

BC Local Government Housing Initiatives: SUMMARY TABLE 4 SMALL SCALE MULTI-UNIT HOUSING (SSMUH) in “RESTRICTED ZONES”

(Deadline for Implementation: June 30, 2024)

REQUIRED REGULATIONS FOR “RESTRICTED ZONES”					RECOMMENDED REGULATIONS ⁺⁺⁺						
AREAS	MIN UNITS		LOT AREA	Sample Min. Sizes*	Manual Package	Front	Rear	Side	Height	Cov	Parking
Under 5,000 or outside urban containment	2 units	Includes suite or ADU	n/a	N/a	A Package (Table 5)	5-6m	Main: 6m ADU: 1.5m	1.2m (4 ft)	Main: 11m / 3storeys ADU: 8m / 2 storeys	25% - 40%	1/unit
Within urban containment boundary + population over 5,000	3 units	• Includes suites and ADU’s	Up to 280m ² (3,014 ft ²)	• 25.1 x 120ft or • 21.5 x 140ft	B Package (Table 6)	2 m ^{**} (6.6 ft)	1.5m (4.9 ft) ^{***} (Main and ADU)	1.2m (4 ft)	3 storeys 11m (36ft) ****	50%	0.5 or 1/unit *****
	4 units	• Includes suites and ADU’s	280m ² - 1,215m ² (3,014 -13,078ft ²)	• 25.1 x 120ft to • 109 x 120ft	B Package (Table 6)	2 m ^{**} (6.6 ft)	1.5m (4.9 ft) ^{***} (Main and ADU)	1.2m (4 ft)	3 storeys 11m (36ft) ****	50%	0.5 or 1/unit *****
			1,215m ² - 4,050m ² (13,078 - 43,593ft ²)	• 109 x 120ft • 363 x 120ft	C Package (Table 7)	4-6m (13.1-19.7ft)	Main: 6.0m (19.7ft) ADU: 1.5m (4.9ft)	Combined 3m (9.9ft)	3 storeys 11m (36ft)	40%	0.5 or 1/unit *****
Urban areas w/in 400m of Bus Stop w/ 15 Min Service +	6 ⁺⁺ units	• Total includes suites +ADU’s • Only 6 th unit may have bonus rqmts	Over 280m ² (3,014 ft ²) ⁺⁺	• 25.1 x 120ft or • 21.5 x 140ft	D Package (Table 8)	2 m ^{**} (6.6ft)	1.5m (4.9 ft)	0-1.2m (0-4 ft)	3 storeys (4 storeys on small lots) -11m(36ft)	60%	0 ⁺

- * Lot dimensions based upon common lot depths of 120 or 140 ft
- ** 4-6 m front setback may be warranted if no sidewalks exist, or no public boulevard with street trees, or to accommodate stormwater management
- *** 5m rear setback may apply if parking is from lane or for unique lot configuration factors
- **** Measured to mid-point of sloped roof or peak of flat roof
- ***** 0.5/unit if within 400 to 800 m of bus stop with 15 min service ⁺. 1/unit beyond that. Other standards could be appropriate due to local conditions
- + 15 minute bus service from 7am to 7pm. Parking requirements prohibited in 6 unit SSMUH areas
- ++ Regulations do not apply to lots over 4,050m² (43,593 ft² – 363ft x 120 ft) as they are called subdividable
- +++ The use of floor area restrictions (FSR/FAR) is discouraged in lieu of the envelope controls specified

NOTE: Summary information presented in this table is shown for convenience only. Readers are advised to refer to the [BC website](#) and provincial legislation and policy manuals for complete and accurate information, including, but not limited to Bill 44 (Residential Development), Bill 46 (Development Financing), Bill 47 (TOA’s), relevant Orders of Council ([OIC 674-2023](#), [OIC 676-2023](#), [OIC 677-2023](#), [OIC 678-2023](#)) and policy manuals (SSMUH / TOA’s).