

Information Guide: Small Scale Multi-Unit Housing Options

What is a Small Scale Multi-Unit Housing (SSMUH)?

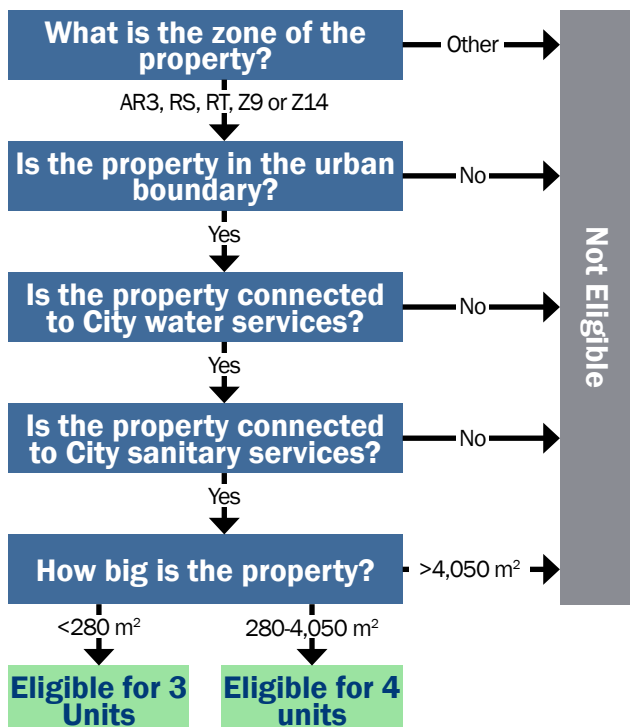
The Province introduced SSMUH as a way to gently increase density and housing stock available across BC. The Province defines SSMUH as follows: “Small-scale, multi-unit housing describes a range of buildings and housing units that can provide attainable housing for middle-income families”. SSMUH housing may include:

- Single Family Dwellings (SFDS)
- Duplexes
- Multiplexes
- Secondary suites
- Secondary Dwellings (cottage or carriage housing)

Is my property eligible for SSMUH?

At their regular Council meeting held June 12, 2024, Council adopted an amended zoning bylaw to fulfill the requirements of the new housing legislation. The amendment directly reflects the Province’s legislation to allow a maximum of 3 units on non-exempt single family or two-unit properties of less than 280 m², and a maximum of 4 units on non-exempt single family or two-unit properties between 280-4,050 m².

The flowchart below can help determine if your property is eligible or exempt from SSMUH.



What can I build if my property is eligible?

The housing form on SSMUH eligible properties is not constrained by the Zoning Bylaw. SSMUH eligible properties may include a variety of single family dwellings, two-unit housing, multi-plexes, row housing, apartment, secondary suites, and secondary dwellings.

The Zoning Bylaw does have regulations that must be followed regardless of the housing form. These regulations include:

- Setbacks
- Site coverage
- Height
- Number of storeys



◀ Single Family Dwellings may have one secondary suite.

▼ Duplexes may have one secondary suite per principal dwelling, for a total of 4 units.

▼ Multiplexes may include 3-4 principal dwellings. As secondary suites count towards total density, and the maximum density under SSMUH is 4 units, secondary suites are not permitted in fourplexes.

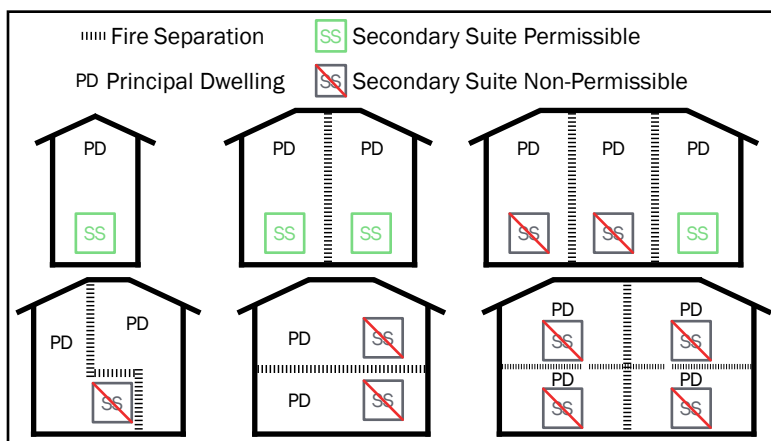


How many secondary suites can I have?

The total number of secondary suites and principal dwellings may not exceed the density permitted by SSMUH, as secondary suites count towards the residential density for a site.

The number of parent units also influences the number of suites permitted, as only one secondary suite is permitted for each parent dwelling unit. This means that one secondary suite is permitted in a single family dwelling and two are permitted in a duplex.

Note that secondary suites may only be permitted where other dwelling units are horizontally adjacent, and not where other dwelling units are located above or below each other, as shown in the image to the right.



What is the difference between a suite and a principal unit?

Principal units have more stringent requirements than secondary suites. Things to consider include servicing, fire separation, and parking. The requirements are summarized in the table below.

Requirement	SFD with Suite (2 units)	Duplex with Suites (4 units)	Fourplex (4 units)
Zoning	As outlined for zone of site by Zoning Bylaw No. 7850 (setbacks, height, coverage, storeys, etc.) 3 parking spaces required (2 parking spaces for principal unit; 1 parking space for suite)	As outlined for zone of site by Zoning Bylaw No. 7850 (setbacks, height, coverage, storeys, etc.) 6 parking spaces required (2 parking spaces for each principal unit [4 spaces]; 1 parking space for each suite [2 spaces])	As outlined for zone of site by Zoning Bylaw No. 7850 (setbacks, height, coverage, storeys, etc.) 8 parking spaces required (2 parking spaces for each principal unit [8 spaces])
Servicing	One set of City Standard service connections (1" [25mm] water service; 4" [100mm] sanitary service)	Two separate sets of City Standard service connections (one per primary dwelling unit) Only permits side-by-side configuration, not front-to-back	One set of service connections (size of connections to be determined in the developer-contributed engineering design brief)
BC Building Code	As outlined by BC Building Code	Separate mechanical for each primary dwelling. Fire separation between each primary dwelling. Other regulations as outlined by BC Building Code	Separate mechanical for each primary dwelling. Fire separation between each primary dwelling. Other regulations as outlined by BC Building Code
Development Cost Charges	N/A	Required for dwelling units 3 and 4	Required for dwelling units 3 and 4
Offsite Works	N/A	N/A	Required as per Table 1 of Subdivision & Development Servicing Bylaw No. 8618

Further Questions? Looking to Schedule a Pre-Application Meeting?

For any further questions, or to schedule a pre-application meeting, contact a planner in the Development Services Division at 250.561.7611 or devserv@princegeorge.ca

This guide has been prepared to provide information only. It is neither a bylaw nor a legal document. If any contradiction between this guide and the relevant Municipal Bylaws or applicable codes is found, such bylaws or codes shall be the legal authority.

1100 Patricia Blvd., V2L 3V9 | p: 250.561.7900 or 311 | www.princegeorge.ca | [@cityofpg](https://www.instagram.com/cityofpg) [/cityofpg](https://www.facebook.com/cityofpg) [@cityofpg](https://twitter.com/cityofpg)

Planning and Development Services | p: 250.561.7611