

WELCOME!

Information Session

Adding Missing Middle Housing + Simplifying Regulations

in Low Density Neighbourhoods

How to get involved

- Tell us about yourself
- Review these boards
- Fill out the survey

Acknowledging the Unceded Homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

The City of Vancouver humbly acknowledges that the lands to which this work applies are the unceded ancestral homelands of the **xʷməθkʷəy̓əm** (Musqueam), **Sḵwx̱wú7mesh** (Squamish), and **səlilwətaɬ** (Tsleil-Waututh) First Nations.

Recognizing the lives, cultures, languages, and Peoples of this land, the City of Vancouver is committed to being a City of Reconciliation. In October of 2022 the City approved the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy, making Vancouver a national and world leader in implementing a clear strategy towards UNDRIP and reconciliation.

Find out more and provide your feedback online at:

shapeyourcity.ca/multiplexes

multiplexes@vancouver.ca

Please Tell Us Where You Live

If You Live in Vancouver

Place a dot on the map to indicate approximately where you live and if you rent or own.

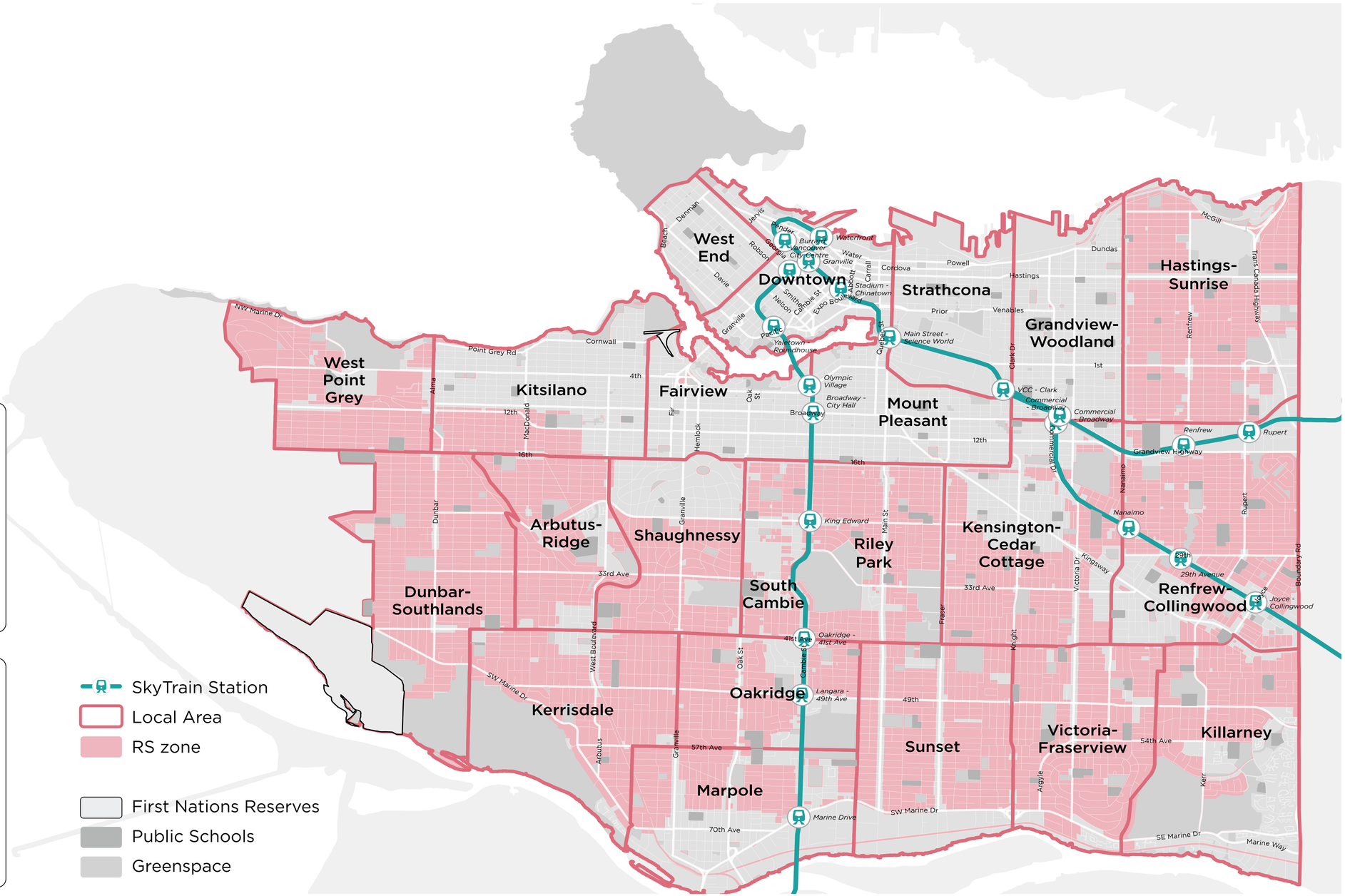
Rent **Own** **Other**

Outside Vancouver

If you live outside of Vancouver, place your dot in one of the following boxes:

In Metro Vancouver

Outside Metro Vancouver



CITY OF VANCOUVER | **Adding Missing Middle Housing + Simplifying Regulations**



Introduction

Purpose

The Purpose of today's event is to provide information on the initiative to add missing middle housing options and simplify regulations in low density neighbourhoods.

Changes Are Being Explored Because We Need:

- Less expensive and more equitable and sustainable housing options
- Simpler regulations to create capacity to add new housing options and create a more efficient permitting system






The boards are organized as follows:

Background and Context	Boards 3-5
Adding Multiplex Housing Options	Boards 6-9
Aligning Existing Housing Options	Board 10
Simplifying Regulations	Board 11

Background + Context
Why are changes needed?

Multiplex and Missing Middle Housing

What Is Missing Middle Housing?

Missing Middle Housing refers to a range of building types that fit between houses and larger apartment buildings, and includes duplexes, multiplexes, townhouses and low-rise apartments



What Are Multiplexes?

Multiplexes are a type of missing middle housing. They are buildings on single lots that could include up to 4 units on smaller lots and 6 units on larger lots (see photos on the right)

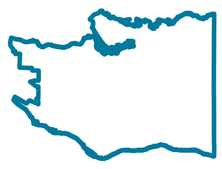


Illustrative Examples of Multiplexes

Why Do We Need More Missing Middle Housing Options?

- As Vancouver grows and evolves, we need to ensure that there are housing options that meet the needs of the diverse array of households that live and work here
- Housing options in low density neighbourhoods are very limited and the costs of ownership are far out of reach for the vast majority of households
- Impacts are felt across our housing system - families and key workers are leaving Vancouver, pressure on rental housing increases as more households cannot afford ownership, equity-denied communities are most impacted

LOW DENSITY NEIGHBOURHOODS MAKE UP:



50%

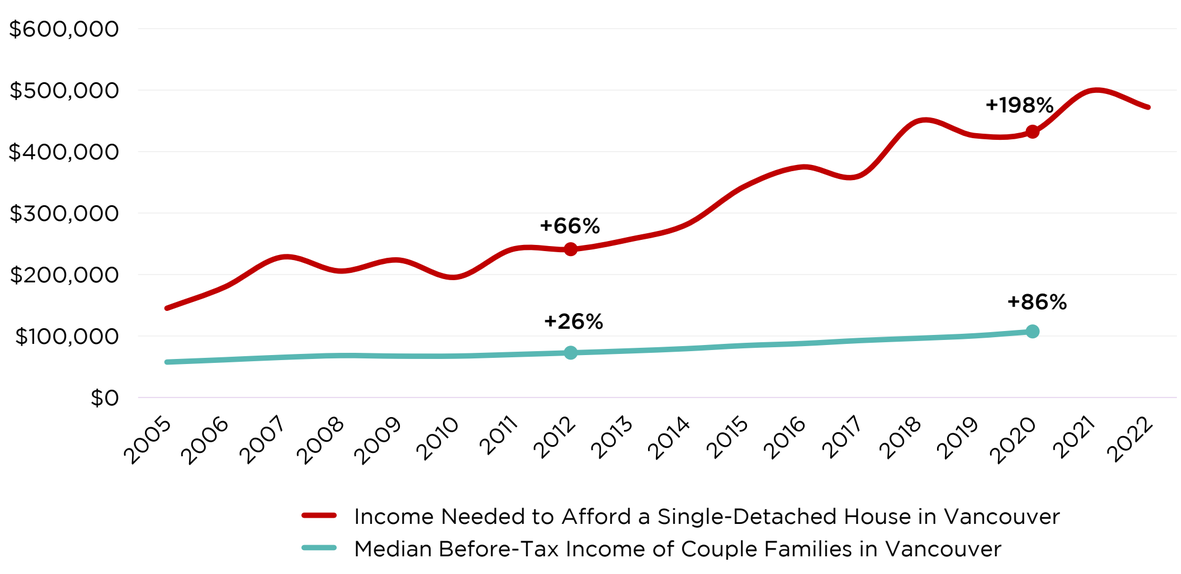
OF THE CITY'S LAND AREA*

*RS zones excluding parks and schools

300-500 HOUSES ARE REPLACED WITH NEW HOUSES EACH YEAR:

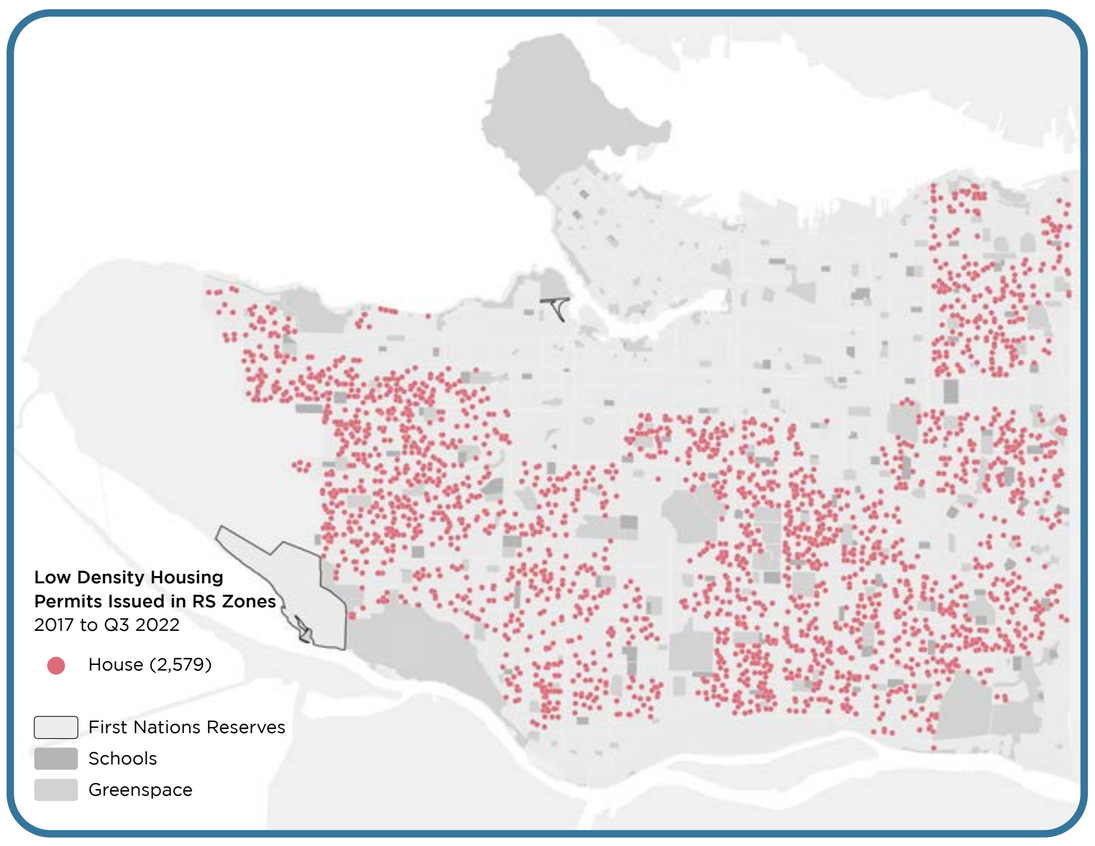


GROWING GAP BETWEEN LOCAL INCOMES AND HOUSE PRICES



Income Needed to Afford: Based on MLS HPI prices for City of Vancouver, Dec 2005-2022, 20% downpayment, average annual variable mortgage rate or qualifying rate for stress test, 25-year amortization, property taxes and utilities

Median Income: Taxfiler T1FF F-19, fiscal years 2005-2020 for couple families with or without children, City of Vancouver



New House Permits, 2017-Q3 2022



Background + Context
Why are changes needed?

Why Do We Need to Simplify Regulations in Low Density Areas?

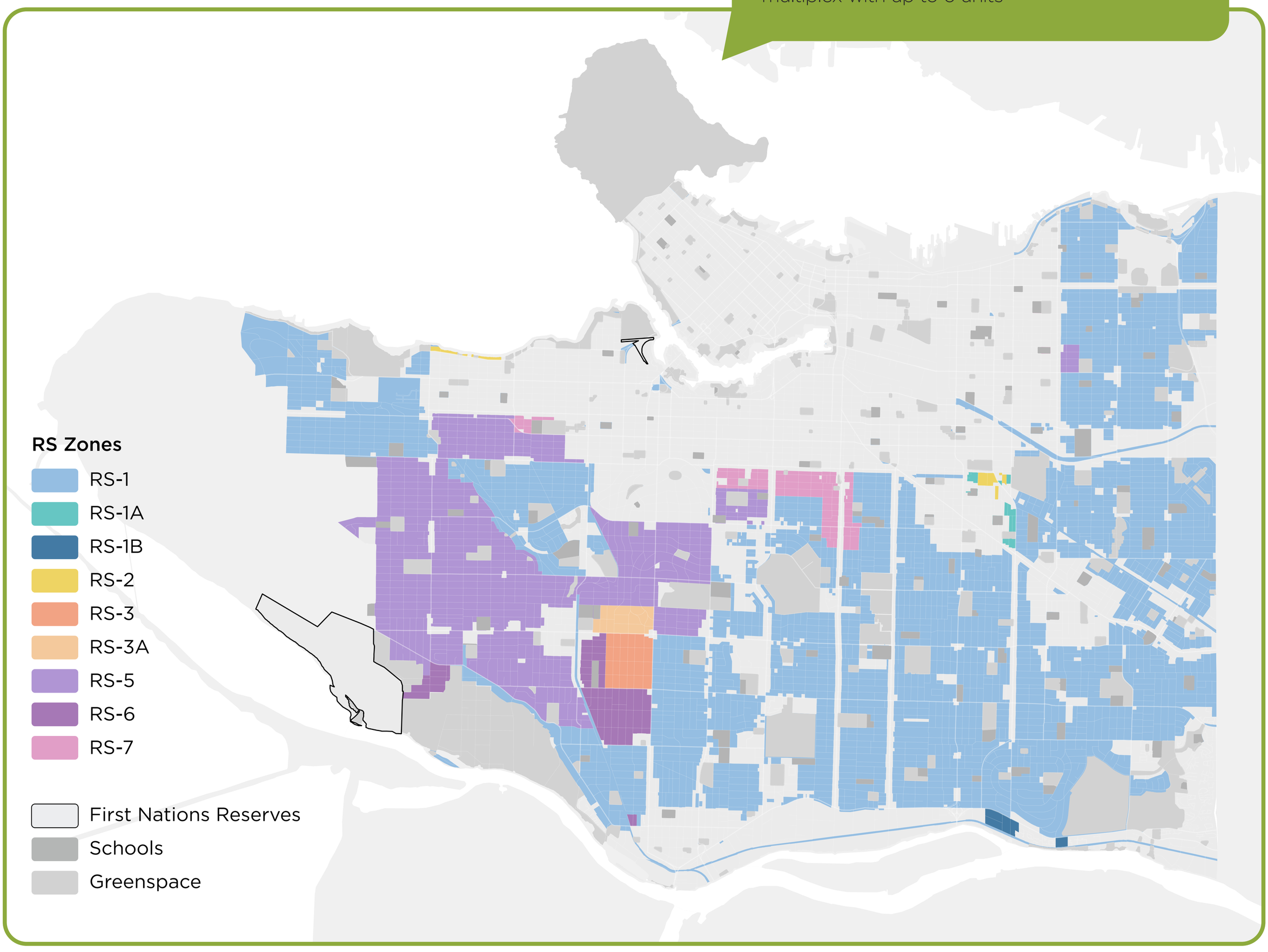
- Over decades, the rules for building houses have become very complex and differ across the 9 RS zones creating an inefficient permit processing for new houses
- Changes are needed to focus on what is most important (e.g. building placement and size) and eliminate complex rules
- Rules for duplexes and laneway houses, which are generally the same city wide, are working well
- Simpler rules for houses will result in less complexity and create more efficient permit processing



What are RS zones?

RS zones are districts that allow single-detached houses, secondary suites, laneway houses and duplexes. Sites with eligible character homes can be renovated and converted into a multiplex with up to 6 units

RS Zoned Areas in Vancouver today





Background + Context
Housing & Climate Strategies

Housing Vancouver Strategy

- Our 10-year vision for ensuring that Vancouver is a diverse and vibrant city that is home for people of all incomes and backgrounds
- Core objectives include shifting towards the '**right supply**' of housing for people who live and work in Vancouver, addressing speculation, protecting renters and existing rental housing, and supporting marginalized residents



To read the *Housing Vancouver Strategy* visit vancouver.ca/housing

Targeting the Right Supply

10-Year Target: 72,000 New Units Across the Spectrum of Housing Types & Incomes



Area of focus for this work

12,000
Social, supportive & co-op units

10,000
Ground-oriented ownership & rental units

20,000
Market & below-market secured rental units

30,000
Market ownership condo apartment units

Examples of ground-oriented housing, including duplexes, multiplexes and townhouses:



Other Housing Initiatives to Create Rental and Affordable Housing

- The City is also working to create more affordable housing types, including below-market and non-market housing to meet deeper levels of need. This requires collaboration and partnerships with senior levels of government, including BC Housing and CMHC, and the non-profit housing sector
- Other recent City initiatives, like the **Secured Rental Policy**, enable new purpose-built rental apartments to be built in more neighbourhoods, including in low density areas near shopping, transit and other daily needs

Climate Emergency Action Plan

Adding new missing middle options like multiplexes will advance several of the Climate Emergency Action Plan's "Big Moves":

- **Big Move #1** - Helping create more complete neighbourhoods where more people live in close proximity to their daily needs - where they can walk to school, shops and other activities
- **Big Move #4** - Reducing emissions from space and water heating by replacing existing older inefficient buildings heated with gas or oil with new highly efficient buildings with electric heat (utilizing heat pumps) and hot water
- **Big Move #5** - Allowing more above grade floor area, reducing the amount of concrete and reducing the amount of greenhouse gas pollution associated with construction and materials



To read the *Climate Emergency Action Plan* visit vancouver.ca/ClimateEmergency



Background + Context
Vancouver Plan

Implementing Vancouver Plan Quick Starts

Vancouver Plan

The Vancouver Plan is a long-term strategy and vision to guide growth and change across the city over the next 30 years.

At the core of the Vancouver Plan are 3 Foundational Principles and 3 Big Ideas. These principles inform the Land Use Strategy.

See vancouverplan.ca. for more details

3 Foundational Principles

- Reconciliation
- Equity
- Resilience

3 Big Ideas

- Equitable Housing and Complete Neighbourhoods



- An Economy that Works for All



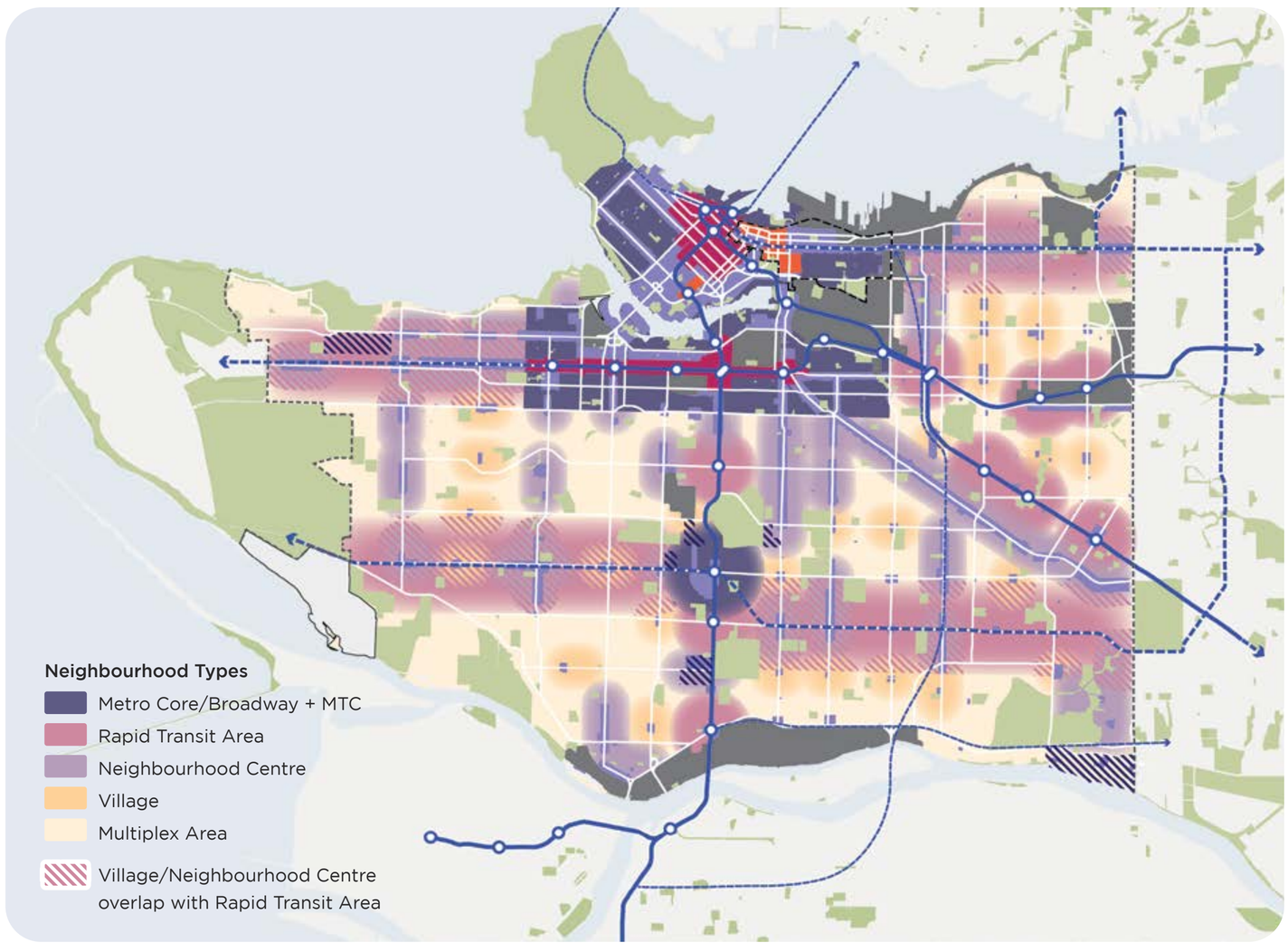
- Climate Protection + Restored Ecosystems



Land Use Strategy

- Provides a framework for city-wide growth and change
- Proposes five types of neighbourhoods
- Multiplexes will be allowed in all neighbourhoods

Land Use Strategy



Vancouver Plan Quick Starts

- Adding multiplex will help create more complete neighbourhoods by improving housing diversity
- Simplifying development regulations will create a more efficient permit system

Multiplex Areas



Simplifying Development Regulations & Processes



CITY OF VANCOUVER | **Adding Missing Middle Housing + Simplifying Regulations**



Multiplex Concept

Objectives For New Multiplex Options

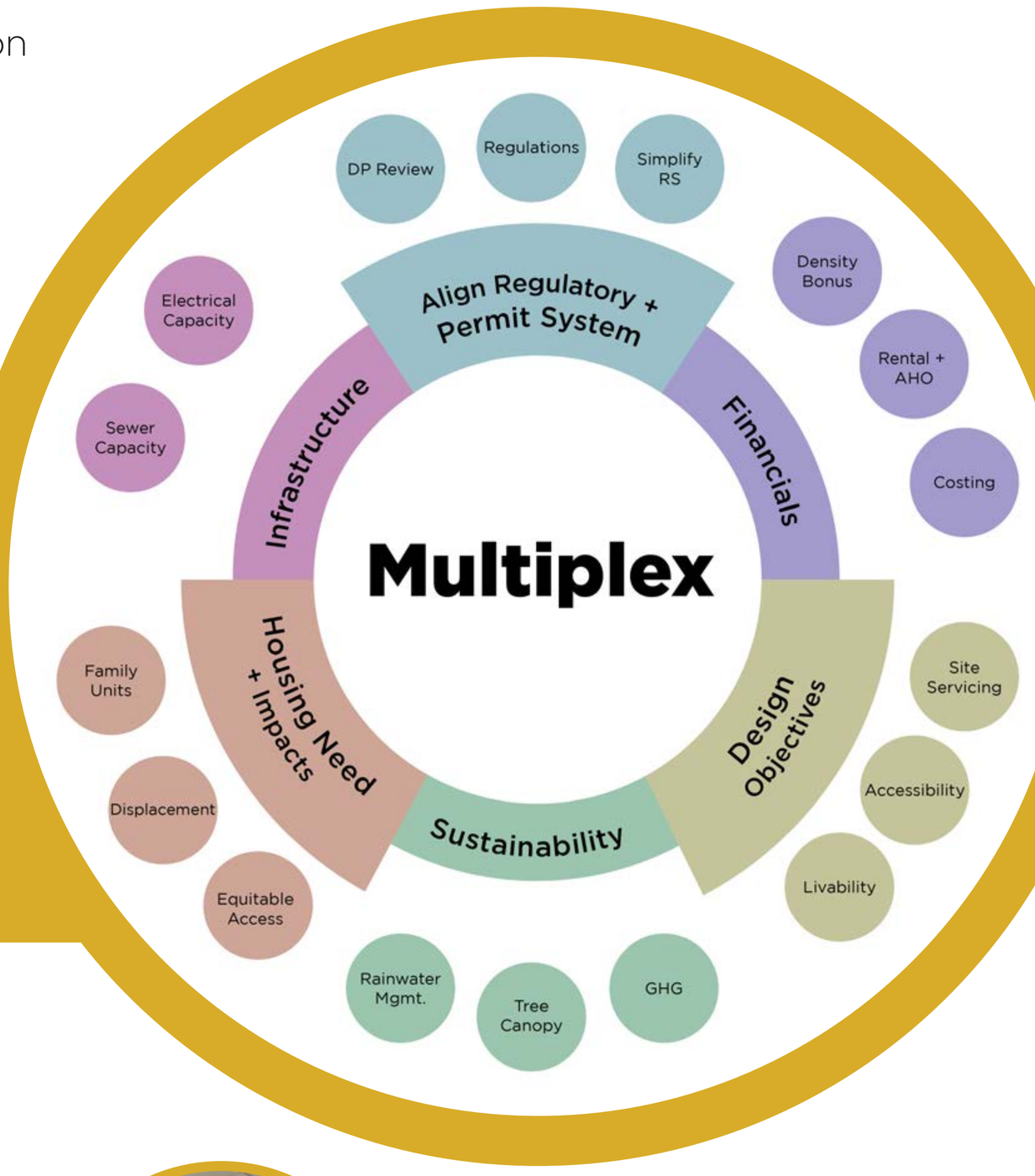
- Add more missing middle housing to create more complete neighbourhoods
- Provide new housing options that cost less so more people can imagine a future in Vancouver
- Support diverse household sizes and types, including families with children
- Improve livability and accessibility
- Reduce the environmental impacts of new construction

Council Direction

- In January 2022 Council directed staff to explore allowing up to 6 units on a single lot
- Council also asked that staff investigate a range of considerations such as building height, family-sized units, amenity contributions and reducing the size of single detached houses

Influencing Factors

A wide range of factors - from technical considerations like sewer capacity to more qualitative considerations like livability - are being considered in the multiplex concept



Learning From Home Builders & Designers

- Staff have held four workshops with local small home builders and designers to get their input and help shape the concept
- Alongside public and other stakeholder input, ongoing industry engagement will continue to help shape the propsal





What Are Other Cities Doing?

Portland



The City of Portland's **Residential Infill Project** updated residential zoning to allow **duplexes, triplexes, fourplexes and accessory dwelling units** in several low density residential zones.

Victoria



The City of Victoria's **Missing Middle Housing Initiative** proposes allowing **multiplexes and corner townhouses** in one of the four residential zones in traditional low density areas of the city.

Toronto



The City of Toronto is proposing permitting **duplexes, triplexes, and fourplexes** in low density residential areas across the city, subject to guidelines.

Multiplex Concept
Current and Proposed Options

Current Housing Options



House + Laneway (LWH)
3 Units

- Up to 3 units on a lot (1 owner with a suite and 1 rental LWH)
- Density up to 0.7 FSR for house plus 0.16 FSR for LWH (total FSR=0.86)
- House height varies by zone, LWH maximum height is 24 feet
- LWH allowed since 2009



Duplex + Suites
4 Units

- Up to 4 units on a lot (2 owners and 2 rental suites)
- Density up to 0.7 FSR
- Height up to 35 feet
- Duplex allowed since 2018

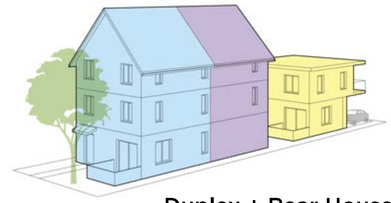


Character retention + Infill
6 Units

- Up to 6 units on a larger lot (all owned/ strata)
- Density up to 0.85 FSR
- Height varies (35+ feet for main house and 25 feet for infill building)
- Character retention allowed since 2018

Approximately 10,000 lots with pre-1940s character homes are eligible for retention incentives. These projects have provided an effective "pilot" for the Multiplex Concept.

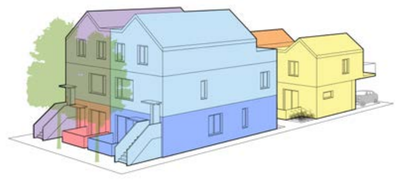
Multiplex Options (illustrative examples)



Duplex + Rear House
3 Units



Triplex
3 Units



Fourplex + Rear Duplex
6 Units

- Up to 4 units on smaller lots and 6 units on larger lots
- Density up to 1.0 FSR
- Height up to 3 storeys / ~36 ft
- All floors can be located above ground level
- Options for a single or two-building configuration
- Low vehicle parking requirements (1 space per site minimum)
- Density bonus payment



Multiplex Concept
Requirements

Site Requirements

To support growth in RS areas the following new requirements are being explored:

A. Rainwater Detention Tank



limits impacts on the sewer system

B. New Tree Planting



helps grow the tree canopy

C. Space for a PMT



supports increased demand for electricity

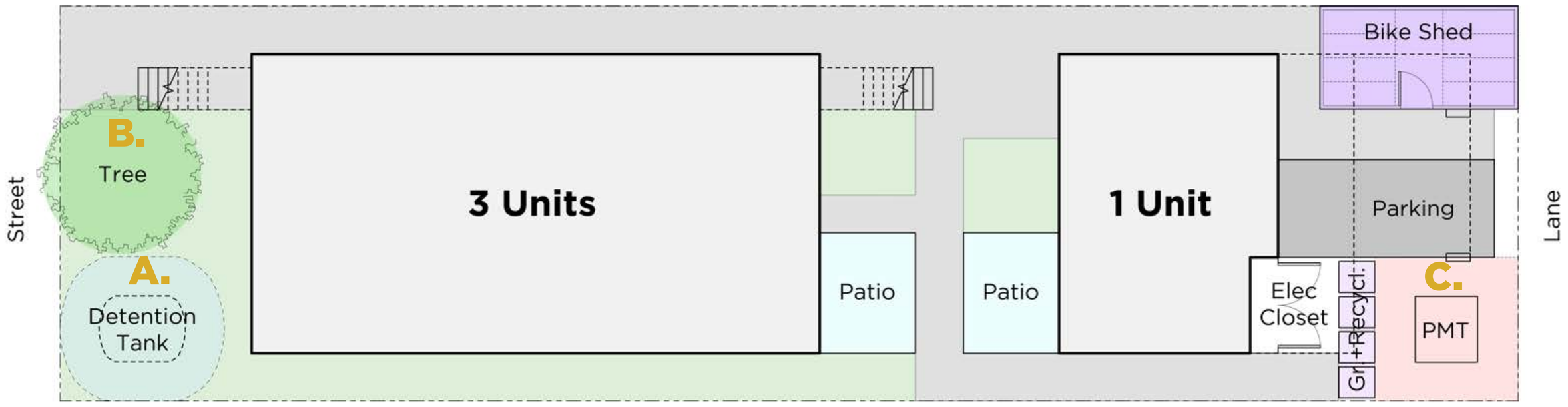
Did you know?

BC Hydro's electrical system was designed to support the needs of homes in the 1950s. New homes today have much higher electrical needs and the system lacks transformation capacity to service that demand.

Servicing larger buildings will require new, higher-capacity electrical transformers (PMT). Staff are exploring options with BC Hydro.

Where Would These Things Go On Site?

Illustrative site plan showing possible locations for new tree, rainwater detention tank and PMT



Additional Requirements Being Explored

Density Bonus Contribution

- Financial testing indicates that new multiplex options will be viable to build across the city. In some cases, multiplexes could have the potential to increase land value, especially on larger lots on the West side of the city.
- In order to limit potential land value increase, a density bonus payment would be charged. The density bonus would help fund amenities like parks, childcare, community centres and affordable housing across the city

Options for Below-Market Homeownership (BMHO)

- We are exploring the opportunity to integrate a BMHO option in new multiplexes. Please see board 10 to further understand the concept of BMHO.
- Instead of paying a density bonus charge, one unit in a new multiplex would be sold at a below-market price to a household that meets income and other eligibility criteria.

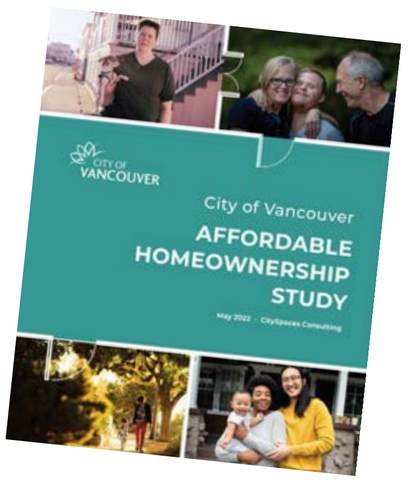


Multiplex Concept
Below-Market Homeownership (BMHO)

What is Below-Market Homeownership?

BMHO programs create ownership housing units that are sold at a below-market price to a qualifying household. Details of these programs can vary. Based on examples from other cities, they:

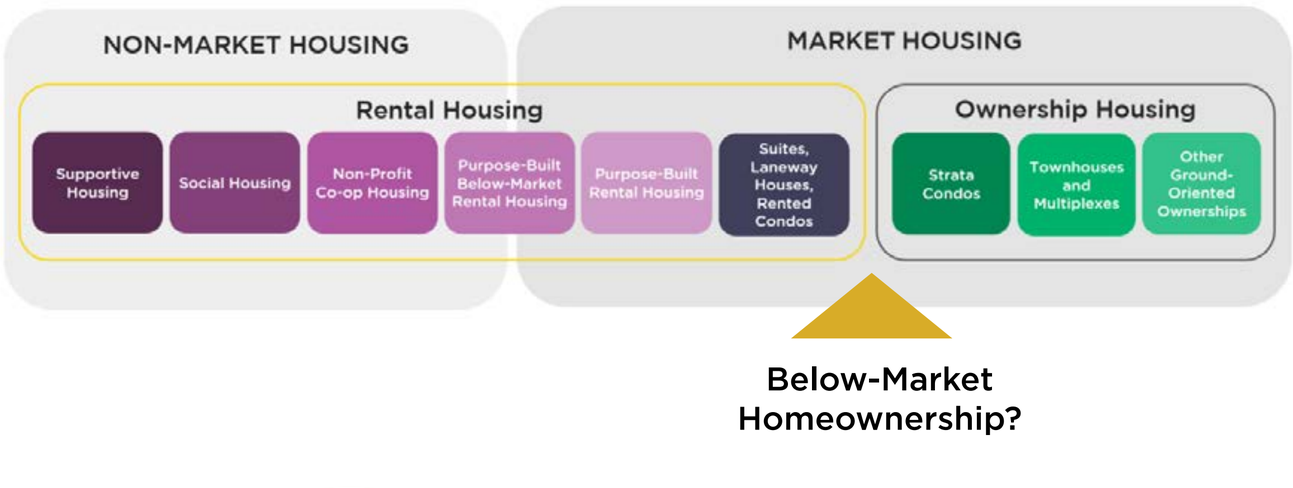
- May be run by a government, social-purpose or non-profit organization, or market housing developer
- Typically have specifc buyer eligibility requirements (e.g. maximum income limits, first-time buyers only, etc.)
- Include specific unit sale and resale price requirements based on the program's affordability objectives



For more background, read the Affordable Homeownership Study (CitySpaces Consulting)

Where Would BMHO Fit in Our Housing System?

- BMHO could fit as a new option that bridges the gap between market rental housing and existing market ownership options
- **BMHO is not intended to be a substitue or replacement for other types of lower-cost housing**, including rental and social housing



What We're Exploring

- Depth of affordability that could be achieved in multiplexes
- Potential partnerships with BC Housing and non-profit organizations

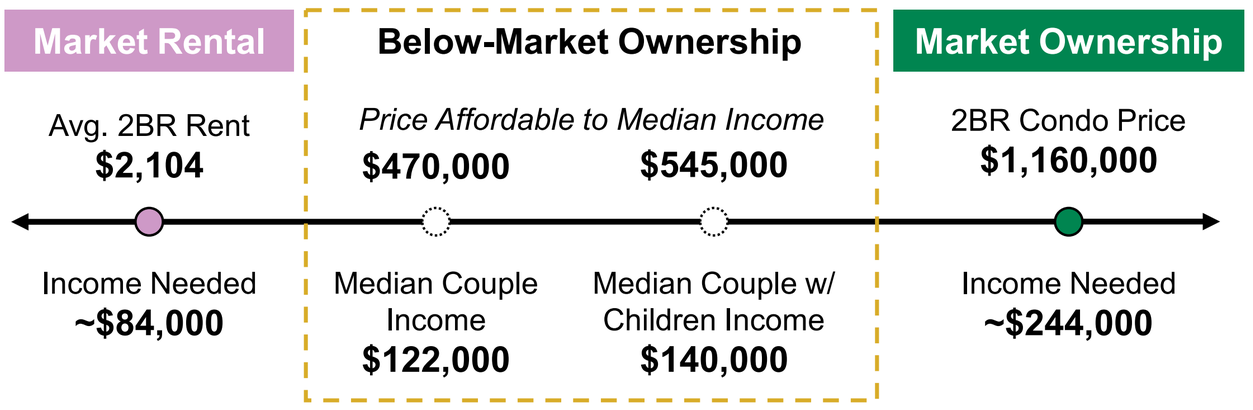




Who Would BMHO Units Be Affordable To?

- We're still exploring what's possible in Vancouver through a multiplex option
- In other cities, BMHO programs often focus on family housing and generally seek to create options for households with incomes that can afford market rents but can't afford market ownership costs

Potential BMHO Program Target For Multiplexes: Median Income Family Households



Median household incomes: Statistics Canada - Census 2021 Household Incomes (2020 data)

Average 2 BR Rent: Canada Mortgage and Housing Corporation - 2021 Rental Market Report

2 BR condo price based on MLS average sales price in Vancouver, January-May 2022

Income requirements assume 30% of household income is spent on housing costs; ownership costs include mortage payments (5.25% interest rate, 25 year amortization) utilities, property taxes and strata fees; 20% downpayment for market ownership, 5% downpayment for below-market ownership



Multiplex Concept

Where Could Multiplexes be Built?

The new option would be added as a choice in all low density RS areas in order to:

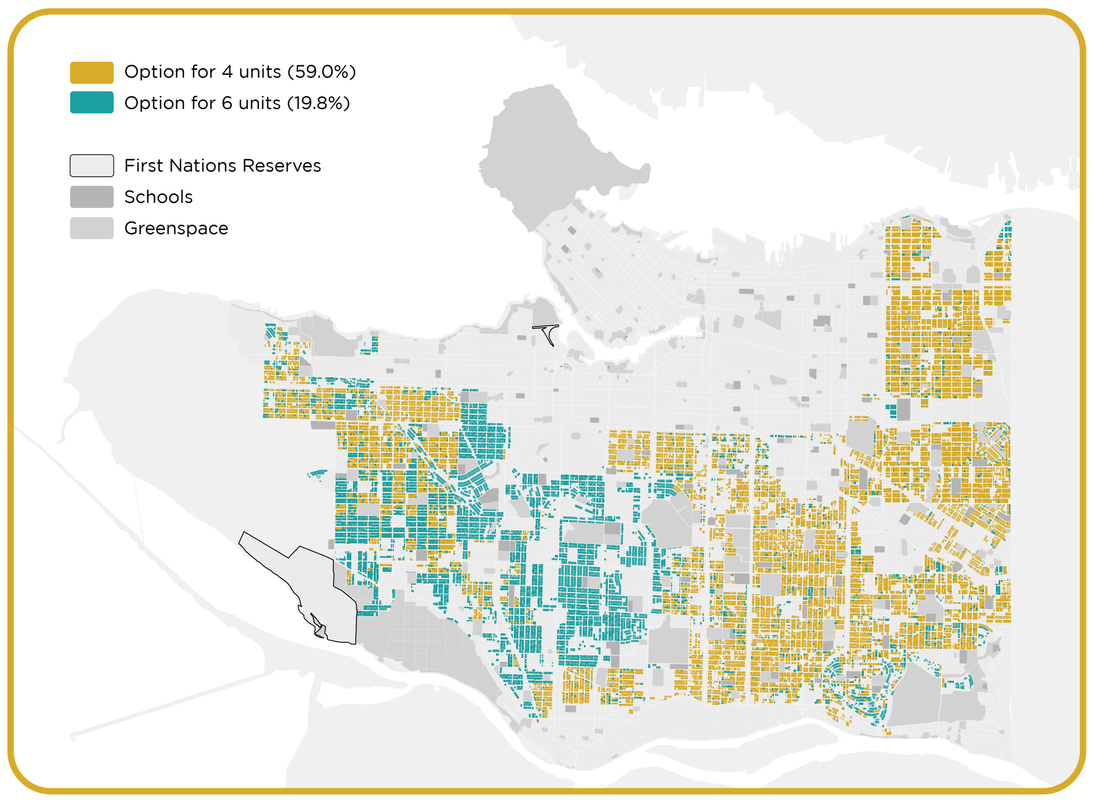
- Simplify the process
- Manage impact on utilities
- Distribute opportunity across the city

How will permits be processed?

A simple approach is proposed including:

- Adding multiplexes as an outright new build option (like laneway houses and duplexes)
- Having no design guidelines, only limited design regulations in the zoning (like duplexes)
- Not requiring neighbourhood notification or site rezoning

Areas Where Multiplexes Would Be Allowed





Mark's Parents

Mark's parents had a small older house and they decided to build a four-unit multiplex instead of renovating. The new multiplex allowed their son Mark and his partner Bai to own and live in one of the new units.

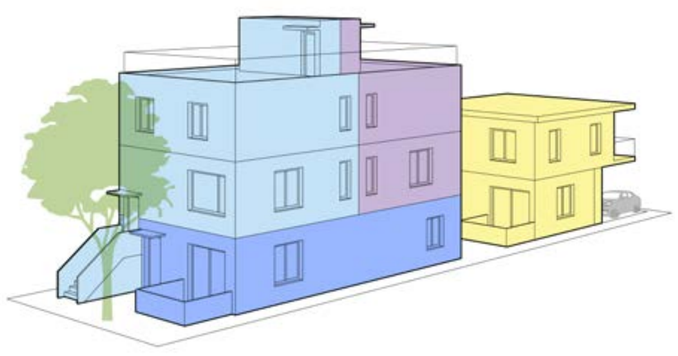
The rear unit was sold to a family, which helped pay for the construction. And the ground level unit was sold to a neighbour to enable her to downsize and stay within the neighbourhood.

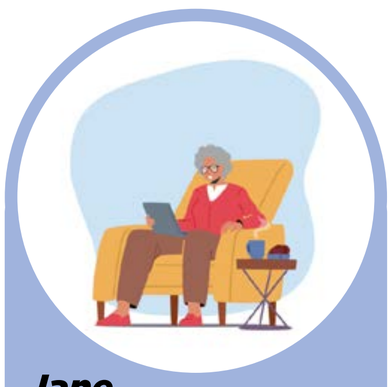


Mark + Bai

Mark and Bai are in their 30s, and are thinking about starting a family. They both have good jobs, but student loan debt and the high cost of renting in Vancouver meant they hadn't been able to save enough of a down payment to buy a condo big enough for a family to grow into.

Who could live in a multiplex?





Jane

Jane is in her early 70s and lived in a house in the neighbourhood for over 30 years. She no longer needed all the space, and was finding it hard to keep up with maintenance, but really wanted to stay in her neighbourhood to be close to her friends, family, doctor's office and the local thrift store where she volunteers.

A 2-bedroom unit in a new multiplex around the corner was plenty of space, even for her daughter when she visits. And because her new unit is on the ground level, she doesn't have to worry about falling down stairs.



Amrit + Manmeet

Amrit and Manmeet are in their early 40s, have established careers and currently live in Burnaby.

They needed more space for their growing kids and wanted to cut down their commute by moving closer to where they work. They wanted to live in a quiet neighbourhood in Vancouver, but couldn't afford to buy a house or duplex unit.

A 3-bedroom unit in a multiplex fit their budget, gave them the space they needed, and means they now spend much less time commuting and more time with their kids.

Benefits & Impacts

Multiplexes will provide benefits and could increase impacts that occur when building new houses and duplexes:

Benefits



More Diverse & Equitable Housing



More Complete Neighbourhoods



Less Carbon Pollution



Improved Accessibility

Impacts



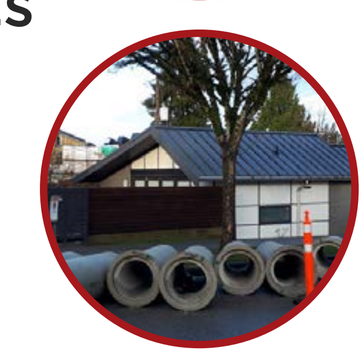
Loss of Existing Trees



Pressure on Street Parking



Shadowing & Less Privacy



Pressure on Utilities Capacity

Aligning Current Options

We are exploring to align current options, increase design flexibility and achieve better outcomes

1 Restore the ability to build a new house all above grade

- Allows for improved accessibility, livability and reduced greenhouse gas pollution from concrete

2 Reduce size (floor space ratio/FSR) of a new detached house

- Reducing new detached house size could discourage new house construction and incentivize other options that cost less and provide more units

3 Allow a larger laneway house (LWH)

- Current LWH rules do not consider the size of the existing house and restrict the size of the second floor
- Larger LWHs are a way for owners with smaller houses to maximize development of their properties without rebuilding
- Larger LWHs would be more suitable for families

4 Reduce basement depth from 5 ft. to 4 ft.

- Shallower basements will mean that more buildings can have a gravity connection to the sewer rather than pumping
- Basement levels will be more resilient to flooding and will be more livable

5 Require new houses and duplexes to provide trees, storm water tanks and space for an electrical box (PMT)

- Detached single-family houses are exempt from many requirements. Applying the same requirements to all options is an equitable approach

Did you know?

More than 50,000 homes were built before 2009 when house size was limited to 0.6 FSR (2400 sf).



Houses with some floor area in a basement



Houses with all floor area above grade



Laneway houses with a partial second floor

Rainwater Detention Tank



New Tree Planting



Space for a PMT



New requirements for houses and duplexes

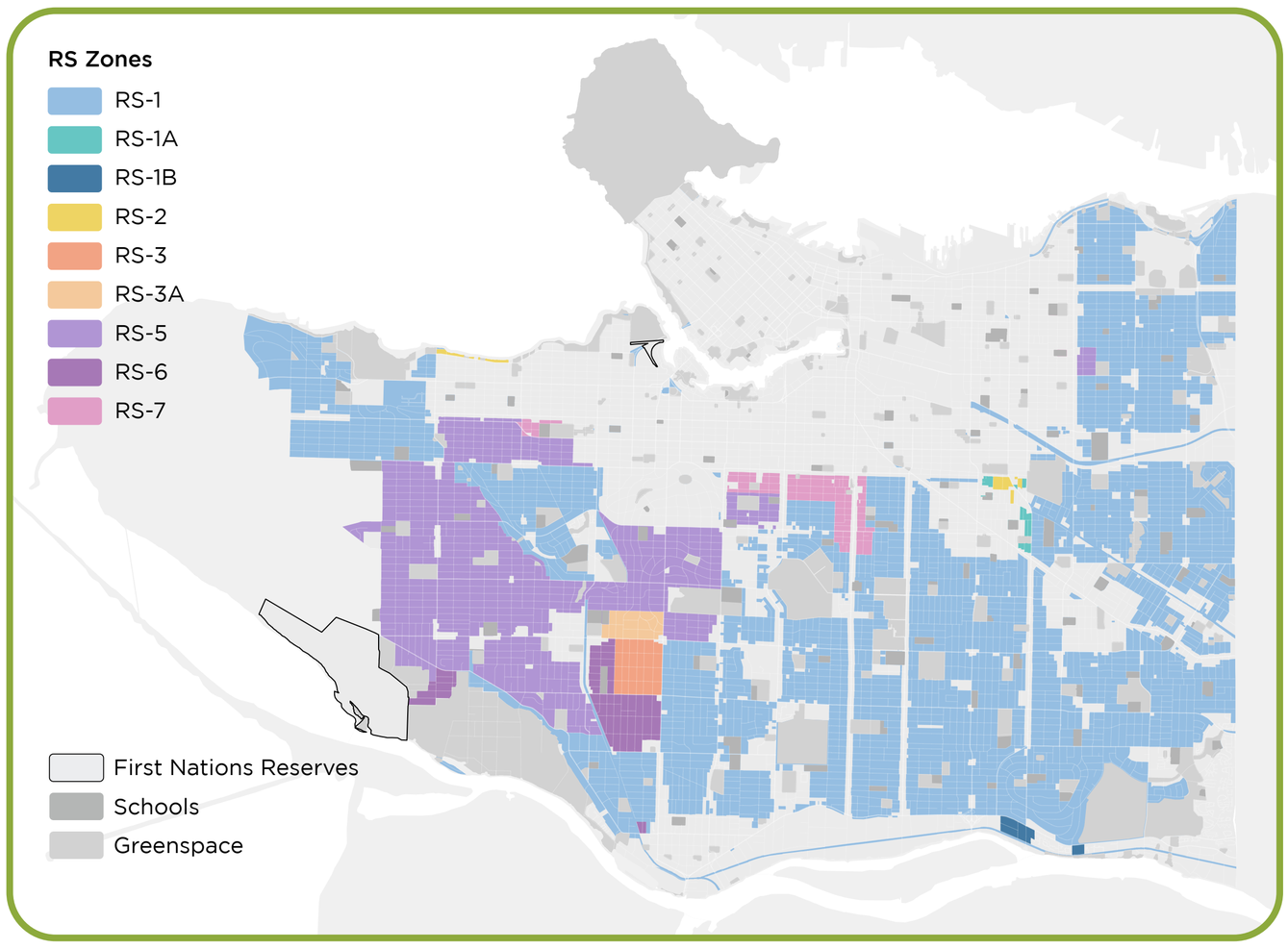


Simplifying Regulations

Background

- RS regulationhave taken decades to build upon and have been amended extensively
- Having 9 zones is complex, adds uncertainty, and impacts permit processing times
- Houses in some neighbourhoods are subject to design control
- The rules for new duplexes and laneway houses are generally the same across RS zones, but the rules for houses are not

RS Zoned Areas in Vancouver today



Objectives for Simplifying Regulations

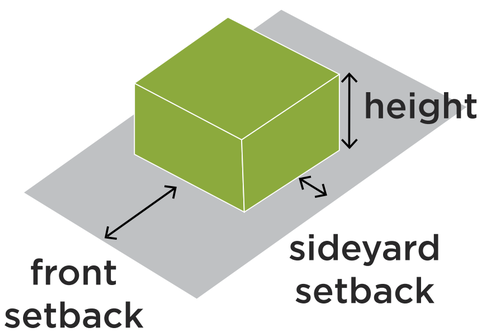
- Standardize requirements across all RS zones
- Increase design choice and flexibility
- Improve certainty for applicants and create clear parameters of what you can build
- Improve permitting efficiency
- Create capacity for new housing options

Did you know?

Neighbourhood notification is not provided when a new outright house or duplex is built.

Changes we're exploring to simplify regulations:

1 **Creating consistent building setback, height and above grade floor area regulations**

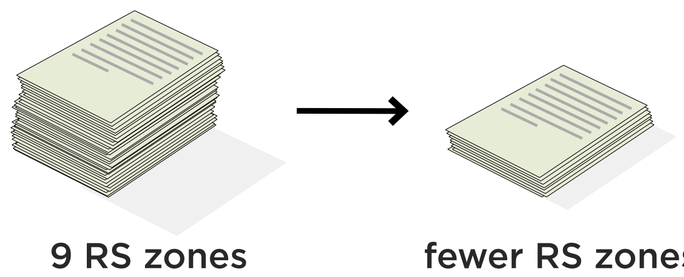


2 **Eliminating complex regulations, restrictive design guidelines, and neighbourhood notification**

What are Design Guidelines?

Design guidelines typically describe the design expectations for conditional development applications. They may encourage building design to match existing neighbouring houses and landscaping and to emulate the design of existing older houses in the zoning district.

3 **Combining several slightly different RS zones into fewer zones**





Frequently Asked Questions

Multiplexes

Q: How much change will this create? How many multiplexes will get built?

A: Uptake will depend on a range of factors, including City regulations (e.g. permitted floor space, number of units, density bonus rate) and broader market factors. Estimates will be developed as details are refined.

Based on recent construction trends in low density areas, if multiplexes were to account for about 1/3rd of the redevelopment (with new house and duplex construction accounting for most of the other 2/3rds), we could expect to see approximately 150 multiplex projects per year.

Q: Won't allowing multiplexes just increase property values even more?

A: Based on financial feasibility testing conducted so far, the impact multiplexes could have on property values would vary widely depending on location, lot size and the number of units that could be built. For the majority of RS lots, multiplexes would not impact property values and single-detached houses and duplexes would be expected to continue to be the primary driver of land values. On lots where multiplexes could increase land value (primarily larger lots and lots in higher-value locations), a higher density bonus rate would apply in order to offset that impact and recapture the value to help fund amenities city-wide.

Q: How much will multiplex units cost? Who will they be affordable to?

A: Multiplexes would enable more diverse low density housing options that are less expensive than those that are being built today (new houses and duplexes). Multiplexes would enable a modest incremental shift towards options that more households can afford, however as new market ownership units they would still sell for prices that are beyond the reach of most (especially those who are not already homeowners). Sales prices would vary depending on location, unit size and type, and other features. The table below compares the esimated cost and income required to afford a fourplex unit to a duplex and house in an east side location.

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 4,026ft^2 lot at 0.7 FSR for house and duplex, 1.0 FSR for fourplex
**Assumes 20% downpayment, 25 year amortization, 5.5% interest rate, property taxes, monthly maintenance and households spending 30% of income

Q: Why can't the units be more affordable? What can the City do?

A: Multiplexes would enable more diverse low density ownership options that are less expensive than those that are being built today. Multiplexes would only get built if they make sense to landowners and builders from a financial viability perspective. Restricting the sales price of multiplexes would mean they would not be built. One option we are exploring to enable multiplexes to deliver some more affordable units is to allow builders to secure one unit as a "below-market homeownershIp" unit, instead of paying a density bonus charge. Specific details are still being explored, but that unit would be sold to a household that meets certain eligibility requirements at a below-market price.

Achieving greater affordability, including less expensive market ownership and rental housing options, and below-market and non-market rental housing requires different approaches and larger buildings (typically apartments). Other City initiatives are focused on delivering these types of housing, including the Secured Rental Policy, which enables new secured rental housing to be built in low density areas near shopping, transit and other daily needs. Other inputs such as senior government funding and financing are critical to making construction of more deeply affordable non-market housing possible.

Q: Won't allowing multiplexes cause more displacement of existing renters?

A: Redevelopment of existing older houses to new houses is the biggest driver of displacement of existing renters and loss of existing secondary rental units in low density neighbourhoods. While multiplexes would also have these impacts, we don't expect that they would significantly increase the rate of redevelopment in low density areas, so we don't expect they would results in greater displacement impacts.

Q: Will the multiplex option be available in RT zones?

A: No. At this time, multiplexes will be limited to lots within the RS zones.



Frequently Asked Questions

Multiplexes

Q: Why are the parking requirements so low? There's already not enough parking in many neighbourhoods, this is going to make it much worse

Parking requirements are low because with larger buildings and other requirements such as an electrical transformer box, bicycle parking, garbage and recycling there is no space for additional vehicle parking.

Requiring additional onsite car parking would force parking underground increasing costs significantly. so that many multiplex projects would not be viable. This would also create significant environmental impacts through deep excavation and much higher embodied carbon pollution.

We recognize that more units and people in neighbourhoods will mean additional pressure on street parking. Demand and current street parking capacity varies across the city, but RS zones generally experience less significant parking issues than higher-density areas. Adding units without parking will allow car-free households to purchase a home without purchasing a parking space.

As there is significant market demand for parking, the impacts on multiplex uptake and the unit/parking balance would be something staff will monitor and report back on.

Q: What's being done to ensure there's adequate school capacity for families with children in these neigbourhoods?

A: Planning staff are in regular contact with the Vancouver School Board (VSB) to align City planning directions with VSB school capacity, and long-range facilities planning.

Multiplexes would create a modest increase in the number of households living in low density areas and would be unlikely to significantly impact any particular school catchment. VSB has forecasts on school capacity utilization into 2027 from their 2019 Draft Long Range Facilities Plan which show that:

- Overall, enrollment in schools is declining, especially on the east side; capacity is expected to be available over the long term.
- The downward trend is predicted to continue for the school district overall, but will vary significantly in different catchment areas.

RS Simplification

Q: How will this help application processing?

A: The changes being explored, including creating simpler and more standardized rules for new single detached houses, would help improve efficiencies in the permitting process, and over time could help enable shorter processing times

Q: What will this mean for the character retention program?

- Character retention incentives will be kept so sites with character houses can continue to pursue retention projects such as infill if they choose. Some sites with character houses may choose to do multiplex instead.
- Character retention incentives include more floor area and more units for sites that choose to retain a character house. These are incentives; keeping a character house is not required and it may be replaced with a new house.
- The multiplex program would enable more sites (both character and non-character) in RS zones citywide as do similar projects through new construction.

Q: Won't adding multiplex increase the complexity of rules, not simplify them?

- The proposal includes simplification of the RS zones to enable to addition of another new housing option (multiplex).
- Staff agree that multiplexes can not be added without simplification of base RS zones.

Q: If the same cookie cutter rules apply everywhere, won't everything new look the same and compromise the character of different neighbourhoods?

- The rules around height, setbacks, floor area are similar throughout RS zones with some modest differences. We would be looking to simplify and align those basic parameters across the RS zones.
- Some zones (RS-3/RS-3A, RS-5) have additional guidelines that encourage building design to match existing older houses in the neighbourhood. Moving away from such guidelines would allow for more flexibility and design diversity.
- This should not compromise overall neighbourhood character as the scale and single lot pattern of development would be kept, but there would be more variety in architectural style



Other Policy Work Underway

Protection of Trees By-law



The Protection of Tree Bylaw describes conditions and process for tree protection and removal in the City of Vancouver. This Bylaw is being updated to align to the City's environmental, development, climate change and permitting improvement goals.

This work will:

- Ensure that there is adequate space above and below ground for trees to grow and flourish
- Simplify, clarify, and bring certainty to the approvals process
- Refine the requirements for retaining trees, removing trees, replacing trees, or providing cash-in-lieu
- Refine the requirements for tree protection during development and improve inspections and enforcement
- Improve permitting operations and wait times

Parking By-law



The Climate Emergency Action Plan (CEAP) adopted by Council in November 2020 directs staff to bring forward recommendations aimed at eliminating off-street parking minimums in new developments city-wide. An analysis of the feasibility and implications of removing the City's regulatory minimum parking requirements will be brought back to Council at a later date.

Current

- No minimum parking requirements in downtown with residential minimums only in West End, and variable across the city

Underway

- Relaxation of parking minimums for multiplexes and TDM plans not required for less than 12 units
- Consultant-led economic impact analysis on removal of general parking minimums in new developments and district parking opportunity assessment
- Proposed removal of minimums for transit-oriented communities, such as *Broadway Plan* and Rupert + Renfrew Station Area Plan

Vancouver Building By-law (Stormwater)



Rainwater not absorbed into the ground—from paved surfaces like roads and driveways, and from roofs—places demands on our city's sewer infrastructure. This can lead to sewer overflows and back-ups. In conjunction with the City's continued efforts to improve the public sewer system, on-site rainwater management will help to support housing development by making best use of our infrastructure.

- Tools such as providing an underground tank on the property to temporarily hold rainwater before releasing it slowly to the sewer, can help to manage rainwater before it gets to the sewer.
- Other techniques for managing rainwater include landscaping practices, rainwater reuse, and special roofs that can hold water until it evaporates.
- Staff are exploring changes to the Vancouver Building Bylaw to extend 'Rainwater Management' regulations to more commercial developments and to new low density residential buildings, such as single-family homes, duplexes, and multiplex buildings.



Project Information

Project Timeline

Council Motion
Explore up to 6 units on a lot
January 2022

Vancouver Plan
Multiplex and Regulation Simplification
July 2022

Council Presentation
Draft Proposal
January 2023

Public Engagement
Draft Proposal
Winter 2023
WE ARE HERE

Evaluate Draft By-law Changes
Spring 2023

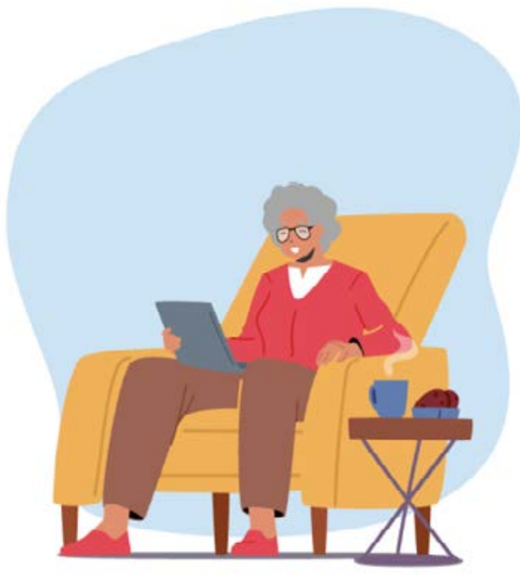
Public Engagement
Refined Draft Proposal
Spring 2023

Council Report
By-laws referred to public hearing
Fall 2023

Public Hearing/ Council Decision
Final Proposal
Fall 2023

By-law enactment
Applications submitted
Early 2024

We want to hear from you!



Fill out our survey

We encourage you to answer a few questions about what you have learned today. The survey should take you about 20 minutes to complete.

The feedback received from this survey will help shape the development of a more detailed proposal and draft recommendations to add multiplexes as an option and simplify regulations in low density neighbourhoods, which will be shared for additional public input later this year.

Scan the QR code to access the survey and provide your feedback

More ways to get involved

If you wish to continue to be informed about this project, please visit our website. There you can find:

- Additional project information;
- Updates on future engagement opportunities;
- Background documents; and
- Links to sign up for our e-mail list to receive updates.

You can also e-mail us directly to provide your feedback and ask questions, or call our Service Centre phone line.

email us at **multiplexes@vancouver.ca.**

3-1-1 (Service Centre line)

visit **shapeyourcity.ca/multiplexes** for more information

CITY OF VANCOUVER | **Adding Missing Middle Housing + Simplifying Regulations**

