CITY OF VANCOUVER

Adding Missing Middle Housing + Simplifying Regulations in Low Density Areas

Background and Context

As Vancouver grows and evolves, we need to ensure there are housing options that meet the needs of the diverse households that live and work here.

Changes to our low density neighbourhoods are being explored because:

- Low density neighbourhoods make up 50% of the city's land area
- Houses and duplexes cost too much for most households
- Our regulations and permitting systems are too complex

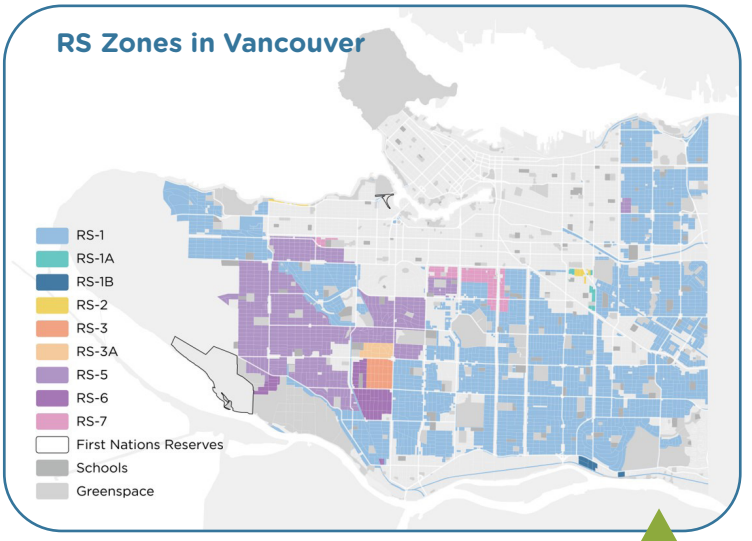
Adding Multiplex Housing

The City is exploring changes to low density neighbourhoods by adding multiplexes as a new housing option. We are proposing up to six units on a large lot, and four units on a smaller lot. Other key features of this proposal include:

- Target home sizes towards families with children
- Require a low number of vehicle parking spaces on site
- Require projects to pay a density bonus fee or provide a unit that is sold at a price below market
- Require projects to provide new trees on site, a tank to hold rain water, and space for electrical boxes



Illustrative Examples of Multiplexes

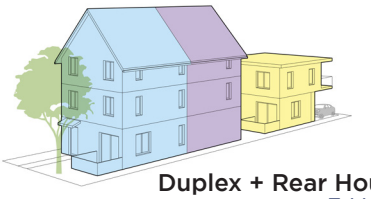


What are Low Density Areas?

Low density areas are districts zoned RS that allow single-detached houses, secondary suites, laneway houses and duplexes. Sites with homes built before 1940 can be renovated and converted into a multiplex with up to 6 units

New Multiplex Options

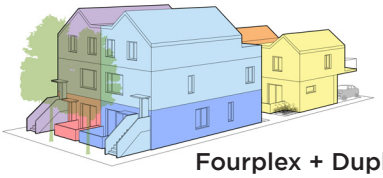
(Illustrative Examples)



Duplex + Rear House
3 Units



Triplex
3 Units



Fourplex + Duplex
6 Units

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Aligning Existing Housing Options

Staff are exploring the following changes to existing housing options to align and provide design flexibility:

- Restore the ability to build a new house all above grade, to improve accessibility and reduce greenhouse gas pollution from concrete
- Reduce the size of a new house to discourage replacing houses with new larger houses and incentivize options that provide more homes
- Allow a larger laneway house to provide family sized rental units
- Reduce the maximum depth of basements from 5 ft. to 4 ft. to provide a better sanitary connection
- Apply the new site requirements for multiplexes (new trees, storm water tanks and space for electrical service) to new houses and duplexes

Simplifying Regulations

Many RS zones have been created to respond to specific design preferences in certain areas. This has resulted in a high degree of design review for houses in some neighbourhoods, and the creation of many RS zones with complex rules. Staff are exploring the following changes to simplify the regulations and provide more design freedom.

- Create consistent building setbacks and height regulations
- Eliminate complicated regulations, restrictive design guidelines and neighbour notification
- Combine and reduce the number of RS zones

Project Timeline

Public Engagement *WE ARE HERE*
Multiplex Concept & Regulation Changes
Winter 2023

Evaluate Public Comments & Technical Work
Spring 2023

Engagement
Refined Regulations
Spring 2023

Report to Council
Recommended Zoning Changes
Fall 2023

Public Hearing
Proposed Changes
Fall 2023

Zoning By-law Changes in Effect
New Multiplexes Applications
Early 2024



More Ways to Stay involved:

To be informed about this project, please visit our website, e-mail us or call our Service Centre phone line.

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

3-1-1 (Service Centre line)

visit **shapeyourcity.ca/multiplexes**