Adding Missing Middle Housing + Simplifying Regulations
In Low Density Neighbourhoods
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)
Previous Decisions

Policy:
- Housing Vancouver Strategy & 3 Year Action Plan

Zoning Changes:
- Making Room Housing Program

Recent Council Direction Informing Current Work

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

Adding Missing Middle Housing + Simplifying Regulations
Council Update
Background + Context

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
Adding Missing Middle Housing + Simplifying Regulations

Media Coverage

Background + Context

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

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

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

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

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

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

City of Vancouver
Public Engagement
Background + Context

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

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

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)
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

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

House + Laneway
3 Units
0.86 FSR

Duplex + Suites
4 Units
0.70 FSR

Character Retention
6 Units
0.85 FSR

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: 32.8 ft. (10 metres)
- Area: ~4,000 sq. ft.

**No. of Units**
- Max: 4
- Min: 3

**Lot Size**
- Frontage: 44 ft. (13.5 metres)
- Area: ~5,000 sq. ft.

**No. of Units**
- Max: 5
- Min: 4

44 ft. frontage allows side-by-side units

**Lot Size**
- Frontage: 49.5+ ft. (15 metres)
- Area: ~6,000 sq. ft.

**No. of Units**
- Max: 6 (strata)
- Min: 4
- 8 (rental)
Site Configurations
Adding Missing Middle Options

How can units be arranged?
New Requirements
Adding Missing Middle Options

1. Rainwater Tank (Timing TBD)
2. New Tree Planting
3. Electrical box (PMT)
Where could multiplex be built?

Lots that:
- Are in an RS zone
- Have a lane (or are double-fronting)
- Have a frontage of 10 metres (32.8 ft.) or greater
- Are not within a designated floodplain
- Do not have designated heritage houses

Note: Map shows all RS lots; eligibility for multiplex to be confirmed at time of permit application.
Outline

- Background & Context
- Adding Missing Middle Options
- 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

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

July 2022
Vancouver Plan
Multiplex & Simplifying Regulations

Winter 2023
Public Engagement
Initial Draft Proposal

Spring 2023
Review + Respond
Review public response
Share proposal on SYC

Summer 2023
Council Report
Changes Proposed for Referral to Public Hearing

Fall 2023
Public Hearing & Council Decision
Final Proposal

TBD
New Permits Accepted

WE ARE HERE

CITY OF VANCOUVER
Adding Missing Middle Housing + Simplifying Regulations
Outline

- Background & Context
- Adding Missing Middle Options
- Ongoing Explorations & Next Steps
- Simplifying Regulations
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