

## New Provincial Housing Legislation

The Province recently introduced several initiatives to increase the supply of housing. These initiatives will guide future growth and development in Prince George. The legislative changes are intended to put the Province's housing plan (**Homes for People**) into action by streamlining the delivery of housing, facilitating an increase in housing supply across BC and building more complete, sustainable and well-planned communities.

### Small-Scale Multi-Unit Housing (SSMUH)

The Province has mandated 3-4 units be permitted on single-family and duplex lots depending on their size.

- Three (3) units are now permitted on lots 280m<sup>2</sup> (3,014 ft<sup>2</sup>) or smaller
- Four (4) units are now permitted on lots 280m<sup>2</sup> (3,014 ft<sup>2</sup>) or larger

### What does this mean for my neighbourhood?

There will be more housing choices to meet the needs of your community's changing population.

#### What could four (4) units on a lot look like?



JUNE  
30  
2024

Zoning Bylaw  
Update

JAN  
01  
2025

Housing Needs  
Report

DEC  
31  
2025

OCP Update to reflect  
SSMUH Legislation



Scan the QR Code for more information about  
Small-Scale Multi-Unit Housing

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Under SSMUH, Prince George has about 2,000 lots that could accommodate three (3) units and about 19,000 lots that could accommodate four (4) units. In theory, the zoned capacity of the city's single detached and duplex lots is about 83,000 units. **There is huge potential for growth and development on existing lots under the new provincial legislation.** The redevelopment of lots to 3-4 units will be gradual and not every property owner will choose to redevelop. Assuming just five (5) percent of those homes are realized that would add about 4,000 homes to PG's existing housing stock over time.

The Province requires municipalities, like Prince George, to update their Zoning Bylaws to align with the provincial requirements to eliminate individual rezoning applications. Municipalities have until June 30, 2024, to update their Zoning Bylaws. This work is underway by municipal planning staff.

### OCP Reviews

The new provincial housing legislation also changes the way municipalities will consult with their residents. Members of the public will provide input into municipal planning policy through more frequent OCP Reviews rather than public hearings for individual rezoning applications. OCP Reviews will occur every five (5) years to better meet the housing needs of communities.

Prince George's existing housing policies will be updated through this OCP Review process to comply with the new provincial legislation. Our planning work will be complete well before the December 31, 2025 deadline.

