

Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023

What does Bill 44 do?

- Permits one secondary suite or one accessory dwelling units in **all communities** in B.C.
- Requires bylaws in municipalities, with more than 5,000 people and within an urban containment boundary, to allow for:
 - **three to four units** on lots zoned for single-family or duplex use
 - **six units** on larger lots zoned for single family or duplex use, close to frequent-service transit stops.
- Requires Housing Needs Report (HNRs), Official Community Plans (OCPs) and zoning to be updated to plan for 20-year housing needs and reduces one-off public hearings to OCP-conforming projects.

How will the Small-Scale, Multi-Unit (SSMU) housing work?

- **3 units permitted** on single-family or duplex lots **less than 280 sq. m.**
- **4 units permitted** on single-family or duplex lots **greater than 280 sq. m.**
- **6 units** on single-family or duplex lots **greater than 280 sq. m.** close to **transit stops with frequent service**
- **No minimum parking required** for projects within 400 metres of transit stops. Homebuilders can determine parking needs. Additional provincial direction on parking for lots outside of 400 m.
- A policy manual will set provincial expectations for setbacks, height restrictions, parking and lot coverage
- Communities that have already SSMU zoning changes to single-family homes would continue to remain. Municipalities may adopt provincial site standards, when released.
- Municipalities may designate 1 of the 6-unit lots for affordability purposes, but may not apply density conditions on the 3 or 4 unit lots.

What are the changes to HNRs, OCPs, Zoning, and Public Hearings?

- Require all local governments to update HNRs **using a standard provincial method** to identify housing needs **currently and over the next 20 years**
- **OCPs to be updated every 5 years** with public engagement and prepared to plan for enough homes for forecasted growth over the next 20 years (rather than 5)
- **Phase-out one-off and site-by-site public hearings** for rezoning for housing projects consistent with OCPs, which have already undergone a public hearing. Mixed-used projects that are at least 50% housing are included.
- Public notice is still required if a public hearing is not being held for a project.
- The province is working with the City of Vancouver to explore how public hearing changes to Vancouver, due to unique community planning structure of the *Vancouver Charter*.

What's next?

- Parts of the legislation would come immediately into force following royal assent. Other parts are brought into force when applicable regulations are passed.
- Dec 2023 – SSMUH policy manual and site standards provided to local governments.
- Jan 2024 – HNR instructions provided to local governments.
- Jun 30, 2024 – Local governments must have updated their bylaws to accommodate SSMUH requirements.
- Jun/Jul 2024 – OCP/zoning review/update instructions provided to municipalities.
- Jan 1, 2025 (date subject to regulation) – Local governments must have completed their interim HNR.
- Dec 31, 2025 (date subject to regulation) – Municipalities must have completed their first review and update of their OCPs and zoning bylaws (based on interim HNR).