



Staff Report to Council

DATE: Monday, June 3, 2024

DEPARTMENT: Planning

APPLICATION NO.: Z24-0005

SUBJECT: Bylaw No. 2183 – Small Scale Multi-Unit Housing Zoning Bylaw Amendments

EXECUTIVE SUMMARY:

The Province of British Columbia has made amendments to the *Local Government Act* to require local governments to amend their zoning bylaws to allow secondary suites and/or detached accessory dwelling units in all single-family homes as well as to allow a minimum of 3-6 residential dwelling units on properties meeting certain criteria. These requirements are generally referred to as the Small-Scale Multi-Unit Housing (SSMUH) regulations and are intended to improve housing choices within traditional single-family neighbourhoods by allowing for greater housing type diversity, affordability, and inclusivity within neighbourhoods.

Local governments are required to amend their zoning bylaws to incorporate all required changes to their Zoning Bylaw on or before June 30, 2024.

Bylaw No. 2183 as drafted sets out the amendments to *City Of Langford Zoning Bylaw No. 300* that will implement the requirements of the SSMUH legislation, as directed by Council at the May 9th, 2024, Special Meeting of Council.

COMMENTARY:

In December 2023, the Province of British Columbia amended the *Local Government Act* (LGA) to require local governments to amend their zoning bylaw to:

- Permit secondary suites and/or detached accessory dwelling units, which are referred to in the Langford Zoning Bylaw as garden suites (one-storey detached suites) and carriage suites (two-storey detached buildings containing a garage with suite above), in all zones permitting a one-family dwelling; and
- Establish a minimum level of permitted density in all *Restricted Zones* that, as of December 2023, only permitted single-family homes and/or duplexes AND is not subject to one or more

identified exemptions.

Local governments are required to update their zoning bylaws to reflect these requirements on or before June 30, 2024.

On March 9th, 2024, Council passed the following resolution with respect to the *Small-Scale Multi-Unit Housing* report presented by Staff:

THAT Council direct staff to:

1. Prepare a bylaw to:

a. Allow secondary suites within all one-family dwellings in the following Zones: CH1, CH3, CH4, RS1, C6A, MUE1, BP1A Areas 2 & 3, BP4, CD1 Areas 2 & 3, RCBM1 Area 1, RCBM2 Areas 1-4, CD9, CD10, CD12 Area 1, CD13, CD14, CD15, CD18, CD20 Areas 1-3, and CD21;

b. Update the general secondary suite regulations to:

- i. Remove the minimum lot size for secondary suites within one-family dwellings;*
- ii. Remove the maximum GFA regulations for secondary suites within one-family dwellings;*
- iii. Update other related general provisions as necessary;*
- iv. Reduce the minimum lot size for garden suites to 400 m²;*

c. Implement the minimum prescribed density requirements as follows:

i. Amend the height, setbacks, lot coverage and lot width regulations in the Restricted Zones as laid out in this report;

ii. Allow the three dwelling units required on lots 280 m² or less to be in the following forms:

- I. Single-family dwelling with secondary suite; and*
- II. Duplex, of which one unit may contain a secondary suite; and*
- III. A maximum of three townhouse units; and*
- IV. In the CD14 Zone, a single-family dwelling with a secondary suite and a detached accessory dwelling unit.*

iii. Allow the four dwelling units required on lots 281 m² or greater to be in the following forms:

- I. Single-family dwelling with secondary suite; and*
- II. Single-family dwelling with a secondary suite and a detached garden suite according*

to the lot size specified in 1(b) above; and

III. Duplex, each of which may contain a secondary suite; and

IV. A maximum of 4 townhouse units;

iv. Allow the six dwelling units required on lots 281 m² or greater within 400m of a prescribed transit stop to be in the following forms:

I. Single-family dwelling with secondary suite; and

II. Single-family dwelling with a secondary suite and a detached garden suite according to the lot size specified in 1(b) above; and

III. Duplex, each of which may contain a secondary suite; and

IV. A maximum of 6 townhouse units;

d. Amend the off-street parking requirements as follows:

i. Eliminate the off-street parking requirements on lands within Restricted Zones that are within 400m of a prescribed transit stop; and

ii. Amend the off-street parking requirements for SSMUH development in Restricted Zoned that are further than 400m from a prescribed transit stop to one space per dwelling unit;

2. Incorporate the following bonus for increased density with respect to the 6th unit in proximity to transit stops: as per the Amenity Contribution Policy;

3. Incorporate a detailed review of the SSMUH Policy manual recommendations into the review of all applicable Design Guidelines;

4. Expand Strategic Plan Initiative 1i to include a full review of the Zoning Bylaw off-street parking requirements, bicycle parking requirements, as well as explore options for including other Transportation Demand Management measures into the Bylaw, and furthermore to commence this workplan in the summer of 2024.

Staff have prepared Bylaw No. 2183, in accordance with Council's above-noted resolution. Subsequent amendments to the off-street parking requirements, bicycle parking requirements and other Transportation Demand Management measures will be brought forward in a separate report.

FINANCIAL IMPLICATIONS:

The legislation does not allow local governments to establish density bonus provisions (i.e. amenity contributions) for the prescribed minimum density, with the exception of the 6th unit on properties within 400m of transit stops. Developers will still be required to pay Development Cost Charges for each unit and obtain required Development Permits and Building Permits prior to commencing work.

LEGAL IMPLICATIONS:

Notifications of Council’s intent to consider Bylaw No. 2183 have been placed in accordance with the requirements of the *Local Government Act*.

Should local governments not comply with the legislative requirements by the deadline of June 30, 2024, the Province may introduce an order that overrides their zoning bylaw to permit the minimum prescribed density in a manner they feel appropriate.

STRATEGIC PLAN INITIATIVES:

1o – Update the zoning bylaw to reflect the new small-scale, multi-unit housing and transit-oriented development legislation.

1d – Update design guidelines and consider an advisory design panel.

1i – Review the Zoning Bylaw Parking Requirements in the City Centre.

OPTIONS:

Option 1

THAT Council give first, second and third readings to Bylaw No. 2183.

OR Option 2

THAT Council take no action at this time with respect to Bylaw No. 2183.

SUBMITTED BY: Matt Notley, Planner II, Community Planning and Climate Change

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative and Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment 1: Bylaw No. 2183

Attachment 2: 20240506 – Small Scale Multi-Unit Housing Zoning Bylaw Amendment Report