

Final Memo

Regional Support for Small-Scale Housing Delivery

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1. Executive Summary

Small-Scale Multi-Unit Housing (SSMUH) is a key component of British Columbia's efforts to address housing affordability and increase housing supply. Recent provincial legislation, including Bills 44 and 47, has expanded opportunities for a broader range of housing forms across many communities. While local governments have largely completed the required zoning and policy updates, still many practical implementation hurdles remain in the way of delivering this form of housing at scale.

To better understand regional conditions, implementation challenges, and opportunities for support, **Small Housing BC** and the **Planning Institute of British Columbia (PIBC)** undertook a province-wide engagement process through the Provincially supported Peer Learning Network (PLN). PIBC's Peer Learning Network is funded by a one-time contribution from the Province of British Columbia to enable peer-to-peer learning about provincial housing legislation and related matters. The research included twelve key informant interviews with planners and local government representatives, as well as seven regional engagement sessions involving 47 participants representing municipalities, regional districts, consultants, and planning professionals from communities across the province. The project also included the collection and review of implementation resources, examples, and supporting materials shared by participants.

The findings indicate that nearly all local governments have successfully implemented the regulatory requirements associated with SSMUH. However, participants emphasized that housing delivery is now constrained less by zoning regulations and more by infrastructure capacity, financial feasibility, staffing resources, building code complexity, and applicant readiness. Across all regions, infrastructure servicing emerged as the most significant barrier to housing delivery. Participants also highlighted rising construction costs, financing challenges, limited municipal and industry capacity, and growing demand for support from homeowner-developers and small-scale builders. While regional conditions vary, many implementation challenges are shared across jurisdictions.

The engagement process identified strong demand for practical implementation resources to support both local government staff and applicants throughout the housing delivery process. Based on both the prioritization exercise and regional discussions, several resource categories were identified as having broad value across BC. These include homeowner and small-builder development guides, SSMUH implementation guides, permitting roadmaps, development feasibility and financing resources, building code interpretation guidance, and resources related to strata, subdivision, and ownership models. Participants also highlighted the need for design and housing delivery resources, such as site planning examples, successful SSMUH case studies, modular and prefabricated housing resources, and housing visualization tools. Technical resources related to infrastructure planning, servicing coordination, funding, and

asset management were also identified as priorities, alongside capacity-building resources including industry training, peer-learning networks, and implementation case studies.

Participants expressed strong interest in greater regional collaboration to support implementation. Priority opportunities included regional information-sharing and learning networks, SSMUH monitoring and project showcasing, shared technical capacity and professional support, shared approaches to standardized housing designs, and initiatives to increase modular and prefabricated housing uptake.

Overall, the findings suggest that local governments are seeking practical, implementation-focused resources that help bridge the gap between legislative reform and housing delivery. As British Columbia moves beyond policy adoption and into the next phase of SSMUH implementation, future efforts should prioritize practical tools, technical guidance, capacity building, and regional collaboration to help translate housing policy reforms into meaningful housing outcomes.

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2. Context and Purpose of the Research

British Columbia is facing sustained housing affordability and supply challenges, prompting significant policy reforms aimed at increasing more diverse housing options across existing residential areas and accelerating housing delivery. Recent Provincial legislation, including Bills 44 and 47, has established new as-of-right opportunities for Small-Scale Multi-Unit Housing (SSMUH) across much of the province. These reforms are intended to expand housing supply by enabling a broader range of housing forms, including secondary suites, accessory dwellings, duplexes, triplexes, fourplexes, townhouses, and other forms of gentle density within existing residential neighbourhoods.

While the legislative framework has created new opportunities for housing development, local governments remain responsible for implementation through zoning updates, development approvals, infrastructure planning, public communication, and coordination across local government departments. As a result, planners are navigating a rapidly evolving policy environment while addressing varying local conditions, market realities, and community expectations. The implementation of SSMUH differs across British Columbia due to variations in housing demand, development economics, local government capacity, servicing infrastructure, industry readiness, and community context. Understanding these regional differences is critical to identifying effective implementation strategies and opportunities for support.

To better understand these regional conditions, implementation challenges, and opportunities for collaboration, the Planning Institute of British Columbia (PIBC) and Small Housing BC partnered to undertake a province-wide engagement initiative focused on SSMUH implementation, during Spring of 2026. PIBC's Peer Learning Network is funded by a one-time contribution from the Province of BC to enable peer-to-peer learning about provincial housing legislation and related matters. The project sought to move beyond legislative requirements and examine the practical realities of implementation faced by local governments, planners, and industry stakeholders. Through interviews and regional engagement sessions with planners and local government representatives across the province, the research aimed to improve understanding of regional challenges associated with SSMUH implementation, document current practices and emerging approaches, identify common and region-specific barriers affecting housing delivery, and explore opportunities for training, resource development, collaboration, and capacity building.

The findings are intended to support planners, local governments, industry stakeholders, and provincial partners by identifying areas where additional guidance, resources, coordination, and capacity-building initiatives could improve SSMUH implementation outcomes across British Columbia.

3. Objectives and Research Questions

The overall goal of the project was to identify regional conditions and current approaches to Small-Scale Multi-Unit Housing (SSMUH) implementation across British Columbia, while bringing light to opportunities to support planner-identified priorities and implementation needs.

The project was guided by three primary objectives:

1. Improve understanding and documentation of regional challenges associated with SSMUH development across British Columbia, with a particular focus on the role of local government planners.
2. Engage regional planner networks through PIBC Chapters to discuss shared implementation challenges and identify potential solutions, including training opportunities, coordination initiatives, and resource development.
3. Identify key findings, lessons learned, and emerging practices that can be shared with planners, local governments, industry stakeholders, and decision-makers to support more effective SSMUH implementation.

The engagement process explored the following questions:

- What opportunities and challenges are local governments experiencing in implementing SSMUH policies?
- How do implementation experiences differ across regions of British Columbia?
- What technical, regulatory, organizational, and market-related barriers are affecting SSMUH development?
- What tools, resources, training opportunities, or collaborative initiatives would assist local governments in advancing SSMUH implementation?
- What examples of promising practices or innovative approaches are emerging across the province?
- What opportunities exist for regional collaboration, standardization, and shared resource development?

Within the exploration of potential solutions to existing challenges, two topics were considered implicit and were not explored through this research: 1) local and regional governments would like more financial support to engage in small-scale housing supportive activities and 2) local and regional governments would like to hire additional staff to support this work. These topics were excluded from the research to provide increased focus on the activities and initiatives themselves, that such financial and staffing supports would enable.

4. Methodology

4.1 Research Approach

The project utilized a mixed qualitative and quantitative engagement approach focused on gathering practitioner perspectives from planners and local government staff involved in Small-Scale Multi-Unit Housing (SSMUH) implementation across British Columbia.

The research was designed to identify both province-wide themes and region-specific implementation issues affecting SSMUH development. Information was collected through three primary methods:

- Key informant interviews;
- Regional focus group discussions; and
- Resource and information collection.

The engagement process was conducted in two phases. The first phase consisted of interviews with planning practitioners from local PIBC chapter regions and regional planning leaders to identify emerging issues, regional priorities, and implementation challenges. Findings from these interviews informed the development of the second phase, which consisted of a series of regional focus groups designed to explore common challenges, opportunities, and potential solutions in greater detail.

In addition to qualitative discussion, participants completed structured prioritization exercises that generated quantitative data regarding information gaps, resource needs, and opportunities for regional collaboration. The combination of qualitative and quantitative methods provided a more comprehensive understanding of SSMUH implementation challenges and support needs across British Columbia.

4.2 Research Methods

This research employed two primary methods of data collection: key informant interviews and regional discussion sessions (focus groups). The purpose and application of each method are described in the following sections.

Key Informant Interviews

The project began with interviews involving planners and local government staff and managers from communities across the province who are directly involved in implementing SSMUH through policy development, zoning, development approvals, and related planning processes. A total of twelve interviews were completed with planners and local government representatives from communities across Vancouver Island, the Okanagan, Kootenay, Greater Vancouver, Fraser Valley, and Northern British Columbia. Participants represented local government and regional

districts planning departments with varying levels of experience implementing SSMUH regulations.

The interviews were used to:

- Understand regional housing and development contexts;
- Identify implementation challenges and opportunities;
- Explore emerging issues requiring further discussion;
- Identify potential topics for regional engagement sessions; and
- Inform the design of subsequent focus groups.

Several recurring themes emerged through the interviews. These findings helped shape the structure and content of the regional engagement sessions.

Regional Discussion Sessions (Focus Groups)

A series of seven online regional discussion sessions were designed and implemented to:

- Gather information on implementation experiences;
- Explore common challenges and promising or emerging practices;
- Identify opportunities for collaboration and for more shared, or centrally created informational resources
- Discuss potential solutions, including training initiatives, process improvements, and coordinated regional approaches.

Sessions were facilitated in a semi-structured format, allowing participants to share experiences while also contributing to prioritized discussion topics identified through the interview process.

At the beginning of each session, participants completed a structured prioritization exercise to identify topics where additional information resources, guidance materials, or regional collaboration would provide the greatest value. Participants voted on priority topics before engaging in facilitated discussion. The results of these exercises were aggregated across all sessions and used to support the cross-regional analysis presented in this report.

The focus groups generated both qualitative findings (through facilitated discussion) and quantitative findings (through participant voting and prioritization exercises).

Resource and Information Collection

Throughout the engagement process, participants shared staff reports and other implementation resources currently being used within their organizations.

Additional information sources collected during session preparation included:

- Staff reports/ updates regarding SSMUH implementations;
- How-to materials for development applicants;
- Examples of locally built SSMUH projects.

These materials helped inform discussion and provided context for identifying opportunities for future resource development.

4.3 Diversity of Participant Sample

The project engaged planners and local government representatives from multiple regions throughout British Columbia through the PIBC Chapter network.

Participation included representatives from:

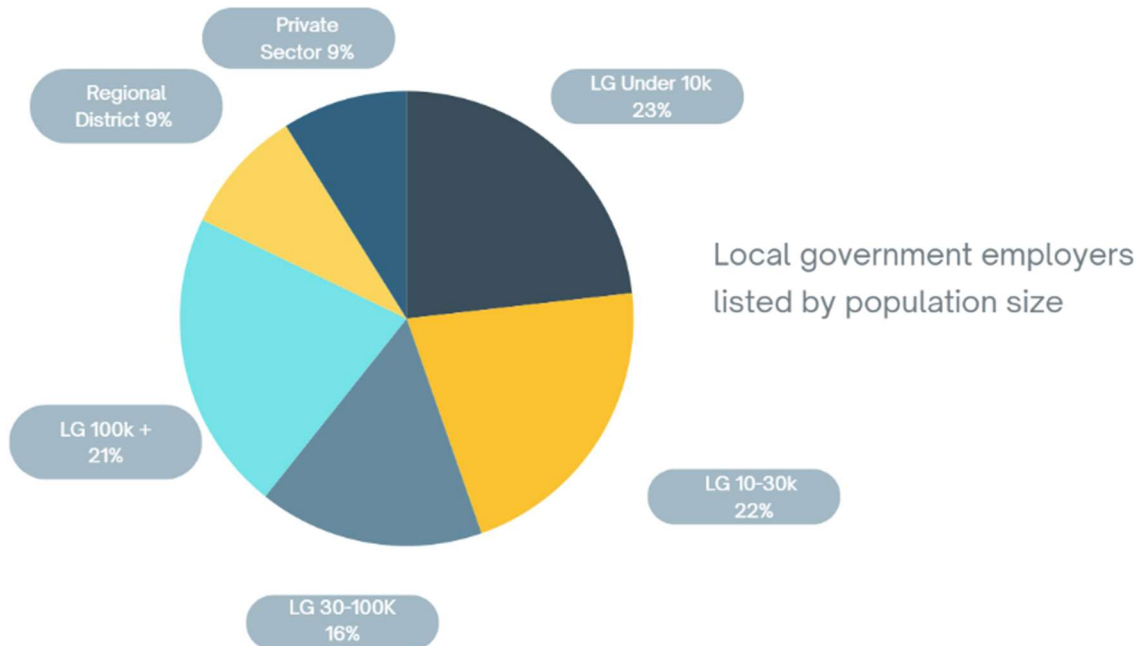
- Lower Mainland and Metro Vancouver municipalities;
- Fraser Valley communities;
- Vancouver Island communities;
- Interior British Columbia;
- Northern British Columbia;
- Kootenay region communities;
- Rural and small communities and regions; and larger urban centres.

A total of 47 participants took part in seven regional focus groups, representing municipalities, regional districts, consulting practitioners, and housing-related organizations from across British Columbia. In addition, twelve key informant interviews were conducted with planners and local government representatives from communities including View Royal, Esquimalt, Campbell River, Saanich, Peace River Regional District, Cranbrook, Vernon, Abbotsford, City of North Vancouver, Prince Rupert, Smithers, and Maple Ridge.

Focus group participants represented communities including Prince George, Terrace, Smithers, Williams Lake, Burnaby, Vancouver, Coquitlam, Kelowna, Penticton, Oliver, Merritt, Abbotsford, Port Moody, Hope, Revelstoke, Kimberley, Grand Forks, Courtenay, Lantzville, Central Saanich, Oak Bay, Delta, and others.

The below pie chart depicts the range of employer-types of the research participants.

Exhibit 1: Participant Spread, based on employer type.



The geographic and employer-based diversity of participants ensured that findings reflect a broad range of housing market conditions, planning team capacities, infrastructure contexts, and implementation experiences across British Columbia.

The following map illustrates the locations of participants who took part in the key informant interviews and regional engagement sessions.

Exhibit 2: Focus Group and Interview Communities Represented in the Study



5. Findings and Analysis

This section presents the findings from the key informant interviews and regional engagement sessions conducted across British Columbia. The analysis combines both qualitative insights gathered through interviews and focus group discussions and quantitative results generated through participant prioritization exercises.

The findings are organized into two parts. First, a cross-regional analysis identifies common themes, information gaps, resource needs, and opportunities for collaboration that emerged across multiple regions. Second, a regional analysis summarizes the unique challenges, opportunities, and perspectives identified within each participating region.

5.1. Cross-Regional Analysis

Based on the regional findings across Central North, South Coast, Okanagan Interior, South Coast/Fraser Valley/Sunshine Coast, Kootenay Rocky Mountain, Vancouver Island North, and Vancouver Island South, several common themes emerged despite significant differences in geography, growth patterns, and housing markets.

5.1.1. Key Themes

1. Infrastructure Capacity is Primary Housing Constraint

Across nearly every region, participants emphasized that infrastructure limitations now represent a greater barrier to housing delivery than zoning regulations. Water, sewer, stormwater, electrical servicing, fire flow requirements, frontage improvements, and infrastructure funding challenges were identified as major obstacles to project feasibility. Many communities noted that legislative changes have expanded housing permissions, but infrastructure capacity often determines whether projects can proceed. Small builders and homeowner developers often lack certainty on whether infrastructure upgrades will be triggered. Cost-sharing mechanisms, and broader infrastructure funding and financing alternatives are not sufficiently well-developed or widely adopted. The infrastructure-related cost burden placed on new development makes projects infeasible in many communities.

2. Housing Delivery Challenges Are Increasingly Economic Rather Than Regulatory

While most regions reported successfully implementing provincial housing legislation, participants emphasized that regulatory reform alone has not translated into significant housing production. Rising construction costs, financing barriers, servicing requirements, utility upgrades, and uncertain market conditions currently limit the viability of SSMUH projects. Many

planners noted that it will be important to continue assessing market uptake and reviewing whether further regulatory adjustments may be necessary.

3. Municipal Staffing, Technical Expertise, and Industry Capacity Constraints Affect Both Municipalities and Industry

Most regions identified staffing shortages, limited technical expertise, and industry capacity challenges as significant barriers. Smaller communities reported difficulties recruiting planners, building officials, and technical staff, while builders and applicants often struggled to keep pace with evolving building code requirements and development processes. Many municipalities also described increasing workloads associated with homeowner-led development and applicant support.

4. Applicant Readiness, Homeowner-Led Development and Council and Public Awareness and Support

Participants across regions noted that many SSMUH projects are being led by homeowners and small-scale developers with limited development experience. Many applicants have a limited understanding of permitting requirements, development economics, financing, and project management, creating challenges for project delivery and increasing demand for local government support, educational resources, and permitting guidance. Local government staff reported serving as educators and advisors in addition to their regulatory roles. Council education and support for sustained SSMUH implementation efforts is also a challenge in many communities, with planning departments carrying additional communications and capacity-building responsibilities, informing elected officials about recent and evolving regulatory conditions and the broader policy objectives they support. Further communications responsibilities have arisen around informing the public about the new development allowances, the opportunities they present, and the changes to public input pathways. With varied capacity across planning departments to conduct these tasks, it is noted that there are currently unrealized opportunities to bring further awareness and support for development activity across BC.

5. Regulatory Complexity and Inconsistent Interpretation Create Uncertainty

Although initial zoning reform has generally been implemented successfully, participants identified ongoing challenges related to building code interpretation, Development Permit requirements, strata models, subdivision regulations, and servicing expectations. Differences in regulatory interpretation between jurisdictions also create confusion for builders and applicants, particularly in regions where industry professionals operate across multiple municipalities or across provinces.

6. Regional Collaboration Is Widely Supported

One of the strongest themes across all focus groups was interest in greater regional collaboration. Participants emphasized the value of sharing knowledge, resources, permitting practices, technical expertise, educational materials, housing data, and implementation experiences. Smaller municipalities in particular identified collaboration as an important strategy for addressing capacity limitations and reducing duplication of effort.

5.1.2 Cross-Regional Information Gaps and Resource Needs

Information gaps and resource needs were identified through two complementary sources during the regional engagement process:

1. **Quantitative Prioritization Exercise** – Prior to the facilitated discussions, participants were asked to identify and rank topics where they felt additional guidance, examples, tools, or information resources would be most valuable. The rankings below reflect the cumulative number of votes received across all regional sessions and provide an indication of the relative level of interest and demand for each topic.
2. **Qualitative Focus Group Discussions** – Following the prioritization exercise, participants engaged in detailed discussions regarding implementation challenges, barriers, opportunities, and potential solutions. These conversations provided additional context regarding why particular topics were prioritized and helped identify specific resource types that would support local governments, planners, applicants, and industry professionals.

Quantitative Prioritization Results

The prioritization results indicate that local governments are primarily seeking practical resources that help translate housing policy into housing delivery. Topics receiving the highest levels of interest generally focused on development approvals, infrastructure and servicing requirements, design considerations, and guidance for homeowners and small-scale developers.

Exhibit 3: Information Gaps and Resource Needs, noting number of participant “votes”



Additional topics that were highlighted by participants but received fewer “votes” can be found in Appendix A.

Findings from Regional Discussions

The regional discussions provided additional insight into the specific types of informational resources participants believe would be most useful.

Participants emphasized that while significant effort has been devoted to understanding legislative requirements, there remains a need for practical implementation guidance that addresses day-to-day challenges associated with housing delivery. Many communities expressed interest in resources that reduce uncertainty, improve consistency and efficiency, and support informed decision-making by planners, applicants, builders, and elected officials.

Several recurring themes emerged:

- **Permitting Process and Development Permit Guidance:** Participants identified a need for additional guidance regarding permitting processes and streamlining efforts, including the use or non-use of Development Permit (DP) (and their specific requirements), approval pathways, and the roles of different municipal departments.
- **Guidance for Homeowners and Small-Scale Developers:** As more SSMUH projects are initiated by homeowners and first-time developers, municipalities are increasingly being asked to explain permitting processes, development feasibility, financing requirements,

servicing obligations, and construction considerations. Even seasoned builders are finding that projects at this scale have increased complexity and may follow different processes than ones they've previously completed. Participants identified a strong need for user-friendly guides, permitting roadmaps, and educational materials or supports that help applicants navigate the development process.

- **Examples of Successful Implementation:** Participants repeatedly requested built project examples, design precedents, and case studies demonstrating successful SSMUH developments in different contexts. There was significant interest in practical examples showing how communities have addressed design, parking, tree retention, servicing, and neighbourhood compatibility considerations.
- **Building Code Regulatory Clarity and other Special Topics:** Across multiple regions, participants identified ongoing uncertainty regarding building code interpretation, fire separation requirements, sprinkler requirements, ownership models, strata arrangements, building schemes and covenants. Participants expressed a desire for clearer guidance and more consistent interpretation across jurisdictions. Other special topics highlighted include fee-simple townhomes and rural and unserviced lots.
- **Infrastructure and Servicing Guidance:** Infrastructure capacity emerged as one of the most significant implementation challenges discussed throughout the engagement process. Participants identified a need for practical guidance related to servicing requirements, frontage improvements, utility coordination, and fire flow requirements. Further, there is demand for further information and resources regarding, good practices in infrastructure data and modelling, planning and asset management and infrastructure funding and financing, as they relate to SSMUH development.
- **Communication and Public Education Resources:** Participants highlighted the need for materials that help explain SSMUH to residents, elected officials, and community stakeholders. Suggested resources included public-facing information sheets, council briefing materials, homeowner communication templates, density visualization tools, and examples demonstrating the benefits and outcomes of gentle density housing.

Overall, the findings suggest that planners are seeking practical, implementation-focused resources that help bridge the gap between legislative reform and housing delivery. There is strong demand for tools, guidance, examples, and educational resources that support the next phase of SSMUH implementation across British Columbia.

5.1.3 Common / Shared Priorities for Regional Collaboration

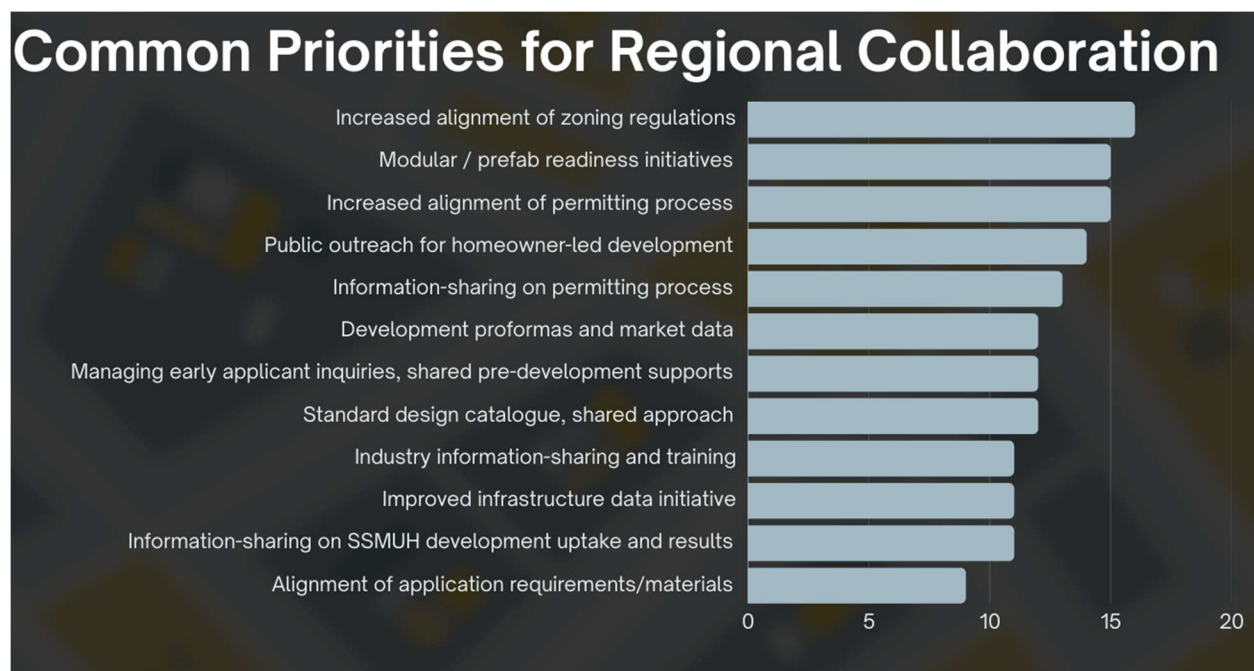
As housing markets and industry labour pools operate regionally and sub-regionally, it was identified that there are opportunities that arise for local governments to collaborate at these scales. Opportunities for regional collaboration were identified through two complementary sources during the engagement process:

1. **Quantitative Prioritization Exercise** – Prior to the facilitated discussions, participants ranked potential areas for regional collaboration, shared resources, and coordinated initiatives. The results represent the combined votes from all regional sessions and indicate the relative level of interest in each collaboration opportunity.
2. **Qualitative Focus Group Discussions** – During the facilitated discussions, participants explored how regional collaboration could help address common implementation challenges. These discussions identified opportunities for shared resources, knowledge sharing, technical support, and coordinated advocacy.

Quantitative Prioritization Results

The prioritization exercise demonstrates that participants are seeking greater consistency, coordination, and shared implementation resources. Many of the highest-ranked topics focus on reducing duplication of effort, improving consistency and predictability for applicants and industry, and increasing access to information and technical resources.

Exhibit 4: Priorities for Regional Collaboration, noting number of participant “votes”



Additional topics that were highlighted by participants but received fewer “votes” can be found in Appendix B.

Findings from Regional Discussions

The regional discussions provided additional insight into the types of collaborative initiatives participants believe would provide the greatest value.

A consistent theme throughout the engagement process was the recognition that many municipalities are addressing similar implementation challenges independently. Participants expressed interest in mechanisms that would allow communities to share experiences, resources, and solutions while reducing duplication of effort.

Several recurring collaboration opportunities emerged across regions.

- **Regional Information Sharing and Learning Networks:** Participants strongly supported ongoing practitioner networks and peer-learning opportunities that would allow planners, engineers, building officials, and housing practitioners to exchange implementation experiences, permitting approaches, lessons learned, and successful practices. Many communities expressed interest in regular forums for discussing emerging issues, sharing innovative solutions, and learning from the experiences of other jurisdictions facing similar challenges.
- **Shared Technical Capacity and Professional Support:** Smaller municipalities and rural communities identified significant opportunities for shared technical services, including building officials, plan review resources, pre-application supports, engineering expertise, and permitting software support. Participants noted that shared service models may help address ongoing recruitment and retention challenges while improving service consistency and access to specialized expertise.
- **Standardized Housing Designs and Design Resources:** There was significant interest in collaboratively developing standardized housing approaches, design catalogues, pre-approved building designs, and regionally adaptable housing templates. Participants viewed these resources as opportunities to reduce costs, improve applicant understanding, streamline approvals, and encourage housing delivery. Many participants noted that a shared approach could make resource development more affordable and scalable than individual municipal efforts.
- **Building Code and Regulatory Consistency:** Participants identified inconsistencies in building code interpretation, Development Permit requirements, servicing expectations, ownership models, and zoning definitions/terminology as sources of confusion for applicants and builders. There was broad support for greater alignment and clarification, particularly in areas where differing interpretations across jurisdictions create uncertainty and increase project risk.
- **Applicant, Builder, and Industry Education:** Across all regions, participants emphasized the growing need for educational resources targeting homeowners, small-scale developers, builders, designers, and consultants. Participants supported jointly developed or delivered guidance materials, training programs, implementation toolkits, permitting roadmaps, and educational workshops that could improve project readiness and reduce demands on municipal staff.
- **Infrastructure Planning and Funding Coordination:** Many communities expressed interest in collaborative approaches to infrastructure planning, servicing coordination, utility engagement, and advocacy for infrastructure funding. Participants noted that

infrastructure challenges are increasingly affecting housing delivery and suggested that regional coordination may strengthen the ability of local governments to identify common needs and pursue funding opportunities.

- **Modular and Prefabricated Housing Advancement:** Participants identified modular and prefabricated housing as an area where regional collaboration could support market development and housing delivery. Suggested initiatives included shared design resources, coordinated standards, procurement opportunities, education initiatives, and support for regional supply-chain development.
- **SSMUH Monitoring and Project Showcasing:** There was strong interest in coordinated approaches to monitoring housing uptake, evaluating implementation outcomes, and documenting successful projects. Participants emphasized that housing outcome data and built project examples can help inform decision-making, support continuous improvement, build public understanding, and increase confidence among applicants, builders, and elected officials.

The findings suggest significant potential for a provincial or regional SSMUH implementation network that supports ongoing information sharing, resource development, capacity building, and coordinated problem-solving among planners, local governments, industry professionals, and other housing partners.

5.2. Regional Analysis

The following section summarizes findings from focus groups conducted across participating regions. While each region faces unique housing market conditions, growth pressures, infrastructure realities, and implementation contexts, several common themes emerged regarding the opportunities and challenges associated with Small-Scale Multi-Unit Housing (SSMUH). The analysis draws on both the preliminary key informant interviews and the regional focus group discussions, allowing regional findings to be considered within the broader provincial context.

The section begins with a high-level snapshot of the key issues and key opportunities identified across the participating regions. Exhibits 3 and 4 provide an overview of the primary themes that emerged during the engagement process, highlighting regional similarities and differences.

Exhibit 5: Selection of Key Issues by Region



Exhibit 6: Selection of Key Opportunities by Region



The detailed regional analysis that follows expands on these findings by describing the specific context, experiences, and priorities identified by participants in each region. For each region, findings are organized into three components:

- **Key Issues** – The primary barriers, constraints, and implementation challenges identified by participants.
- **Key Opportunities** – Potential actions, resources, partnerships, and areas for collaboration that could support housing delivery and implementation.

- **Focus Group Discussion** – A summary of the broader conversation, including participant perspectives, local experiences, emerging trends, and regional considerations that provide additional context for the identified issues and opportunities.

5.2.1. Central North

The Central North discussions highlighted that housing delivery challenges are shaped less by regulatory barriers and more by local conditions, including infrastructure limitations, staffing shortages, market feasibility, financing constraints, and varying growth patterns across northern communities. Participants emphasized that smaller communities face unique challenges related to labour availability, industry capacity, and housing demand, while identifying opportunities to support housing delivery through regional collaboration, modular housing solutions, industry training, and improved public awareness of SSMUH opportunities.

Key Issues:

1. **Infrastructure and Servicing Capacity:** Servicing limitations, aging infrastructure, poor infrastructure data highlighted in the interview process as the main issues in the region.
2. **Development Permit Processes and Approval Uncertainty:** Development Permit requirements, approval timelines, subdivision processes, and overlapping review requirements can create delays and uncertainty for housing projects.
3. **Local government and Industry Capacity Constraints:** Staffing shortages, limited technical expertise, and a lack of skilled labour continue to affect housing delivery. Participants also noted that ongoing building code changes and regional labour shortages further constrain both local government and industry capacity.
4. **Market Feasibility and Financing Challenges:** High construction costs, financing barriers, and varying levels of housing demand limit the viability of many SSMUH projects. Financing uncertainty and lender requirements for predictable approvals and project feasibility can limit access to capital for SSMUH projects.
5. **Parking Requirements and Site Design Considerations:** Parking expectations in northern communities can influence site design, achievable density, and project feasibility, particularly where households require multiple vehicles or additional storage space.

Key Opportunities:

1. **Modular and Prefabricated Housing:** Modular and prefab housing were viewed as strong opportunities due to regional familiarity and potential for improved scalability.
2. **Standardized and Pre-Approved Designs:** Standardized housing designs were discussed to streamline approvals and support more efficient housing delivery.
3. **Regional Industry Capacity Building:** Participants supported regional training and information sharing related to SSMUH, permitting, and building code updates.

Focus Group Discussion:

Development permits (DPs) and approval timelines generated significant discussion.

Participants noted that DP processes can contribute to delays and applicant uncertainty, particularly where multiple provincial and municipal requirements overlap. Concerns were raised regarding inconsistent interpretation of development requirements, lengthy subdivision approvals, and the cumulative effect of external agency approvals, including transportation and environmental review processes. However, several participants also noted that municipal permitting timelines in northern communities are often less burdensome than in larger urban centres, and that broader project uncertainty may be a greater concern than the permitting process itself. Suggestions discussed included simplifying DP requirements for qualifying projects, encouraging pre-application processes, and streamlining approvals through direct building permit pathways where appropriate.

Municipal staffing and industry capacity limitations were also identified as major barriers.

Smaller municipalities often have limited planning and development staff, making it difficult to manage zoning updates, permitting processes, and implementation of new provincial housing policies. Participants noted that staff turnover and low application volumes in some communities can reduce institutional familiarity with development processes and SSMUH typologies, contributing to slower approvals and inconsistent implementation. Industry capacity challenges were similarly emphasized, including shortages of skilled labour and difficulties adapting to ongoing building code changes. Cross-provincial competition (against Alberta) for skilled professionals was also identified as an ongoing challenge affecting local labour availability.

Market viability and financing concerns emerged as some of the most significant themes throughout the discussions. Participants emphasized that regulatory reform alone will not generate housing supply if projects remain financially difficult to deliver. Several participants noted that detached housing continues to dominate many northern housing markets because it is more familiar to builders, lenders, and consumers. In some communities, demand for denser housing forms such as triplexes and fourplexes remains limited, while secondary suites continue to see stronger uptake. **Financing uncertainty** was identified as another key issue, with lenders often seeking greater predictability around approvals, zoning, and project feasibility. Infrastructure costs, servicing requirements, transportation expenses, and contaminated site remediation were also identified as major contributors to project risk and cost escalation.

Standardized and modular housing approaches were also widely discussed. Many participants viewed modular and prefabricated housing positively, noting that northern communities generally have strong familiarity with prefab construction methods. There was interest in regional collaboration to support modular supply chains and improve scalability for SSMUH projects. **Standardized and pre-approved housing designs** were also discussed as potential tools to streamline approvals and reduce project costs. However, participants noted that

previous pre-approved design programs in several communities experienced limited uptake, suggesting that broader market acceptance and demand remain ongoing challenges.

Parking requirements and site design considerations were another area of discussion. Participants noted that market expectations in northern communities often differ from urban contexts, with many households requiring multiple vehicles, trucks, or additional storage space. As a result, parking remains an important practical consideration affecting site layouts, density, and project feasibility, even where municipalities are considering reduced parking minimums.

Regional collaboration and information sharing were strongly supported throughout the discussion. Suggested areas for collaboration included aligning zoning and permitting approaches, sharing infrastructure data, developing public education materials, coordinating industry training, and creating regional standardized design resources. Participants viewed regional collaboration as an important strategy to help smaller communities address common staffing and capacity limitations while improving consistency and shared learning.

5.2.2. South Coast (Metro Vancouver, Sea-to-Sky)

The South Coast regional focus group brought together planners and housing practitioners from Metro Vancouver, and the Sea-to-Sky region to discuss the implementation of SSMUH. Participants agreed that while significant zoning reform has occurred, and development uptake is ramping up, housing delivery remains constrained by infrastructure capacity, project economics, permitting complexity, and the limited experience of many small-scale developers. The discussion focused on practical implementation challenges and opportunities to support housing delivery through improved guidance, streamlined processes, and regional collaboration.

Key Issues

1. **Infrastructure Capacity and Servicing Constraints:** Limited infrastructure capacity and servicing requirements continue to affect project feasibility and housing delivery.
2. **Weak/Variable Financial Viability of Multiplex Housing:** High construction and labour costs, financing constraints, frontage improvement requirements, utility servicing upgrades, and relatively low resale values in some markets reduce the financial viability of many multiplex projects.
3. **Permitting Complexity and Inconsistent Municipal Requirements:** Differences in application requirements, development standards, approval processes, and technical requirements across jurisdictions create complexity, uncertainty, and inefficiencies for applicants and builders.
4. **Limited Applicant Knowledge and Development Experience:** Many homeowners and small builders require significant support navigating development, permitting, and financing processes, creating significant staff workload for municipalities responding to inquiries and providing guidance.
5. **Site Design, Access, and Parking Constraints:** Slope, site access, lot configuration, and parking requirements can limit development potential and affect project feasibility.

Key Opportunities

1. **Design Catalogues and Pre-Approved Housing Resources:** Standardized designs and pre-approved plans could simplify permitting and support housing delivery. Participants also expressed interest in regional collaboration on standard designs and shared housing templates.
2. **Applicant Guidance, Education, and Industry Training:** Clear guidance materials, permitting roadmaps, educational resources, and targeted training for applicants, builders, and industry professionals could improve project readiness, reduce staff workload, and support more efficient housing delivery.
3. **Regional Harmonization and Collaboration:** Greater alignment of permitting practices and application requirements could improve consistency and reduce duplication. Builders in the region function within an integrated labour market that spans multiple jurisdictions and are challenged by inconsistent local requirements.
4. **Infrastructure Capacity Mapping and Planning:** Improved infrastructure data, capacity mapping, and servicing information could help local governments better understand development constraints, support housing planning, and inform investment decisions.

Focus Group Discussion

Infrastructure capacity dominated the discussion. Participants emphasized that infrastructure constraints have become a larger barrier than zoning itself. While Bill 44 has expanded development permissions, many communities continue to face significant servicing challenges related to water, sewer, stormwater, and fire protection systems. Participants noted that housing cannot truly be considered "as-of-right" when infrastructure limitations prevent projects from moving forward. The costs associated with servicing upgrades and infrastructure improvements were identified as major factors affecting project viability.

The financial feasibility of multiplex housing generated substantial discussion. Participants described a disconnect between policy goals and market realities, noting that legalizing additional housing forms does not necessarily make them financially viable. High land costs, development charges, frontage requirements, infrastructure obligations, and construction costs often make multiplex projects difficult to deliver. Several participants observed that developers and buyers continue to favour single-family housing in many cases because the economics remain more attractive and familiar.

Participants also discussed the **challenges faced by homeowner-developers and small builders**. Many applicants enter the process with limited understanding of municipal requirements, permitting procedures, development economics, and project management responsibilities. Municipal staff reported spending significant time helping applicants navigate these complexities. There was broad agreement that clearer guidance materials, permitting

roadmaps, design resources, and educational tools would improve outcomes for both applicants and municipalities.

Regional consistency emerged as another major theme. Participants noted that builders frequently operate across multiple municipalities but encounter different application requirements, design standards, and approval processes in each jurisdiction. Many viewed regional harmonization as an opportunity to reduce unnecessary complexity and improve implementation efficiency. Participants supported greater collaboration on application requirements, permitting processes, educational materials, and development feasibility information.

5.2.3. Okanagan Interior

The Okanagan Interior discussion highlighted strong support for advancing small-scale multi-unit housing (SSMUH) and a shared recognition that implementation challenges are increasingly centered on infrastructure readiness, servicing coordination, applicant preparedness, and industry capacity rather than regulatory barriers. Participants noted that many municipalities have already streamlined approvals and aligned local policies with provincial housing legislation, shifting the focus toward the practical realities of delivering housing on the ground. Throughout the discussion, there was strong interest in regional collaboration, standardized approaches, and practical tools to support municipalities, applicants, and industry professionals in accelerating housing delivery.

Key Issues

1. **Infrastructure and Servicing Constraints:** Aging and constrained water, sewer, drainage, transportation, and electrical infrastructure, rising servicing costs, uncertainty around servicing requirements, and coordination challenges with utility and service providers continue to limit housing development.
2. **Development Permit and Approval Process Complexity:** While some municipalities have streamlined Development Permit (DP) requirements, participants questioned whether some Development Permit requirements for small-scale housing add sufficient value to justify their administrative burden. Internal coordination challenges between planning and engineering departments were also identified as barriers to efficient implementation.
3. **Homeowner-Led Development Capacity Gaps:** Many SSMUH projects are initiated by homeowners and small-scale builders who lack development experience and often underestimate project complexity.
4. **Industry Readiness and Building Code Complexity:** Building code and step code changes, inconsistent municipal interpretation, and site design challenges in sloped area create barriers to SSMUH implementation.

Key Opportunities

1. **Streamlined Approval Processes:** Opportunities exist to reduce regulatory barriers through staff-delegated approvals, streamlined Development Permit requirements, and simplified pathways for smaller housing projects.
2. **Design Catalogues and Standardized Housing Templates:** Standardized designs, pre-approved templates, and shared housing resources could reduce costs, improve applicant understanding, and accelerate project delivery. slope-adapted design catalogues are specifically needed in the region.
3. **Applicant and Industry Education:** Homeowner-focused guidance, regional pro formas, educational materials, and industry training could improve project readiness and reduce administrative burdens on local government staff.
4. **Regional Collaboration and Process Alignment:** Participants supported regional collaboration to align zoning regulations, permitting processes, servicing expectations, and building code interpretation across municipalities.

Focus Group Discussion

Infrastructure readiness emerged as the dominant theme throughout the session. Participants emphasized that infrastructure capacity has become one of the most significant constraints affecting SSMUH implementation across the Okanagan Interior. Discussions focused on aging water and sewer systems, electrical servicing limitations, and the growing costs associated with utility upgrades. Several participants noted that redevelopment projects increasingly trigger substantial infrastructure improvements, creating financial challenges for both municipalities and developers. Smaller communities expressed particular concern about their limited ability to fund large-scale infrastructure replacement without additional provincial or federal support. Utility coordination was also identified as a significant challenge, with lengthy timelines and uncertainty associated with third-party agencies such as BC Hydro and FortisBC.

Development Permit processes generated considerable discussion. Participants shared a range of experiences regarding the value of DPs for small-scale housing projects. Some municipalities have already removed DP requirements for carriage houses and other small residential projects, citing limited planning value and unnecessary delays. Others have retained DPs but have significantly streamlined requirements to focus on core objectives such as landscaping and urban design. Participants questioned whether certain Development Permit requirements for small-scale housing—such as form and character reviews, landscape bonding, and other approval-related requirements—provide sufficient value relative to their administrative burden. Several communities reported efforts to streamline or remove Development Permit requirements for lower-density projects, while others emphasized the role of permits in ensuring site design and landscaping outcomes. A recurring theme was the growing role of homeowners as housing developers. Participants observed that many SSMUH projects are now being initiated by property owners with little or no development experience. While this represents an important opportunity for increasing housing supply, it also introduces challenges related to project feasibility, permitting, financing, and construction management. Participants noted that many applicants

underestimate project costs and technical requirements, particularly when engineering, utility servicing, building code compliance, and contractor coordination become necessary. Municipal staff reported spending significant time assisting applicants through complex processes, often serving as educators and advisors rather than solely regulators.

Industry capacity and readiness were also identified as important considerations. Participants discussed ongoing challenges related to building code changes, Step Code implementation, and varying levels of expertise within the development and construction industry. Several attendees emphasized that municipalities cannot reasonably serve as development consultants for every project and that stronger industry training and capacity-building initiatives will be necessary to support long-term housing delivery. Concerns were also raised regarding uncertified designers and inexperienced applicants generating additional staff workload through repeated plan revisions and incomplete submissions.

Regional collaboration emerged as one of the strongest areas of consensus. Participants expressed broad support for aligning zoning regulations, servicing expectations, permitting practices, and building code interpretation across municipalities. Many viewed regional coordination as an opportunity to reduce confusion for builders and homeowners while improving consistency throughout the development process. Participants also discussed opportunities to share educational resources, design catalogues, infrastructure planning approaches, and implementation tools. Several attendees noted that planners in smaller communities would particularly benefit from more regular opportunities to connect, exchange knowledge, and learn from one another's experiences.

5.2.4. South Coast, Fraser Valley, and Sunshine Coast

This focus group brought together planners and housing practitioners from municipalities and regional districts across Metro Vancouver, the Fraser Valley, and the Sunshine Coast to discuss the implementation of Small-Scale Multi-Unit Housing (SSMUH). Participants represented a diverse range of communities, from large urban municipalities to rural and semi-rural jurisdictions. While experiences varied considerably, participants shared common concerns regarding infrastructure capacity, permitting processes, project feasibility, applicant readiness, and the practical realities of housing delivery. The discussion highlighted a growing recognition that zoning reform alone is insufficient to achieve housing objectives and that implementation supports, regional collaboration, and capacity-building are increasingly important.

Key Issues

1. **Infrastructure and Servicing Constraints:** Water, sewer, stormwater, access, and frontage improvement requirements continue to limit project feasibility. Participants also identified a need for greater provincial support to address infrastructure capacity.
2. **Permitting Complexity and Process Modernization:** Participants highlighted the need for more streamlined and coordinated permitting processes, including better integration

between planning, engineering, and building functions, digital permitting systems, and clearer application requirements and review processes.

3. **Limited Development Feasibility and Economies of Scale:** High construction, servicing, and financing costs, combined with limited opportunities for standardization and economies of scale, continue to affect project viability and housing delivery.
4. **Limited Development Knowledge, Capacity, and Public Awareness:** Many homeowners lack familiarity with development processes, while municipalities face growing workloads supporting applicants. Participants also emphasized the need for stronger provincial support for public education and awareness.
5. **Balancing planning objectives** including housing, parking, trees, stormwater is challenging in SSMUH development.

Key Opportunities

1. **Pre-Application Review and Permitting Improvements:** Early feasibility discussions, integrated engineering reviews, and coordinated pre-application processes can help identify servicing and design issues before significant time and resources are invested in project development.
2. **Applicant Education and Support Resources:** Property lookup tools, design samples, guidance materials, online application systems, and project tracking tools can improve applicant understanding, manage expectations, and support project readiness.
3. **Regional Collaboration and Knowledge Sharing:** Participants expressed strong interest in opportunities for planners to share implementation experiences, discuss common challenges, exchange best practices, and learn from successful approaches through forums such as PIBC, Metro Vancouver committees, and other practitioner networks.
4. **Design Standardization and Scalable Housing Solutions:** Shared design resources, adaptable housing templates, and greater consistency in development requirements could improve efficiency and support housing delivery at scale.
5. **Provincial Funding and Implementation Support:** Participants identified provincial and federal funding programs, including the Housing Accelerator Fund, as well as implementation support for municipal modernization efforts, as important tools for advancing SSMUH implementation and housing delivery.

Focus Group Discussion:

The discussion revealed significant variation in implementation experiences across the South Coast, Fraser Valley, and Sunshine Coast. Some municipalities reported relatively strong uptake of SSMUH projects, while others have seen limited development activity despite completing zoning reforms. Participants consistently emphasized that zoning changes alone do not

guarantee housing production and that a range of practical barriers continue to affect project delivery.

Infrastructure and servicing challenges dominated much of the conversation. Participants noted that water, sewer, stormwater, and access requirements often prevent projects from advancing. Several municipalities described situations where applications were technically permitted but could not proceed because servicing upgrades or infrastructure improvements were prohibitively expensive. These challenges were particularly pronounced in rural and semi-rural communities where centralized infrastructure is limited.

A second major topic was **permitting efficiency and development review**. Local government representatives discussed efforts to improve internal coordination, streamline permitting systems, introduce digital application platforms, and strengthen pre-application processes. Participants highlighted the importance of early engineering and servicing review to identify feasibility issues before applicants invest significant resources into project design. Several communities reported that integrated review processes have helped reduce delays and improve application quality.

Participants also discussed **applicant support and education**. There was broad agreement that many homeowners and first-time developers lack the technical knowledge needed to navigate development processes successfully. Municipalities that have developed property lookup tools, design resources, concept plans, and educational materials reported that these resources help manage expectations and improve the quality of applications received. However, participants also noted that many projects are now being led by experienced builders and developers rather than individual homeowners, particularly in higher-cost urban markets.

The conversation also explored opportunities for greater **regional collaboration**. Participants expressed interest in sharing best practices, permitting approaches, monitoring methods, servicing solutions, and applicant-support resources. Many felt that municipalities are currently solving similar problems independently and that more structured collaboration could reduce duplication and improve implementation outcomes. Participants emphasized the value of practitioner-level networking opportunities where planners can discuss real-world development challenges and learn from one another's experiences.

Finally, participants reflected on broader policy and governance considerations. Several noted that **public awareness of SSMUH** remains limited and suggested that provincial governments could play a more active role in communicating housing policy changes. Others emphasized the need for greater recognition of development planning as a specialized area of practice requiring dedicated resources, training, and professional support.

5.2.5. Kootenay Rocky Mountain

Participants from the Kootenay Rocky Mountain region generally described implementation of Small-Scale Multi-Unit Housing (SSMUH) legislation as "mostly sunny," reflecting relatively

smooth regulatory implementation in many communities. However, participants also identified emerging challenges related to infrastructure capacity, housing affordability, political support, building code interpretation, and workforce capacity. Communities in the region are experiencing varying levels of housing demand, influenced by tourism, amenity migration, resource industries, and population growth. While some municipalities have seen increased housing development activity, participants emphasized that translating legislative changes into actual housing delivery remains difficult due to market conditions and construction costs.

Key Issues

1. **Infrastructure Capacity and Servicing Constraints:** Participants identified infrastructure capacity as a growing concern, including water, sewer, and servicing limitations. Challenges were also noted in obtaining reliable infrastructure data and understanding available servicing capacity.
2. **Stratification and Ownership Complexity:** Significant discussion focused on ownership models, including bare land strata, building strata, conversions of existing buildings, and other housing arrangements.
3. **Building Code Interpretation and Fire Safety Requirements:** Ongoing uncertainty regarding fire separation requirements, spatial separation standards, housing classifications, and building code interpretation continues to create challenges for applicants, builders, and local government staff.
4. **Permitting Process and Interdepartmental Coordination:** Participants identified challenges related to development permit requirements, coordination between planning, engineering, and building departments, and the timing of technical reviews.
5. **Workforce and Technical Capacity Constraints:** Shortages of building officials, plan reviewers, and specialized technical staff continue to affect permitting timelines and local government capacity, particularly in smaller municipalities and regional districts.
6. **Resort communities,** hub communities and small/rural communities over large geographic region, with different growth conditions, housing markets and industry actors; poses some difficulty to regional approaches.

Key Opportunities

1. **Regional Sharing of Technical Capacity:** Participants expressed strong interest in regional service-sharing models, including shared building officials, plan reviewers, and specialized technical expertise to address staffing shortages.
2. **Shared Investment in Innovation, Software, and Development Support Services Opportunities** were identified to collaborate on permitting software, digital application systems, housing data tools, pre-development concierge services, design catalogue development (build-ready) and design showcasing (for general inspiration).
3. **Enhanced Pre-Application Processes:** Early feasibility reviews, coordinated pre-application meetings, and integrated engineering and planning reviews were identified as

important tools for identifying servicing, code, and design issues before significant project resources are invested.

4. **Prefab and Modular Housing Solutions:** Participants discussed the potential for prefabricated and modular construction approaches to improve housing delivery, reduce costs, and provide scalable housing options.
5. **Regional Collaboration and Knowledge Sharing:** Participants emphasized the value of ongoing collaboration among local governments through shared guidance materials, implementation resources, project case studies, peer learning, and coordinated approaches to common housing challenges.

Focus Group Discussion:

The discussion highlighted a broad consensus that most communities in the Kootenay Rocky Mountain region have successfully implemented provincial SSMUH requirements and updated local regulations. Participants generally described the legislative implementation process as relatively straightforward, particularly in communities that had already permitted a range of housing forms prior to the provincial changes. However, participants emphasized that regulatory reform alone has not been sufficient to generate significant housing production. High construction costs, financing challenges, workforce shortages, and local market conditions continue to play a much larger role in determining whether projects move forward. Several participants noted that development activity remains modest in many communities despite permissive zoning, particularly for suites, garden suites, and small-scale infill projects.

A significant portion of the discussion focused on the **growing disconnect between provincial housing policy objectives and the practical realities of housing delivery in smaller communities**. Participants described challenges related to housing needs reporting, implementation of provincial legislation in rural contexts, and resistance from some elected officials to housing-related policy changes. Regional district representatives noted that provincial housing requirements are often perceived as being designed for urban conditions and do not always align with local governance structures, housing markets, or infrastructure realities in rural areas.

Building code interpretation and ownership structures generated extensive discussion. Participants highlighted ongoing uncertainty around fire separation requirements, spatial separation standards, housing classifications, and the interaction between zoning regulations and building code requirements, for example, where the number of permitted dwelling units may be interpreted differently under zoning and the BC Building Code. **Strata ownership** models also emerged as a significant topic, with participants describing confusion related to bare land strata, building strata, suites, and other ownership arrangements. Several participants noted that inconsistent terminology across zoning bylaws, the BC Building Code, and CMHC guidance, creates unnecessary complexity for applicants, builders, and local government staff.

Workforce and capacity challenges were another major theme. Participants described significant difficulties recruiting and retaining qualified building officials and plan reviewers, with some communities reporting prolonged vacancies and competition among municipalities for limited professional capacity. Interest was expressed in regional service-sharing models, coordinated permitting systems, and other collaborative approaches that could help address staffing shortages and improve service delivery. Participants also discussed the potential benefits of aligning permitting software, application processes, and technical requirements across jurisdictions to reduce complexity for builders and applicants working throughout the region.

The discussion concluded with a strong emphasis on regional collaboration and knowledge sharing. Participants expressed interest in jointly developing guidance materials, sharing successful project examples, coordinating grant applications, and creating more consistent approaches to housing delivery across communities. There was broad agreement that improved information sharing, practical implementation tools, and stronger regional networks could help address many of the common challenges facing local governments, applicants, and industry professionals.

5.2.6. Vancouver Island North

The Vancouver Island North regional discussions highlighted that communities have largely completed the regulatory work required to implement small-scale multi-unit housing (SSMUH) but have seen relatively limited development uptake to date. Participants described a generally low-growth and slow-development context where zoning reforms have created opportunities for additional housing but have not yet translated into significant new construction activity. Discussions focused on the practical barriers affecting housing delivery, including infrastructure constraints, servicing requirements, financing challenges, development permit processes, and uncertainty surrounding provincial legislative interpretation. Participants also identified opportunities for greater regional coordination, improved technical guidance, and information sharing to support housing delivery across the region.

Key Issues

1. **Infrastructure and Servicing Constraints:** Infrastructure capacity was consistently identified as a major barrier included sewer capacity limitations, water pressure and fire flow deficiencies, aging infrastructure, and uncertainty around service sizing requirements and incomplete infrastructure data.
2. **Development Permit and Approval Challenges:** Development Permit (DP) processes can create delays, particularly in smaller municipalities where council agendas are limited and elected officials review all applications.
3. **Public, Political, and Industry Awareness Gaps:** Awareness and understanding of SSMUH remain limited among homeowners, builders, elected officials, and the public.

Some participants described council resistance to SSMUH, confusion about regulations, and challenges communicating the benefits of this housing form.

4. **Parking, Access, and Site Design:** Meeting parking requirements, accommodating driveway access, and balancing site design considerations on smaller lots continue to create challenges for SSMUH development.
5. **Regulatory Uncertainty and Inconsistent Interpretation:** Participants highlighted uncertainty around provincial legislation and inconsistent interpretations between jurisdictions such as sprinkler requirements for duplexes and fourplexes.
6. **Limited Development Feasibility and Uptake:** Despite regulatory reforms, SSMUH uptake remains modest in many smaller and slower-growth communities because of high land costs, servicing and infrastructure upgrade costs, financing barriers, and limited builder innovation.

Key Opportunities

1. **Regionally Relevant Design Resources and Standardized Housing Models:** Participants expressed interest in design catalogues, pre-reviewed housing plans, and guidance tailored to local lot configurations, development patterns, and zoning requirements.
2. **Connecting Landowners with Builders and Development Expertise:** Several participants identified opportunities to support homeowner developers by connecting landowners with builders, financing partners, and development expertise.
3. **Information Sharing and Regional Collaboration:** Strong interest was expressed in sharing permitting practices, lessons learned, infrastructure approaches, and housing uptake data across jurisdictions.

Focus Group Discussion:

Participants generally described SSMUH implementation as having been administratively manageable but producing relatively limited housing outcomes so far. Several communities reported that substantial effort had been devoted to zoning updates, bylaw amendments, and implementation of provincial housing legislation, but that actual development activity has remained modest. Participants characterized their communities as operating within low-growth or slow-growth housing markets where demand, financing, and infrastructure conditions play a greater role in shaping housing outcomes than zoning regulations alone.

Infrastructure and servicing constraints emerged as one of the most significant themes throughout the discussion. Participants described challenges related to sewer capacity, water servicing, fire flow requirements, frontage improvements, and associated engineering requirements. In some communities, major development opportunities remain constrained by infrastructure upgrades that have been discussed for years but have yet to advance. Participants noted that uncertainty regarding infrastructure capacity can create delays for both housing projects and subdivision applications, limiting opportunities for future housing delivery.

Regulatory interpretation and implementation consistency generated extensive discussion. Participants highlighted ongoing uncertainty regarding provincial housing legislation, zoning requirements, building code interpretation, and the classification of different housing forms. Several examples were raised where neighboring jurisdictions had adopted different interpretations of similar requirements, particularly regarding fire protection and sprinkler standards. Participants expressed a desire for more direct provincial guidance and clearer answers to implementation questions, noting that uncertainty often leads municipalities to adopt conservative approaches that may unintentionally limit housing flexibility.

Development permits (DPs) generated mixed perspectives among participants. Some viewed DPs as important tools for addressing design quality, servicing considerations, and neighbourhood integration. Others expressed concerns that development permit processes can create unnecessary delays, particularly where council involvement extends approval timelines. Participants discussed the challenge of balancing streamlined approvals with maintaining community design objectives and ensuring adequate consideration of servicing and site planning issues.

Parking, access, and site planning were also discussed as practical design challenges. Participants noted that conventional development approaches often result in multiple driveways, extensive paved areas, and less desirable streetscapes when applied to small-scale multi-unit housing projects. There was interest in exploring alternative parking configurations, shared access arrangements, and design solutions that could support more efficient use of land while maintaining neighbourhood quality.

Throughout the discussion, participants emphasized the importance of practical implementation support. Interest was expressed in regionally relevant design catalogues, examples of successful built projects, information-sharing networks, and opportunities to compare permitting practices and development outcomes across communities. Participants also highlighted the importance of developing housing designs that reflect local lot dimensions and regional development conditions rather than relying on standardized templates that may not fit typical Vancouver Island North development patterns.

5.2.7. Vancouver Island South

The Vancouver Island South regional discussion highlighted that many communities are now shifting their attention toward the practical realities of SSMUH housing delivery. Participants generally described implementation as relatively manageable, particularly in municipalities that had already permitted a range of small-scale housing forms before recent provincial reforms. However, despite regulatory progress, communities continue to face significant challenges related to development feasibility, infrastructure capacity, building code interpretation, staffing shortages, and public understanding of housing changes. The discussion emphasized that the primary barriers to housing delivery are increasingly operational and economic rather than regulatory.

Key Issues:

1. **Infrastructure Capacity, Servicing, and Site Access:** Communities reported concerns regarding water and utility capacity, fire flow requirements, frontage improvements, driveway access, and engineering requirements. Site access constraints, particularly on infill lots without lane access, continue to affect housing design and project feasibility.
2. **Ownership Models and Stratification Challenges:** There are challenges related to strata ownership structures, stratification requirements, upgrading existing homes, and associated costs were identified as significant barriers to project.
3. **Height, Tree Retention, and Site Design Trade-offs:** Participants identified tensions between accommodating additional housing units and maintaining neighbourhood character, mature trees, landscaping, and open space. Building height was frequently cited as a source of community concern, while balancing parking, access, tree retention, and site coverage remains an ongoing design challenge.
4. **Development Permit Requirements and Regulatory Complexity:** Communities expressed differing experiences with Development Permit (DP) requirements for SSMUH projects.
5. **Public Awareness, Neighbourhood Concerns, and Political Support:** Managing public perception emerged as a significant challenge. Participants discussed concerns related to building height, neighbourhood character, tree loss, and limited public understanding of SSMUH objectives.

Key Opportunities:

1. **Regional Knowledge Sharing and Showcasing:** Participants emphasized sharing successful projects, implementation experiences, and lessons learned across jurisdictions.
2. **Monitoring Uptake and Sharing Results:** Participants emphasized the importance of tracking housing uptake, monitoring implementation outcomes, documenting regulatory adjustments, and sharing both successes and challenges across the region.
3. **Improved Guidance on Site Design, Height, and Tree Retention:** There was interest in developing practical guidance, case studies, and design resources that help balance housing delivery with site access, parking, landscaping, open space, and tree retention objectives, while addressing building height and neighbourhood fit.
4. **Supporting Ground-Oriented Family Housing:** Participants noted that many households, particularly families with children, continue to prefer ground-oriented housing with larger living spaces which shows SSMUH viewed as an opportunity to provide more attainable family-oriented housing options.
5. **Standardized designs:** there is a desire for standardized designs that better fit local and regional context.

Focus Group Discussion:

Participants generally reported that implementing small-scale multi-unit housing (SSMUH) regulations has been relatively manageable, particularly in communities that had already permitted a range of small-scale housing forms before recent provincial reforms. However, while zoning and policy changes are largely in place, many communities are now facing challenges related to housing delivery, project feasibility, infrastructure requirements, design outcomes, and public acceptance. The discussion reflected a shift from regulatory implementation toward addressing practical barriers to housing development and improving housing outcomes.

A major theme was the gap between enabling housing through zoning changes and achieving actual housing delivery. Participants noted that construction costs, financing challenges, and project economics continue to limit development activity. Several communities reported lower-than-expected uptake despite regulatory changes, while others have seen stronger demand, particularly for houseplex developments. Concerns were also raised about the feasibility of projects involving existing homes, especially where stratification requirements and building upgrades create significant costs.

Infrastructure and servicing challenges were frequently discussed. Participants highlighted issues related to water and utility capacity, fire flow requirements, frontage improvements, driveway access, and engineering review processes. In some cases, differences between planning and engineering requirements created challenges for project approvals and site design. **Access constraints** on infill lots, particularly those without lane access, were identified as a recurring issue.

Site design, height, and tree retention emerged as significant concerns. Participants noted ongoing tensions between accommodating additional housing units and maintaining mature trees, landscaping, open space, and neighbourhood character. **Building height** was frequently identified as a source of community concern, particularly in neighbourhoods historically characterized by lower-scale single-detached homes. Communities also discussed the trade-offs between parking, access, tree retention, and overall site layout.

Development Permit (DP) requirements generated considerable discussion. Participants shared differing approaches to requiring, delegating, or removing DPs for SSMUH projects and debated their impacts on housing delivery, design quality, and public acceptance. Some communities viewed DPs as a tool to address design and neighbourhood fit concerns, while others expressed concern about added complexity, longer timelines, and reduced project feasibility.

Public awareness and political support were also recurring themes. Participants discussed challenges related to neighbourhood concerns, perceptions of building size and tree loss, and limited public understanding of SSMUH objectives. There was strong interest in improving communication strategies, sharing resident success stories, managing negative perceptions, and developing approaches to build neighbourhood support before projects are constructed.

Looking ahead, participants identified several opportunities for collaboration and shared learning. There was strong support for regional knowledge sharing, showcasing successful projects, documenting lessons learned, and tracking housing uptake across jurisdictions. Participants expressed interest in exchanging experiences related to height regulations, development permit approaches, tree retention, and site planning solutions.

Table 3. Summary of Key Issues and Opportunities by Region

Region	Key Issues	Key Opportunities
Central North	Infrastructure and servicing limitations; staffing and labour shortages; development approval complexity; market feasibility and financing barriers; parking and site design challenges.	Industry training and capacity building; modular and prefabricated housing; standardized housing designs; regional collaboration and information sharing.
South Coast (Metro Vancouver, Sea-to-Sky, Whistler)	Infrastructure constraints; weak financial viability of multiplex housing; permitting complexity; limited applicant knowledge; inconsistent requirements across jurisdictions; site design, access, and parking constraints.	Applicant education and guidance; pre-approved designs and housing catalogues; regional harmonization; infrastructure capacity mapping and planning; industry training.
Okanagan Interior	Aging infrastructure and utility coordination challenges; Development Permit complexity; homeowner-led development capacity gaps; building code complexity; industry readiness challenges.	Regional process alignment; streamlined approvals; standardized housing templates; applicant and industry education; coordinated infrastructure planning.
South Coast, Fraser Valley & Sunshine Coast	Infrastructure and servicing constraints; development feasibility challenges; permitting complexity; applicant and industry capacity gaps; balancing housing, parking, trees, and stormwater objectives.	Pre-application review and permitting improvements; applicant education and support resources; regional collaboration and knowledge sharing; design standardization and scalable housing solutions; provincial funding and implementation support.
Kootenay Rocky Mountain	Infrastructure capacity and servicing constraints; stratification and ownership complexity; building code interpretation challenges; permitting and interdepartmental coordination issues; workforce and technical capacity shortages.	Shared technical capacity and regional service-sharing; shared investment in permitting technology and development support services; enhanced pre-application processes; prefab and modular housing solutions; regional collaboration and knowledge sharing.
Vancouver Island North	Infrastructure and servicing constraints; limited development feasibility and housing uptake; legislative interpretation challenges; Development Permit concerns; awareness gaps among builders, elected officials, and the public; parking, access, and site design challenges.	Regional information sharing; clearer legislative and building code guidance; regionally relevant design resources; connecting landowners with builders and development expertise.
Vancouver Island South	Development feasibility, ownership model, and stratification challenges; infrastructure capacity, servicing, and site access constraints; height, tree retention, and site design trade-offs; Development Permit requirements and regulatory complexity; public awareness, neighbourhood concerns, and political support challenges.	Regional knowledge sharing and showcasing; monitoring uptake and sharing results; improved guidance on site design, height, and tree retention; support for ground-oriented family housing; standardized designs suited to local contexts.

6. Discussion and Possible Actions

6.1 Interpretation of Findings

The findings demonstrate that local governments across British Columbia have largely completed the initial policy implementation phase associated with Small-Scale Multi-Unit Housing (SSMUH). For many planners, the focus is now shifting towards supporting housing delivery. Many communities will need to further integrate SSMUH into their planning and regulatory frameworks, make operational and process improvements, build staff capacity, and learn and adapt as they gain further experience in permitting new builds. Development uptake has varied widely, by city and by region. For those experiencing greater uptake, there is more momentum and sense of urgency to make the needed improvements to support housing delivery and quality housing outcomes. And even among those communities that have seen little to no uptake, there is interest among planners in exploring what else could be done to stimulate new construction.

Across all regions, participants identified infrastructure capacity, development economics, staffing constraints, and applicant readiness as significant barriers to housing production. Since many implementation issues are shared across jurisdictions, this suggests significant opportunities for coordinated approaches, shared resources, and collaborative problem-solving. Among research participants, there was very strong support for shared and collaborative solutions, and increased consistency in approaches. Participants identified opportunities to reduce duplication, improve clarity, and strengthen implementation through shared resources, standardized approaches, and regional coordination.

Emerging Trends

Several province-wide trends emerged from the engagement process:

- Infrastructure-related costs to development are a primary limiting factor for housing delivery.
- Housing delivery challenges are shifting from regulatory barriers to financial and operational barriers (while noting that regulations may also contribute to financial feasibility challenges).
- Homeowner-led and small-builder development is becoming more common.
- Municipal staff are spending more time providing applicant education and development support.
- Interest in regional collaboration and shared implementation resources is growing.
- Planners are supportive of greater consistency in permitting, servicing, and building code interpretation.

Key Barriers and Risks

If current challenges remain unaddressed, several risks may affect SSMUH implementation:

- **Infrastructure Constraints:** Aging infrastructure and servicing limitations, and high infrastructure-related costs to new small-scale development may continue to restrict housing delivery. Many smaller communities face particular challenges.
- **Development Feasibility:** High construction costs, financing challenges, and servicing requirements may limit housing production
- **Capacity Constraints:** Staff shortages among planners, engineers, building officials, and development professionals may slow implementation. Smaller and more remote municipalities may face increasing challenges maintaining specialized expertise.
- **Regulatory and Permitting Complexity:** Inconsistent processes and inconsistent interpretation of requirements leads to confusion and uncertainty, decreasing development confidence.
- **Public Awareness and Acceptance:** Limited understanding of SSMUH among residents and elected officials may contribute to resistance and implementation delays.

Trade-offs

The engagement process also revealed several recurring trade-offs that municipalities must navigate:

Table 4- SSMUH Trade-offs

Housing Objective	Competing Consideration
Project financial viability – supporting new supply	Infrastructure and servicing costs; Building envelope (size) restrictions or other regulatory considerations
Faster approvals	Removing DP may lead to reduced design quality and neighbourhood fit
Increased density	Infrastructure capacity, tree retention, and environmental protection
Reduced parking requirements	Local transportation realities, buyer expectations, and streetscape aesthetics
Regulatory consistency	Local flexibility and context-specific solutions
Educate homeowners and small builders	Time allocation from staff, cost for preparing guidance and education material

Opportunities

The findings identify several opportunities to strengthen SSMUH implementation across British Columbia:

- Strengthen coordination among provincial agencies, local governments, and utilities to improve infrastructure planning and funding to support SSMUH uptake.
- Improve information availability on practical SSMUH housing delivery topics, including building code interpretation, ownership models, servicing requirements, permitting processes, and development feasibility.
- Improve homeowner-developer education and support materials.
- Continue educating local government councils on SSMUH implementation, best practices, and local outcomes.
- Expand capacity-building networks, industry-local government collaboration, and peer-learning opportunities at the regional and provincial levels.
- Support shared (cross-jurisdictional) technical services and staff capacity initiatives.
- Support local governments in developing or enhancing monitoring systems to track SSMUH housing outcomes and implementation progress.
- Improve consistency in permitting process and building code interpretation and implementation guidance.
- Facilitate regional approaches to stimulate development uptake, including standardized housing designs.

6.2 Possible Actions

Based on the findings, the following possible actions are recommended.

Please note that individual organizations have not been identified so that there is maximum flexibility in future dialogues to refine the actions and identify appropriate action holders.

Provincial and Sector-Wide Actions

1. Develop practical implementation guidance resources, as outlined in Section 5.1.2, including leading practices in: permitting process, infrastructure and servicing, design and site planning, etc with regards to SSMUH.
2. Improve coordination among local governments, utilities, and higher levels of government regarding infrastructure planning and servicing needs and expanded tools for infrastructure financing.

3. Develop communications and educational materials, and expand training and education opportunities for planners, building officials, engineers, councils, homeowner-developers, and development industry professionals.
4. Support regional coordination efforts

Regional Collaboration Actions

1. Support ongoing regional planner practitioner networks (e.g. community of practice)
 - support information-sharing related to housing uptake monitoring,
 - increase alignment on regulatory and permitting approaches,
 - share examples of successful implementation,
 - Discuss regional topics of interest identified through each focus group (outlined in 5.1.3)
 - may include forums to share knowledge and experiences on a more regular basis
 - specific interest in providing network supports for development planners
2. Explore opportunities for shared capacity and systems:
 - technical capacity and professional support (i.e. building officials and plan review services)
 - regional training initiatives,
 - shared software, and
 - joint grant applications for collective initiatives.
3. Deploy industry stimulation initiatives at the regional scale
 - development feasibility analysis work,
 - public and builder awareness campaigns
 - regional approaches to standardized housing designs, and
 - prefabricated housing readiness.
4. Enable regional cross-sector (government-industry) network development (including planners, builders, lenders, realtors, etc), to:
 - build collective understanding,
 - problem solve on practical challenges, and
 - provide the input/feedback inputs needed to refine government regulations and processes, and industry activities over time.

Appendices

Appendix A: Information Gaps / Potential Informational Resources

Appendix B: Potential for Regional Initiatives

Appendix C: Links and attachments provided by focus group participants

- i. Staff reports/ updates
- ii. How-to materials for applicants
- iii. Built project examples

Note: these links and attachments have not been vetted or curated for inclusion; they provide raw information which may be used for further study or follow-up

Appendix A: Information Gaps / Potential Informational Resources

Topics needing more documented guidance or distilled info on local governments' current practices

	May 12 – Central North	May 14a – South Coast	May 14b – Okanagan Interior	May 19 – South Coast, Fraser Valley, Sunshine Coast	May 21a – Central & East Kootenay	May 21b – Vancouver Island North	May 26 – Vancouver Island South
Topic / Resource	May 12	May 14a	May 14b	May 19	May 21a	May 21b	May 26
Materials for public and council communication	3	1	4	3	1	1	2
Materials for homeowner-developers	2	2	2	2	5	1	5
Materials for engaging industry	2	2	2	1	1	3	1
Built project examples	2	3	2	2	2	3	1
Design guidelines approaches	5	3	1	3	5	3	1
Tree retention and site planning conflicts	--	1	1	1	7	1	2
Parking approaches	2	2	1	2	6	1	2
Tenure (own vs. rent), stratification	1	3	2	2	2	2	2
- Strata within a strata confusion for proponents					x	1	
Fee-simple townhouses	1	2	1	1	2	1	2
Streamlined permitting approaches	4	1	3	4	7	1	7
Internal culture and cross-department coordination	2	2	2	2	1	1	1
Removing / limiting DPs	2	1	1	2	2	1	4
Frontage improvements and service upgrades	3	2	1	3	5	2	2
Fire management	1	1	2	1	3	2	3
- Building code clarity on when sprinklers should be required (duplex and 4plex)	--	--	--	--	--	--	x
- Infill limiting distance/BCBC fire separation requirements			--		--	x	
Rural and/or unserved lots	1	1	1	2	5	2	1
- More on the rural POV			--		--	x	

Building schemes & enforceability of covenants	2	1	2	1	2	2	1	1
Correlation between all legislation and programs	1				--			
Retrofits vs new builds					1			
BCBC application to SSMUH vs Single Family (e.g. 9, 10, 14 learning curve)					1			
Design Examples for SSMUH (Triplex, Fourplex, Courtyard, etc)					x			
Public/ Neighbour Reaction to Applications					1			
Tree retention/ RPZ protection matters re: neighbouring owners	--			--	1	--	--	
Best practices for establishment of service level for SSMUH					2			
ALR-related approaches								
Clear guides on how A277 can work with SSMUH						2		
Information regarding A277 Factory Built housing and municipal bylaws				1				
How SSMUH requirements can be tailored for high snow environments (snow storage, spacing, parking)						1		
Infill Limiting Distance/ BCBC Fire Separation Requirements						x		
Clear direction from province re applicability of BC Codes in SSMUH						3		
Province should answer questions about legislation interpretation rather than asking municipalities to seek legal advice							2	
Province should force delegated authority							1	
Servicing office authority at BP stage works well, could look at options to do at DP stage							1	
Information on rebates from BCHydro/Fortis to encourage development				x				
Converting containers into housing, also 'tiny homes'				x				

Information on electric utility upgrade thresholds				1				
Any information or guidance documents on strata titling				1				
Effective amendments to servicing bylaws that tie frontage improvements to level of development				2				
Anyone have a Servicing Officer at present?				1				
Municipal servicing limitations (e.g. no upgradable water services available)				x				
Strata conversion/ building upgrades				x				
Fire/ emergency access paths				x				
Lot Assembly opportunities		x	x					
Upfront fee certainty: moving from negotiated spot-zoning fees to transparent, fixed-rate schedules executable by front-line staff		x	x					
For Whistler, the main challenge is project financial viability. SSMUH projects are not competitive with SFD in general and this is why we haven't seen a big uptake		x	x					
Montreal's urban core, such as Plateau neighbourhood, has a zoning floor Multifamily, thus developments 'as of right'		x	x					
Size of the municipality and the implications								X
Asset management/ infrastructure capacity communications								X
Tree Loss: Data collection on actual impacts								2
The benefits for housing outcomes – e.g. interview with person living in SSMUH								1
Best practices for communications 1. From property owner to neighbours								

2. From municipality to neighbours								
3. When neighbours have some input and when they do not								

Appendix B: Potential for Regional Initiatives

Topic / Resource	May 12	May 14a	May 14b	May 19	May 21a	May 21b	May 26
Info-sharing on permitting processes	1	1	1	3	3	3	1
Alignment of application materials submissions	2	1	1	1	1	1	1
Increased alignment of permitting process	4	1	3	1	1	1	3
- Using the same permitting software							
Increased alignment of zoning reg's	3	1	4	3	2	2	2
Info-sharing on uptake/ results	1	1	1	3	3	1	1
Development proformas and market data	2	2	1	3	1	1	2
Improved infrastructure data initiative	1	2	2	2	2	1	1
Modular/ Prefab readiness initiative	3	3	3	3	1	1	1
Standard design catalogue	2	2	1	1	1	2	3
Industry info-sharing, training, network-building	3	2	2	1	1	1	1
- More education for developers about how to do multifamily in regard to BCBC		3					
Public outreach for homeowner-led development	1	1	2	3	1	1	4
Managing early applicant inquiries (shared supports)	2	2	2	2	2	1	1
Advocate for/ develop financing tools for infrastructure		2					
For low volume development – areas, staff supports	x						
Alignment of BCBC interpretation			1				
Aligning communities on infrastructure expectations in new subdivisions – servicing levels needed			3				

BCBC training for SSMUH developers (how it's different from single family code)					1			
Info sharing on challenges and successful solutions					x			
Incentives for SSMUH projects?					2			
Rural-focused materials as SSMUH implementation/ challenges looks very different in rural areas					x			
Pathways to legalizing illegal suites					2			
Increased alignment on DCCs and servicing requirements					2			
New financing options for owners					1			
Pre-qualified builders/ designers					1			
Sharing building officials; sharing plan checkers						2		
Cost sharing / program collaboration for any grant initiatives						1		
Organizing amenities (i.e. recreation and transit) in a broader (regional) context						x		
We can share the software we developed						x		
Proformas for small ADU idea						x		
Regional lobbying for alternate financing for manufactured homes/ construction						x		
Provincial differentiation of requirements (especially from Alberta)						x		
Managing negative public perceptions leading to political pushback								X
Information on SSMUH and what it means for affordable housing								1
Zoning topics: what is everyone doing for								2

density/ height/ setbacks								
For SITE design (show parkin and tree retention options and lots with no back lane)								X
Process consistency between member municipalities								1
Construction Costing (community specific)								1
Regular Council Meeting - May 25, 2026 item 6.1 - pilot project for neighbourhood tree protection received third reading last night Sunshine Hills Neighbourhood Tree Protection Pilot Program Update and Amendment of Bylaw No. 7969 - Regular Council Meeting - May 25, 2026								x

Appendix C: Links and Attachments Provided by focus group participants

Note: these links and attachments have not been vetted or curated for inclusion; they provide raw information which may be used for further study or follow-up

Category	Description	URL
Central North		
Staff Reports / Status Updates	Housing in the RDBN: A Discussion Paper	https://www.rdbn.bc.ca/application/files/6417/7853/0630/RDBN_Housing_Discussion_Paper_Updated_Jan_2021.pdf
Staff Reports / Status Updates	Council Minutes re: OCP	https://williamslake.civicweb.net/document/177585/
Staff Reports / Status Updates	Town of Smithers Zoning Bylaw	https://www.smithers.ca/sites/default/files/2025-06/Town%20of%20Smithers%20Zoning%20Bylaw%20No.%201987_Deepa%20Chandran.pdf
Staff Reports / Status Updates	Williams Lake's accessory dwelling unit bylaw moves along	https://wltribune.com/2023/03/23/williams-lakes-accessory-dwelling-unit-bylaw-moves-along/
Staff Reports / Status Updates	Report to Council: Updated town of Smithers Zoning Bylaw 1987	https://smithers.civicweb.net/FileStorage/F80BBDC798B24D1D8157D9D3C30958E2-DEV%2025-035%20Attach.1%20Staff%20Report%20DEV%2025-029.pdf
How-To Materials for Applicants	City of Williams Lake: Accessory Dwelling Units (ADUs) How-to-Guide	https://www.williamslake.ca/DocumentCenter/View/5196/ADU-HowtoGuide-FINAL
How-To Materials for Applicants	City of Prince George Information Guide: Small Scale Multi-Unit Housing Options	https://www.princegeorge.ca/sites/default/files/2026-01/2026%20SSMUH%20Options%20Circular.pdf
How-To Materials for Applicants	Telkwa Secondary Suites Info Sheet	https://telkwa.civicweb.net/filepro/documents/5217/?preview=32640
How-To Materials for Applicants	City of Prince George Small-scale multi-unit housing information	https://www.princegeorge.ca/sites/default/files/2024-08/2024_Small-scale_multi-unit_housing_circular.pdf

Built Project Examples	In progress: 1) Smithers Area Housing Society (2 fourplexes) 2. 2 duplex developments n the same parcel (in progress)	--
Built Project Examples	OCP amendment notice - update from 'neighbourhood residential' to 'urban residential'	https://www.terrace.ca/sites/default/files/Public%20Hearing%20-%20OCP%20amendment-%204001%20Thomas.pdf
Built Project Examples	Williams Lake ADU page	https://www.williamslake.ca/991/Accessory-Dwelling-Units

South Coast

Staff Reports / Status Updates	Revisions to SSMUH zone to reduce massing and address parking concerns (Burnaby)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874379249&cot=14
Staff Reports / Status Updates	Revisions to SSMUH zone to reduce massing and address parking concerns (Burnaby)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874535995&cot=14
Staff Reports / Status Updates	Revisions to SSMUH zone to reduce massing and address parking concerns (Burnaby)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874379247&cot=14
Staff Reports / Status Updates	Whistler Staff Report to COTW (Dec. 2025)	https://pub-rmow.escribemeetings.com/Meeting.aspx?Id=0d38d65e-657f-4682-b87b-d30a09c91a98&Agenda=Agenda&lang=English&Item=7&Tab=attachments
Staff Reports / Status Updates	Vancouver planning by-law / district schedule r1-1	https://bylaws.vancouver.ca/zoning-by-law-district-schedule-r1-1.pdf
How-To Materials for Applicants	Burnaby Housing Library	https://www.burnaby.ca/services-and-payments/development-permits-construction/housing-design-library
How-To Materials for Applicants	The Quebec Model: Copropriété Indivise (Undivided Co-Ownership) for SSMUH	https://www.transitlegal.co.im/akhar/chroniques/512-copropriete-divise-vs-copropriete-indivise
How-To Materials for Applicants	Whistler's SSMUH Webpage	https://www.whistler.ca/business-development/land-use-and-development/provincial-legislation/small-scale-multi-unit-housing/

Built Project Examples	Architectural drawings / elevations, multiple pages (Coquitlam Dansey Avenue 4Plex)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874536698&cot=14
Built Project Examples	Architectural drawings / elevations, multiple pages (Coquitlam Walls Avenue)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874379640&cot=14
Built Project Examples	Architectural drawings / elevations, multiple pages (Coquitlam Dansey triplex)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874536170&cot=14
Built Project Examples	Architectural drawings / elevations, multiple pages (Coquitlam Edgar Avenue)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874693671&cot=14
Built Project Examples	Burnaby not so good example (sticky note)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874693072&cot=14
Built Project Examples	Burnaby not so good example (sticky note)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874836610&cot=14
Built Project Examples	Burnaby example based on housing library (sticky note)	https://miro.com/app/board/uXjVHWMxXEg=?moveToWidget=3458764671874836299&cot=14
Staff Reports / Status Updates	Kelowna SSMUH Implementation Page: 2024 Planning Legislation Changes	https://www.kelowna.ca/city-services/planning-and-development/planning-legislation-changes
Staff Reports / Status Updates	Lake Country — Multi-Family Residential Development DP001072	https://pub-lakecountry.escibemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=5b1d3ae5-8baa-4efa-b245-d1294799cb87
Staff Reports / Status Updates	Penticton — Zoning Bylaw changes (May 21, 2024)	https://pub-penticton.escibemeetings.com/filestream.ashx?DocumentId=3192
Staff Reports / Status Updates	Penticton — DP Guidelines update (May 27, 2025)	https://pub-penticton.escibemeetings.com/filestream.ashx?DocumentId=2384
Staff Reports / Status Updates	Penticton — Updated Development Permit Guidelines (May 27, 2025)	https://pub-penticton.escibemeetings.com/filestream.ashx?DocumentId=2385
Staff Reports / Status Updates	Penticton building permits issued by type — 2025 YTD	https://www.penticton.ca/cascade/default/files/docs/business-and-building/building-reports/2025/2025-12%20YTY%20Permits%20Issued.pdf

Staff Reports / Status Updates	Penticton building permits issued by type — 2024 YTD	https://www.penticton.ca/cascade/default/files/docs/business-and-building/building-reports/2024/2024-12%20YTY%20Permits%20Issued.pdf
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Okanagan Interior

How-To Materials for Applicants	Town of Oliver — Updated Permit Application Information Website / Building Permit Hub	https://www.oliver.ca/en/build-here/building-permit-hub.aspx
How-To Materials for Applicants	Carriage House bulletin (Penticton)	https://www.penticton.ca/cascade/default/files/docs/business-and-building/building-permits/Carriage%20permit%20info%20form%202012%20%202000.pdf
How-To Materials for Applicants	Infill Fast-Track Catalogue — City of Kelowna	https://www.kelowna.ca/city-services/planning-and-development/infill-fast-track
How-To Materials for Applicants	City of Merritt — Secondary Suite Guide	https://www.merritt.ca/community/planning/2025/SECONDARY-SUITE-AND-SECONDARY-DWELLING-UNIT-Sep2024.pdf
How-To Materials for Applicants	Small-Scale Multi-Unit Housing Let's Talk – Lake Country	https://letstalk.lakecountry.bc.ca/ssmuh
Built Project Examples	City of Merritt — house elevation drawing, secondary suite example (uploaded image)	https://miro.com/app/board/uXjVHWM5ksc=?moveToWidget=3458764671881782921&cot=14
Built Project Examples	2025 Projects (Penticton): 904 Timmins St (4-Units)	https://pub-penticton.escribemeetings.com/FileStream.ashx?DocumentId=3175
Built Project Examples	2025 Projects (Penticton): 397 Nelson Ave (3-Units)	https://pub-penticton.escribemeetings.com/FileStream.ashx?DocumentId=1682
Built Project Examples	2025 Projects (Penticton): 378 Windsor Ave (4-Units)	https://pub-penticton.escribemeetings.com/FileStream.ashx?DocumentId=344
Built Project Examples	Armstrong - strata listing	https://www.realtor.ca/real-estate/29638034/2345-patterson-avenue-unit-102-armstrong-armstrong-spall
Built Project Examples	Schoenne Homes	https://schoennehomes.com/
Built Project Examples	Brentview speculative projects	https://www.brentview.ca/projects/future-projects/
Built Project Examples	Parallel 50	https://www.par50.com/projects

South Coast, Fraser Valley, Sunshine Coast

Staff Reports / Status Updates	Delta Phase 2 report	https://pub-delta.escribemeetings.com/filestream.ashx?DocumentId=9482
Staff Reports / Status Updates	Delta Phase 1 report	https://delta.civicweb.net/filepro/document/229472/Item%204%20-%20Small-Scale%20Multi-Unit%20Housing.pdf
Staff Reports / Status Updates	DADU Height Increase	https://pub-delta.escribemeetings.com/filestream.ashx?DocumentId=1203
Staff Reports / Status Updates	Fraser Valley Regional District SSMUH Implementation report (minutes)	https://pub-fvrd.escribemeetings.com/Meeting.aspx?Id=5f39c88c-91a0-451e-9f58-7ff05b832374&lang=English&Agenda=Agenda&Item=53&Tab=attachments
Staff Reports / Status Updates	FVRD Final SSMUH Implementation Report PDF	https://www.fvrd.ca/assets/Government/Documents/Document~Library/FVRD%20Small%20Scale%20Multi-Unit%20Housing%20Final%20Report.pdf
Staff Reports / Status Updates	City of Coquitlam SSMUH Update Report to Council	https://coquitlam.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=3194&meta_id=88948
Staff Reports / Status Updates	Let's Talk Abbotsford - New Housing Regulations in BC	https://letstalkabbotsford.ca/new-housing-regulations
Staff Reports / Status Updates	City of Coquitlam report to council re: ssmuh servicing implications	--
Staff Reports / Status Updates	Delta Let's Talk (page with multiple links and staff reports)	https://letstalk.delta.ca/ssmuh
How-To Materials for Applicants	Burnaby — multi-scale multi-unit housing page	https://www.burnaby.ca/community-city-and-culture/housings/multi-scale-multi-unit-housing
How-To Materials for Applicants	Abbotsford SSMUH Guide.pdf (uploaded document)	https://www.abbotsford.ca/sites/default/files/2025-12/2025-12-16%20-%20SSMUH%20Application%20Guide_0.pdf
How-To Materials for Applicants	Residential Alterations Application Guide 203.pdf (uploaded document)	https://www.abbotsford.ca/sites/default/files/2023-04/Residential%20Aalterations%20Application%20Guide%20203.pdf
How-To Materials for Applicants	District of Hope SSMUH Information Guide	https://hope.ca/Home/DownloadDocument?docId=411a63ec-4128-408c-9942-39bd6c8117d0
How-To Materials for Applicants	Port Moody SSMUH Webpage	https://www.portmoody.ca/home-and-property/housing/provincial-housing-legislation/small-scale-multi-unit-housing-ssmuh/

How-To Materials for Applicants	Port Moody SSMUH Information and FAQs	https://api.ghdcdn.com/portmoody-edocs/v1/eDocs/PortMoody?docnumber=638906
How-To Materials for Applicants	Port Moody A Guide to SSMUH Development	https://api.ghdcdn.com/portmoody-edocs/v1/eDocs/PortMoody?docnumber=658284
How-To Materials for Applicants	City of Maple Ridge Open House PPT	https://www.mapleridge.ca/media/file/housing-open-house-boards-march-6-2025pdf
How-To Materials for Applicants	City of Maple Ridge Urban Infill Residential Unit Locator	https://apps.vertigisstudio.com/web/?app=36a6762196ff45d6bf31de7d1472e481
How-To Materials for Applicants	City of Maple Ridge Small-Scale, Multi-Unit Housing Webpage	https://www.mapleridge.ca/build-do-business/planning-land-use/community-planning/housing-ready/small-scale-multi-unit-housing
How-To Materials for Applicants	Coquitlam SSMUH Available Fire Flow map	https://coquitlam.maps.arcgis.com/apps/instant/basic/index.html?appid=28c7b63e0bdb40568590f184227ed7c3
How-To Materials for Applicants	Delta Small-Scale Multi-Unit Housing in Delta	https://hdp-ca-prod-app-delta-letstalk-files.s3.ca-central-1.amazonaws.com/5217/7676/6835/91f9a7bfa59936d6e76ff00fb0d988ac_SS MUH_Brochure_28Nov_202429.pdf
How-To Materials for Applicants	Sunshine Coast Affordable Housing Society Financing Information	https://www.affordablesco.org/the-hub-resources/financing-and-co-ownership-structures-gac7w
How-To Materials for Applicants	Sunshine Coast Affordable Housing Society Citizen Homebuilder Toolkits	https://www.affordablesco.org/toolkits-for-citizen-homebuilders
Built Project Examples	Delta built project examples (Arthur Drive)	https://new.sc.resistor.ca/node/23897/1054A-1-4168-arthur-drive-delta
Built Project Examples	Maple Ridge — For sale: 41184 307 Street, Maple Ridge	https://maple-ridge.realtor.ca/41184-307-STREET-Maple-Ridge-British-Columbia-V4R-2G8
Built Project Examples	BC Housing — Accessory dwelling unit case studies	https://www.bchousing.org/publications/secondary-dwelling-units-case-studies.pdf

Kootenay Rocky Mountain

Staff Reports / Status Updates	RDCK — Bylaw No. 2953 (amending Electoral Area E Land Use Bylaw) (uploaded document)	https://rdck.ca
Staff Reports / Status Updates	RDCK Committee Report — Small Scale Multi Unit Housing Changes (uploaded document)	https://miro.com/app/board/uXjVHWMXbCo=/?moveToWidget=3458764672784923571&cot=14
Staff Reports / Status Updates	RDCK Board Report — Bill 44 Implementation, SSMUH (July 3, 2025 Regular Open Board Meeting) (uploaded document)	https://miro.com/app/board/uXjVHWMXbCo=/?moveToWidget=3458764672784923300&cot=14
Staff Reports / Status Updates	RDCK Committee Report -- SSMUH Zoning Alignment	https://miro.com/app/board/uXjVHWMXbCo=/?moveToWidget=3458764672785027377&cot=14
Staff Reports / Status Updates	City of Kimberley Rreport to Council	https://hdp-ca-prod-app-kmbr-engage-files.s3.ca-central-1.amazonaws.com/2717/2835/8245/2894927cf4069faaf875ddc28efe634a_Proposed_Zoning_Amendment_Bylaw_No._2722_-_Housing_Availability_and_Affordability_28RPT_-_191529_-_Pdf.pdf
Staff Reports / Status Updates	Sparwood Council Meeting Nov 18, 2025	https://sparwood.civicweb.net/filepro/document/168597/Regular%20Council%20Meeting%20-%2018%20Nov%202025%20-%20Agenda%20-%20Pdf.pdf
Staff Reports / Status Updates	Revelstoke Bill 44 OCP Compliance report Nov 2025	https://revelstoke.civicweb.net/FileStorage/E1F44D4C48F949E8B2CB1AD5B72D3E6A-Pln-Bill%2044%20OCP%20Compliance-2025-11-25%20RPT.pdf
Staff Reports / Status Updates	Revelstoke Report to adopt zoning changes May 2024	https://revelstoke.civicweb.net/FileStorage/D39622FDACC946BCBBB1033B88578AB6-Pln-Bill%2044%202024-05-14%20RPT.pdf
How-To Materials for Applicants	City of Grand Forks Open Data Hub (sticky note)	https://opendata.grandforks.ca/
How-To Materials for Applicants	Kimberley Building Permit Application Guide	https://kimberley.civicweb.net/document/974/

Built Project Examples	Grand Forks Zoning Bylaw amendment (compact multi-family residential)	https://pub-grand-forks.escribemeetings.com/Meeting.aspx?Id=b508e0eb-95a7-4c4e-b74e-ae1b4e47ee95&Agenda=PostMinutes&lang=English&Item=29&Tab=attachments
Built Project Examples	Grand Forks Development Approvals bylaw	https://pub-grand-forks.escribemeetings.com/Meeting.aspx?Id=d4455332-e4cd-4033-9cbf-f131bfe4dbe1&Agenda=PostAgenda&lang=English&Item=24&Tab=attachments

Vancouver Island North

Staff Reports / Status Updates	Town of Oliver OCP page (Phase 1 implemented Bill 44 requirements)	https://www.oliver.ca/communityplan
Staff Reports / Status Updates	Engage Comox Valley — Courtenay SSMUH	https://engagecomoxvalley.ca/courtenay-ssmuh
Staff Reports / Status Updates	Courtenay — multi-scale multi-unit housing page	https://www.courtenay.ca/community-city-and-culture/housings/multi-scale-multi-unit-housing
Staff Reports / Status Updates	Lantzville SSMUH Zoning Report and Bylaw	https://www.lantzville.ca/cms.asp?wpID=1058
Staff Reports / Status Updates	City of Courtenay Staff report scan (uploaded image)	https://miro.com/app/board/uXjVHWNGXrQ=?moveToWidget=3458764672792362696&cot=14
How-To Materials for Applicants	Courtenay ADU conversion guide (Updated 21-05-2026)	https://www.courtenay.ca/media/file/adu-conversion-guide
Built Project Examples	Lantzville 7352 & 7346 Harby Road East — not yet built; Regular Council Meeting March 11, 2026	https://pub-lantzville.escribemeetings.com/Meeting.aspx?Id=4ff9691f-740e-4dc8-997b-8ea27becbc50&Agenda=Agenda&lang=English&Item=2611&Tab=attachments
Built Project Examples	Lantzville 7441 Elizabeth Way; Regular Council Meeting May 06, 2026	https://pub-lantzville.escribemeetings.com/Meeting.aspx?Id=29533756-c777-4f73-b4fe-d59c65c77004&Agenda=Agenda&lang=English&Item=2896&Tab=attachments
Staff Reports / Status Updates	Most recent Council update on SSMUH Phase 2 in Delta	https://pub-delta.escribemeetings.com/Meeting.aspx?Id=9a35defe-4b88-4b7b-a7c8-08fd5a6e0509&Agenda=Merged&lang=English&Item=45&Tab=attachments

Staff Reports / Status Updates	First SSMUH report to update zoning bylaw in Delta	https://delta.civicweb.net/document/229472/
Staff Reports / Status Updates	Delta's New OCP	https://www.delta.ca/building-development/housing-our-future
Staff Reports / Status Updates	Saanich SSMUH Interim Check-in	https://saanichca.primegov.com/viewer/preview?id=0&type=8&uid=40e6c9ff-5e53-405c-b637-ff17a68ce8a9
Staff Reports / Status Updates	Oak Bay Infill Housing Program -- Update Report	https://oakbay.civicweb.net/document/164455/Infill%20Housing%20Program%20e2%80%93%20Update%20Report.pdf?handle=231512EA394E4462B6F28BD3A0E840F8
Staff Reports / Status Updates	Oak Bay Interim Housing Target Order Report	https://oakbay.civicweb.net/document/171174/Housing%20Supply%20Act%20-%20Interim%20Housing%20Target%20Ord.pdf?handle=35004074B266419C8D1FC46471696CFE
Staff Reports / Status Updates	DRAFT Small Lots and SSMUH Design Guidelines.pdf	https://miro.com/app/board/uXjVHWMxQ_Q=?moveToWidget=3458764673317783529&cot=14

Vancouver Island South

How-To Materials for Applicants	Central Saanich Draft Development Permit Areas Design Guidelines	https://pub-centralsaanich.escribemeetings.com/filestream.ashx?DocumentId=24722
How-To Materials for Applicants	Central Saanich Strata Title Conversion S.242 of the Strata Property Act (SPA)	https://miro.com/app/board/uXjVHWMxQ_Q=?moveToWidget=3458764673317688631&cot=14
How-To Materials for Applicants	Courtenay SSMUH	https://www.courtenay.ca/community-and-culture/housing/small-scale-multi-unit-housing
How-To Materials for Applicants	Saanich SSMUH Application Guide	https://www.saanich.ca/assets/Community/Documents/Planning/Housing/SSMUH%20Guide.pdf
How-To Materials for Applicants	Delta Coach Houses and Garden Suites	https://www.delta.ca/building-development/building-renovating/coach-houses-and-garden-suites
How-To Materials for Applicants	Oak Bay Infill Housing Program Web page	https://www.oakbay.ca/building-infrastructure/building-construction/infill-housing-program/

How-To Materials for Applicants	Oak Bay Infill Housing Program Bylaw Updates Brochure	https://hdp-ca-prod-app-oakbay-connect-files.s3.ca-central-1.amazonaws.com/3617/3454/9111/aad8e31a4d54400b4525f217bd7bfca6_20240625_OB_Infill_Housing_-_Brochure_DRAFT_V4_FINAL.pdf
How-To Materials for Applicants	Oak Bay Infill Housing How To Guide	https://hdp-ca-prod-app-oakbay-connect-files.s3.ca-central-1.amazonaws.com/5817/3454/9167/e923a07daf55cdaec49a9b9f6cd881a2_241211_Oak_Bay_How_To_Guide_FINAL.pdf
How-To Materials for Applicants	Campbell River A Guide to Constructing a Secondary Suite in an Existing Home	https://www.campbellriver.ca/media/file/guide-constructing-secondary-suite-existing-home
How-To Materials for Applicants	City of Campbell River Guide to Missing Middle Housing	https://www.campbellriver.ca/media/file/city-campbell-river-missing-middle-guide
Built Project Examples	First SSMUH houseplex project in Delta — not yet to Regular Council, April 22, 2025 Item 6.2	https://pub-delta.escribemeetings.com/Meeting.aspx?Id=9a35defe-4b88-4b7b-a7c8-08fd5a6e0509&Agenda=Merged&lang=English&Item=32&Tab=attachments
Built Project Examples	Built projects have a delegated DP, typically not shared with the public (sticky note)	--
Built Project Examples	1159 Ash Road, 627 Broadway, 5832 Wesley Road, 588 Whiteside, 1205 Dunnisville (sticky note)	--
Built Project Examples	Power BI dashboard Saanich Housing Units Issued at Development Permit	https://app.powerbi.com/view?r=eyJrljoiMzQyOWU5YWltZThmZi00YjQ4LWI2NTktZTYyNzY2MjMjOTJlIiwidCI6ImZkMDhlZjdkLTMwYjktNDgzZi04YzJkLWZkODYyNTI5ZGQzYyJ9
Built Project Examples	Approved DP plans (not built)	https://miro.com/app/board/uXjVHWMxQ_Q=?moveToWidget=3458764673317965545&cot=14