

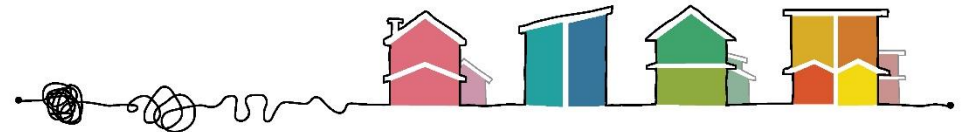


Adding Missing Middle Housing + Simplifying Regulations

In Low Density Neighbourhoods



Background & Context

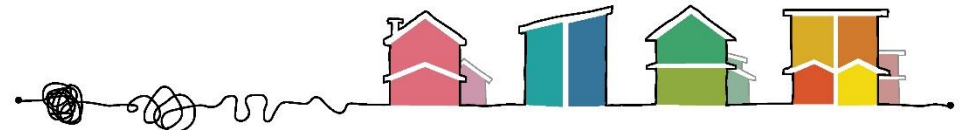


Missing Middle Housing

Background + Context

What housing options are part of the Missing Middle?

- Ground-oriented housing types including duplexes, multiplexes and townhouses (1-3 storeys)
- Low-rise apartment buildings (4-6 storeys)





Council Direction

Background + Context

Previous Decisions

Recent Council Direction Informing Current Work

Nov 2017

2018 - 2020

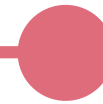
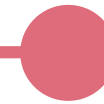
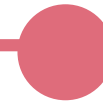
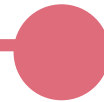
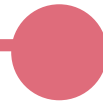
Feb 2021

Jan 2022

July 2022

Jan 2023

Feb 2023



Policy:
Housing
Vancouver
Strategy & 3 Year
Action Plan

Zoning Changes:
Making Room
Housing Program

Motion:
Turning the Key:
Encouraging
Affordable Home
Ownership

Motion:
Making Home:
Up to 6 units
on a lot

Policy:
**Vancouver
Plan**

**Council
Update**

**Public
Engagement**





Vancouver Plan

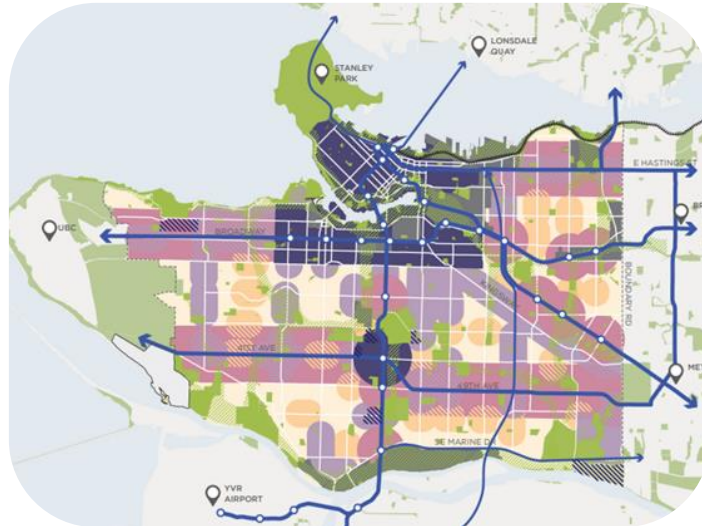
Background + Context

3 Big Ideas

- Equitable Housing and Complete Neighbourhoods 
- An Economy that Works for All 
- Climate Protection and Restored Ecosystems 



Land Use Strategy



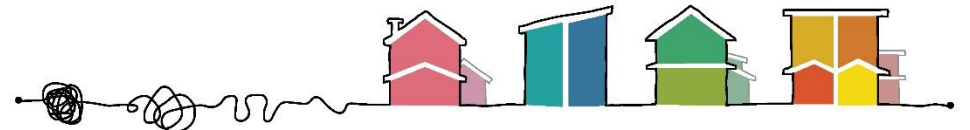
Implementation

Multiplex



+

Simplifying Regulations

Council Update

Background + Context

6

What was discussed at Council?

- Update on the work program
- Questions on a range of topics
- Council asked for work to be advanced as soon as possible



Presentation to Council on January 18th, 2023





Media Coverage

Background + Context

Death of the single-family home: B.C. cities make way for missing-middle housing

The single-family home won't be eliminated, but it is on the decline

Does Vancouver's Proposed Missing Middle Housing Plan Go Far Enough?

Douglas Todd: Housing's 'missing middle' fights for future in Vancouver

'Plex appeal: Vancouver eyeing six-unit housing in low-density neighbourhoods


If Vancouver city council ends up approving new policy later this year, the first applications for new multiplexes could come in 2024.

City of Vancouver proposes allowing multiplexes for all single-family neighbourhood zoning

Jan 18 2023, 7:26 pm

YouTube
[https://www.youtube.com > watch](https://www.youtube.com/watch)

Want to solve the housing crisis? Build these, experts say



Urban planners say it's an inefficient use of land. Andrew Chang hears from architects about a possible solution: 'the missing middle.' ...

YouTube · CBC News · 1 month ago





Public Engagement

Background + Context

Engagement focused on the proposal to add new missing middle housing and simplify regulations in low density neighbourhoods

Event / Platform	# of Touchpoints
In-person Info Sessions	385 Attendees
Online Info Sessions	70 Attendees
SYC Website	11,000+ Visitors
Online Survey	1,895 Surveys Complete
Social Media (Facebook, Twitter, Instagram)	1,354 Interacted 69,000 Visitors
Total	14,700+



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For more information please click below:

 [Engagement Summary](#)



Public Survey Highlights

Background + Context

What did participants share?

- **77% agree** multiplexes should be allowed in all low density areas across the city
- **60% agree** with reducing the size of new houses
- **80% agree** with increasing the size of new laneway houses
- **74% agree** with removing design guidelines, standardizing regulations, and reducing the number of RS zones



1,895
Survey
Participants

Open
Feb 1 -
Mar 5
2023





Industry Engagement

Background + Context

5
Workshops
~60 attendees
at each

What did participants share?

- Support for multiplexes and simplifying regulations
- Support for alignment to meet objectives
- Preference for design flexibility, including 2 building (courtyard) and no-basement options
- Concerns about requirements and project costs that could limit project viability
- Some concerns with transition time to new regulations, especially for laneway houses



Participants included architects, designers, and builders of small scale housing (i.e. houses, laneway houses, duplexes, character retention projects)

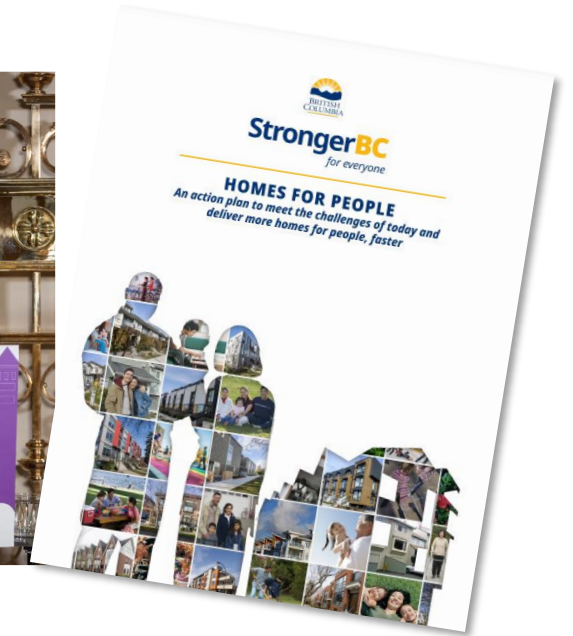


Provincial Housing Plan

Background + Context

What are the Province's plans?

- Homes for People is a new BC-wide housing plan focused on 4 priorities
- Includes actions to:
 - Encourage construction of small-scale, multi-unit homes through zoning changes
 - Create housing for middle income households
 - Streamline and modernize permitting to reduce cost and speed



[April 3, 2023: New action plan delivers more homes for people, faster](#)



Outline

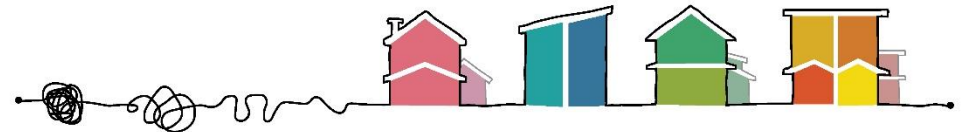
12



Background & Context



Adding Missing Middle Options



⊕ Objectives

Adding Missing Middle Options

Create more **complete neighbourhoods** with more **missing middle housing**

Provide new **housing options that cost less** so more people can build a future here

Support **diverse household sizes and types**, including families with children

Improve **livability and sustainability** and **reduce access barriers**

Make it easier to build new housing with **simple rules and processes**



⊕ Key Factors

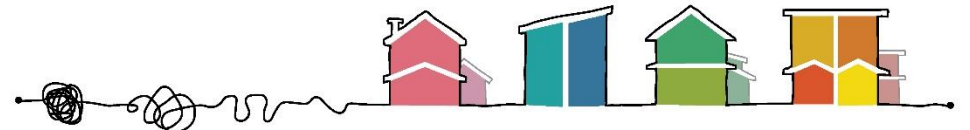
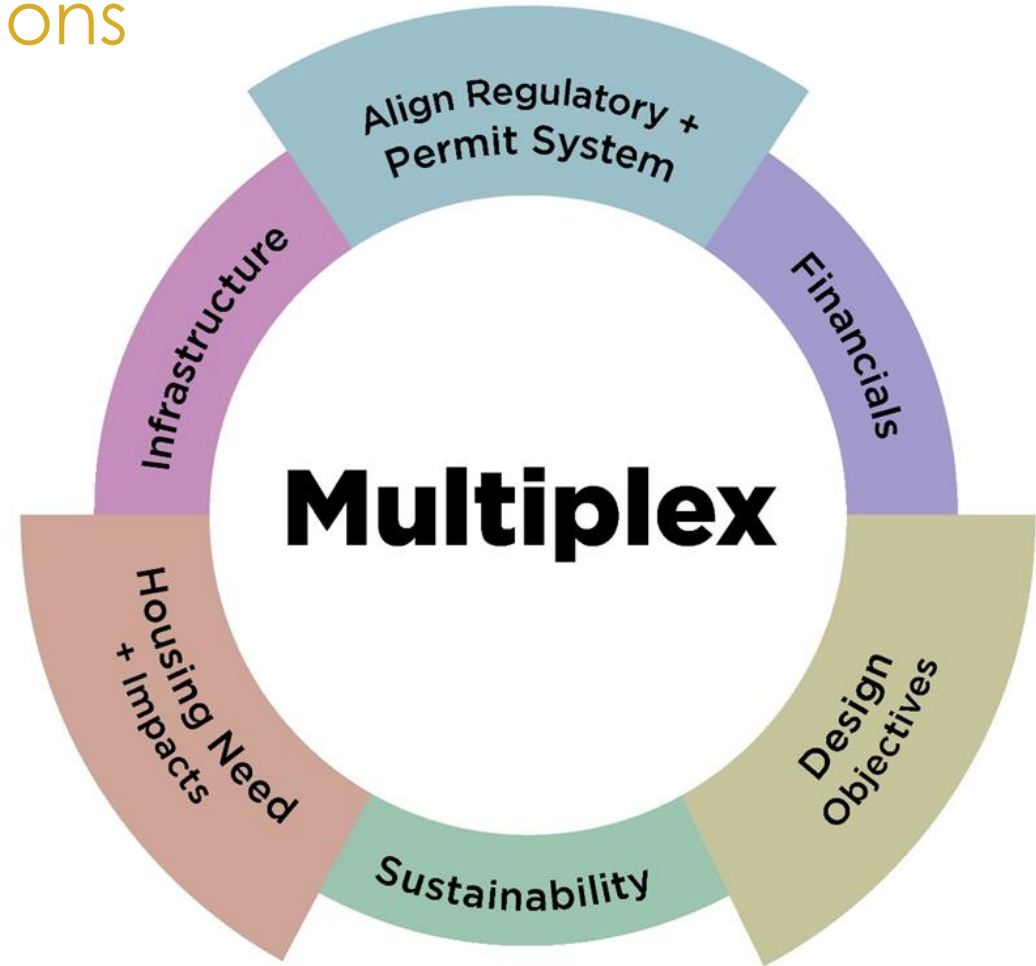
Adding Missing Middle Options

Options to consider:

Systems Approach

Outcomes Focused

Complexity & Trade-Offs



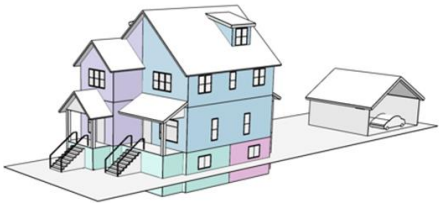
⊕ Existing Options

Adding Missing Middle Options

What can be built today?



House + Laneway
3 Units
0.86 FSR



Duplex + Suites
4 Units
0.70 FSR

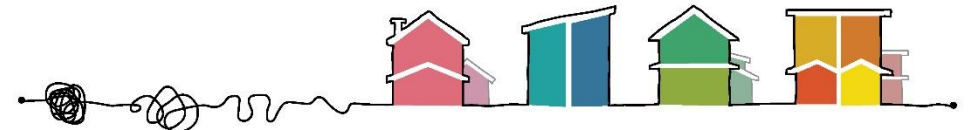
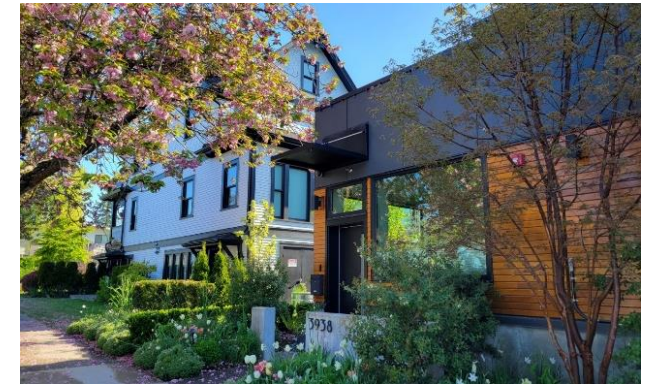


Character Retention
6 Units
0.85 FSR



Character Retention as a Pilot for Multiplexes

- Larger front building and smaller infill building at the rear
- 3 to 6 units
- Good outcomes but too complex
- Limited to pre-1940s houses with character merit



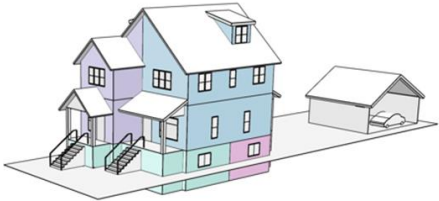
⊕ Multiplex Options

Adding Missing Middle Options

Existing Options



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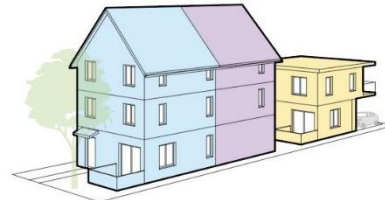


Character Retention
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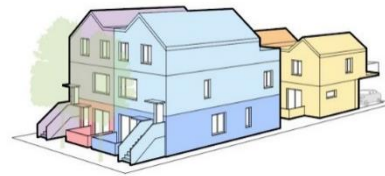
New Multiplex Options (Illustrative Examples)



- **3 to 6 units** (8 units for rental)
- **1.0 FSR if:**
 - Density charge collected, or
 - Below-market unit provided, or
 - All units secured as rental



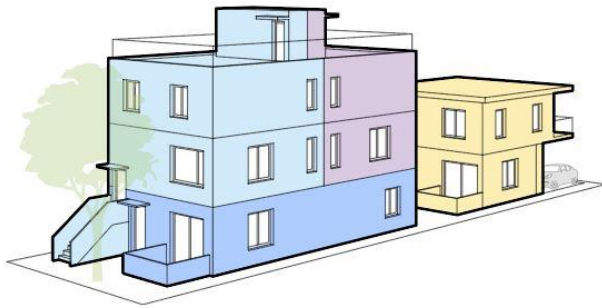
- **3 storeys**
- **Focus on family-size units**
- **All above grade or basement**
- **Low or no on-site car parking**





Number of Units

Adding Missing Middle Options

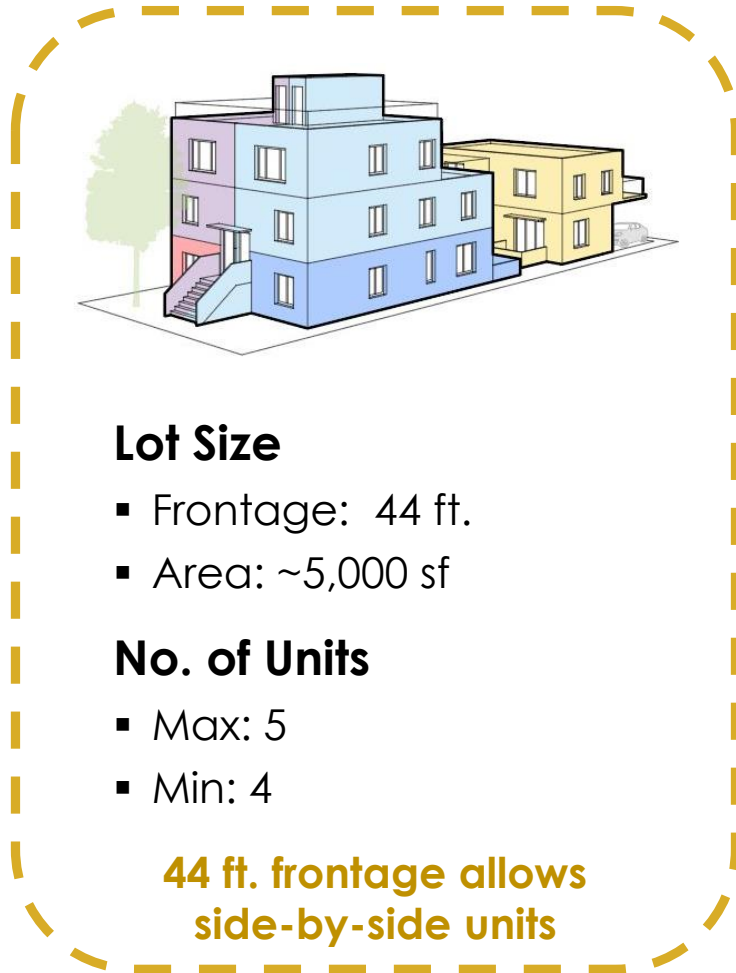


Lot Size

- Frontage: 33 ft.
- Area: ~4,000 sf

No. of Units

- Max: 4
- Min: 3



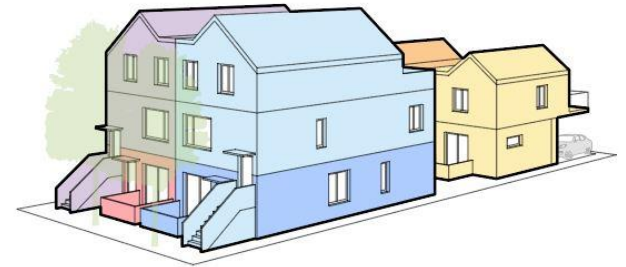
Lot Size

- Frontage: 44 ft.
- Area: ~5,000 sf

No. of Units

- Max: 5
- Min: 4

44 ft. frontage allows side-by-side units

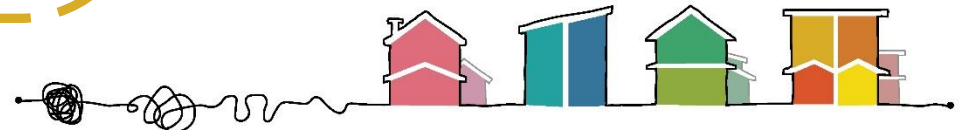


Lot Size

- Frontage: 50+ ft.
- Area: ~6,000 sf

No. of Units

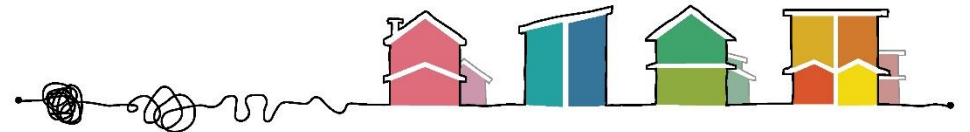
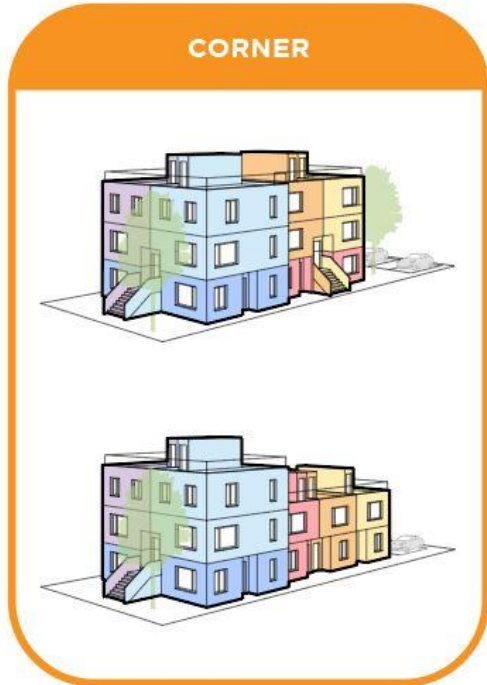
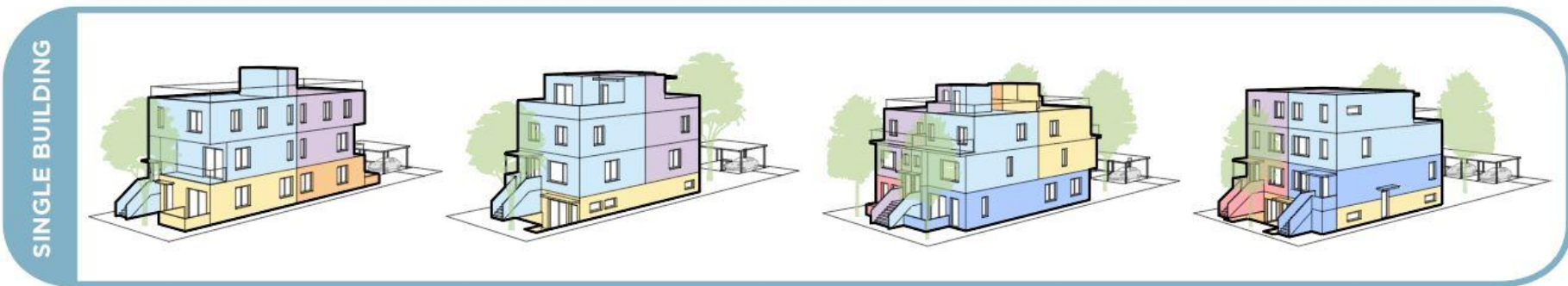
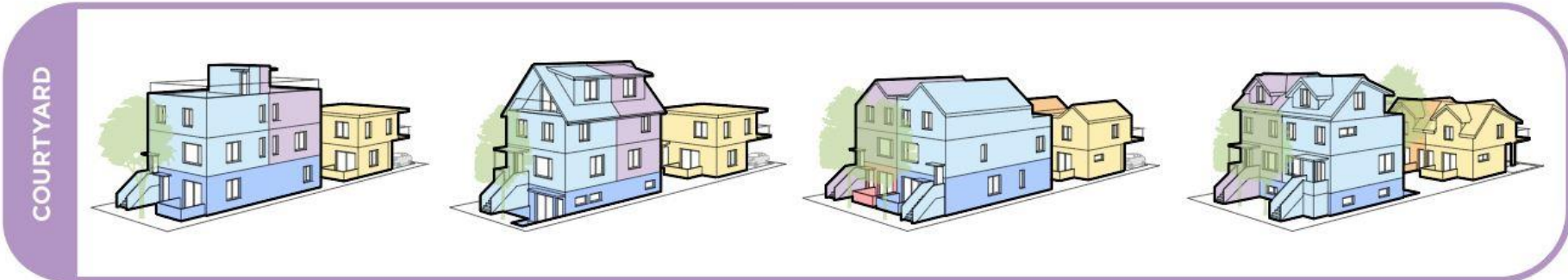
- Max: 6 (strata)
8 (rental)
- Min: 4





Site Configurations

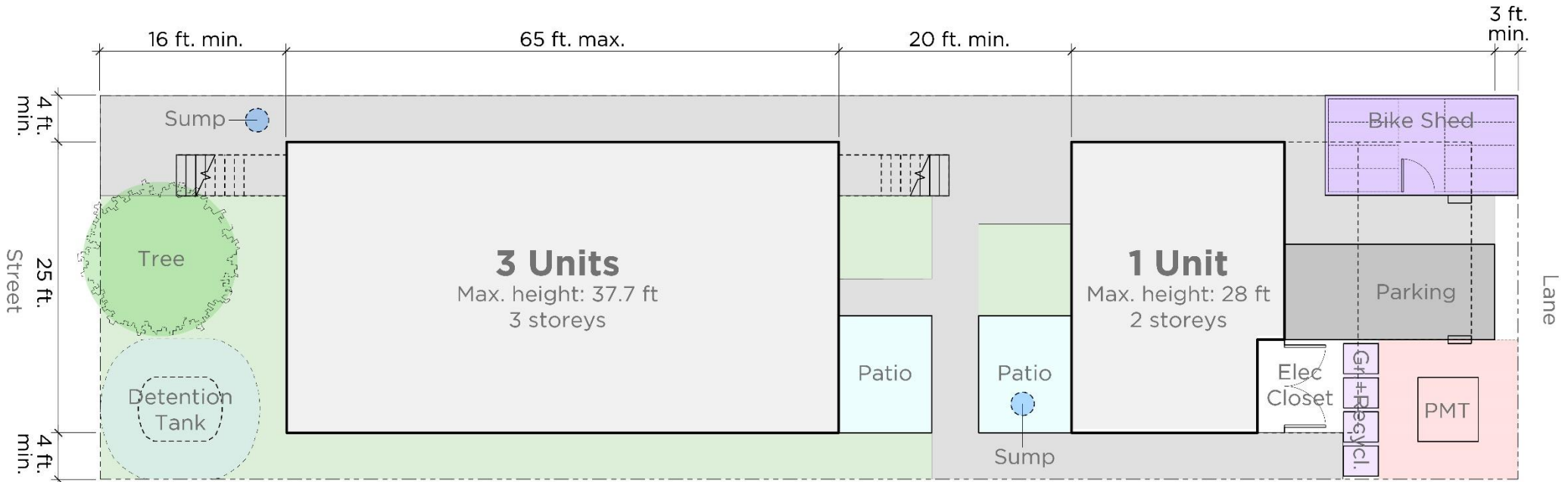
Adding Missing Middle Options





New Requirements

Adding Missing Middle Options



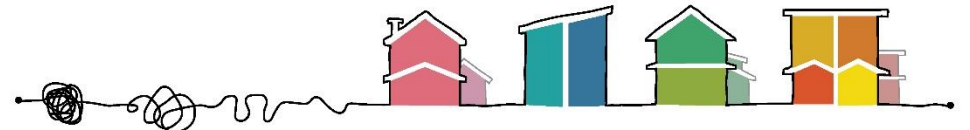
1. Rainwater Tank (Timing TBD)



2. New Tree Planting



3. Electrical box (PMT)



⊕ Multiplex Eligibility

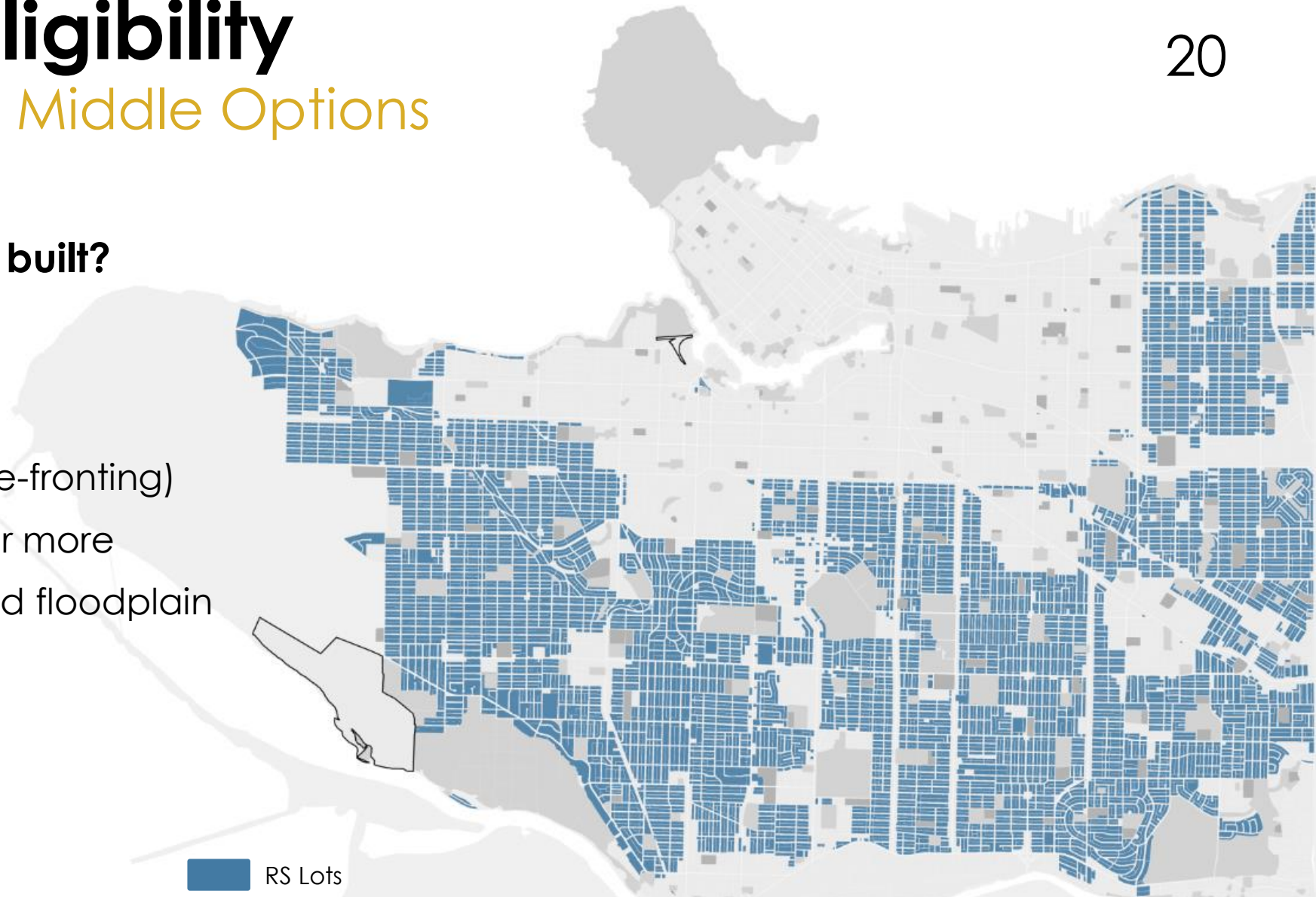
Adding Missing Middle Options

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Where could multiplex be built?

Lots that:

- Are in an RS zone
- Have a lane (or are double-fronting)
- Have a frontage of 33 ft. or more
- Are not within a designated floodplain



Outline

21



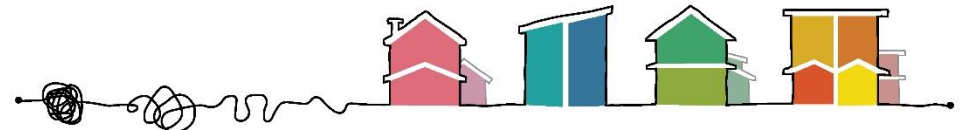
Background & Context



Adding Missing Middle Options



Ongoing Explorations & Next Steps



▶ Ongoing Investigations

Ongoing Explorations & Next Steps

Passive House

Design testing is underway to explore viability of offering Passive House incentives.

Density Bonus Rates

Financial testing is underway to determine the density bonus charge that will apply to multiplexes seeking increased FSR from 0.7 to 1.0. The rate is expected to vary depending on lot size and/or location.

Below-Market Homeownership

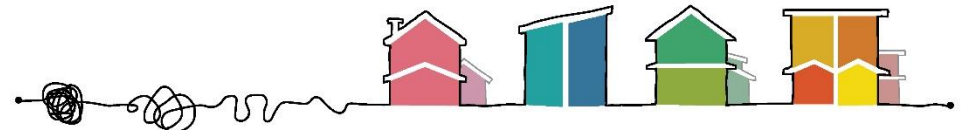
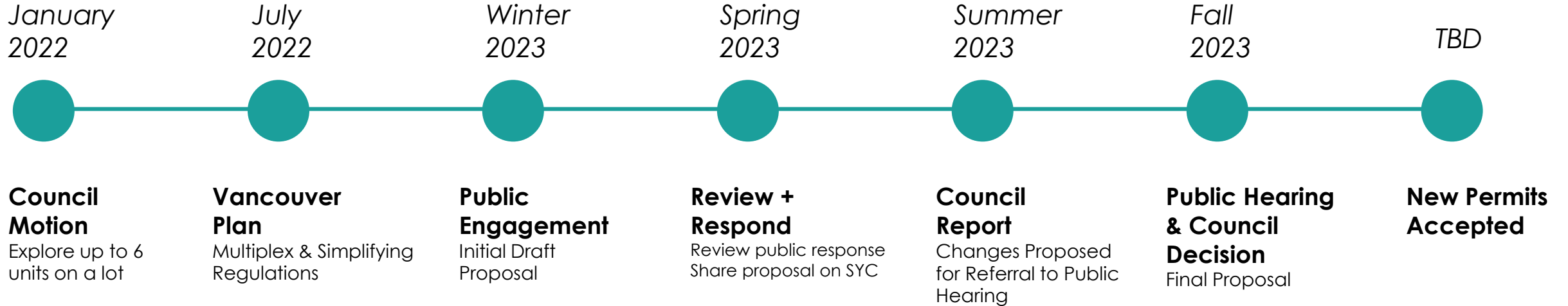
Exploring an agreement with BC Housing to incorporate a below-market homeownership option (1 unit within a 6 unit project in lieu of a density bonus charge).





Targeted Timeline

Ongoing Explorations & Next Steps



Outline

24



Background & Context



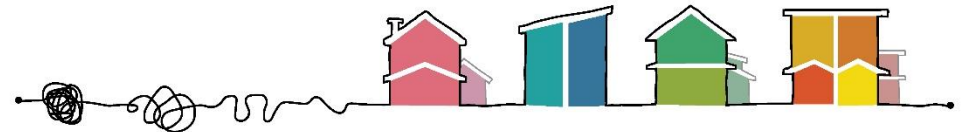
Adding Missing Middle Options



Ongoing Explorations & Next Steps



Simplifying Regulations



→ Simplification of RS Zoning

Simplifying Regulations

25

Why do we need to simplify RS regulations?

- Make it easier to build new housing
- Increase building design choice and flexibility
- Improve certainty for applicants and create clear rules for what can be built
- Create capacity for new Missing Middle Housing

For more information please click below:

→ [Simplifying RS Regulations](#)

