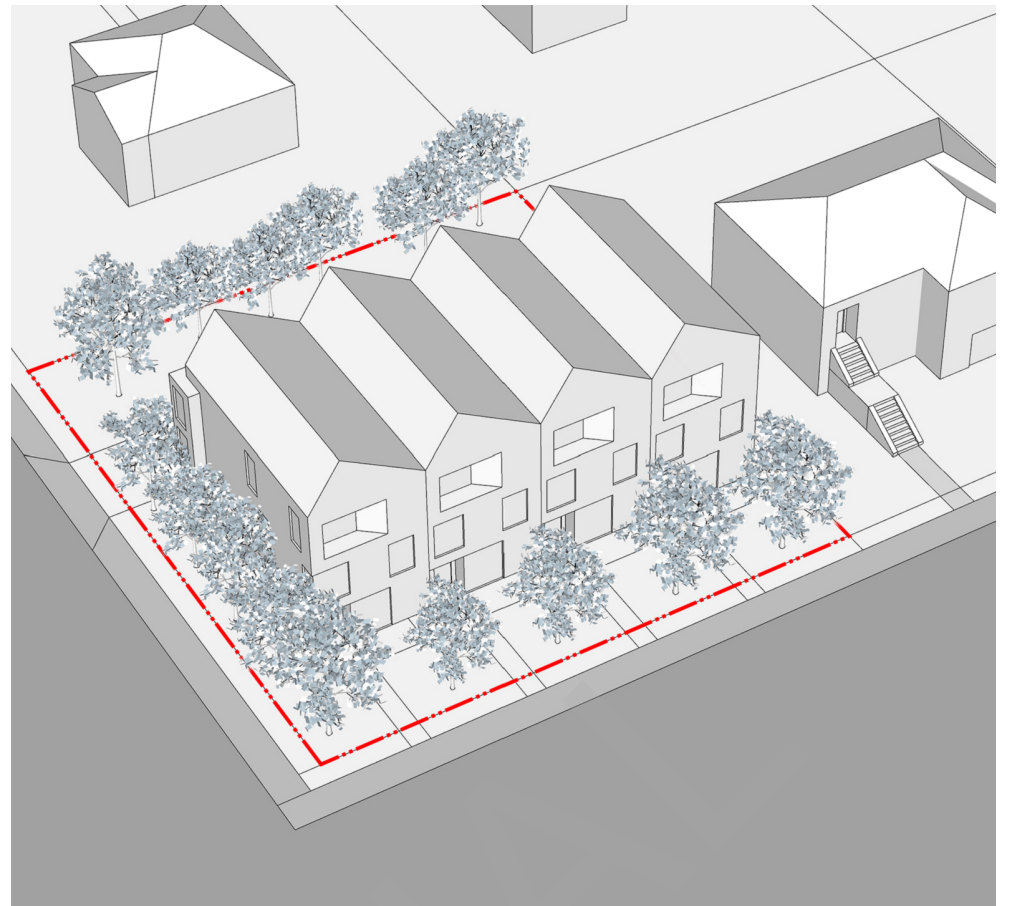


NOTE: LAYOUT IS FOR CONCEPTUAL USE ONLY TO ILLUSTRATE TYPICAL SMALL-SCALE UNIT HOUSING TYPOLOGIES. ZONING BYLAW REGULATIONS STEILL APPLY.

Townhouses - Medium Lot with Current Zoning Parking

Property Size 877 m²

	Shown		Maximum Allowable	
Lot Coverage Impermeable	286 m ²	33%	% # m ²	& %
Coverage	524 m ²	60%	526 m ²	60%
# Dwelling Units	4		240 m ²	
Dwelling Unit Floor Area (maximum)			1:1	
Floor Space Ratio (maximum)	.97:1			
Floor Area	Total Area		Approx. # Bedrooms	
Per Townhouse	214 m ²		3	
Total Floor Area	856 m ²			
Parking Stalls Required	1.5 per unit		6 stalls req.	
Primary Building Setbacks	Shown		Minimum Setback	
Front Yard	6 m		& m	
Rear Yard	13 m		6 m	
Side Yard	1.5 m		1.5 m	
Flanking Side Yard	3 m		3 m	
Building Separation Distance (minimum)	4 m			
Building Height	10 m (11m max)			
	3 Storeys			



0 10m
1:200 scale in meters

NOTE: LAYOUT IS FOR CONCEPTUAL USE ONLY TO ILLUSTRATE TYPICAL SMALL-SCALE UNIT HOUSING TYPOLOGIES. ZONING BYLAW REGULATIONS STILL APPLY.

SMALL SCALE MULTI-UNIT HOUSING STUDIES
TOWN OF VIEW ROYAL

Medium Lot - Corner Lot
Townhouses Parking 1

2024.04.16

2.3

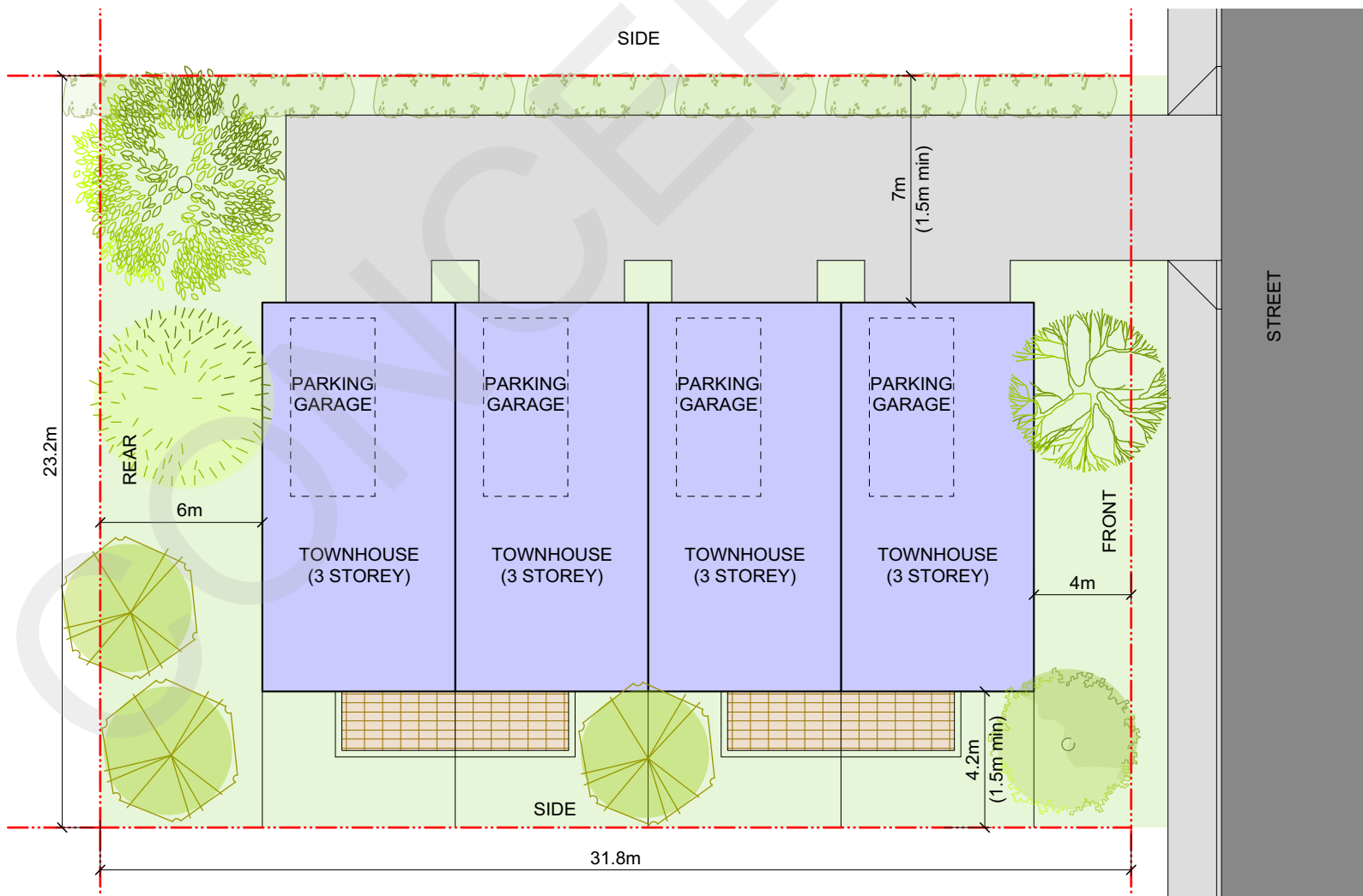
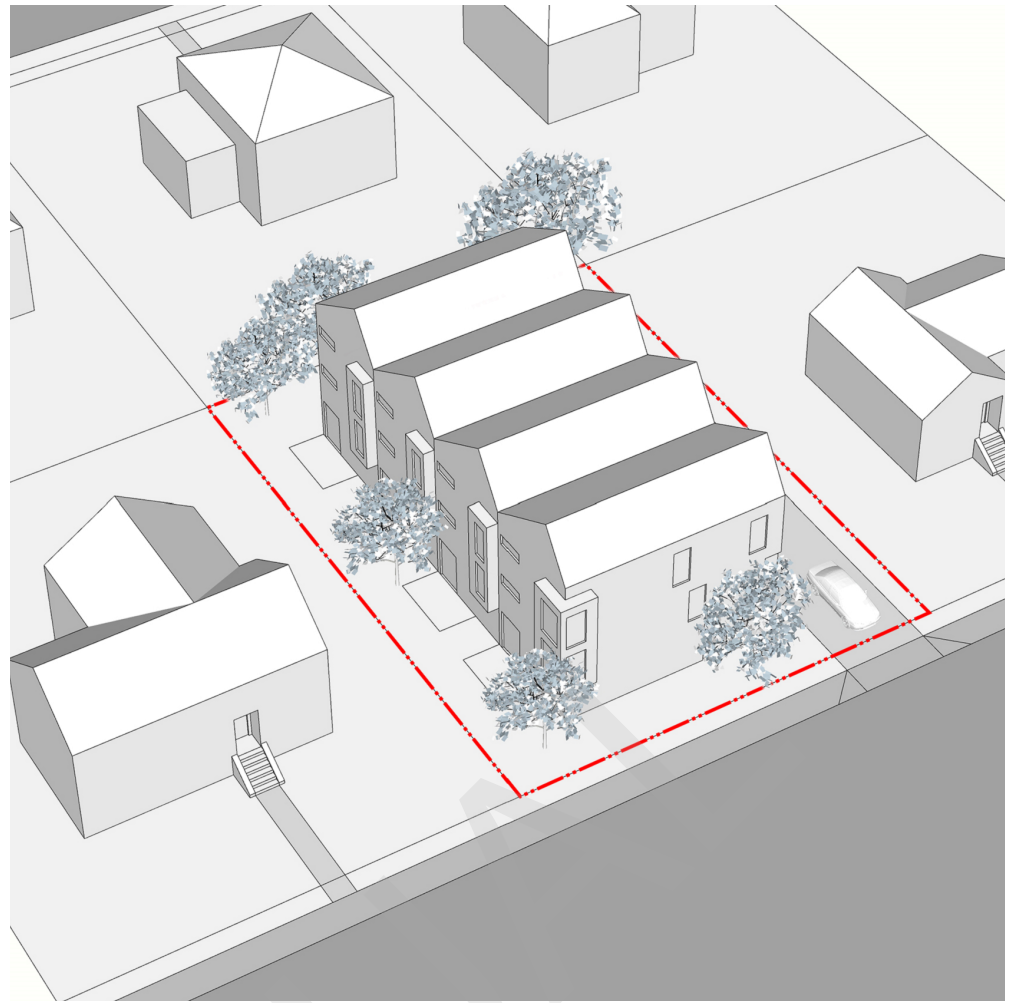
Townhouses - Medium Lot with Parking Zoning Amendment

Property Size 738 m²

	Shown		Maximum Allowable	
Lot Coverage	288 m ²	39%	296 m ²	40%
Impermeable Coverage	436 m ²	59%	443 m ²	60%
# Dwelling Units	4			
Dwelling Unit Floor Area (Maximum)	240 m ²			
Floor Space Ratio (maximum)	1.1:1		1:1	
Floor Area	Total Area		Approx. # Bedrooms	
Per Townhouse	214 m ²		3	
Total Floor Area	856 m ²			
Parking Stalls*	1.5 per unit		6 stalls	
Visitor Stalls**	0.1 per unit		0 stalls	
Primary Building Setbacks	Shown		Minimum Setback	
Front Yard	3 m		4 m	
Rear Yard	5 m		6 m	
Side Yard	4.2 m		1.5 m	
Flanking Side Yard			3 m	
Building Separation Distance (minimum)	4 m			
Building Height	10 m (11m max) 3 Storeys			

*Parking not required for properties within 400m of a prescribed transit stop per Section 525.1 of the Local Government Act. This study shows an example with parking provided.

**Visitor Stalls not required if total units are less than 5 dwelling units



0 10m
1:200 scale in meters

NOTE: LAYOUT IS FOR CONCEPTUAL USE ONLY TO ILLUSTRATE TYPICAL SMALL-SCALE UNIT HOUSING TYPOLOGIES. ZONING BYLAW REGULATIONS STILL APPLY.

Stacked Townhouses - Medium Lot

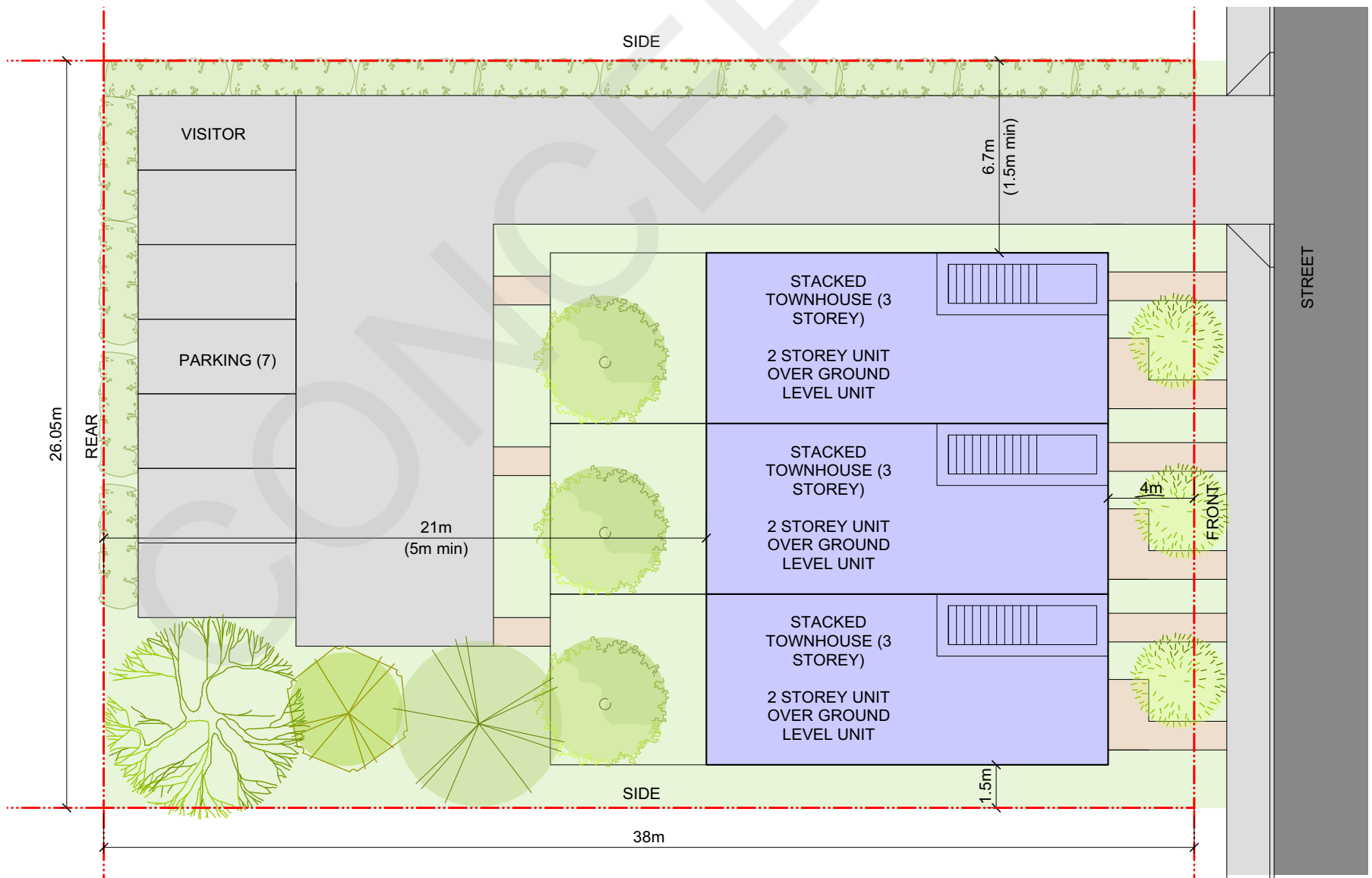
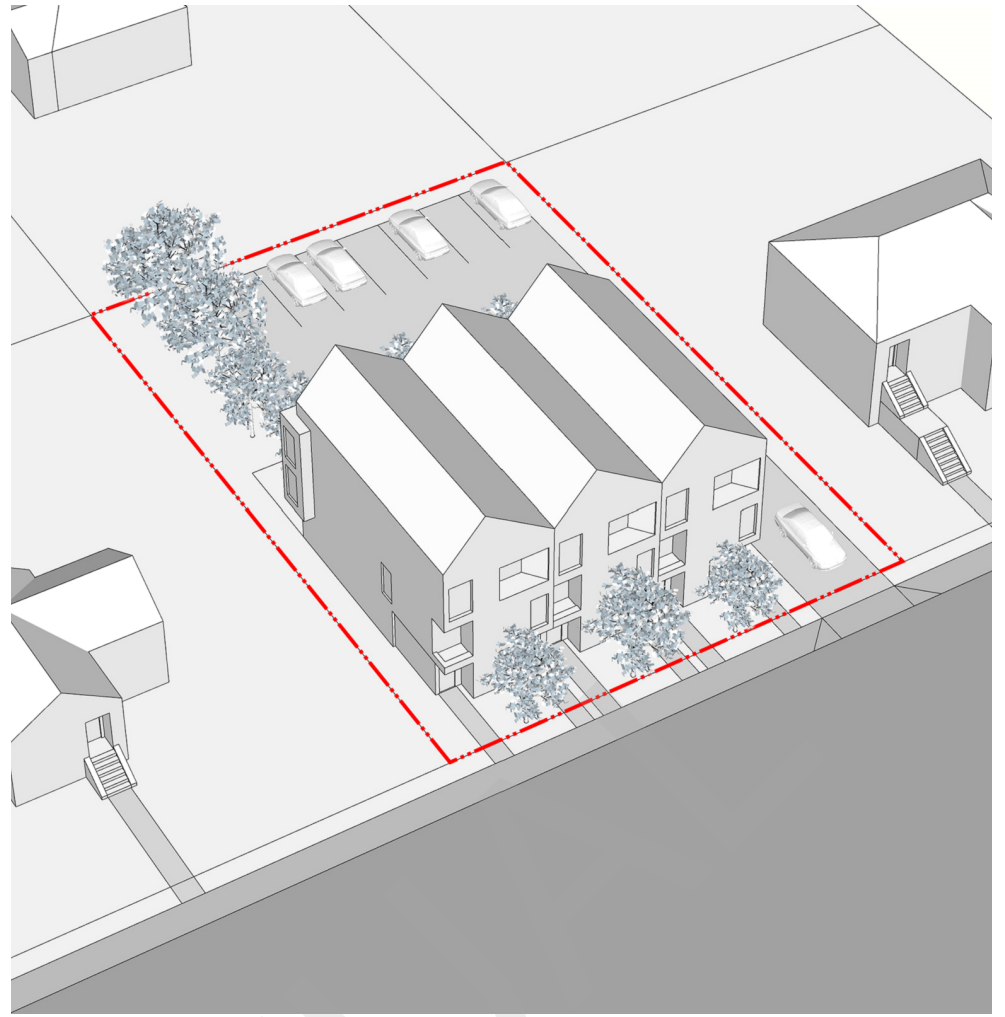
Property Size 990 m²

	Shown		Maximum Allowable	
Lot Coverage	248 m ²	25%	396 m ²	40%
Impermeable Coverage	584 m ²	59%	594 m ²	60%
# Dwelling Units	6			
Dwelling Unit Floor Area (Maximum)	240 m ²			1:1
Floor Space Ratio (maximum)	1.5:1			
Floor Area	Total Area		Approx. # Bedrooms	
Per Townhouse	179 m ²		3	
Per Secondary Suite	70 m ²		2	
Total Floor Area	1499 m ²			

Parking Stalls* 1 per unit 6 stalls
 Visitor Stalls 0.1 per unit 1 stalls

Primary Building Setbacks	Shown	Minimum Setback
Front Yard	3 m	4 m
Rear Yard	21 m	6 m
Side Yard	1.5 m	1.5 m
Flanking Side Yard		3 m
Building Separation Distance (minimum)	4 m	
Building Height	10 m (11m max) 3 Storeys	

*Parking not required for properties within 400m of a prescribed transit stop per Section 525.1 of the Local Government Act. This study shows an example with parking provided.



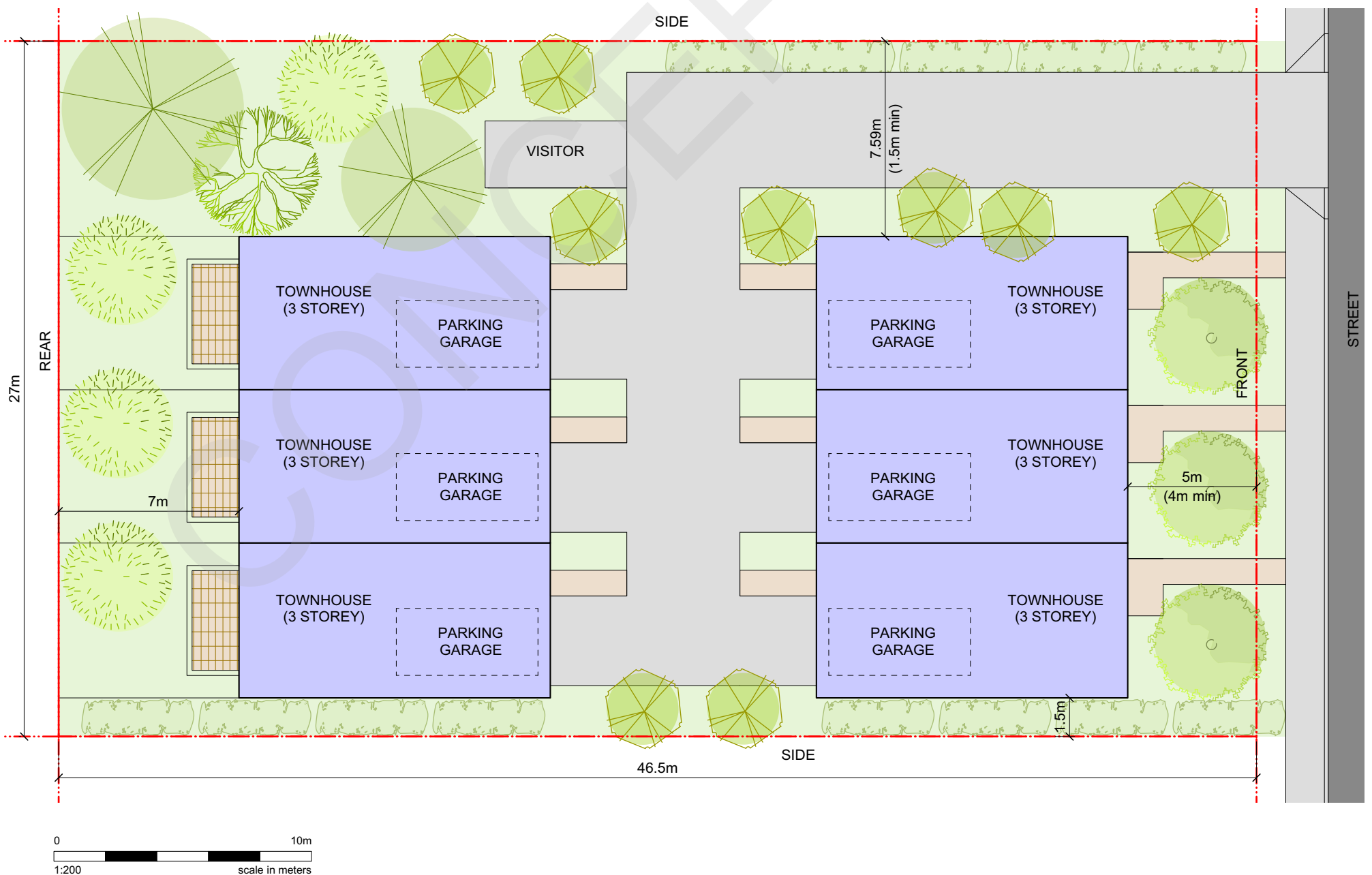
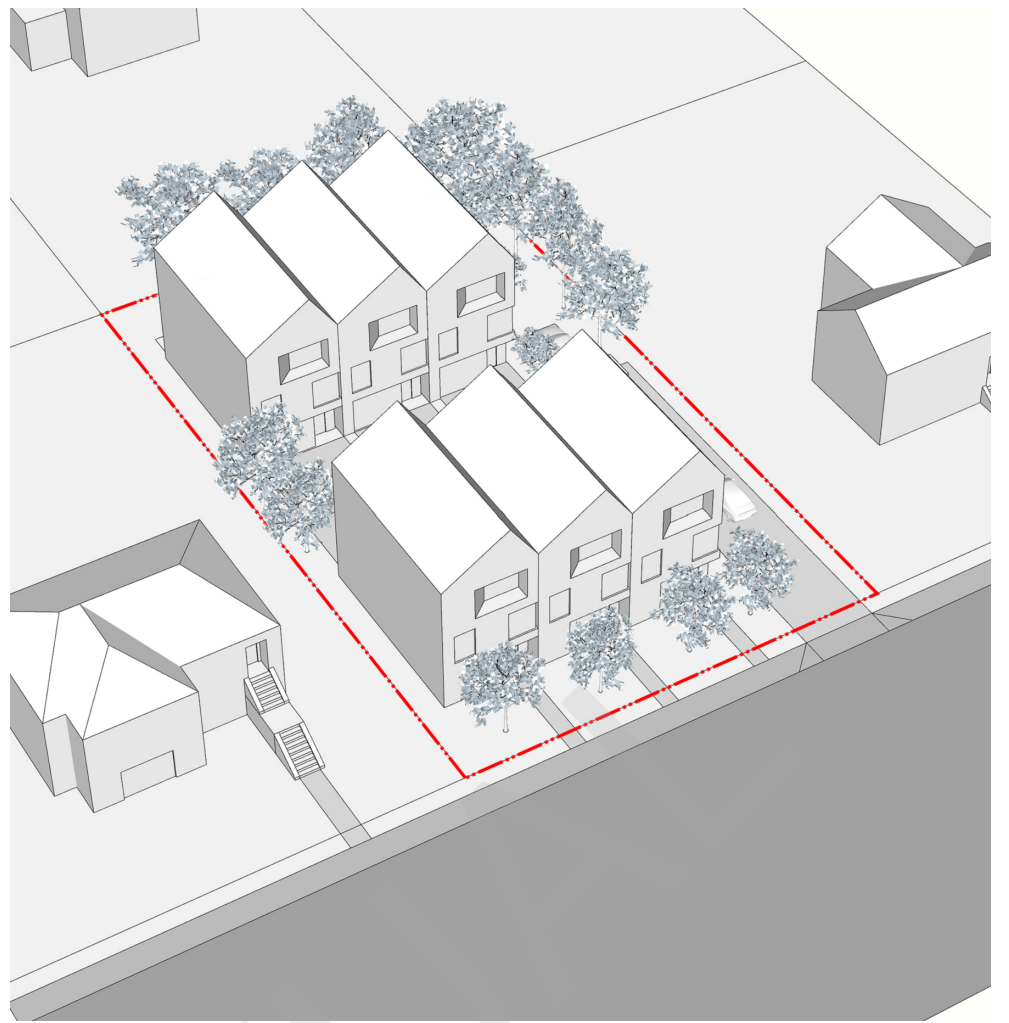
NOTE: LAYOUT IS FOR CONCEPTUAL USE ONLY TO ILLUSTRATE TYPICAL SMALL-SCALE UNIT HOUSING TYPOLOGIES. ZONING BYLAW REGULATIONS STILL APPLY.

Townhouses - Large Lot

Property Size 1256 m²

	Shown		Maximum Allowable	
Lot Coverage	428 m ²	34%	377 m ²	30%
Impermeable Coverage	754 m ²	60%	753 m ²	60%
# Dwelling Units	6			
Dwelling Unit Floor Area (maximum)	240 m ²			
Floor Space Ratio (maximum)	.9:1		.6:1	
Floor Area	Total Area		Approx. # Bedrooms	
Per Townhouse	214 m ²		3	
Total Floor Area	1284 m ²			
Parking Stalls*	1 per unit		6 stalls	
Visitor Stalls	0.1 per unit		1 stalls	
Primary Building Setbacks	Shown		Minimum Setback	
Front Yard	5 m		4 m	
Rear Yard	7 m		6 m	
Side Yard	1.5 m		1.5 m	
Flanking Side Yard			3 m	
Building Separation Distance (minimum)	4 m			
Building Height	10 m (11m max)			
	3 Storeys			

*Parking not required for properties within 400m of a prescribed transit stop per Section 525.1 of the Local Government Act. This study shows an example with parking provided.



NOTE: LAYOUT IS FOR CONCEPTUAL USE ONLY TO ILLUSTRATE TYPICAL SMALL-SCALE UNIT HOUSING TYPOLOGIES. ZONING BYLAW REGULATIONS STILL APPLY.

Stacked Townhouses - Large Lot

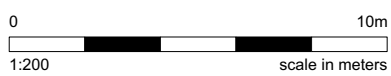
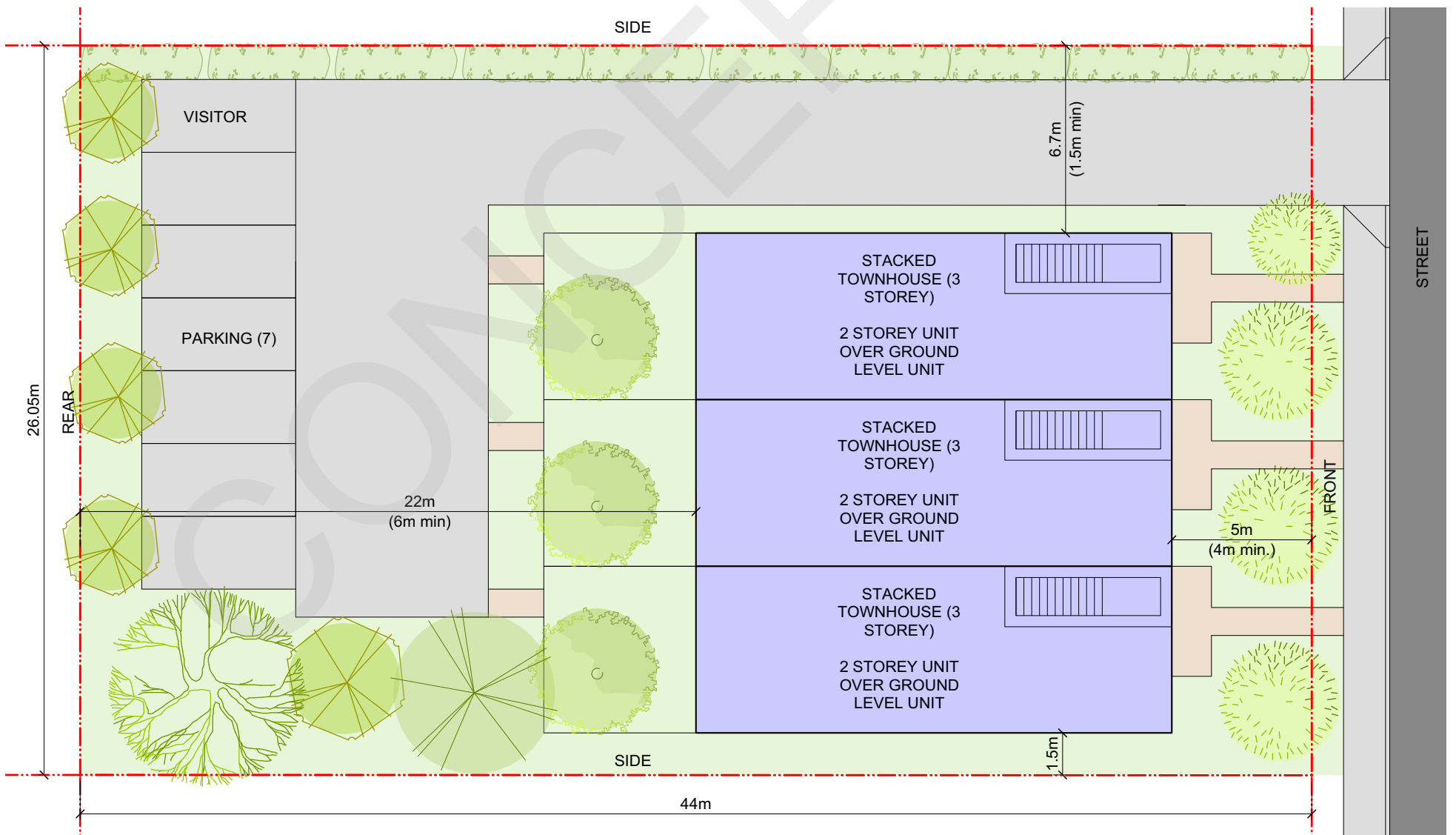
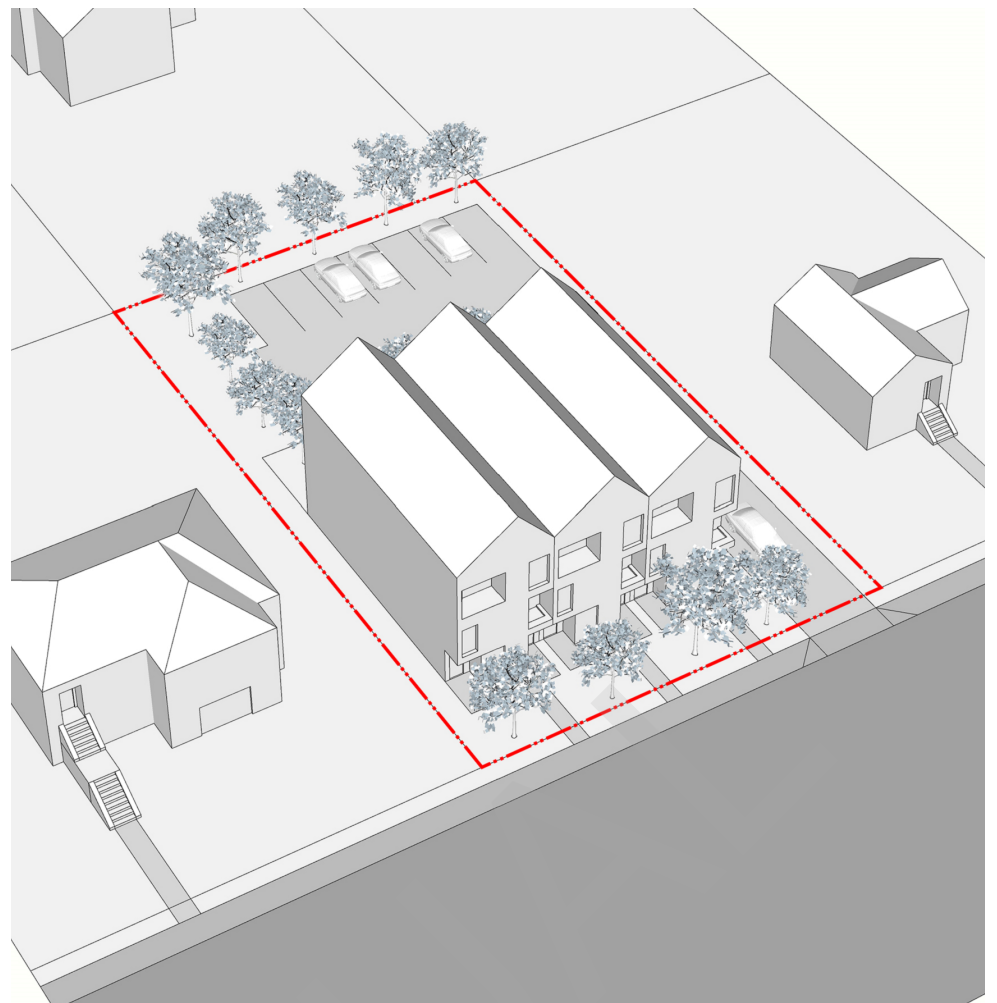
Property Size 1146 m²

	Shown		Maximum Allowable	
Lot Coverage	303 m ²	26%	344 m ²	30%
Impermeable Coverage	668 m ²	58%	688 m ²	60%
# Dwelling Units	6			
Dwelling Unit Floor Area (maximum)	240 m ²			
Floor Space Ratio (maximum)	1.5:1		.6:1	
Floor Area	Total Area		Approx. # Bedrooms	
Per Townhouse	215 m ²		3	
Per Secondary Suite	88 m ²		2	
Total Floor Area	1820 m ²			

Parking Stalls* 1 per unit 6 stalls
 Visitor Stalls 0.1 per unit 1 stalls

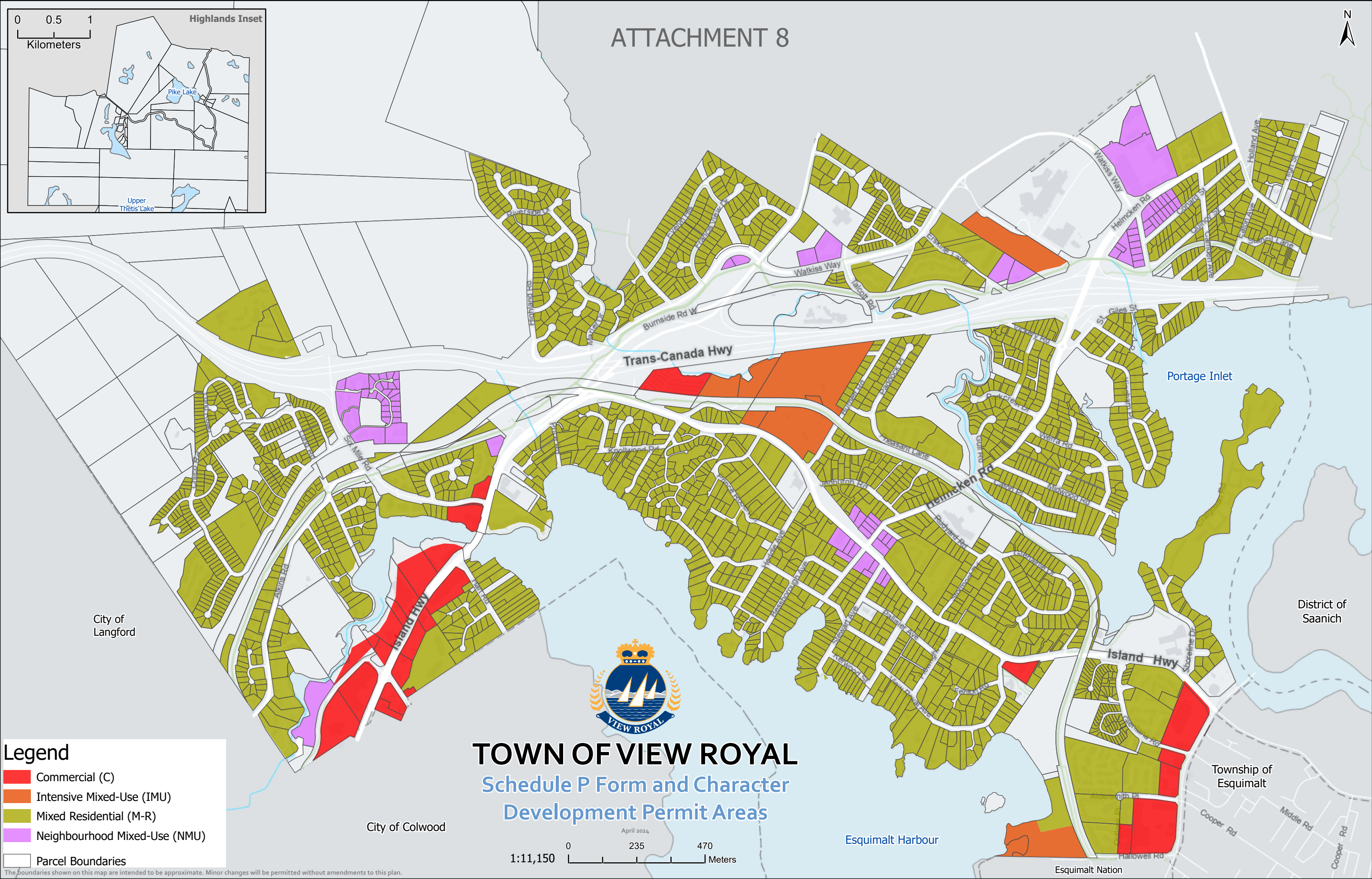
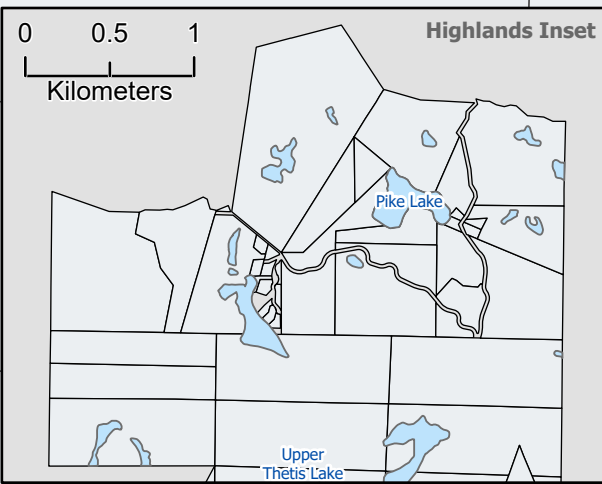
Primary Building Setbacks	Shown	Minimum Setback
Front Yard	3 m	3 m
Rear Yard	21 m	5 m
Side Yard	1.5 m	1.5 m
Flanking Side Yard		3 m
Building Separation Distance	4 m	
Building Height	10 m (11m max) 3 Storeys	

*Parking not required for properties within 400m of a prescribed transit stop per Section 525.1 of the Local Government Act. This study shows an example with parking provided.



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ATTACHMENT 8



City of Langford

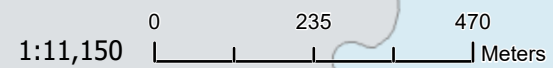
District of Saanich



TOWN OF VIEW ROYAL

Schedule P Form and Character Development Permit Areas

April 2024



Legend

- Commercial (C)
- Intensive Mixed-Use (IMU)
- Mixed Residential (M-R)
- Neighbourhood Mixed-Use (NMU)
- Parcel Boundaries

The boundaries shown on this map are intended to be approximate. Minor changes will be permitted without amendments to this plan.

City of Colwood

Esquimalt Harbour

Township of Esquimalt

Esquimalt Nation

Cooper Rd
Middle Rd
Cooper Rd

ATTACHMENT 9

Implementing Small-Scale Multi-Unit Housing in View Royal

Summary/Recommendation.....	2
Fitting SSMUH dwellings at the Residential Lot Scale.....	4
Background	4
Aiming for the sweet spot: accommodating density, managing intensity.....	5
Step 1: Sort the Restricted zone lots into the provincial Site Standards Packages	5
Step 2: The challenge of the smallest lot	6
Step 3: Choosing a building size control method.....	7
Step 4: What is the right size for SSMUH development?.....	9
Step 5: Identifying the right SSMUH size in View Royal.....	11
Step 6: Back to the smallest lot challenge	13
Step 7: Recommendation.....	16
Map.....	17

Summary/Recommendation

Implementing Small-Scale Multi-Unit Housing legislation

In late 2023, the province legislated new Small-Scale Multi-Unit Housing (SSMUH) density requirements, affecting over 2100 (40%) of residential properties in View Royal. Compliance with these requirements by June 30, 2024 is mandatory. The province has tasked municipalities with implementing these regulations, providing them with a Policy Manual for guidance.

The aims of the SSMUH legislation, outlined in the policy manual, include increasing housing supply, offering diverse housing choices, and contributing to more affordable housing. It seeks to provide housing options compatible with established neighborhoods, prioritizing ground-oriented units over larger-scale multi-family housing, as well as more affordable housing options.

The mandated density requirements must be achieved on the properties in the SSMUH restricted zones. However, the province has also supplied “levers” within the SSMUH policy and encourage municipalities to use them in order to merge locally tailored intensity goals with provincial density goals. Ignoring this fact would be a disservice to the municipality.

Building density and intensity are both crucial aspects of successful urban growth, both have impacts on the quality of life. While density refers to the concentration of buildings on the land base, intensity considers factors like building height, floor area, and compatibility with existing neighbourhoods, providing a broader view of development.

Aiming for the sweet spot: accommodating density, managing intensity

The municipality’s overall objective is to create a set of low-complexity zoning rules that reduce development uncertainty and facilitate timely approval.

Lot sizes and density grouping recommendations are provided as Site Standards Packages (SSPkg) in the SSMUH policy manual. The restricted lots in View Royal were sorted into the four SSPkg groups; A, B, C and D. Essentially, the SSPkg’s assign density to each lot.

For mandatory density, the goal is to establish zoning parameters that fit on the smallest lot in each group of lots, and then ensure the prescribed density can be achieved across all lots in the group. Where that cannot be achieved either the zoning parameters or the lot grouping must be modified.

Development intensity objectives include accommodating all SSMUH dwelling types, ensuring profitability and marketability, and aligning development with established neighbourhoods. Additionally, the emphasis is on reducing environmental impact through modest intensity, which can decrease tree canopy loss, surface runoff, and carbon footprint.

Overall, the aim is to zone the restricted lots efficiently, with straightforward regulations that will facilitate the desired density growth with the minimum of negative impacts.

Choosing the parameters

While the province has set very specific density requirements, they have also provided the municipalities with wide latitude on how to control the increased intensity of growth.

The SSMUH policy explains several ways for municipalities to ensure that prescribed density can be achieved without allowing extreme building sizes in existing neighbourhoods. The size and type of

municipal lots varies widely in different municipalities and local decisions on building size limits are encouraged in the policy. An examination of the options and a specific choice is recommended in this document.

Perhaps the biggest intensity decision is the potential size of SSMUH buildings. A discussion of intensity goals, the housing aims of SSMUH, marketability, development profit potential, dwelling cost and other factors must guide the municipal decisions. The SSMUH policy explicitly states that municipalities should apply the tools identified in the policy to ensure growth tailored to the community needs. A longer discussion of these factors is supplied in this document along with recommendations.

Ultimately, a set of zoning regulations must be prepared. The density must be accommodated and fit on the actual lots in the municipality. If the municipality has also created the zoning with careful and reasonable development intensity goals the results should satisfy both province and municipality.

Recommendation

The Standing Committee on Housing will consider the following recommendation for creating a Small-Scale Multi-Unit Housing zoning schedule.

1. In the Small-Scale Multi-Unit Housing regulations create the following sub-categories:

Zones	Sub-Zones	Lot Size Range m ²
SSPkg A		
SSPkg B	SSPkg B1	<280
	SSPkg B2	≥280 and <600
	SSPkg B3	≥600 and <1215
SSPkg C		≥1215 and <4050
SSPkg D		≥280 and <4050

2. Assign *total floor area limits* to all restricted zones in the regulations as follows:

Zones	Sub-Zones	SSMUH Density (Dwellings)	Total Floor Area Limit
SSPkg A		2	372m ²
SSPkg B	SSPkg B1	3	279m ²
	SSPkg B2	4	372m ²
	SSPkg B3	4	372m ²
SSPkg C		4	372m ²
SSPkg D		6	558m ²

Fitting SSMUH dwellings at the Residential Lot Scale

Background

In late 2023 new Small-Scale Multi-Unit Housing (SSMUH) density requirements were legislated by the province. In View Royal the new density rules affect over 2100 (40%) of residential properties in View Royal. Compliance with the density requirements is mandatory.

A *Provincial Policy Manual & Site Standards for SSMUH* provides all municipalities with information on how to ensure the legislation requirements are met by the deadline of June 30, 2024.

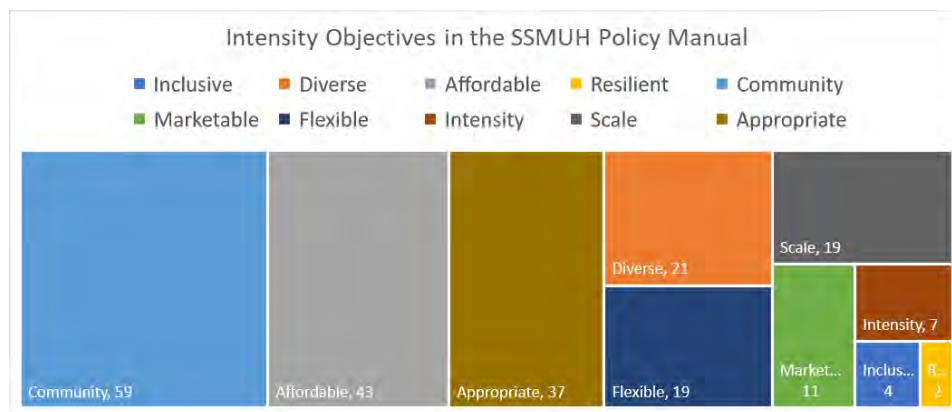
The province has tasked municipalities with implementing the new density requirements. The SSMUH policy manual guides the municipal decisions that must be made. This includes choosing zoning parameters such as building size, setbacks, and parking requirements.

To help municipalities make good decisions on those parameters, the policy manual also presents a range of options related to the intensity of SSMUH housing. The policy advice should be followed carefully as it is the only opportunity municipalities have to merge the provincial *housing density goals* with locally tailored *housing intensity goals*.

Building density refers to the concentration of buildings or dwellings per unit of land area. SSMUH creates compact urban forms with higher population densities. In contrast, building intensity considers factors like building height, floor area ratio, and land use mix, reflecting the scale, size, and utilization of buildings. It provides a broader view of development, including physical and functional aspects. Density and intensity are both vital to successful growth as they both impact the quality of life in cities.

The aims of the SSMUH legislation, as set out in the policy manual, include:

- increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC.
- offer a range of housing options that are ground-oriented and compatible in scale and form with established single-family and duplex neighbourhoods.
- offer more family-oriented units than larger-scale multi-family housing like condominium towers, and more affordable options than single-family homes
- develop a range of buildings and dwelling unit configurations that can provide more affordable and attainable housing for middle-income families
- an essential component of a strategy to create more inclusive, affordable, resilient communities



Aiming for the sweet spot: accommodating density, managing intensity

Overall objective:

- Create a set of low-complexity zoning rules that reduce development uncertainty and facilitate timely approval

Objectives for mandatory density:

- Sort the restricted zone lots into the Site Standards Package (SSPkg) groups in the policy manual.
- Apply the required density onto the smallest lot in each group to establish zoning parameters
- Review the applicability of the small lot parameters across the SSPkg
- If lot size distribution disparity causes unwanted effects find low-complexity solutions

In short, test for density fit on all lots and establish a small number of SSMUH zones.

Objectives for development intensity:

- Ensure zoning will accommodate all SSMUH dwelling types
- Identify and zone for developments that are profitable and marketable
- Tailor zoning parameters to be compatible in scale with established neighbourhoods
- Modest intensity will reduce tree canopy loss, reduce impermeable surface runoff and reduce the carbon footprint from construction and long-term operation of the building

In short, categorize the SSMUH restricted lots into a small number of groups that facilitate rapid development using simple, predictable rules.

Step 1: Sort the Restricted zone lots into the provincial Site Standards Packages

There are four SSPkg's listed in the policy manual. All restricted zone lots, that is, properties that are subject to SSMUH, will fit into one of the SSPkg. The SSPkg divisions are based on lot area (m²) and the prescribed density.

There are about 2181 properties ranging in size from 59m² to 3984m² that must be sorted into the SSPkg groups. The properties come from 16 existing zones in the View Royal zoning bylaw.

The SSPkg are labeled A, B, C and D but it should be noted that SSPkg B has two separate lot size/density groupings that forces SSPkg B to be split into two parts.

The Site Standards Package divisions are:

- A. Lots of any size outside of an Urban Containment Boundary. Density of 2 or 3 dwellings/lot.
- B. Lots from 1m² and <280m², 3 dwellings/lot AND Lots ≥280m² but <1215m², 4 dwellings/lot.
- C. Lots from ≥1215m² and <4050m², 4 dwellings/lot.
- D. Lots ≥280m² and <4050m² that are partly or wholly within 400m of a Frequent Transit Stop must allow 6 dwellings/lot.

The SSPkg densities, distance to frequent transit stops, and transit frequency are prescribed by Order in Council 673, Local Government Zoning Bylaw Regulation.

Sorting all of the restricted zone lots in View Royal into the correct SSPkg produces the following groups:

View Royal Restricted Zone Lots Sorted by Site Standards Packages					
	# of Lots	Smallest Lot m ²	Largest Lot m ²	SSPkg Lot Size Range m ²	Dwellings per Lot (density)
SSPkg A	34	2,712	725,162		2
SSPkg B	29	59	279	<280	3
	1,505	281	1,212	≥280 and <1215	4
SSPkg C	216	1,215	3,984	≥1215 and <4050	4
SSPkg D	353	399	3,902	≥280 and <4050	6
<i>Exempt</i>	<i>44</i>			<i>≥4050 or in TOA</i>	
Total	2,181				

In an April 19th, 2024 draft zoning bylaw amendment, the View Royal development staff divided lots in restricted zones into four categories that are near-identical to the original Site Standards Packages.

Step 2: The challenge of the smallest lot

Categorizing the lots by SSPkg would seem to have created groups of lots that can be made into zones. However, there are a couple of objectives that need to be met first.

- All lots must support a building large enough to create the assigned density
- On all lots the building must still fit on the lot after setback distances are assigned
- Those conditions must be resolved first for the smallest lot in the group, then applied to all lots in the group

When the building size is established for the smallest lot first it would be best to have categories that span a small range of lot sizes in a municipality made of very uniform lot sizes. That is not the case with SSPkg groups or of lots in View Royal. This presents a challenge to limit oversize buildings.

The SSPkg policy recommends some very generous limits to the percent of the lot area that can be covered by the building. As a result, maximum building size races upward with the lot size in an unmanaged fashion as shown in the following table:

Site Standard Package			Smallest Lot				Largest Lot			
	# of Dwellings on Lot	# of Stories Allowed	Smallest Lot Area m ²	% Lot Coverage	Total Floor Space m ²	Individual Dwelling Floor space m ²	Largest Lot Area m ²	% Lot Coverage	Total Floor Space m ²	Individual Dwelling Floor space m ²
SS Pkg A	2	3	2712	40%	3254	1627	725162	25%	543872	271936
SS Pkg B	3	3	59	50%	89	30	280	50%	420	140
SS Pkg B	4	3	280	50%	420	105	1215	50%	1823	456
SS Pkg C	4	3	1215	40%	1458	365	3984	40%	4781	1195
SS Pkg D	6	3	399	60%	718	120	3902	60%	7024	1171

Without an effective mechanism to manage building size we can see that even the smallest lot in SSPkg C would permit a building of 15,694ft².

To say that using percent of lot coverage by itself has little control over building size is an understatement.

Can the percent limits be adjusted to fit the current SSPkg's? Are additional zone categories needed? Or are there other methods that will yield a different result?

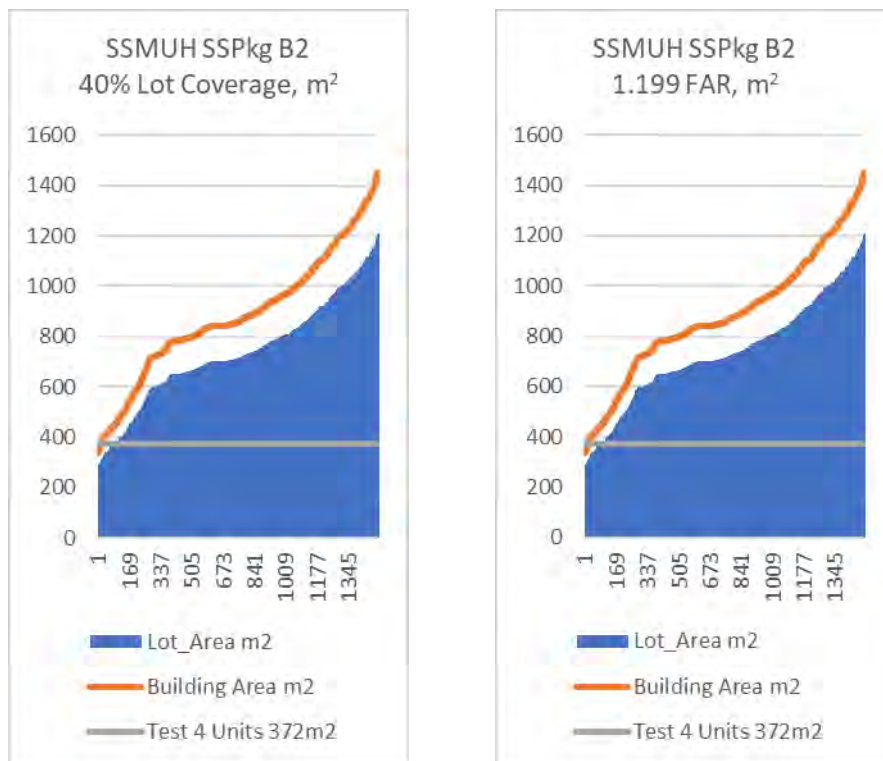
Step 3: Choosing a building size control method

The SSMUH Policy Manual suggests a number of ways to approach this:

- Set a % of Lot Coverage for allowable building size
- Set a Floor Area Ratio (FAR) of allowable floor space to actual lot area
- Use setbacks with FAR to control building size
- Establish a building footprint limit in conjunction with a height limit (# of stories)
- Establish a total floor area limit

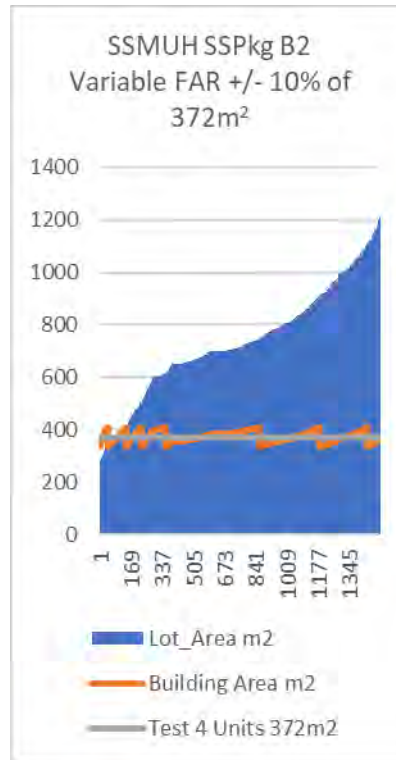
The first inclination might be to shift from % of Lot Coverage to FAR; the policy manual views FAR favourably for trying to limit overly large buildings on large lots. As we know, ratios are used to compare two quantities of the same unit. A percentage is a specific type of ratio in which the value of the whole is always equal to 100. Therefore, using FAR alone is unlikely to yield a different result than percent of lot coverage.

Here are two charts using the data from SSPkg B that has 1505 lots ranging from 281m² to 1212m².



When the initial size of the 4-dwelling building is established to fit the smallest lot, then using either of these lot-to-building ratios, lot percent or FAR, will deliver exactly the same result. The same large increase in building size occurs in all of the SSPkg zones.

Creating additional zoning categories, each with a progressively smaller % lot coverage or FAR, is another option that could be considered. Here is an example from the same data that resets the FAR to keep the building size within $\pm 10\%$ of the original building size assigned to the smallest lot.



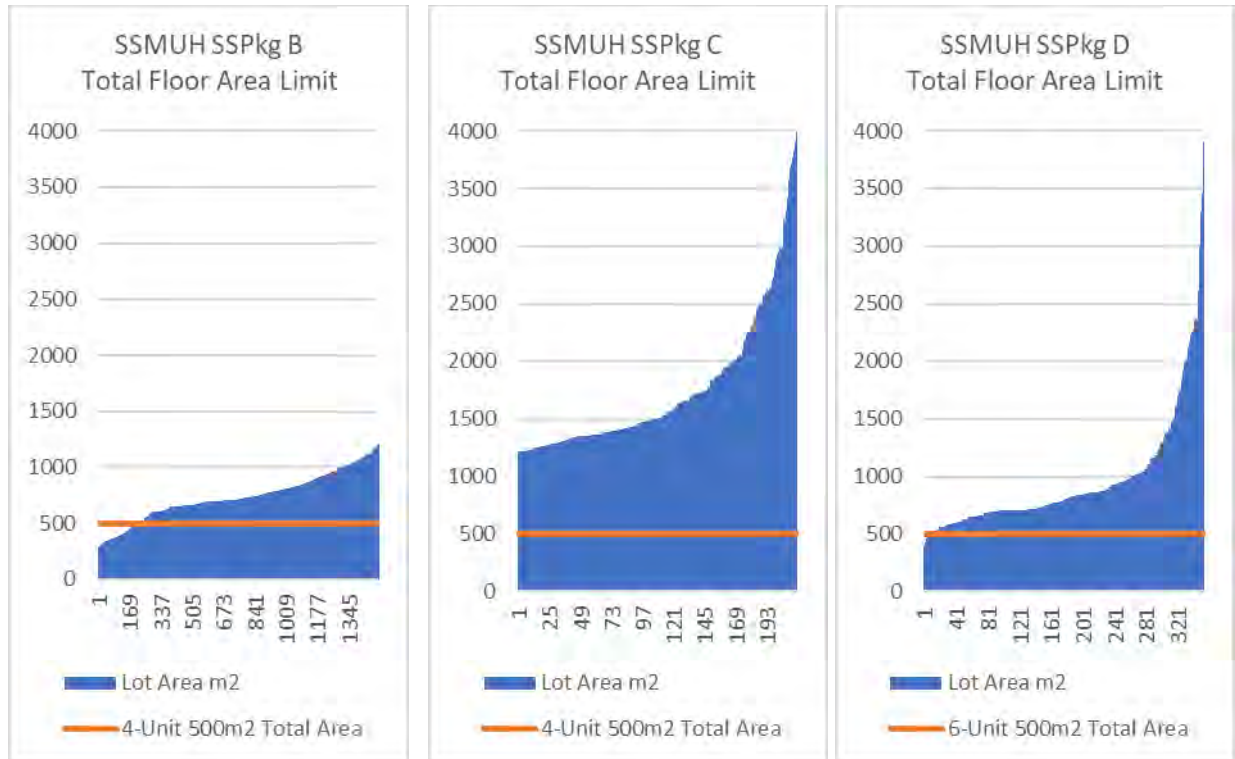
While this does limit building size somewhat effectively it is obvious that if a new category is created at each FAR reset point there will be a lot of categories in the zoning bylaw. In fact, to undertake this type of mitigation in SSPkg B, C and D would add about 40 new zones. This is the antithesis of the overall objective stated earlier:

- Create a set of low-complexity zoning rules that reduce development uncertainty and facilitate timely approval

One of the other methods of controlling building size suggested in the policy manual, given the broad lot size range, is likely to create the same problem as FAR alone. The suggestion in the manual is that using FAR in conjunction with setbacks will help restrain overly large buildings. This would be a complex method to model and, given the range of lot sizes in View Royal, it would still end in an unwieldy number of zoning categories.

The policy manual also suggests that establishing a building footprint limit in conjunction with a height limit (# of stories) will also control excess building size. The SSMUH legislation sets a single maximum height of 11m (3 stories) in all zones, so height cannot be used as a variable. Setting a maximum building footprint in a single height limit zone is very similar to setting a total floor area limit. There is one critical difference. A building footprint limit will curtail the flexibility to build the wide range of housing types allowed in SSMUH. The intensity goal to ensure that zoning will accommodate all SSMUH dwelling types will not be achieved.

Another method identified in the policy manual is *total floor area limit*. This readily solves the issue of building size increasing across the large variation of lot sizes found in View Royal. Assigning a single maximum total building size to each SSPkg creates a low-complexity zoning rule that can be applied to groups of lots with large size range as shown in the three example charts below:



Unlike the concept of a building footprint limit multiplied by the number of stories, a total floor area limit will accommodate all of the SSMUH building types. On View Royal’s large lots, the total floor area limit will, in turn, limit the amount of lot that will be covered by buildings. On smaller lots, sprawling lot coverage can be contained by setting a maximum percent of lot coverage for the zone.

Choosing the total floor area limit as a method of controlling overly large buildings leads to the next two questions which need to be answered:

1. What size of building is most likely to satisfy all of the density and intensity goals?
2. How will the right sized building fit on the smallest lot in any one SSPkg?

Step 4: What is the right size for SSMUH development?

Taken together, the initial goals for density and intensity present many variables that need to be considered.

The density goals are not variable; the province has set the density and it is not difficult to create zones or building sizes that will accommodate the prescribed density.

The goals of intensity cover a wide range of objectives. They touch on housing need, affordability, appropriate scale, profitable development potential, multiple dwelling types and environmental impact. Is it possible to optimize the building size equally for each objective? A balance must be sought.

Housing demand or housing need?

Housing demand is the desire to obtain housing of a specific type in a specific location while having adequate funds to meet those objectives. Demand for housing in greater Victoria has a well-funded lineup that extends around the world. SSMUH is not intended for that lineup.

Housing need requirements may be more modest, but at the same time they should be a higher societal priority. Addressing housing need means building housing that is suitable for the household (type and size), in adequate condition (good repair), and matched to the local household incomes.

The SSMUH legislation is one response to a multifaceted housing crisis. The housing created under this legislation may or may not be affordable but it should certainly aim toward housing need. In the greater Victoria area this means modest sized, ground-oriented housing that is suitable for a variety of household types and built at a scale that moderates cost.

Getting the SSMUH built. And sold.

Perhaps considering affordability and profitable development potential is the next step because without profitable development that is marketable there will be no SSMUH housing built.

Is it likely that SSMUH will be considered “affordable” in the strictest sense? It is unlikely that SSMUH will be able to deliver many right-sized family dwellings that can be obtained with 30% of median local income. Building less-unaffordable housing might be a more realistic way to think of SSMUH goals.

In greater Victoria (and elsewhere) the price of land is the biggest cost of new home development; this is a part of the development equation that cannot be resolved or avoided in for profit SSMUH development.

Developers, and municipalities, do have control over the size of the dwellings that get built. Large or luxury homes are not the aim of SSMUH; the intention is to add density to existing developed land and to create housing that fills a gap in the housing market. Moderate size dwellings are less expensive to build, are highly marketable and fit the scale envisioned by SSMUH.

The town of View Royal has some control over the complexity of bringing a development proposal to fruition. Low-complexity zoning rules for SSMUH will facilitate timely approvals. When developers work in environments that have uncertain outcomes, they must cover the cost of that uncertainty risk which, in turn, must be added to the dwelling cost. Clear SSMUH rules will reduce uncertainty.

The policy manual for SSMUH anticipates that household sizes will remain lower than they were in the past. Housing types that are smaller than single family dwellings are needed to meet this demographic shift. This trend to smaller households and dwelling sizes is confirmed by the success of small-scale multi-unit developments that have been built with moderate dwelling sizes.

The environment and the neighbourhood need appropriate SSMUH too

There is a view that seems to permeate the discussion of SSMUH development that says the environment is going to suffer and the neighbourhoods will be unrecognizable. That does not need to happen. The SSMUH manual provides municipalities with a variety of “levers” that should be carefully employed with the goal of facilitating the new SSMUH density without being run over by it.

The policy clearly says that development should be ground-oriented and compatible in scale and form with established single-family and duplex neighbourhoods. Creating zoning for moderate size dwellings

will allow developers to build SSMUH units of an appropriate size and intensity for the lot and local market. The policy manual not only advocates for this idea of small-scale buildings, it's in the title.

This is good news for the neighbours and it is also good news for the environment. There are numerous benefits to more compact housing types:

- Reduced material consumption
- Reduced GHG footprint over the entire operating life
- Preservation of tree canopy through smaller footprints
- Reduced stormwater runoff and reduced impermeable area
- Less land cover retains green space
- Reduce urban sprawl onto greenfield land
- More adaptable to site conditions, less need to strip the land to bedrock

Step 5: Identifying the right SSMUH size in View Royal

The existing built environment can be examined to determine what “compatible in scale” and “appropriate size and intensity for the lot and local market” mean in View Royal. Two sources of information to consider are the existing zoning bylaw and the spatial data (GIS mapping tools). That information can help determine what the existing building scale is in View Royal.

The restricted zones in View Royal can be broken into two categories: areas included in strata land and areas outside of strata. The reason for this is simple. Stratas will continue to make the decisions on what can or cannot be built within the strata. The largest number of restricted lots are outside of the stratas.

The non-strata lots in View Royal that have a clearly stated maximum building size in the zoning bylaw are shown in the following table which includes 1869 lots, 86% of the 2181 restricted lots in View Royal.

View Royal Zoning Bylaw 900 to November, 2023	# of Lots	Floor Area Limit
A-1 RURAL	37	372
A-2 PIKE LAKE RURAL RESIDENTIAL	1	372
A-3 RURAL RESIDENTIAL	8	372
R-1: DETACHED RESIDENTIAL (LARGE LOT)	655	372
R-1A: DETACHED RESIDENTIAL	12	372
R-1B: DETACHED RESIDENTIAL (MEDIUM LOT)	1155	325
R-1C: DETACHED RESIDENTIAL (SMALL LOT)	1	278
Average Floor Area Limit		343

So far, in the discussion about modest scale housing that is consistent with existing neighbourhoods there have been no specific total floor area limits identified for SSMUH in View Royal. Looking at the results from development in surrounding municipalities provides additional data to support a decision on total floor area.

Having a member of the Standing Committee on Housing with decades of development planning and building experience has been very informative.

Obtaining data and advice from people in the development community and getting solid information on projects they have already been built and marketed is invaluable.



Some of the successful missing-middle types of housing projects in nearby municipalities were reviewed. There were mixes of building types, townhouse is popular because many areas do not yet allow some of the flexible building types envisioned in SSMUH. However, some house-plex developments have been completed. The projects included a mix of 1-, 2- and 3-bedroom dwellings.

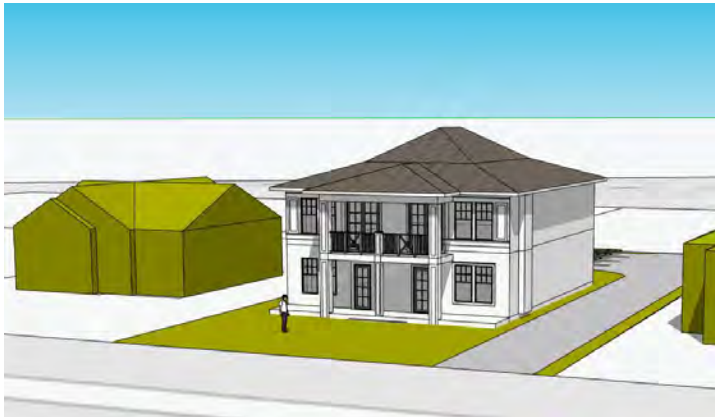
The average dwelling square footage per bedroom was 475ft² (42m²). This is in line with advice from developers that in small multi-unit developments 2-bedroom homes of about 1000ft² (93m²) are very marketable, are

profitable to build, and meet the objectives of SSMUH.

The picture on the left shows a 6-unit house plex in Victoria. Each dwelling is 93m² (1000ft²) and has 2 bedrooms. This development garnered quite a bit of favourable press coverage as an example of missing-middle housing.

Creating a building floor area limit that averages 93m² per dwelling could also facilitate a great deal of flexibility for housing types and individual dwelling size. Instances of successful mixed 1-, 2- and 3-bedroom projects have shown this is a marketable average dwelling size.

For perspective, a drawing of a SSMUH compliant project on a View Royal lot offers the reader a sense of how a house plex with 4 dwellings can fit into a neighbourhood. Following the plan of the 6-unit



development pictured above, this example is also based on an average of 93m² per dwelling. There is flexibility in this type of design. One example is that, rather than 4 X 1000ft² 2-bedroom dwellings, the dwelling mix could include 2 X 1000ft² 2-bedroom units, 1 X 700ft² 1- bedroom unit and 1 X 1300ft² 3-bedroom unit.

The entire size of the building is 372m², exactly the same size as a R-1 zoned lot already allows.

The second largest number of SSMUH lots in View Royal are in the R-1 zone where 372m² buildings are allowed, a 4-unit development of that size would average 93m² per unit. This is close to the size of existing missing-middle type housing and is still at a scale similar to the existing neighbourhoods.

The majority of SSMUH lots in View Royal are in the R-1B zone which has a floor area limit of 325m² which translates into 81.25m² per unit in a 4-unit development. A three story, 325m² building would have a footprint of 108m² and, if a 50% lot coverage were applied, it would fit on a 216m² lot; the smallest R-1B lot is 295m², the average lot is 826m². The individual dwelling size, 81.25m², may be smaller than optimal for a 2 bedroom unit; it could be profitable but only if it is marketable.

Building at 372m² floor area for 6 dwelling SSMUH may not get favourable results. The average dwelling would be 62m² (667ft²) and that is not likely to provide room for more than single bedroom units which is not the goal of SSMUH. Using 93m² per dwelling for 6-unit developments would provide the same flexibility for type and average dwelling size as the 4-unit development noted above. The building size would be larger than any current zoning in View Royal allows right now but the province has been very clear that the density targets must be met in a reasonable fashion.

There are also 29 lots under 280m² that must allow 3 dwellings per lot. Of the 29 there are 6 very small lots scattered in View Royal that are unlikely to be developed without the lots adjacent to them. The other 23 small lots are mostly in a zone where 279m² buildings are allowed. Retaining that size would allow each dwelling to average 93m², the same as the larger zones.

While the rationale above makes a number of assumptions, it is guided by the directions stated in the SSMUH policy manual. The mandatory density goals can certainly be met with the suggested maximum floor area limits described. In the end, if a floor area limit is going to be used in a zoning scheme, the limit must be identified and then tested on the group of lots where it will be applied. If the buildings will not fit or if there are other ideas put forward on building size the test fit can be repeated until a final size is agreed upon.

Moving forward, test fitting these floor area limits is the next logical step:

- For the 3-unit developments in SSPkg B, a floor area limit of 279m²
- for the 4-unit developments in SSPkg's B and C, a floor area limit of 372m²
- for the 6-unit developments in SSPkg D, a floor area limit of 558m²

Please remember, this is a test fit based on existing building size in View Royal, the guidance of the SSMUH manual, the review of successful missing-middle developments, and the advice of developers. Different building size numbers can still be chosen and tested if other reasoning is put forward.

Step 6: Back to the smallest lot challenge

Choosing the total floor area limit method does not eliminate the need to make sure that the buildings will fit onto the real lots in the SSPkg they belong to.

Test fitting cannot be accomplished by demonstrating that a theoretical building that is smaller than the maximum allowed in the zone will fit on a generously sized theoretical lot. The following table shows the lot size and density breakdown for each SSPkg:

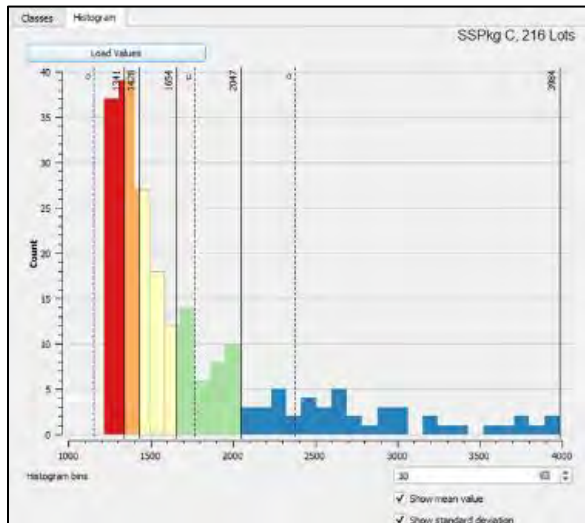
The proposed building size for each zone must be accommodated on the smallest lot in the SSPkg. If the full size of the building cannot be accommodated within the setbacks and maximum lot coverage on the smallest lot, a review of the SSPkg zoning parameters is required.

View Royal Restricted Zone Lots Sorted by Site Standards Packages					
	# of Lots	Smallest Lot m ²	Largest Lot m ²	SSPkg Lot Size Range m ²	Dwellings per Lot (density)
SSPkg A	34	2,712	725,162		2
SSPkg B	29	59	279	<280	3
	1,505	281	1,212	≥280 and <1215	4
SSPkg C	216	1,215	3,984	≥1215 and <4050	4
SSPkg D	353	399	3,902	≥280 and <4050	6
<i>Exempt</i>	<i>44</i>			<i>≥4050 or in TOA</i>	
Total	2,181				

Assessing the lot size distribution in a SSPkg will reveal whether the smallest lot is a distant lone outlier, one of a group of outliers, or if the distribution is bimodal and the smaller lots belong in a different grouping.

Test fitting is an iterative process, the multiple steps for each instance are not easily documented in a report. The following examples should provide insight into the process without including each iteration.

First, the distribution of lot sizes in SSPkg C is a nearly ideal distribution for fitting building size to a group of lots by fitting the smallest lot first. The lot size distribution is shown in this histogram:



In SSPkg C the distribution of lots is *right skewed* which accommodates the test fitting goal because the bulk of all lots are tightly grouped (on the left) and the smaller lots form the largest cohort. There are no small lot outliers and the larger lot outliers to the right do not constrain the fit of building size to lot size.

SSPkg C is made up of lots between 1215m² and 4050m² that must allow a density of 4 dwellings per lot. The test fit for a floor area limit of 372m² on the smallest lot(s) shows that a building of that size can be accommodated easily.

When the setbacks identified in the April 19th bylaw draft are applied in the GIS, all of the lots have adequate buildable area available. The example map on the right shows the buildable area after the front (4m), side (1.5m) and flank (3m) setbacks are applied. Rear setbacks are challenging to model, a selection of lots with short length dimensions were reviewed and no lots were found that could not accommodate a 6m rear setback.



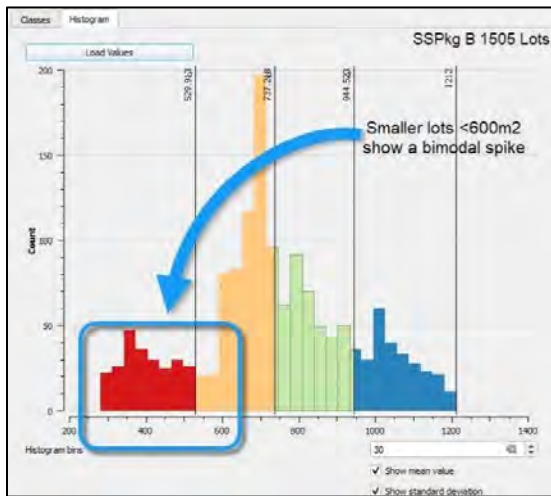
The 34 lots in SSPkg A are outside of the Urban Containment Boundary, are not on municipal water or sewer and the SSMUH density requirements for lots outside the UCP can be met with 2 dwellings per lot comprised of a primary dwelling and a secondary suite which are allowed in the current zoning. No test fit was necessary for this group.

The SSMUH policy manual assigned two very different sizes of lots into SSPkg **B**. This means that SSPkg **B** requires a preliminary division into two groups. The first is a group of 29 lots that are less than 280m² that are assigned a density of 3 dwellings per lot. This group will be renamed SSPkg **B1**.

There are 6 of these very small lots scattered around the municipality that are mostly odd shaped gores left over from land subdivision. It is unlikely that a building area can be found on those lots.

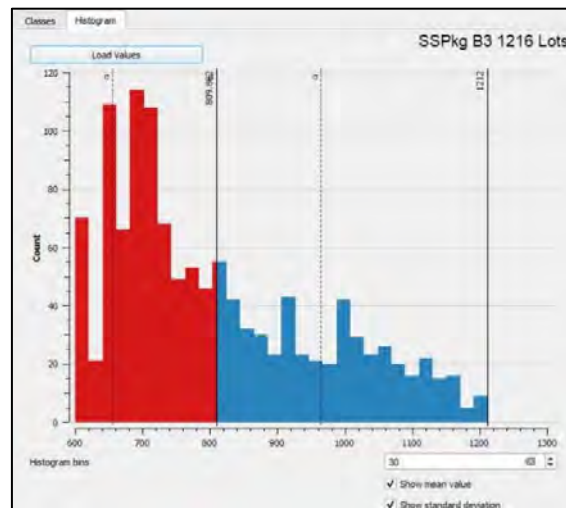
The other 23 lots in this group are in two strata developments. View Royal needs to correct errors in restricted zone identification prior to creating setbacks for these lots.

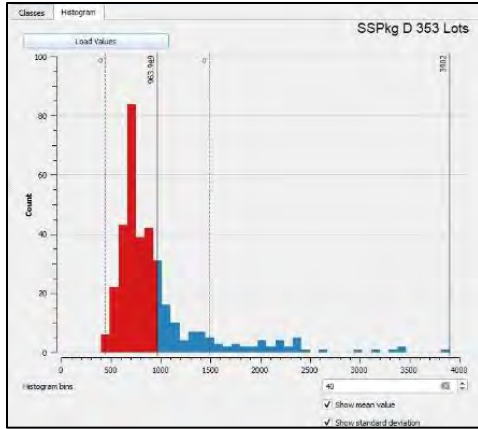
Every municipality will need to create this sub-category of SSPkg **B**. The View Royal draft bylaw from April 19th did exactly the same division of SSPkg **B**.



The rest of SSPkg **B** has 1505 lots in it. The distribution is quite wide across this large group and a better zoning schedule can be made by dividing this group once more. An iterative process of reviewing the distribution with a split at various lot sizes was completed. A group of 289 lots with an area $\geq 280\text{m}^2$ and $<600\text{m}^2$, called SSPkg **B2** captures all the smaller lots in the group and improves the distribution of the remainder, 1216 lots, which will form the final part of SSPkg **B**.

This division will allow the smaller lots in SSPkg **B2** to be in a zone with a higher allowable percent lot coverage than is needed in the final group, SSPkg **B3**, from the division.





Much like SSPkg C, all of the lots in SSPkg D can remain in a single group. The distribution is right skewed with the largest number of lots at the left side of the distribution range. All of the lots except the smallest two can fit a 6-unit 558m² building with a restriction of 40% maximum lot coverage. The two small outlier lots can still accommodate a slightly small 6-unit development.

All of the SSPkg's were examined for setbacks and building fit in a similar manner as described earlier for SSPkg C. With that process complete a recommendation for implementing this information in the zoning bylaw can now be completed.

Step 7: Recommendation

The Standing Committee on Housing will consider the following recommendation for creating a Small-Scale Multi-Unit Housing zoning schedule.

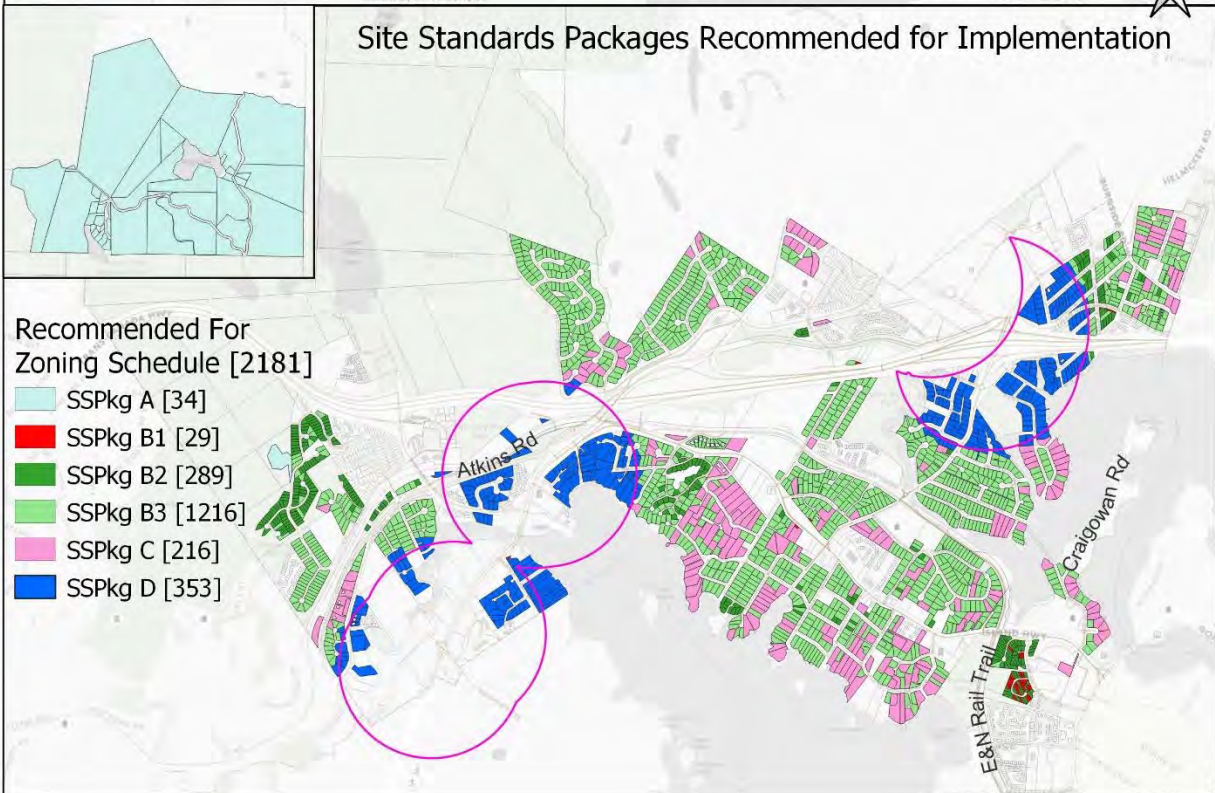
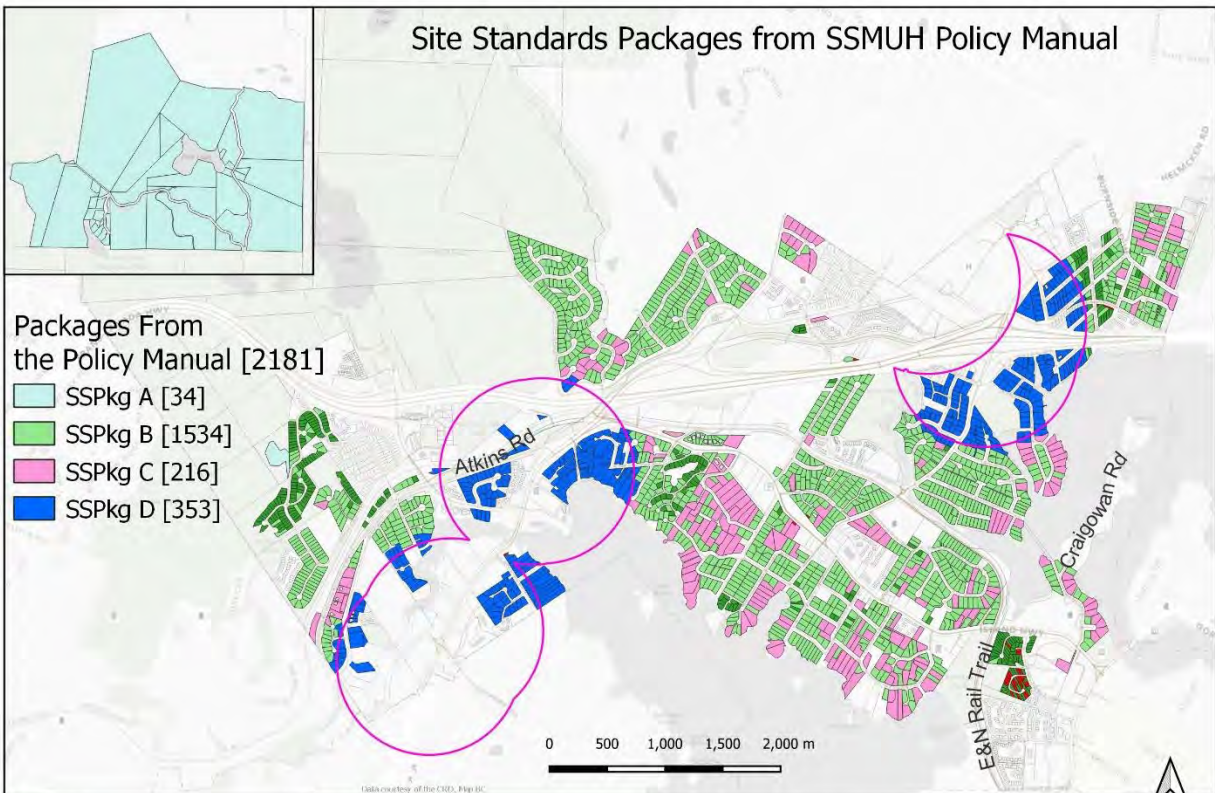
1. In the Small-Scale Multi-Unit Housing regulations create the following sub-categories:

Zones	Sub-Zones	Lot Size Range m ²
SSPkg A		
SSPkg B	SSPkg B1	<280
	SSPkg B2	≥280 and <600
	SSPkg B3	≥600 and <1215
SSPkg C		≥1215 and <4050
SSPkg D		≥280 and <4050

2. Assign *total floor area limits* to all restricted zones in the bylaw as follows:

Zones	Sub-Zones	SSMUH Density (Dwellings)	Total Floor Area Limit
SSPkg A		2	372m ²
SSPkg B	SSPkg B1	3	279m ²
	SSPkg B2	4	372m ²
	SSPkg B3	4	372m ²
SSPkg C		4	372m ²
SSPkg D		6	558m ²

Map



ATTACHMENT 10

Zoning Regulation	Zoning Bylaw Review: Existing, Proposed, and Provincial Recommendations Summary																						
	<i>Existing Zoning Bylaw Regulations</i>					OPTION 1				OPTION 2				OPTION 3									
						<i>Recommended Provincial Site Standard Package Zoning Bylaw Regulations</i>				<i>Proposed SSMUH Schedule E Zoning Bylaw Regulations</i>				<i>Recommendation Provided by Standing Committee via Provincial Site Standard Package Zoning Bylaw Regulations and the Standing Committee Report</i>									
						<i>Package A: Detached Dwelling; Secondary Suite; and Garden Suite</i>				<i>Small Lot: Equal to and Less than 280 m²</i>				<i>Package A: Detached Dwelling; Secondary Suite; and Garden Suite</i>									
						<i>Package B: 3 – 4 Dwelling Units on lots less than 1,215 m²</i>				<i>Medium Lot: Greater than and Equal to 281 m² and Less than 1199 m²</i>				<i>Package B: 3 – 4 Dwelling Units on lots less than 1,215 m²</i>									
						<i>Package C: 4 Dwelling Units on lots between 1,215 m² and 4,050 m²</i>				<i>Large Lot: Greater than and equal to 1200 m²</i>				<i>Package C: 4 Dwelling Units on lots between 1,215 m² and 4,050 m²</i>									
						<i>Package D: 6 Dwelling Units on lots within 400 of Prescribed Frequent Transit Stop</i>				<i>Prescribed Frequent Transit Stop: All lands within 400 m of Prescribed Frequent Transit Stop</i>				<i>Package D: 6 Dwelling Units on lots within 400 of Prescribed Frequent Transit Stop</i>									
						<i>NOTE: The above ranges proposed by the province do not apply in the committee recommendation; however, the site standards zoning bylaw parameters do. For reference of lot size, see the table below in the proposed SSPKG A, B, C, and D.</i>																	
						<i>NOTE: The proposed regulations below are shown as provided in the Site Standards Package, along with the recommendations provided in the Report Prepared by the Committee.</i>																	
	Detached Residential Zones *CD Zones are Not Included					Package A	Package B	Package C	Package D	Small Lot	Medium Lot	Large Lot	Frequent Transit Stop	SSPKG A	SSPKG B1 (< 280)	SSPKG B2 (≥280 and <600)	SSPKG B3 (≥600 and <1215)	SSPKG C (≥1215 and <4050)	SSPKG D (≥280 and <4050)				
	R-1	R-1A	R-1B	R-1C	R-2																		
Lot Density																							
<i>Number of Dwelling Units</i>	1	1	1	1	1	3	4	4	6	3	4	5	6	2	3	4	4	4	6				
<i>Floor Space Ratio (FSR)</i>	.42:1	.42:1	.42:1	.6:1	.6:1	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	1:1; except CD-28 zoned lands will maintain existing FSR	1:1	.55:1	1:1	N/A	N/A	N/A	N/A	N/A	N/A				
<i>Building Floor Area Maximum</i>	372 m ²	372 m ²	325 m ²	278 m ²	400 m ² (residential detached building floor area)	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	560 m ²	560 m ²	840 m ²	372 m ²	279 m ²	372 m ²	372 m ²	372 m ²	558 m ²				
<i>Dwelling Unit Floor Area Maximum</i>	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	No Maximum Defined	140 m ²	140 m ²	186 m ²	93 m ²	93 m ²	93 m ²	93 m ²	93 m ²				
<i>Dwelling Unit Floor Area (minimum)</i>	N/A	N/A	N/A	N/A	N/A	33 m ²	33 m ²	33 m ²	33 m ²	33 m ²	33 m ²	33 m ²	33 m ²	N/A	N/A	N/A	N/A	N/A	N/A				
						This requirement is not included in the Provincial Site Standards Package, but is recommended to be included by staff to ensure micro-units are not created.																	

Part 4 – Site Standards

1. Purpose of these resources

To comply with the SSMUH legislation, local governments will be required to update their zoning bylaws by June 30, 2024, unless an extension is granted by the Minister of Housing. To support local governments with this process, a series of Site Standards have been prepared that provide technical specifications commonly found in zoning bylaws. These site standards set provincial expectations for how local governments enable financially viable SSMUH developments by providing flexibility for builders and developers. While local governments may need to make changes to the site standards based on local conditions, the Province expects they will be given full consideration for implementation.

Four site standards have been prepared based on the different SSMUH unit requirements set out in the legislation:

- Site Standards Package A sets out leading practices for jurisdictions and lots where either a secondary suite or accessory dwelling **unit** must be permitted in a single-family zone.
- Site Standards Package B sets out leading practices for jurisdictions and lots where **three or four housing units** must be permitted **and lots are generally less than 1,215m²**
- Site Standards Package C sets out leading practices for jurisdictions and single-family and duplex lots where **four housing units** must be permitted **and lots are generally between 1,215m² – 4,050m²**
- Site Standards Package D sets out leading practices for jurisdictions and lots where **six housing units** must be permitted within 400 metres from prescribed bus stops

All the Site Standards are designed to ensure alignment with the requirements of the SSMUH legislation, and additionally provide a starting point for zoning bylaw regulations for which local governments retain discretion.

Each Site Standard begins with a description of where the legislated requirement for a minimum number of housing units permitted may apply, followed by the objectives underlying the policy advice, and technical specifications for common parameters in zoning bylaws (e.g., height, setbacks). The zoning bylaw parameters are based on best and emerging practices where possible, experiences and outcomes from other jurisdictions, and SSMUH objectives.

These site standards were designed to enable viable Small Scale Multi-Unit Housing projects. There can be instances where the viability of a project may depend on varying a setback, lot coverage, or building height. For example, to build an accessory dwelling unit on a lot with rocky outcrops the distance to a lot line may need to be reduced, or to allow a third bedroom in a home, the lot coverage may need to be increased. In addition, there can be a need for variances to allow for creativity in built form, for example, green space/courtyard in the middle of the lot. Local governments are encouraged to support variances for SSMUH related developments and where possible, delegate minor decisions to staff to expedite the process. It is recognized that there can be trade-offs when considering variances in terms of stormwater management, tree retention and on-site parking while still maintaining sufficient distance from property lines and between buildings for fire safety reasons, per the BC Building Code.

The content in the Site Standards should be interpreted as non-binding policy guidance. Users of this Policy Manual should seek legal advice as necessary.

2. Site standards package A

2.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a secondary suite and/or an accessory dwelling unit** in addition to the principal residence. Lots and jurisdictions to which this requirement applies include:

- the lands within a regional electoral area that are not identified in an urban containment boundary established by a regional growth strategy or that are wholly outside of the boundary,
- the portions of municipalities or municipalities that are wholly outside of urban containment boundaries, and
- municipalities with populations less than 5,000 that do not have urban containment boundaries.

There is no size limit for the lots to which the requirement for a secondary suite and/or accessory dwelling unit applies. (To mitigate risks related to groundwater contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government).

Lands in the Agricultural Land Reserve that are zoned for single-family use must also permit secondary suites and/or an accessory dwelling unit, subject to the 2021 changes to the *Agricultural Land Commission Act* and Agricultural Land Reserve Use Regulation. Further information can be found at: [Housing in the ALR](#).

2.2 Objectives

The objectives of the benchmark zoning bylaw regulations in Table 5 include:

- recognizing and maintaining consistency with the rural and semi-rural characteristics of the lots and jurisdictions to which they will apply,
- discouraging and mitigating the impacts of sprawl, and
- providing flexibility on the lot for various building forms and configurations.

Table 5: Recommended zoning regulations for lots requiring a minimum of 2 units

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 5 – 6 metres	This front lot line setback maintains some consistency with conditions in most rural and semi-rural areas.
Rear Lot Line Setback	Minimum of 6 metres for principal buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Minimum of 1.2 metres	This minimum requirement will enable flexibility for a large range of lot sizes, configurations, and building types. Larger distances from property lines are likely to be used by builders or developers to meet BC Building Code requirements for combustible buildings, and to accommodate drive aisles to back of the property (if used).
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 stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.
Maximum Number of Storeys	3 storeys for principal dwellings 2 storeys for accessory dwelling units	In smaller lot settings, permitting 3 stories may reduce the loss of trees, green space, or farmland. In larger lot settings, large distances between adjacent dwellings mitigate relative height and privacy concerns.
Maximum Lot Coverage	25-40%	Relatively low lot coverages will help limit the size and cost of new units on large lots. 25% may be appropriate for large lots and up to 40% for smaller lots.
Off-Street Parking Requirements	One space per dwelling unit	

3. Site standards package B

3.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit three or four units** and are typically sized single-family and duplex lots that are **generally less than 1,215 m² in size**. This number may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible.

SSMUH requirements specify that lots less than 280 m² must be permitted to have at least 3 housing units, while those equal to or greater than 280 m² must be permitted to have at least 4 units. The recommended zoning regulations below are appropriate for lots on which either 3 or 4 housing units are permitted.

3.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 6 include:

- improving the economic and spatial viability of establishing new units on typically sized single family and duplex lots to contributed to increased housing supply and affordability;
- contributing to street, neighbourhood and urban vibrancy through smaller front yard setbacks;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, Increase opportunities for tree retention and planning, and improve onsite livability for residents;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types and improved project viability.

Table 6: Recommended zoning regulations for lots requiring a minimum of 3 or 4 units that are less than 1,215m² in size

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
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.
Rear Lot Line Setback	Minimum of 1.5 metres for ADUs or main buildings	Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.
Maximum Number of Storeys	3	
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.
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 7am – 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 availability 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.

4. Site standards package C

4.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit four units** and are large lots **generally greater than 1,215 m² in size and smaller than 4,050 m²**. This lot size may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible. Lots equal to or greater than 4,050 m² are exempt from the requirements to permit a minimum of 3 or 4 units due to their potential for subdivision and higher densities in urban and sub-urban contexts. Lots identified as being in a Transit Oriented Area are also exempt from SSMUH requirements. (See Part 2, Section 8.3.)

4.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 7 include:

- improving the economic and spatial viability of establishing new units on large single-family and duplex lots to contributed to increased housing supply;
- enabling appropriate family-sized units whilst limiting the creation of unnecessarily large units that will not contribute to improved housing affordability;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, increase opportunities for tree retention and planning, and improve onsite livability for residents;
- recognizing and maintaining the semi-rural nature of neighbourhoods with large lots and the potential for significant public tree canopy in these areas by maintaining front yard setbacks consistent with current conditions;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contributed to a greater diversity of housing types and improved project viability.

Table 7: Recommended zoning regulations for lots requiring a minimum of 4 units and are more than 1,215 m² in size

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 4-6 metres	
Rear Lot Line Setback	Minimum of 6 metres for main buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Combined minimum setback for side-yards of 3 metres	Combined side-yard setback minimums (rather than individual side yard minimums) increase flexibility to respond to site conditions, and better support use of side yards for exterior living space. Minimum distances of 1.2 – 1.5 metres from property lines may be required for building code considerations (depending on combustibility). If parking is at the rear, setbacks of approximately 3 to 4 meters will be required on the side used for vehicular access.
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 height is measured by a local government, heights greater than 11 meters may be required on sloped sites to achieve 3 storeys.
Maximum Number of Storeys	3	
Maximum Lot Coverage	40%	Off-street parking requirements will increase impervious surface coverage significantly.
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 7am – 7pm) Maximum 1 space/unit otherwise	Other factors to set parking requirements could include proximity to services (e.g. town centres), walk scores, and the availability 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.

5. Site standards package D

5.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a minimum of six units**. This requirement will apply to parcels that meet all of these criteria:

- are wholly or partly within 400m of a prescribed bus stop;
- are at least 281 m² or greater in area; and
- are within a municipality with a population of 5,000 or greater

Lots equal to or greater than 4,050 m² are exempt these requirements due to their potential for subdivision. Lots identified as being in a Transit Oriented Area are also exempt from the requirements (see Part 2, Section 8.3 of this manual).

There are two legislative provisions that apply only to these lots and not the other densities that must be permitted under SSMUH zoning:

- local governments are **not permitted to set parking requirements in relation to residential uses** for lots that meet the above conditions, and
- **local governments may set a conditional density requirement for one of the six units** relating to the provision of affordable and special needs housing and/or that the owner enter into a housing agreement prior to the issuance of a building permit.

5.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 8 include:

- improving the economic and spatial viability of establishing a minimum of six units on single family and duplex lots to contributed to increased housing supply and affordability;
- contributing to street, neighbourhood and urban vibrancy through smaller front yard setbacks,
- situating new units of housing near existing transit services to reduce auto-dependency and greenhouse gas emissions from transportation, as well as improve the near- and long-term viability of transit services; and
- providing maximum flexibility on lots for various building forms and configurations, which will contributed to a greater diversity of housing types.

Table 8: Recommended zoning regulations for lots requiring a minimum of 6 units

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	A front 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.
Rear Lot Line Setback	Minimum 1.5m	
Side Lot Line Setbacks	Minimum of 0 -1.2 metres	Zero side lot line setbacks are appropriate in urban settings to achieve row housing typologies, which will help improve urban/street vibrancy, and are viable spatially due to the absence of on-site parking. Side lot setbacks approximating 2.5m may be required for combustible buildings.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or to the 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.
Maximum Number of Storeys	3	On small lots, four storeys may be required to achieve a minimum of six liable units.
Maximum Lot Coverage	60%	On-site stormwater retention and/or treatment may be required. A higher lot coverage limit (e.g., 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.
Off-Street Parking Requirements	0	Local governments are not permitted to set off-street parking requirements in relation to residential uses.