



Adding Missing Middle Housing and Simplifying Regulations

In Low Density Neighbourhoods

Introduction

Objectives

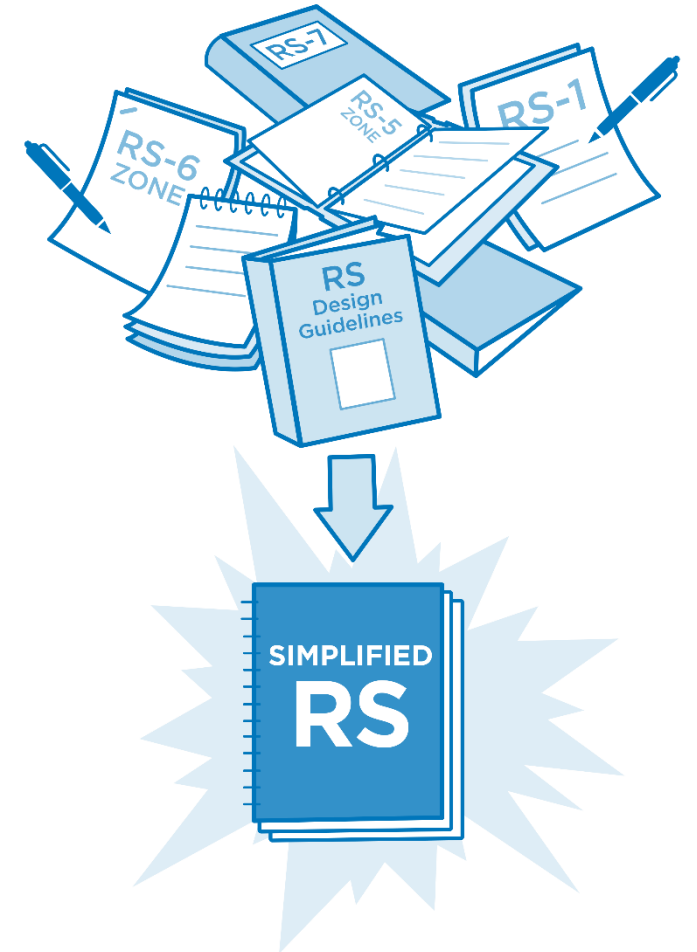
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Changes are proposed to simplify and align existing regulations across all low density (RS) zones* to:

- **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

The following slides describe the changes proposed to help meet these objectives.

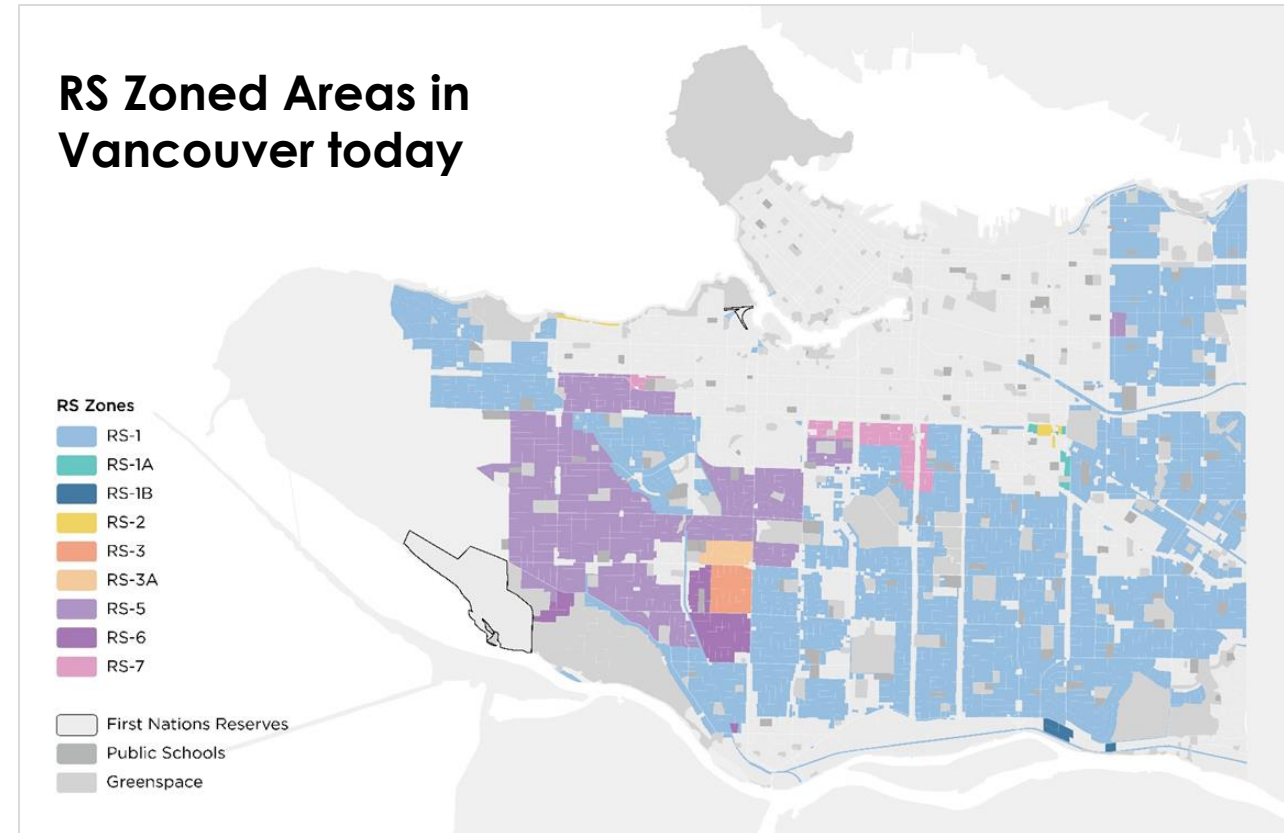
*For information about how the proposed updates will apply to some RM and RT districts, refer to slide 10



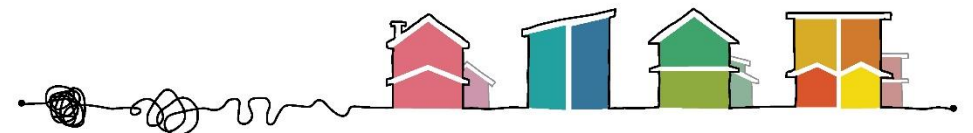
Background

Context

- RS regulations have been amended extensively over many years
- Today, the city has 9 separate RS zones, which add complexity to permit processing
- The rules for new duplexes and laneway houses are generally the same across RS zones, but the rules for houses are not
- Houses in some neighbourhoods are controlled by design guidelines



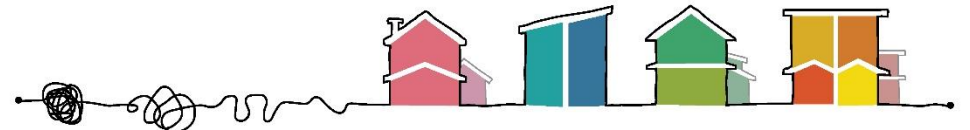
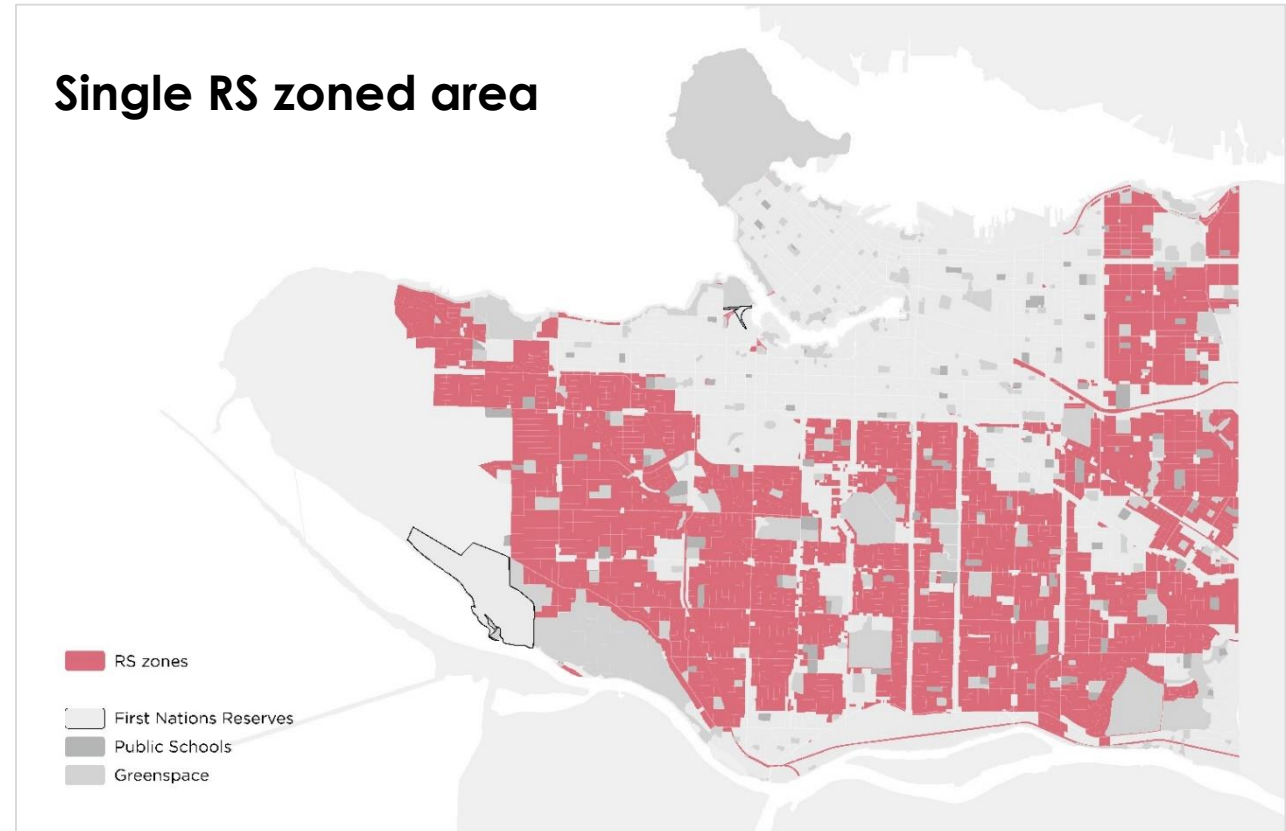
The proposed updates to houses and LWHs would also apply in some RM and RT zones. For more information on these changes refer to slide 10.



Proposed Changes to Simplify Regulations

Overview

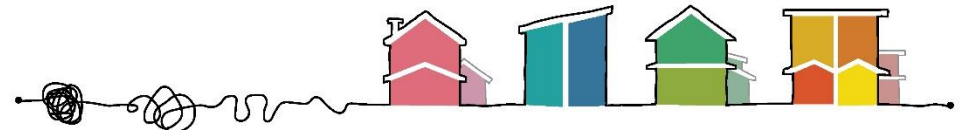
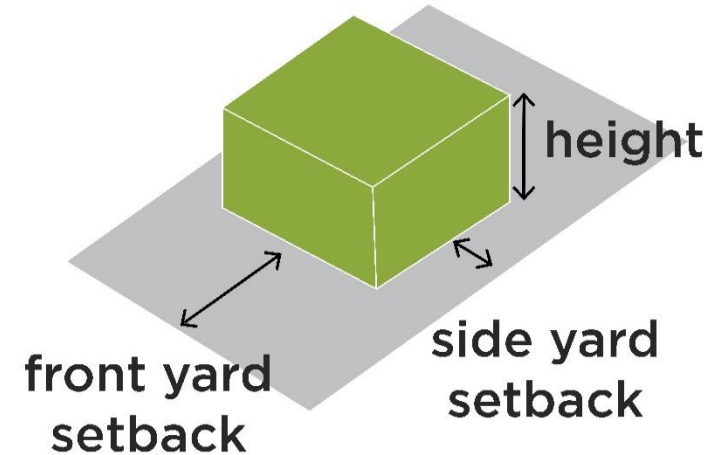
1. Standardize requirements
2. Eliminate complexity and increase design choice
3. Combine all 9 zones into a single new RS zone



→ Proposed Changes to Simplify Regulations 5

Standardize requirements

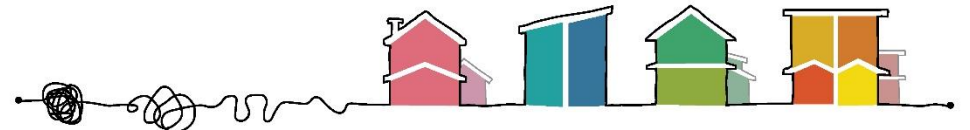
- Provide consistent building placement, height and size regulations for houses
- Apply simpler height and yard (setback) rules for houses, duplexes, character retention projects and accessory buildings
- Allow the same uses across all RS zones



Proposed Changes to Simplify Regulations 6

Eliminate complexity and increase design choice

- Remove complex regulations to simplify staff reviews and remove discretion and uncertainty from the permit process
- Remove design guidelines and reduce external design rules to allow greater design freedom
- No notification requirements



→ Proposed Changes to Align Regulations

Key changes

1. Reduce the size of new houses from 0.70 FSR to 0.60 FSR to:

- encourage options that provide more units on each lot
- discourage the replacement of older houses with new larger houses

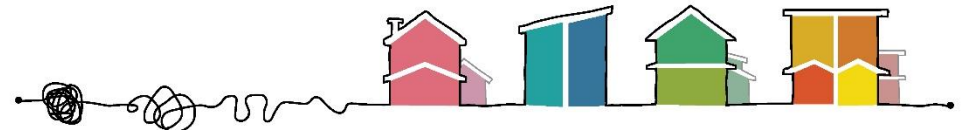
2. Increase the size of a new laneway house (LWH) from 0.16 FSR to 0.25 FSR to:

- encourage larger, family-sized rental units and improve livability

Did you know?

Today there are more than 50,000 homes built before 2009 when house size was limited to 0.6 FSR (~2,400 sq. ft.).

Floor Space Ratio (or “FSR”) is the figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.

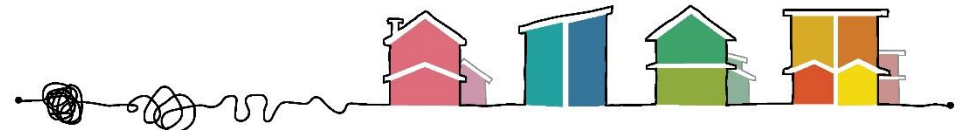


Proposed Changes to Align Regulations

Key changes

- 3. Allow all floor area of a new house to be built above ground to:**
 - make new homes more livable (light and ventilation)
 - reduce greenhouse gas pollution from concrete
- 4. Reduce basement depth from 5 ft. to 4 ft. to:**
 - make it possible for most buildings to have gravity connections to the sewer instead of pumping
 - make basement living spaces and suites more livable
- 5. Standardize limit for accessory buildings (garages) to a maximum of 2 cars (~500 sq. ft.) to reduce tree loss.**

Building height will increase to offset the reduced basement depth.



Proposed Changes to Align Regulations

Key changes

6. Require new houses, duplexes, and multiplexes to plant trees to increase the city's tree canopy.

The requirement is based on site frontage:

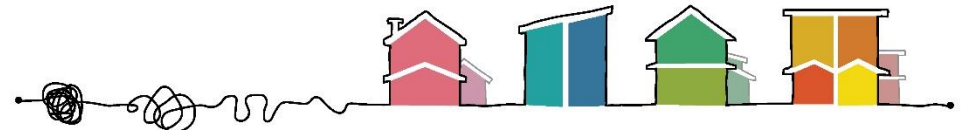
- 1 new front yard tree for all lots
- a second new front yard tree for lots 50 ft.+
- a retained tree in the front yard counts towards the tree requirement

7. Require applicant to confirm with BC Hydro if an electrical box (PMT) is required.



Did you know?

BC Hydro may require new buildings with 3 or more units to provide an electrical box (PMT).



🏠→ Houses and Laneway Houses

In RT and RM zones

10

- The RS-1 rules apply to houses in some RM and RT zones. The proposed updates to houses would also apply in these zones.*
- Laneway houses (LWHs) have the same rules city wide and are allowed in some RM and RT zones**. The change to allow larger LWHs in RS zones would also apply to some RM and RT zones.







*RT-11 and RT-11N; RM-7, RM-7N and RM-7AN; RM-8, RM-8N, RM-8A and RM-8AN; RM-9A and RM-9AN; RM-9, RM-9N and RM-9BN; RM-10 and RM-10N

**RT-5 and RT-5N; RT-6; RT-11 and RT-11N; RM-7, RM-7N and RM-7AN; RM-8, RM-8N, RM-8A, RM-8AN; RM-9A and RM-9AN; RM-9, RM-9N and RM-9BN; RM-10 and RM-10N; RM-11 and RM-11N; RM-12N



Summary of Proposed Regulations

Options in RS		House 	House with Laneway 	Duplex 	Character Retention 
Density	Total	0.60 FSR	0.85 (0.6 + 0.25) FSR	0.70 FSR	0.85 FSR
Height	Front building	37.7 ft. (2 ½ storeys)			
	Rear building	28 ft. (1 ½ storeys)			
Yards	Front	16 ft.			
	Side	4 ft.			
	Rear	35 ft. (front building), 3 ft. (rear building)			
	Courtyard	16 ft.			
Site Coverage		50%			
Impermeability		75%			
Application type		Combined Development Building Permit (DB)			Separate Development and Building Permit (DP and BP)

Building placement, yards and heights aligned and standardized across housing options

Proposed House Changes

Summary

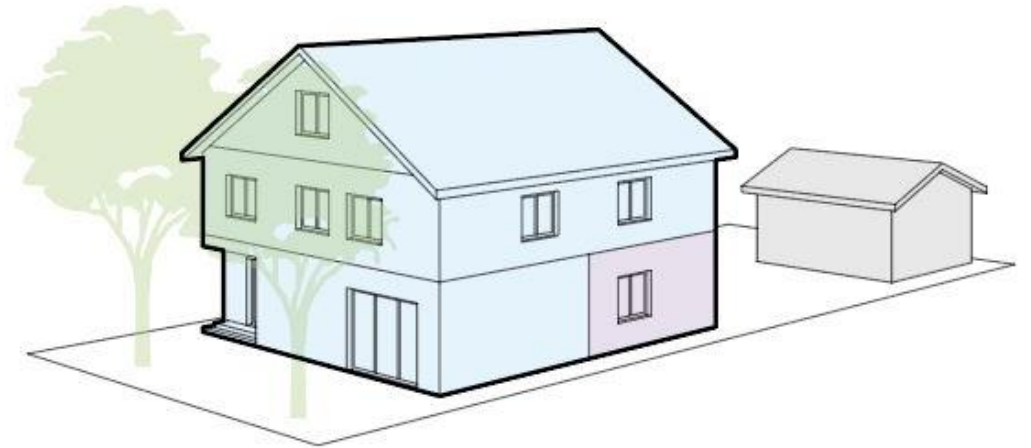
Current



Single Detached House (0.70 FSR or ~2,800 sq. ft. on a standard lot)

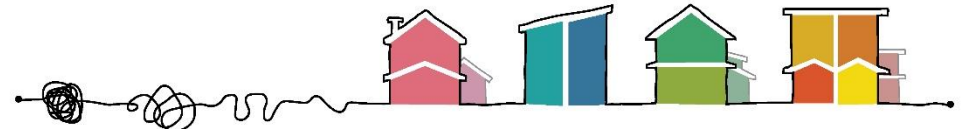
- Basement required to achieve max floor area
- Varying calculations to determine floor area
- Upper storey step back required
- Complex building height calculation

Proposed



Single Detached House (0.60 FSR or ~2,400 sq. ft. on a standard lot)

- All floor area can be built above ground
- Single calculation to determine floor area
- No upper storey step back required
- Simple building height calculation

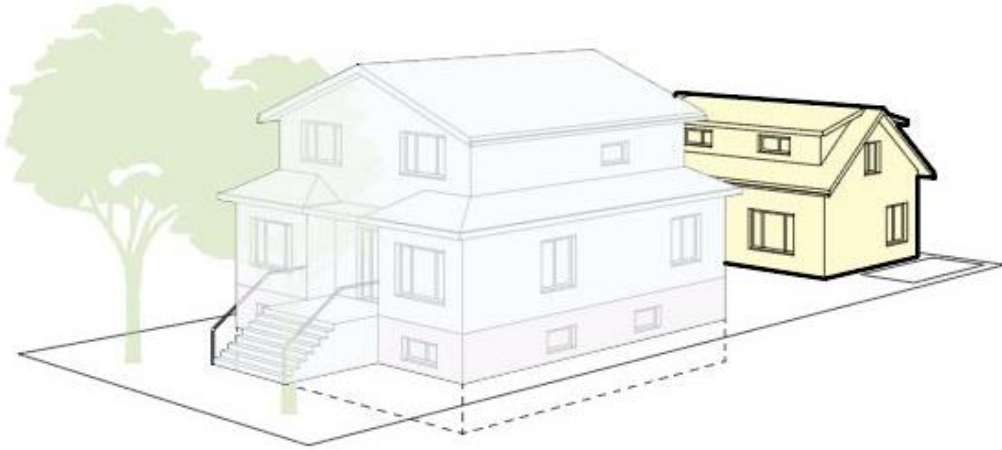


Proposed Laneway House Changes

Summary

13

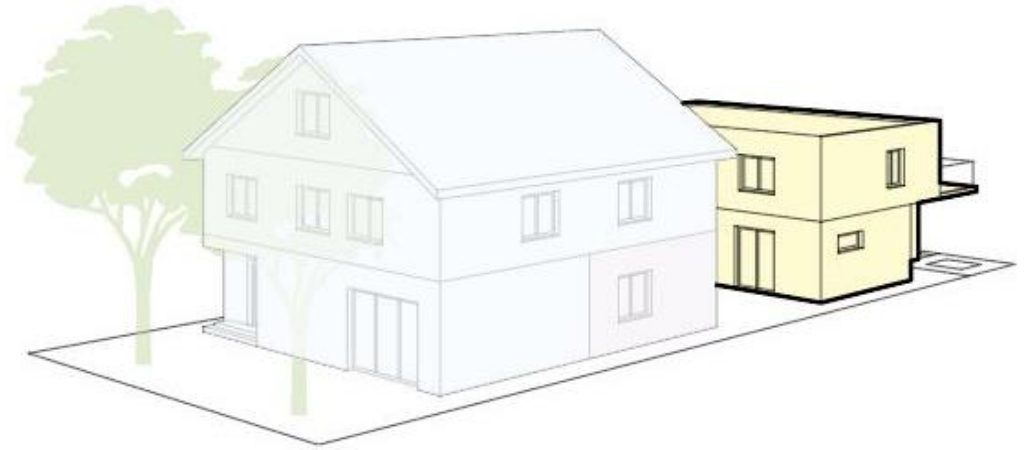
Current



Laneway House (0.16 FSR or ~800 sq. ft. including FSR exclusions on a standard lot)

- One and a partial storey allowed
- Upper storey step back required
- Different heights dependent on roof pitch
- Many unique floor area exclusions

Proposed



Laneway House (0.25 FSR or ~1,000 sq. ft. on a standard lot)

- Full two storeys allowed
- No upper storey step back required
- One height for all roof options
- Fewer unique floor area exclusions



Missing Middle Housing

New Option: Multiplex

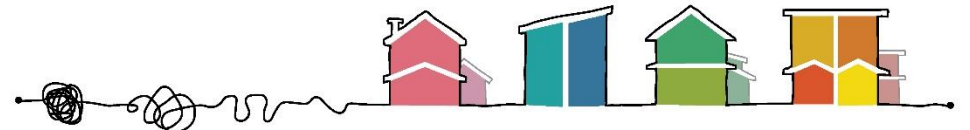
What housing options are part of the Missing Middle?

- Ground-oriented housing types including duplexes, multiplexes and townhouses (1-3 storeys)



For more information please click below:

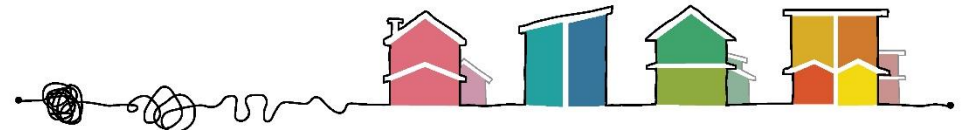
[Multiplex Proposal Update](#)



Appendices

Current and proposed regulations

The following slides contain more detailed information on the current and proposed regulations for houses, laneway houses, houses, duplexes, character retention projects and accessory buildings in RS zones.



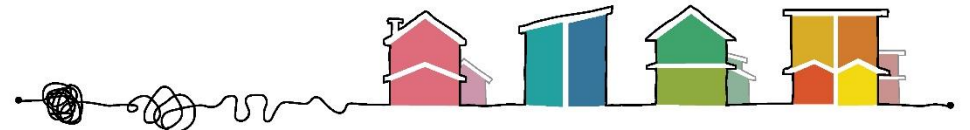


House

		Current regulations (Rules vary in each zone)	Proposed regulations
Density	Total	0.60 to 0.70 FSR	0.60 FSR
	Above Ground	Various formula limits	-
Height	Storeys	2 ½	2 ½
	Main house	30 to 35 ft.	37.7 ft.
	Height Envelope	Some zones require upper storey step backs	-
	Measurement	Measurement method varies	Consistent measurement method from base surface
Yards	Front	<ul style="list-style-type: none"> 24 ft. 20% of site depth Average of adjacent lots 	16 ft.
	Side	10% to 20% of site width	4 ft.
	Rear	<ul style="list-style-type: none"> 35 ft 30 to 45% of site depth 	35 ft.
Building Depth		35 to 40%	-
Site Coverage		35 to 45%	50%
Area of Impermeability		60%	75%
External Design Regulations		Rules for entrance locations, sunken patios, windows in secondary suites and additional design rules specific to certain zones	Rules for sunken patios and windows in secondary suite
Design Guidelines		RS-3/3A and RS-5*, RS-6, RS-7	-
Application type		<ul style="list-style-type: none"> Separate Development Permit (for conditional above grade density in RS-3/3A and RS-5) (DP and BP) Combined Development Building Permit (DB) 	Combined Development Building Permit (DB)

Examples of impermeable materials counted in areas of impermeability include buildings, asphalt, concrete, brick, stone, and wood.

*Currently the RS-3/RS-3A and RS-5 design guidelines for houses and duplexes are not being applied to enable faster processing of applications.





Laneway House

		Current Regulations		Proposed Regulations
Density	Total	<ul style="list-style-type: none"> 0.16 FSR Max 900 sq ft. 		<ul style="list-style-type: none"> 0.25 FSR Max 2,000 sq ft.
Height	Storeys	1	1 and a partial storey	2
	Rear building	17 ft (pitched) or 14ft (flat)	22 ft.(pitched) or 19 ft. (flat)	28 ft.
Yards	Side	10 to 20% of site width		4 ft.
	Rear	3 ft.		3 ft.
	Courtyard	16 ft.		16 ft.
Location within rear property line		35 ft.	26 ft.	-
Exclusions		Unique exclusions such as storage, stairs, area under sloping roof		Standardized exclusions (plus carport excluded from floor area)
Site Coverage		35 to 45%		50%
External Design Regulations		Highly detailed regulations		Minimal regulations
Application type		Combined Development and Building Permit (DB)		Combined Development and Building Permit (DB)





Duplex

		Current Regulations	Proposed Regulations
Density	Total	0.70 FSR	0.70 FSR
Height	Storeys	2 ½	2 ½
	Height	35 ft.	37.7 ft.
Yards	Front	20%	16 ft.
	Side	10 to 20% of site width	4 ft.
	Rear	40%	35 ft.
Building Depth		40%	-
Site Coverage		35 to 45%	50%
Area of Impermeability		60%	75%
External Design Regulations		Rules for roof forms, sunken patios and entrances	Rules for sunken patios and entrances
Application type		Combined Development and Building Permit (DB)	Combined Development and Building Permit (DB)





Character Retention

		Current regulations (Variances available)	Proposed regulations (Variances available)	
Density	Total	0.75 to 0.85 FSR	0.65 to 0.85 FSR	
	Above Ground	Various formula limits	-	
Height	Storeys	House	2 ½	
		Infill	1 and a partial storey	
	Height	House	30 to 35 ft.	37.7 ft.
		Infill	25 ft.(pitched) or 19 ft. (flat)	28 ft.
	Height Envelope	Some zones require upper storey step backs	-	
	Measurement	Measurement method varies	Consistent measurement method from base surface	
Yards	Front	<ul style="list-style-type: none"> • 24 ft. • 20% of site depth • Average of adjacent lots 	16 ft.	
	Side	10% to 20% of site width	4 ft.	
	Rear	3 ft.	3 ft.	
	Courtyard	16 ft.	16 ft.	
Building Depth		35 to 40%	-	
Site Coverage		35 to 45%	50%	
Area of Impermeability		60%	75%	
External Design Regulations		Rules for entrance location, sunken patio, windows in secondary suites	Rules for sunken patio and windows in secondary suites	
Design Guidelines		Character House Retention Guidelines	Character House Retention Guidelines	
Application type		Separate Development Permit DP and BP	Separate Development Permit DP and BP	

Accessory Building

		Current Regulations	Proposed Regulations
Density	Total	Various formula limits or 516 sq. ft, whichever is greater	516 sq. ft. (maximum)
Height	Pitched roof	15 ft.	15 ft.
	Flat roof	12 ft.	
Location	Within rear property line	26 ft.	-
	From center lane	10 ft.	10 ft.
	From a flanking street	5 ft.	-
	From rear property line	-	2 ft.
Building Width		Various formula limits	-

