



Adding Missing Middle Housing + Simplifying Regulations

In Low Density Neighbourhoods

Outline

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Background & Context



Adding Missing Middle Housing Options



Aligning Existing Housing Options



Simplifying Regulations



Outline

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Background & Context



Adding Missing Middle Housing Options



Aligning Existing Housing Options



Simplifying Regulations





Missing Middle Housing

Background + Context

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What housing options are part of Missing Middle:

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





What Other Cities Are Doing

Background + Context

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Home » Research » Housing + Urbanism » Series » Legalizing Inexpensive Housing » **Portland just passed the best low-density zoning reform in US history**

PORTLAND JUST PASSED THE BEST LOW-DENSITY ZONING REFORM IN US HISTORY
The reform sets a new standard: up to four homes on almost any lot, or up to six homes for price-regulated projects.



THE DAILY COURIER

FEATURED

Fourplexes add urban density to Kelowna but come at a cost

RON SEYMOUR Mar 16, 2022 Updated Mar 16, 2022



Expanding Housing Options in Neighbourhoods



On July 19, 2022 City Council adopted a report and Official Plan Amendment ([By-law 819-2022](#)) expanding Neighbourhood Retail and Services Uses and a zoning by-law amendment ([By-law 820-2022](#)) expanding Home Occupation uses in low-rise Neighbourhoods across the city. The amendments are now in full force and effect.



Decision on Victoria's Missing Middle Housing Initiative referred to next mayor, council

Posted: Sep. 8, 2022 3:29PM | Last Updated: Sep. 8, 2022 4:03PM

CANADA

Calgary city council approves 'missing middle' zoning with minor changes



By **Adam MacVicar** • Global News
Posted October 5, 2022 8:54 pm





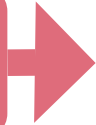
Housing Vancouver Strategy

Background + Context

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4 Core Principles

Create the Right Supply
of Housing



Address Speculation

Protect & Grow the
Rental Stock

Support Marginalized
Residents



12,000
Social, supportive
& co-op units



20,000
Market & below-market
secured rental units



10,000
**Ground-oriented ownership
and rental units**





Vancouver Plan

Background + Context

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3 Big Ideas

Equitable Housing
and Complete
Neighbourhoods



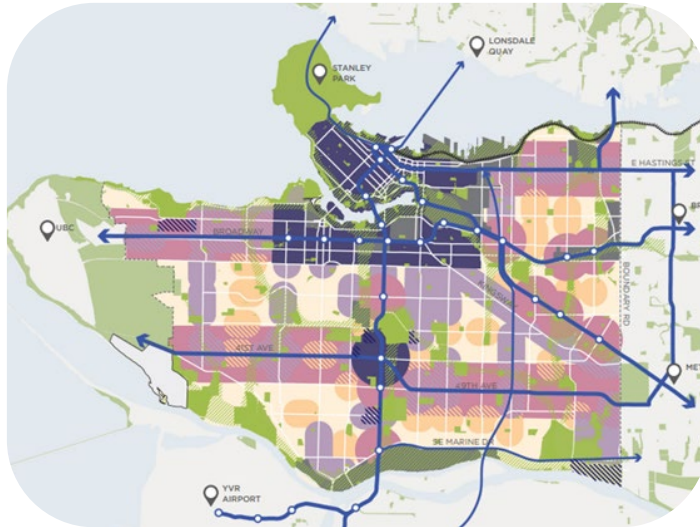
An Economy that
Works for All



Climate Protection
and Restored
Ecosystems



Land Use Strategy



Implementation

Multiplex



+

Simplifying Regulations





Council Direction

Background + Context

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Previous Decisions

Nov 2017



Policy:
Housing
Vancouver
Strategy & 3 Year
Action Plan

2018 - 2020



Zoning Changes:
Making Room
Housing Program

Feb 2021



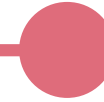
Motion:
*Turning the Key:
Encouraging
Affordable Home
Ownership*

July 2021



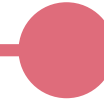
Motion:
*Enabling
Creative and
Easily Replicated
Housing Pilots
(Referred to
Vancouver Plan)*

Jan 2022



Motion:
*Up to 6 units on
a lot*

July 2022



Policy:
Vancouver Plan



Council Direction

Background + Context

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January 2022 Motion

Key Drivers:

Housing Affordability

Need for Missing Middle Housing

Climate Emergency

20 Considerations For Exploration, including:

- Up to 6 units on a lot
- More height & density
- Financial testing (density bonus charges & affordability)
- Livability & accessibility
- Family-size units
- Reduced size for new single-detached homes
- Monitoring & reporting





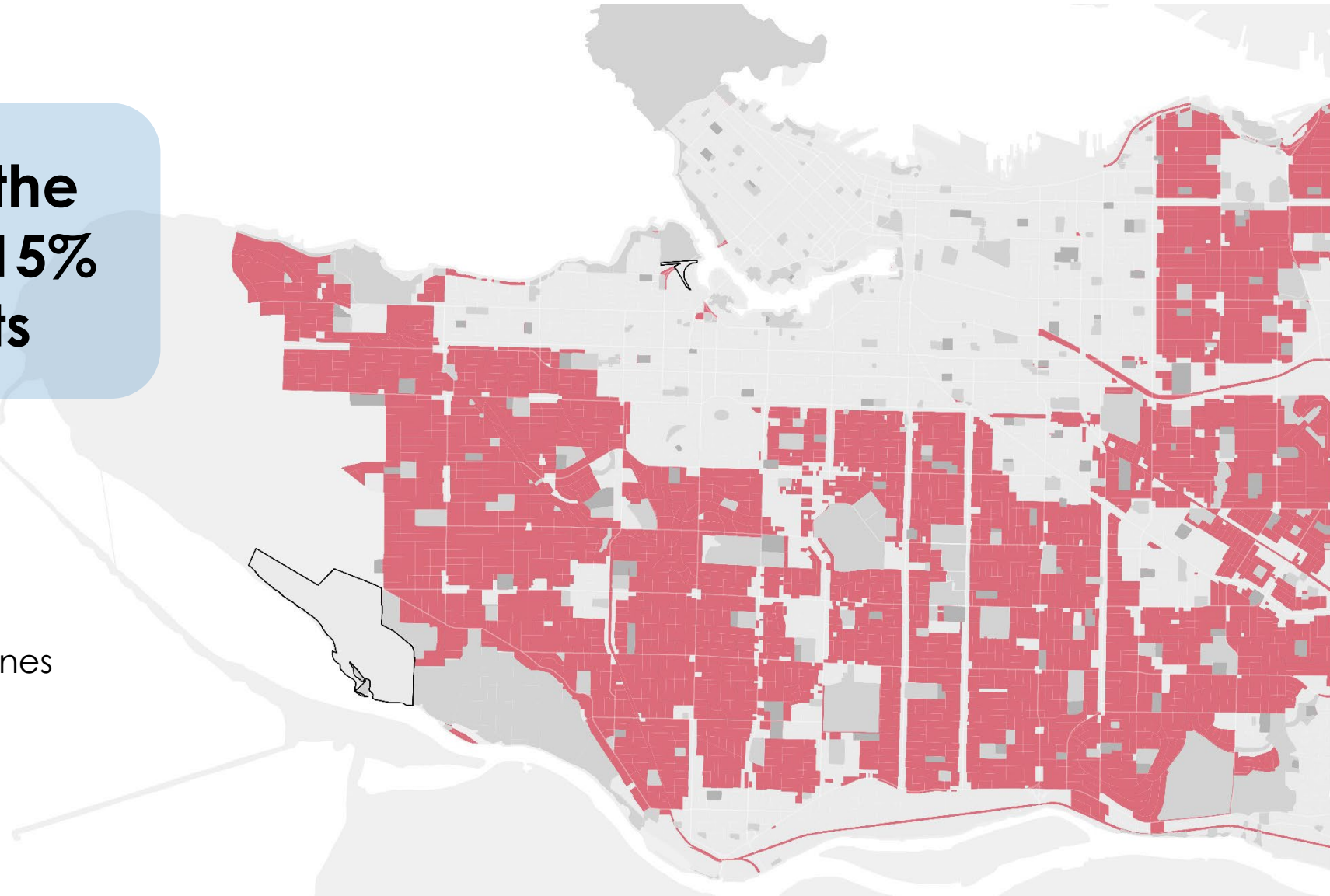
Opportunity in Low Density Areas

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Background + Context

52% of the land in the city supports only 15% of the dwelling units

 RS Zones



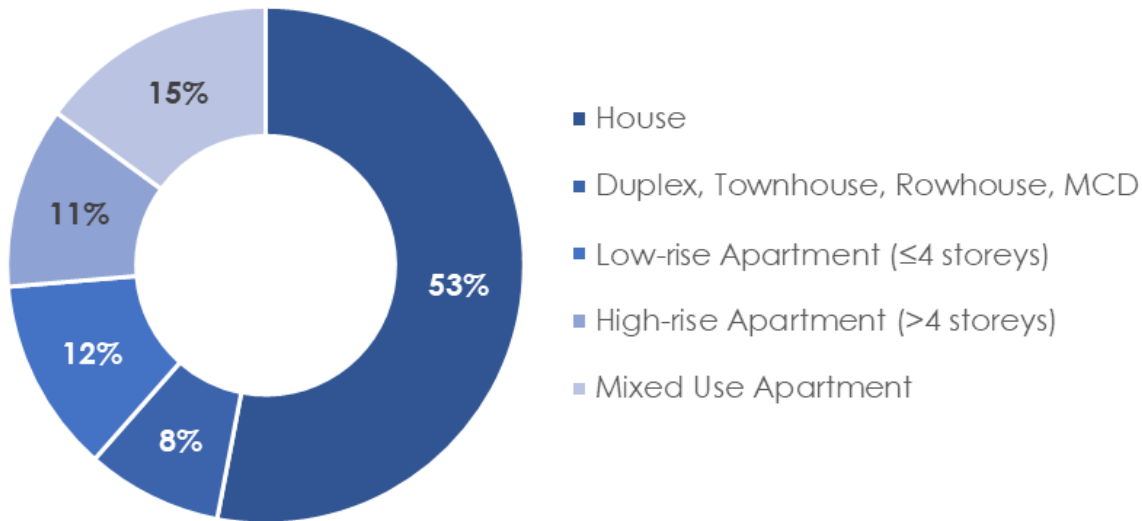


What Gets Built in Low Density Areas

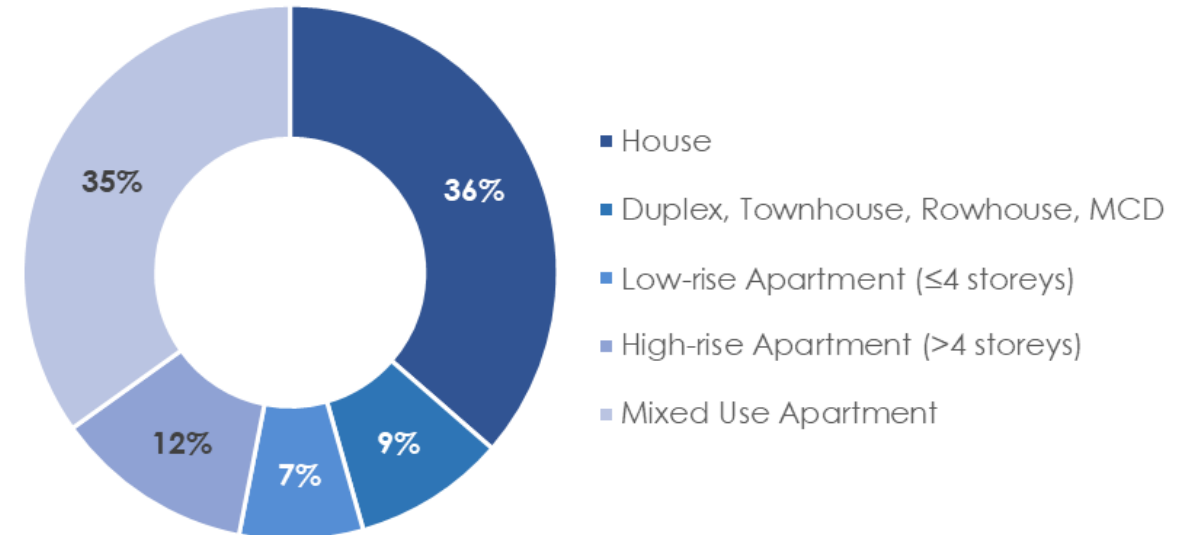
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Background + Context

All Existing Residential Floor Area, 2020



Residential Floor Area Built 2016-2020





What Gets Built in Low Density Areas

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Background + Context

- 1-for-1 replacement of houses continues at a high rate
- New detached houses are beyond the reach of most households
- Outcomes are not aligned with our stated objectives: affordability, diversity, sustainability, equity



Outline

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Background & Context



Adding Missing Middle Housing Options



Aligning Existing Housing Options



Simplifying Regulations



⊕ 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, accessibility and sustainability**

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

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⊕ Key Factors

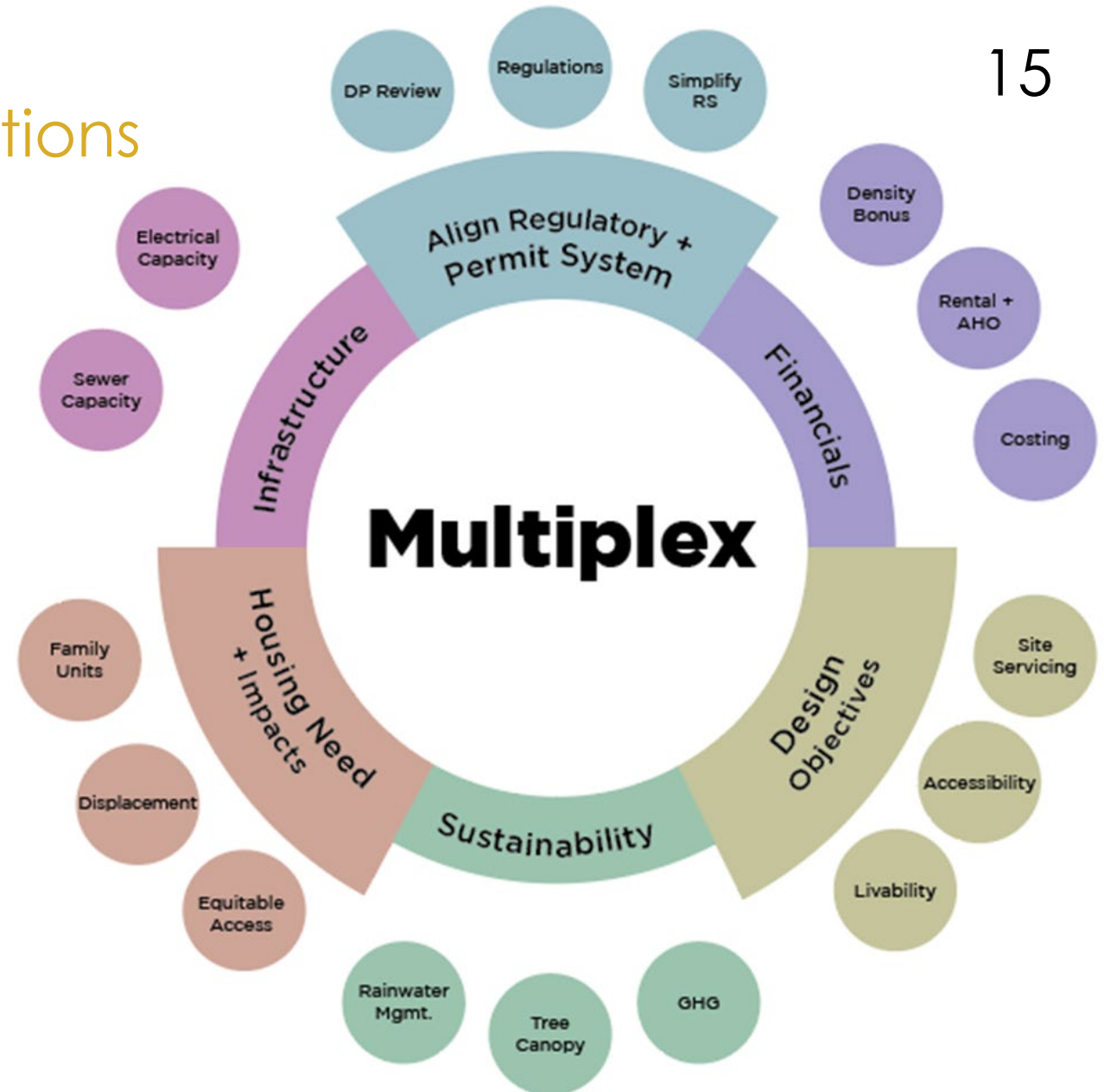
Adding Missing Middle Options

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Systems Approach

Outcomes Focused

Significant Complexity
& Trade-Offs



⊕ Industry Engagement

Adding Missing Middle Options

- Four workshops with small home builders, designers & architects held in 2022
- Areas of Investigation:
 - Learning from duplex & character retention project experience
 - Customer wants & needs
 - Infrastructure issues & costs
 - Permit process challenges
 - Drivers of complexity & uncertainty
 - Ideas for improvement
- Support for adding multiplex options, aligning existing options and simplifying regulations

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⊕ Multiplex Options

Adding Missing Middle Options

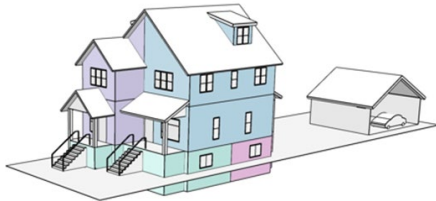
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Existing Options



House + Laneway

3 Units
0.86 FSR



Duplex + Suites

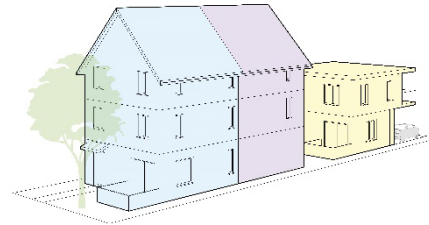
4 Units
0.7 FSR



MCD + Infill

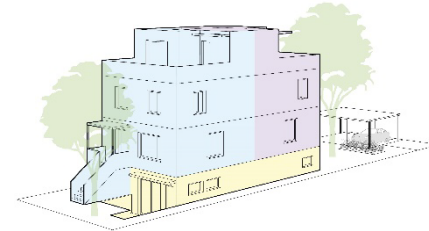
6 Units
0.85 FSR

New Multiplex Options (Illustrative Examples)



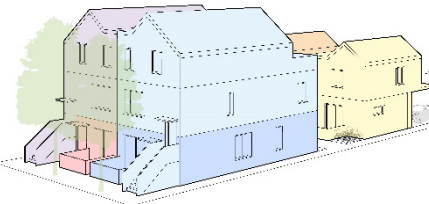
- 3 to 6 units

- 1.0 FSR



- 3 storeys ~36' height

- Focus on family-size units & improved accessibility



- Low or no on-site car parking

- Set rate density bonus charge or below-market unit



⊕ Where Multiplexes Could Be Built

Adding Missing Middle Options

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Proposing in all RS zones to:

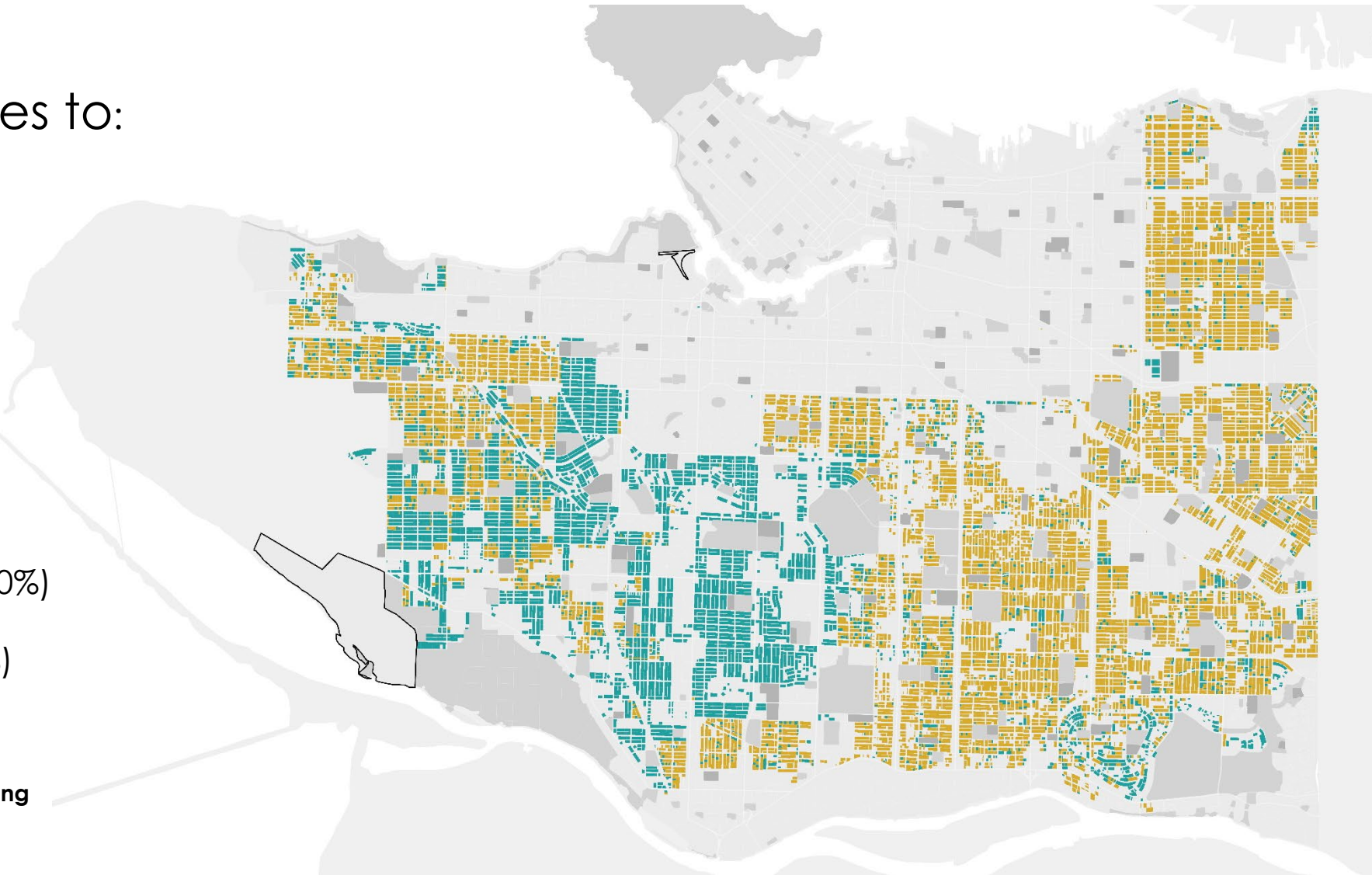
Simplify Process

Manage Utility Impact

Distribute Opportunity

 **Standard lots** - 4 Units (~60%)

 **Larger Lots** - 6 Units (~20%)



⊕ Multiplex Cost

Adding Missing Middle Options

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Illustrative Comparison of Newly Constructed Housing Options – East Side Standard Lot



	House	Duplex Unit	Fourplex Unit
Est. Purchase Price*	\$2,818,200	\$1,550,010	\$1,107,150
% of House Cost	100%	55%	39%
20% Down Payment	\$563,640	\$310,002	\$221,430
Income Required**	\$586,000	\$326,000	\$235,000

*Based on average unit size for a 4,026 sq. ft. lot and total floor area of 0.7 FSR for house & duplex, 1.0 FSR for fourplex

**assumes 20% down, 25 yr amortization, 5.5% interest rate, property taxes and \$200 monthly maintenance costs, HH spending 30% of income



⊕ Exploring Below-Market Homeownership

Adding Missing Middle Options

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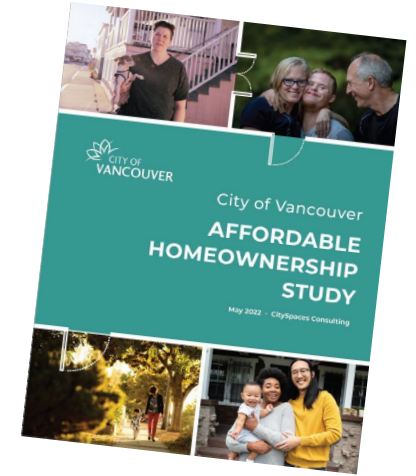
What is Below-Market Homeownership (BMHO)?

Units created & sold at a below-market price to eligible buyers

Buyer eligibility requirements typically apply (e.g. max. income, first-time buyers only, etc.)

Approaches to affordability vary (permanent vs one-time) amongst other cities' programs

Not a substitute for other types of lower-cost housing (e.g. rental & social housing)



Exploring Potential Opportunities in Multiplexes

- Option for BMHO unit in lieu of density bonus charge
- Depth of affordability feasible
- Program goals & parameters, administration, partnerships with BC Housing & non-profits



⊕ Multiplex Benefits & Trade-Offs

Adding Missing Middle Options

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Benefits:

Complete neighbourhoods

Less carbon pollution

Diverse & equitable housing

Improved accessibility



Trade-Offs:

Loss of existing trees

Pressure on street parking

Shadowing, reduced privacy

Pressure on utilities capacity



Outline

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Background & Context



Adding Missing Middle Housing Options



Aligning Existing Housing Options



Simplifying Regulations


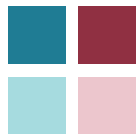




→|← Encourage Shift to Missing Middle

Aligning Existing Housing Options

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Encourage shift to more missing middle housing by providing more FSR with more units:

	House		Duplex	Character	Multiplex
FSR	0.6	0.7	0.7	0.85	1.0
Infill/LWH FSR	0.25 (rental bonus)	0.16 (rental bonus)	-	0.25 (incl. in total)	0.25 (incl. in total)
Units (Lot size dependent)	1 - 3 1x ownership 2x secondary rental		2 - 4 2x ownership 2x secondary rental	2 - 6 all ownership	3 - 6 all ownership
					



→← Potential Changes

Aligning Existing Housing Options

Restore no basement option for new houses

Improve accessibility, reduce carbon pollution

Reduce size of new houses

Incentivize less expensive options with more units

Add option for larger laneway house

Aligned with scale of infill (coach houses)

Apply new requirements to all options

Rainwater tank, tree planting, transformer space

Reduce basement depth from 5' to 4'

Allows for gravity flow sewer connection

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Outline

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Background & Context



Adding Missing Middle Housing Options



Aligning Existing Housing Options



Simplifying Regulations



RS Zones and Regulations

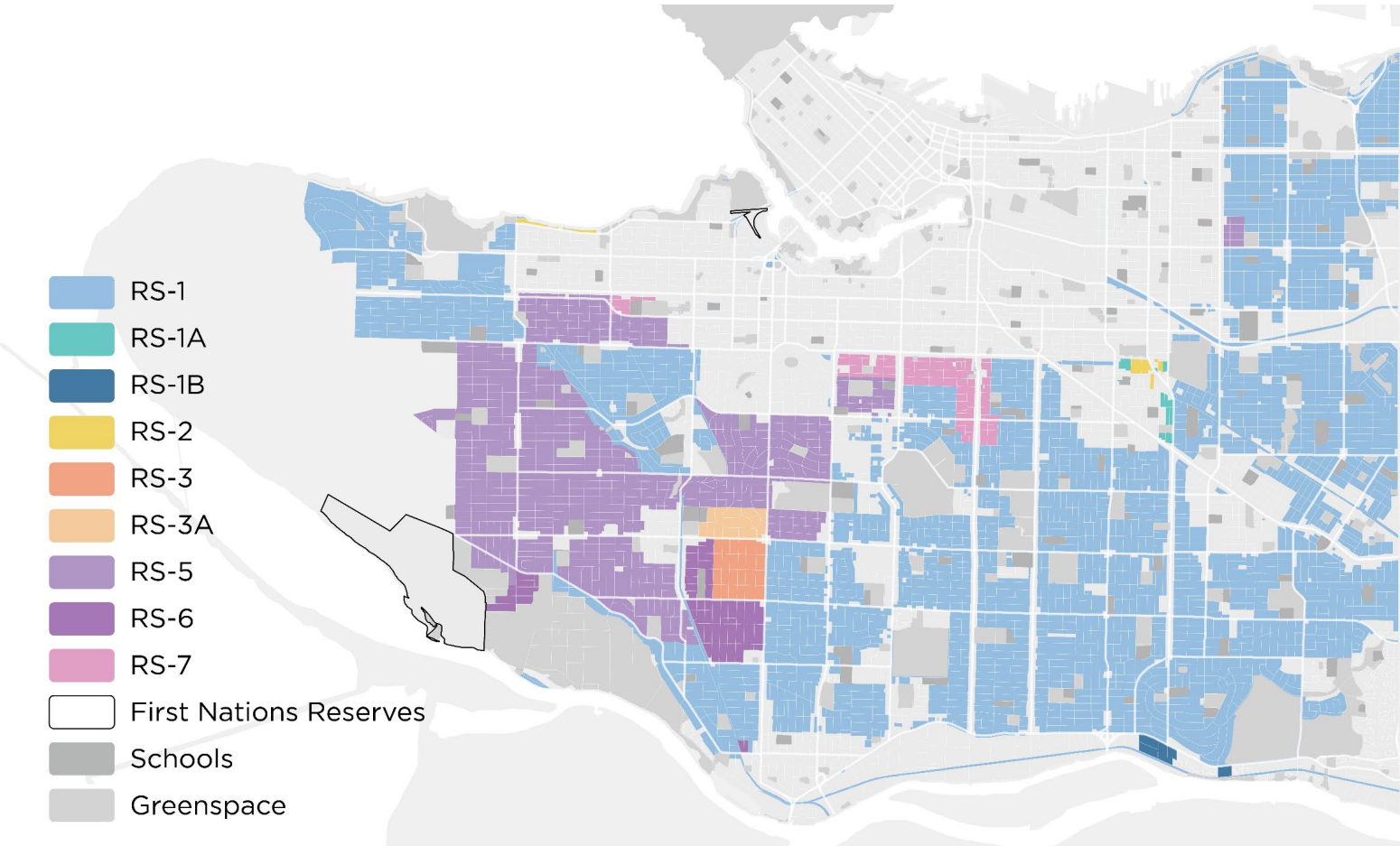
Simplifying Regulations

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Low density areas divided into 9 low-density (RS) zones

Duplex, laneway house & secondary suite regulations are generally the same everywhere

Regulations & design requirements for houses are different across the RS zones

- 
- A map of Vancouver, British Columbia, showing various land use zones. The map is color-coded according to the legend. The zones include RS-1 (light blue), RS-1A (teal), RS-1B (dark blue), RS-2 (yellow), RS-3 (orange), RS-3A (light orange), RS-5 (purple), RS-6 (dark purple), and RS-7 (pink). Other designations include First Nations Reserves (white outline), Schools (grey), and Greenspace (light grey). The map shows a high concentration of RS-1 and RS-1A zones in the western part of the city, while RS-5 and RS-6 are more prevalent in the central and eastern areas. RS-2 and RS-3 are found in smaller, scattered areas. The map also shows the coastline, major roads, and parks.
- RS-1
 - RS-1A
 - RS-1B
 - RS-2
 - RS-3
 - RS-3A
 - RS-5
 - RS-6
 - RS-7
 - First Nations Reserves
 - Schools
 - Greenspace



→ Objectives for Simplifying Regulations

Simplifying Regulations

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To add new options we need to simplify existing RS zones and processes to create capacity, through:

Standardization & Consistency

Reduced Complexity



Potential Changes

Simplifying Regulations

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#1

Standardize Requirements

- Setbacks, uses, height, etc.
- Remove complex calculations

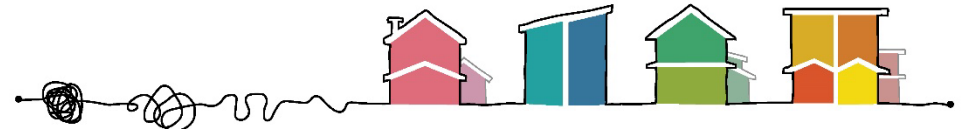
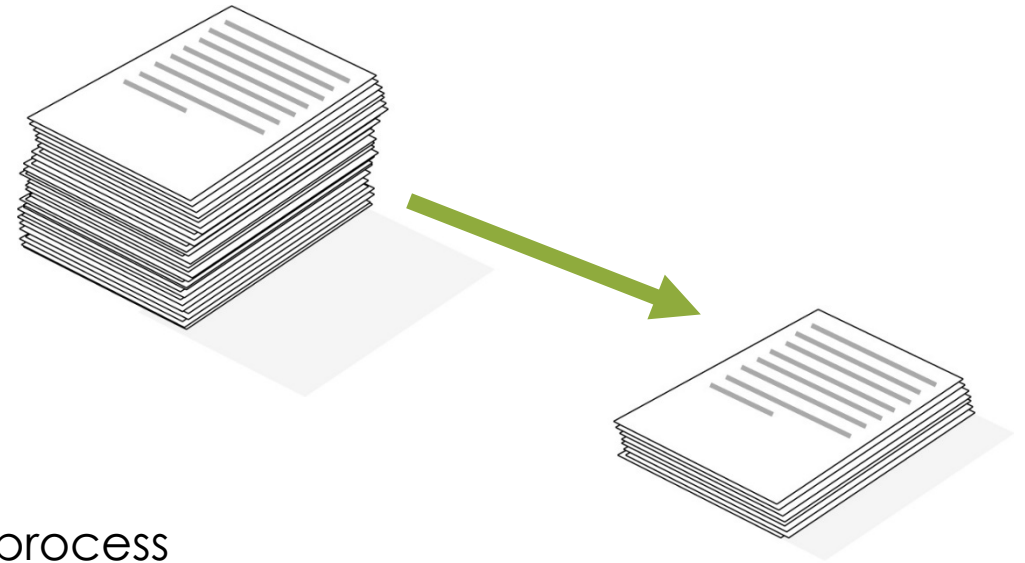
#2

Remove Design Guidelines & Notification

- Allow greater design freedom
- Reduce & simplify staff review
- Eliminate neighbourhood notification
- Remove discretion and uncertainty from the process

#3

Reduce Number of RS zones (result of items #1 and #2)



How Multiplexes Could be Processed

Simplifying Regulations

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Simple Approach to Make the Permit Process as Efficient as Possible

Multiplex Would be Added as an “Outright” Use (Like Houses, Laneway Houses and Duplexes)

- No discretionary design guidelines
- Simple design regulations in the zoning (like duplex)
- No neighbourhood notification
- Requires both a Development Permit (Zoning check) and Building Permit (VBBL review)



Upcoming Public Engagement Opportunities

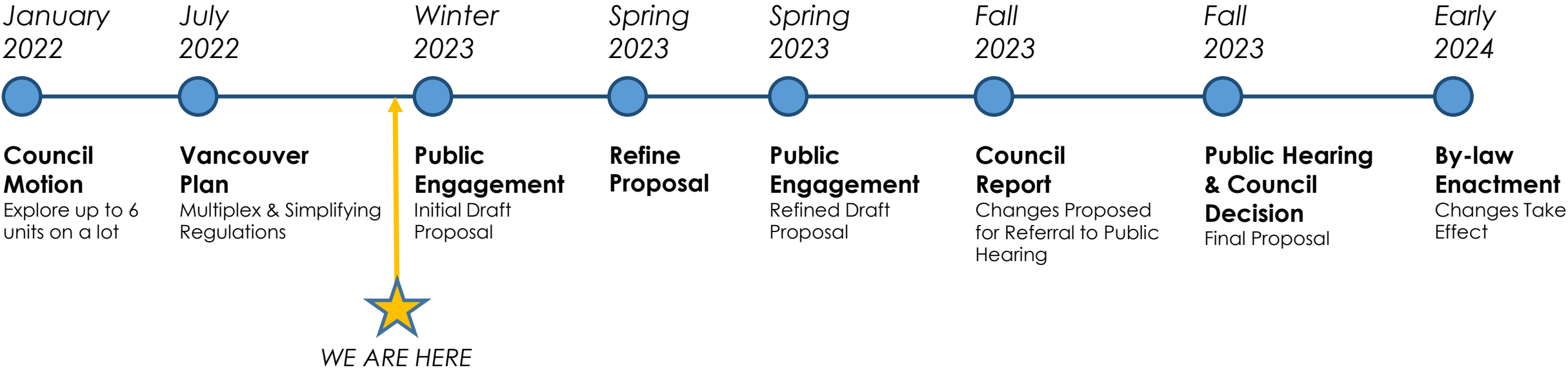
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Phase I (Winter-Spring 2023) Public Engagement Activities

What	When
Project website launch (Shape Your City)	Early February 2023
Public survey launch	Early February 2023
Media launch	Early February 2023
8 In-person & online information sessions	February 7-27
Stakeholder & industry meetings	March-April 2023



Timeline



Summary

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Adding Missing Middle Housing Options



Aligning Existing Housing Options



Simplifying Regulations



Thank you!

