



# Adding Missing Middle Housing + Simplifying Regulations

In Low Density Neighbourhoods

# Outline



## 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

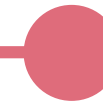
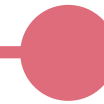
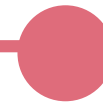
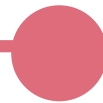
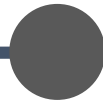
Feb 2021

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

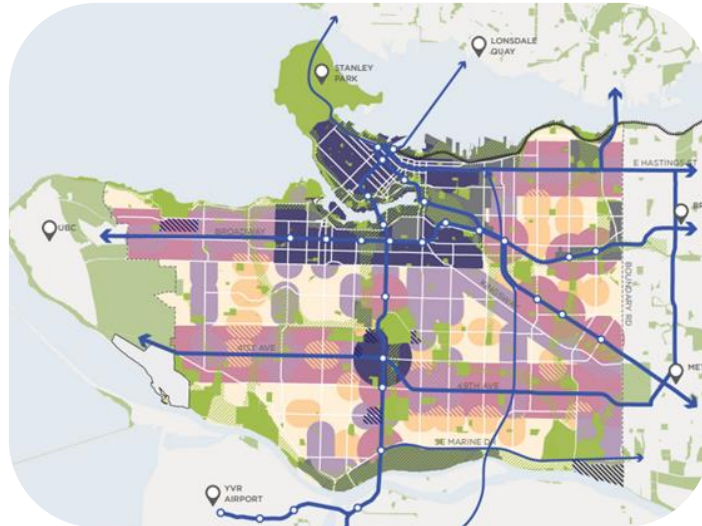
## Background + Context

### 3 Big Ideas

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



### Land Use Strategy



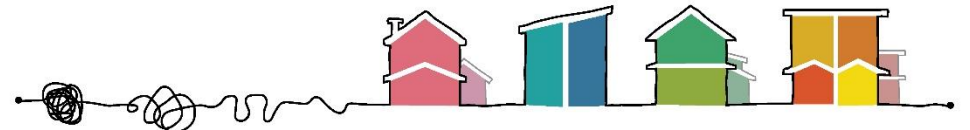
### Implementation

**Multiplex**



+

**Simplifying Regulations**

# Council Update

## Background + Context

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### 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 18<sup>th</sup>, 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
<b>Total</b>	<b>14,700+</b>



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For more information please click below:

 [Engagement Summary](#)





# Public Survey Highlights

## Background + Context

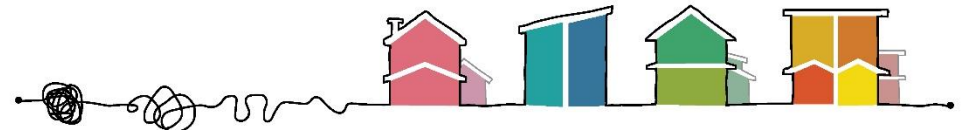
### What did participants share?

- **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

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### 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

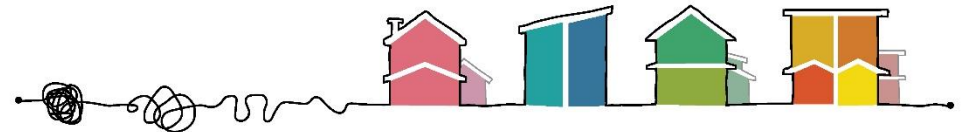
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Background & Context



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

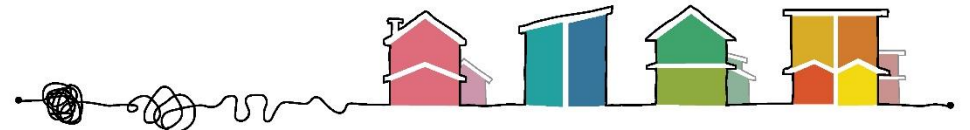
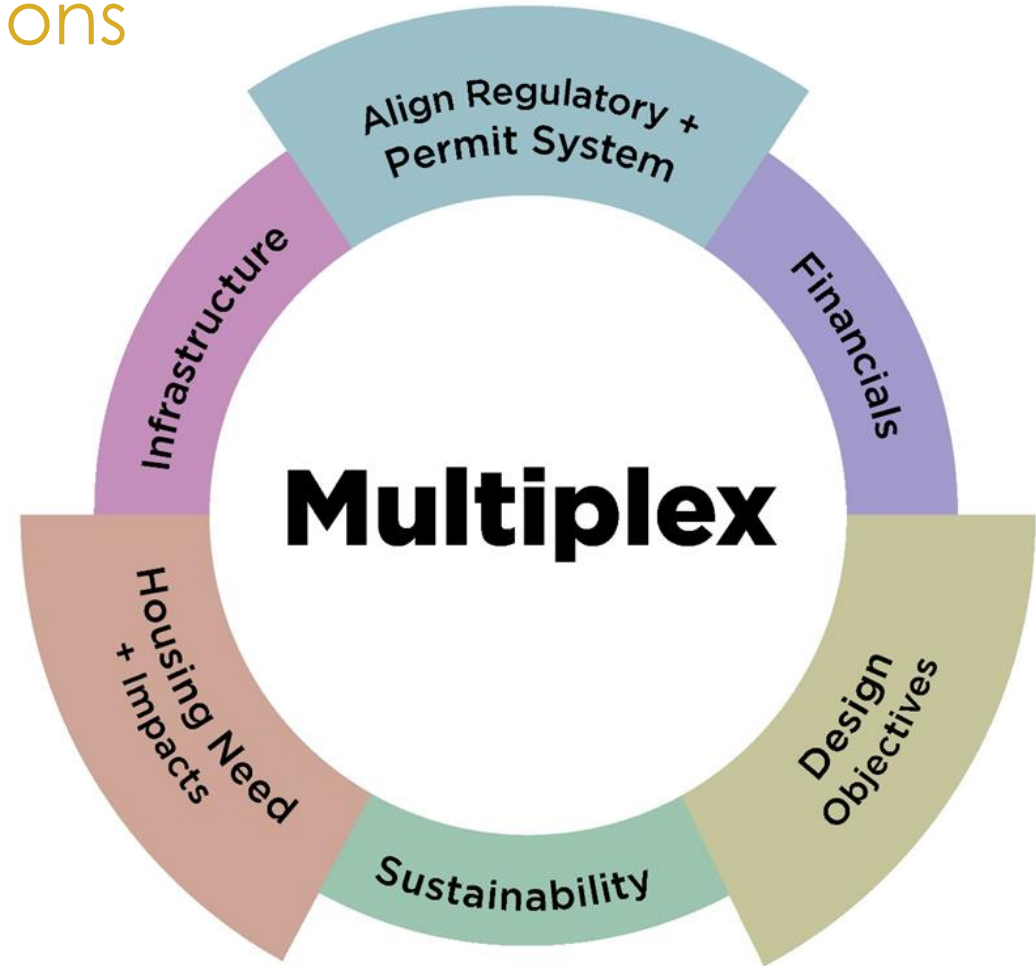
## Adding Missing Middle Options

Options to consider:

Systems Approach

Outcomes Focused

Complexity & Trade-Offs





# Existing Options

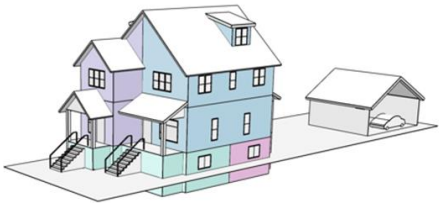
## Adding Missing Middle Options

### What can be built today?



#### House + Laneway

3 Units  
0.86 FSR



#### Duplex + Suites

4 Units  
0.70 FSR



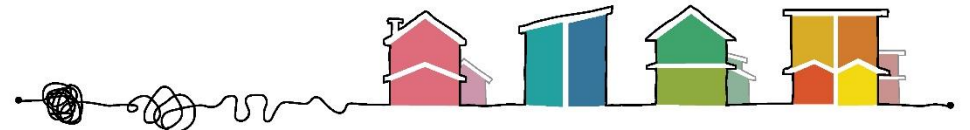
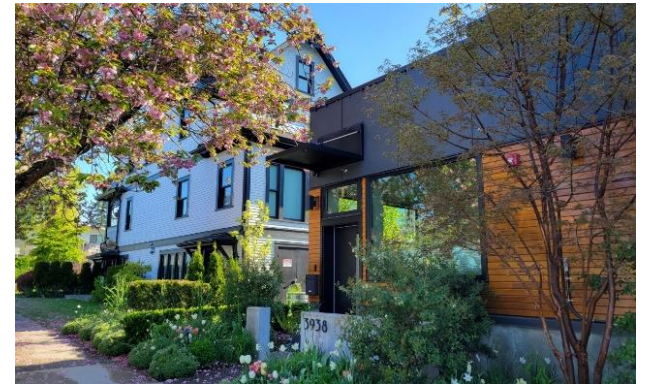
#### Character Retention

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





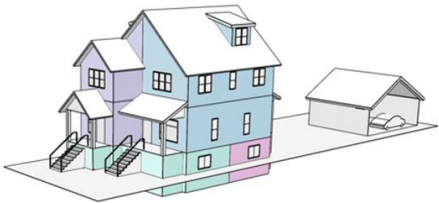
# ⊕ Multiplex Options

## Adding Missing Middle Options

### Existing Options



**House + Laneway**  
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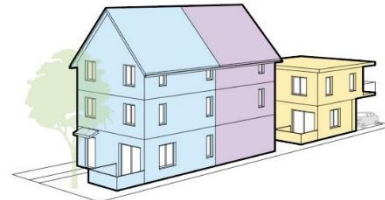


**Character Retention**  
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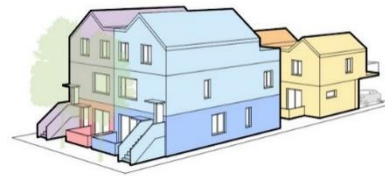
### New Multiplex Options (Illustrative Examples)



- **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**

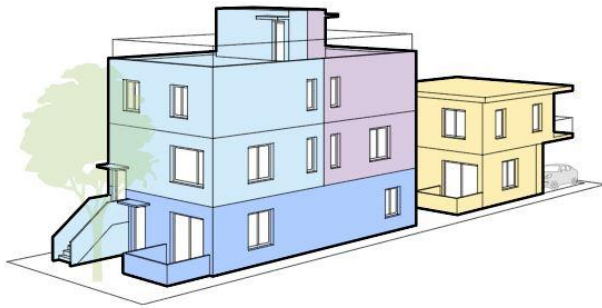






# Number of Units

## Adding Missing Middle Options

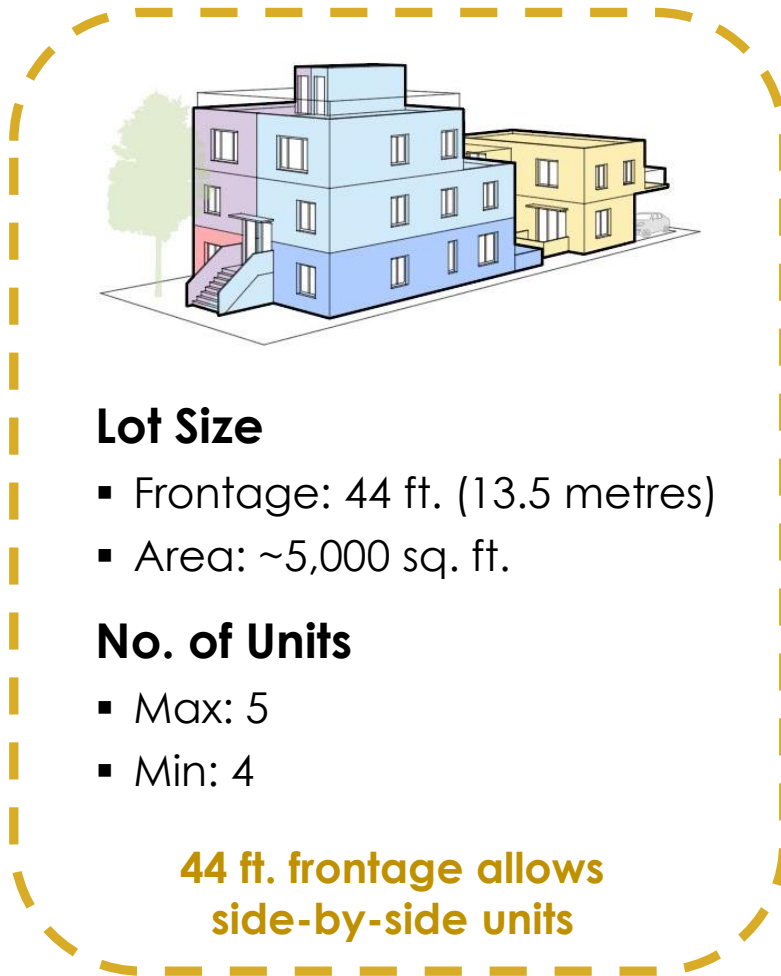


### Lot Size

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

### No. of Units

- Max: 4
- Min: 3



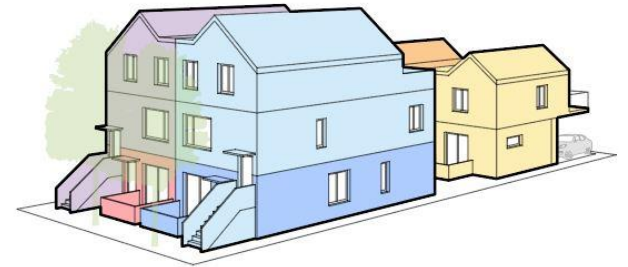
### Lot Size

- 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.

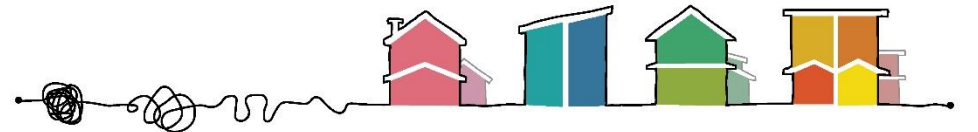
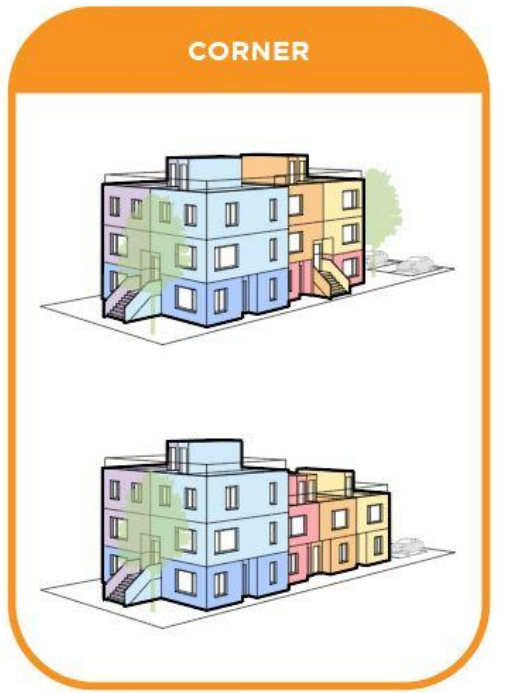
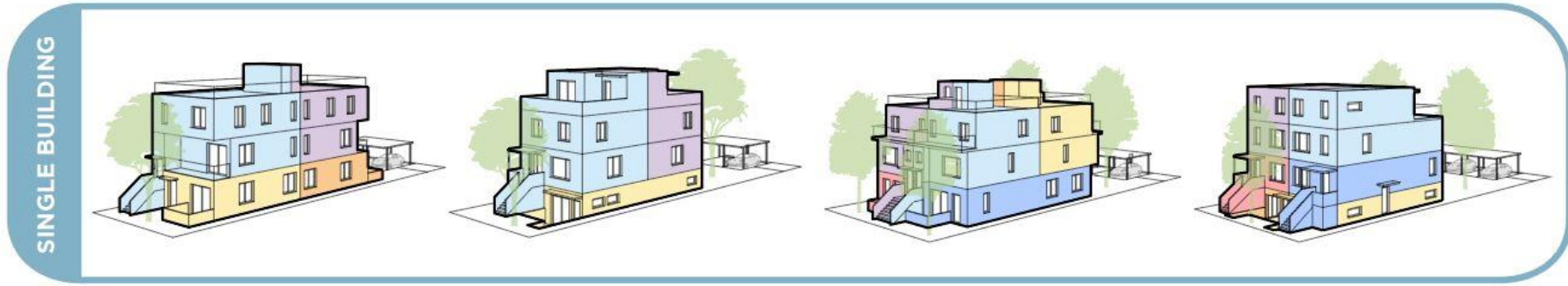
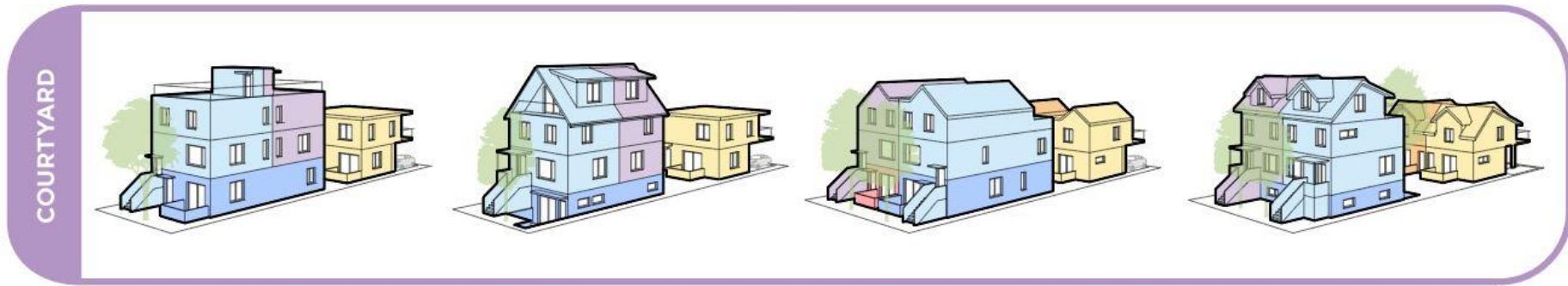
### No. of Units

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



# ⊕ Site Configurations

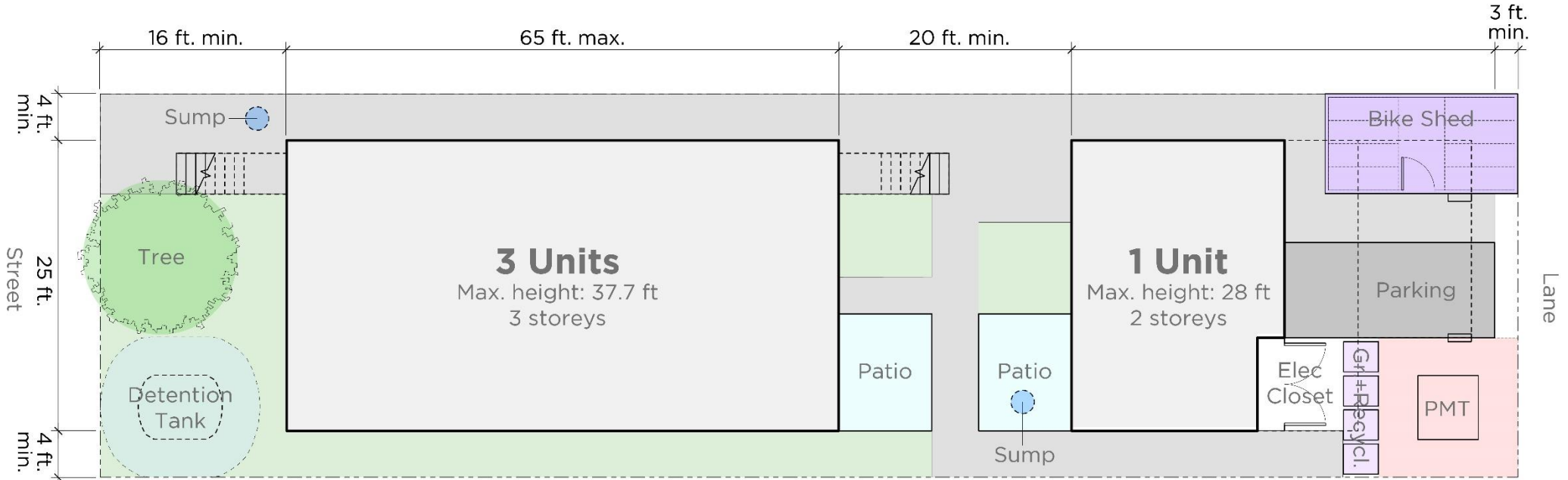
## Adding Missing Middle Options





# New Requirements

## Adding Missing Middle Options



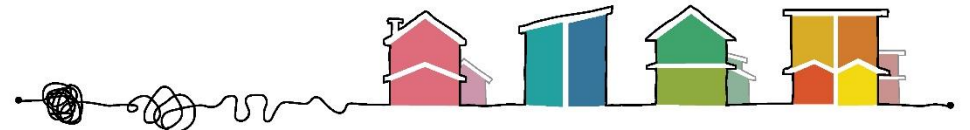
1. Rainwater Tank (Timing TBD)



2. New Tree Planting



3. Electrical box (PMT)





# ⊕ Multiplex Eligibility

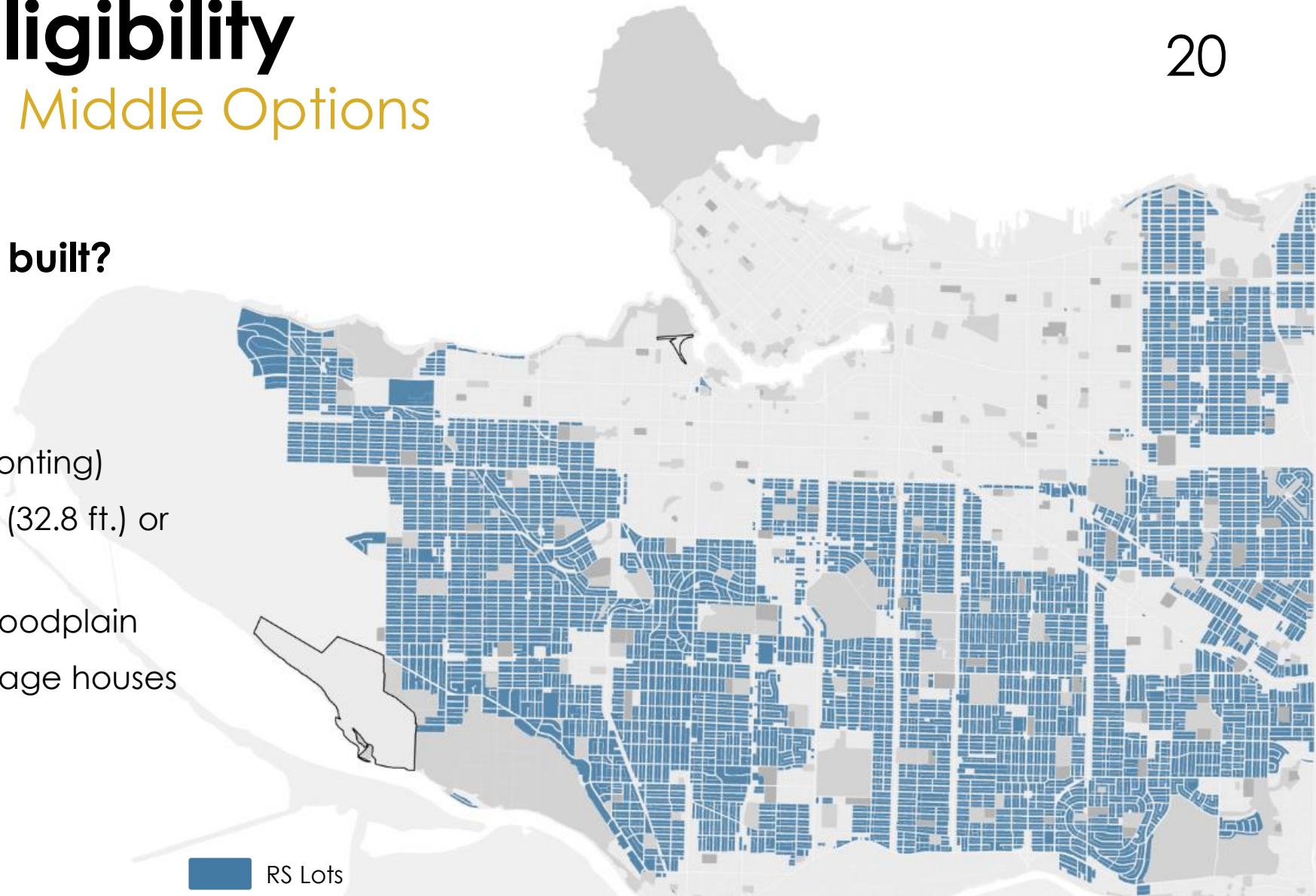
## Adding Missing Middle Options

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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 10 metres (32.8 ft.) or greater
- Are not within a designated floodplain
- Do not have designated heritage houses





# Outline

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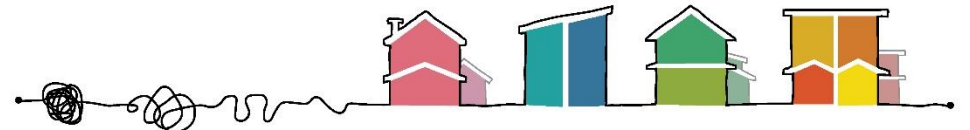
Background & Context



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

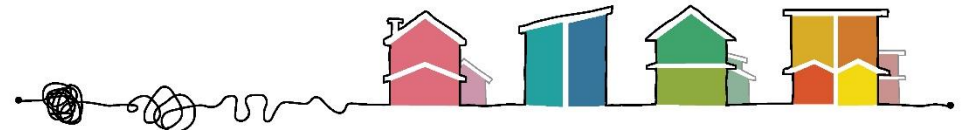
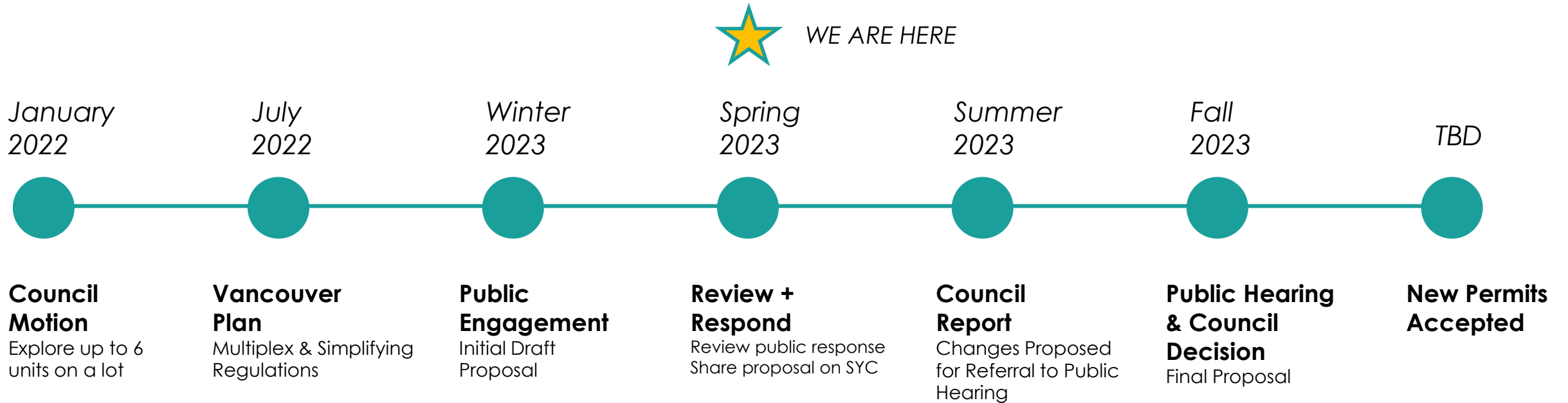
Exploring an agreement with BC Housing to incorporate a below-market homeownership option (1 unit within a 6 unit project in lieu of a density bonus charge).





# Targeted Timeline

## Ongoing Explorations & Next Steps



# Outline



Background & Context



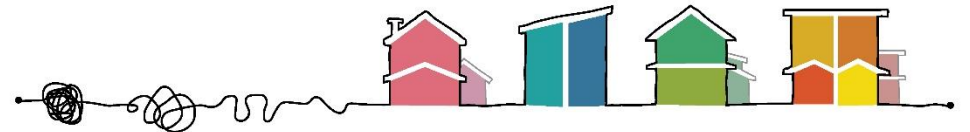
Adding Missing Middle Options



Ongoing Explorations & Next Steps



Simplifying Regulations





# → Simplification of RS Zoning

## Simplifying Regulations

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### 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](#)

