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HOUSING OPTIONS IN MOST* RS ZONES

* except RS-3 & RS-3A

New One-Family Dwelling

One-family dwelling with optional secondary suite

■ Home owner
■ Optional rental unit



0.7 FSR

One-family dwelling with optional secondary suite and laneway house

■ Home owner
■ Optional rental unit



0.7 FSR

0.16 FSR

Parking Requirements:

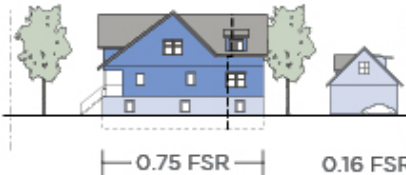
- Minimum 2 spaces for one-family dwelling with secondary suite
- Minimum 1 space for one-family dwelling with secondary suite and laneway house

Character House Retention

Pre-1940 homes (character merit assessment required)

House with addition, secondary suite, and laneway house (up to 3 units)

■ Home owner
■ Optional rental unit



0.75 FSR

0.16 FSR

House with secondary suite and infill (up to 3 units)

■ Strata unit 1
■ Optional rental unit
■ Strata unit 2



0.85 FSR

Multiple Conversion Dwelling (up to 3 units)

■ Strata unit 1
■ Strata unit 2
■ Strata unit 3



0.75 FSR

Multiple Conversion Dwelling with Infill (up to 3 units)

■ Strata unit 1
■ Strata unit 2
■ Strata unit 3



0.85 FSR

Parking Requirements: Please ask staff

New Two-Family Dwelling

New build only

Two-family dwelling

- without secondary suite (on lots <511m²)
- with secondary suite
- with lock-off unit

■ Strata unit 1
■ Strata unit 2
■ Rental unit



0.7 FSR

Note: rental units (secondary suites or lock-off units) are optional on lots up to 510m². At least one secondary suite is required for duplex use on lots 511m² or larger.

Parking Requirements:

- Minimum 2 spaces for duplex
- Minimum 3 spaces for duplex with secondary suite(s)
- Lock-off unit: no additional parking required

Duplex Options by Site Area

| Site Area | Duplex (no suite or lock-off unit) | Duplex + Lock-off Unit (max 1 lock-off unit per duplex unit) | Duplex + Secondary Suite (max 1 suite per duplex unit) |
|---|------------------------------------|--|--|
| 334 m ² - <511 m ² (3,595 ft ² - <5,500 ft ²) | ✓ | ✓ | ✓ |
| ≥511 m ² (≥5,500 ft ²) | ✗ | ✗ | ✓ |
| Minimum Parking Requirement | 2 spaces | 2 spaces | 3 spaces |

✓ = permitted

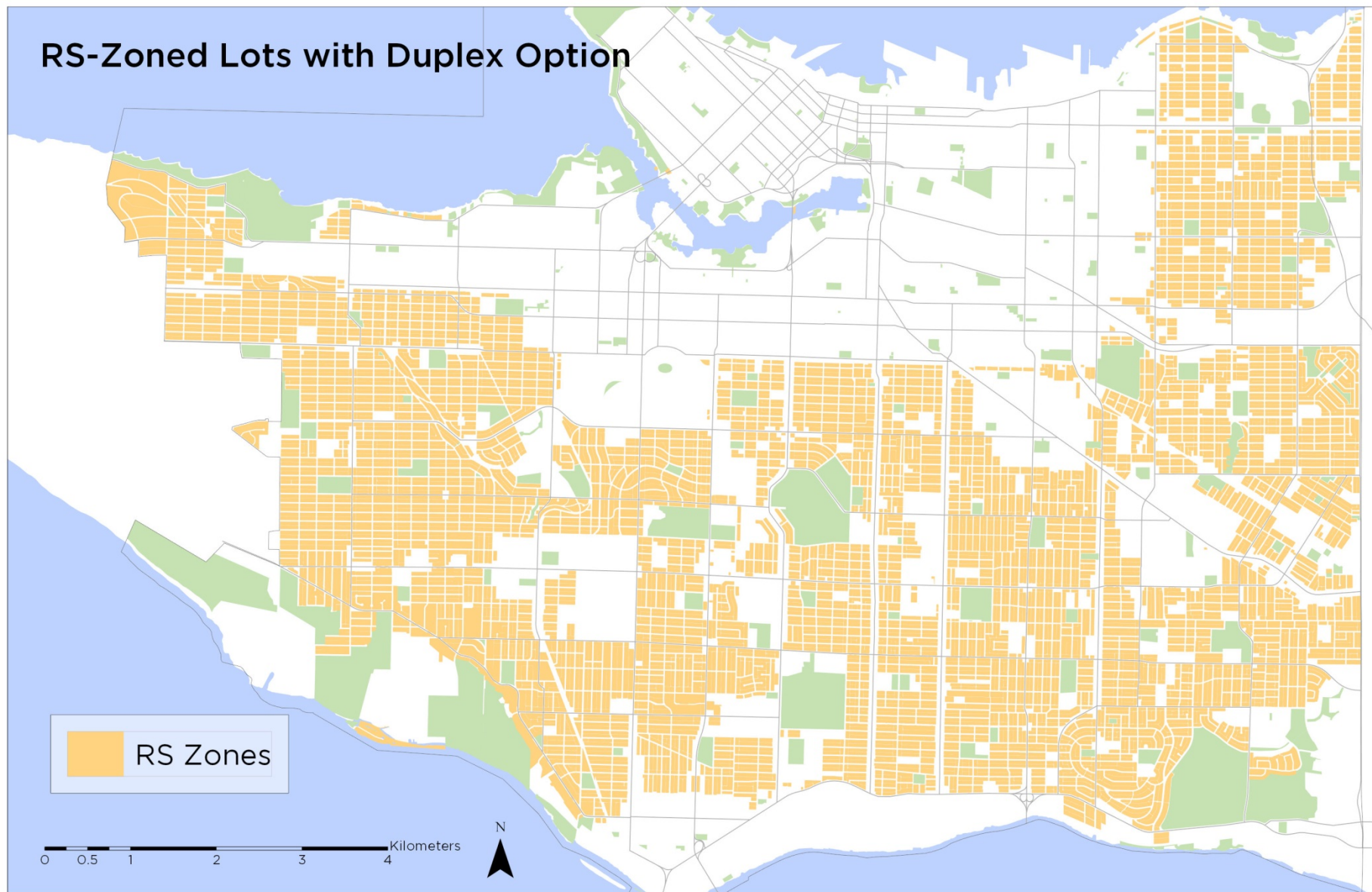
✗ = not permitted

| | Options | Vancouver Charter Requirements | Communications Practice | Resources | Costs | |
|---|--|--|--|---|--|--|
| 1 | Low Least Possible under the VC | Referral to a public hearing Advertise in paper 2 times prior to PH | <u>Core Comms Items:</u> <ul style="list-style-type: none"> E-mails to list-serve, groups to note referral of by-law to a public hearing Update Comms tools to note possible changes to regulations and explain public hearing process: <ul style="list-style-type: none"> Making Room Webpage DBL Website Pamphlets and handout Update zoning information following the public hearing Respond to media requests as necessary | <u>Core Work Items:</u> PDS <ul style="list-style-type: none"> Create text for communications, respond to phone calls and e-mails Create ads Work with DBL and Law to manage in-stream permits Coordinate with Clerks on hearing date, speakers list Prepare for public hearing Consolidate by-law Update websites DBL <ul style="list-style-type: none"> Customer enquiries/advice on phone, person, e-mail Manage permits that may be affected by change Prepare withholding reports (TBD) Changes to regulatory and permitting systems CITY CLERK <ul style="list-style-type: none"> Prepare for and staff public hearing | <u>Core Items:</u> Public hearing advertisements 25% of Making Room Team resources for 3 months (assumes early March public hearing) Comms Staff DBL Staff Clerks | <u>Costs:</u> \$7,000 \$37,500 \$2,500 \$15,000 \$3,000 |
| | | | | | TOTAL COST | \$65,000 |

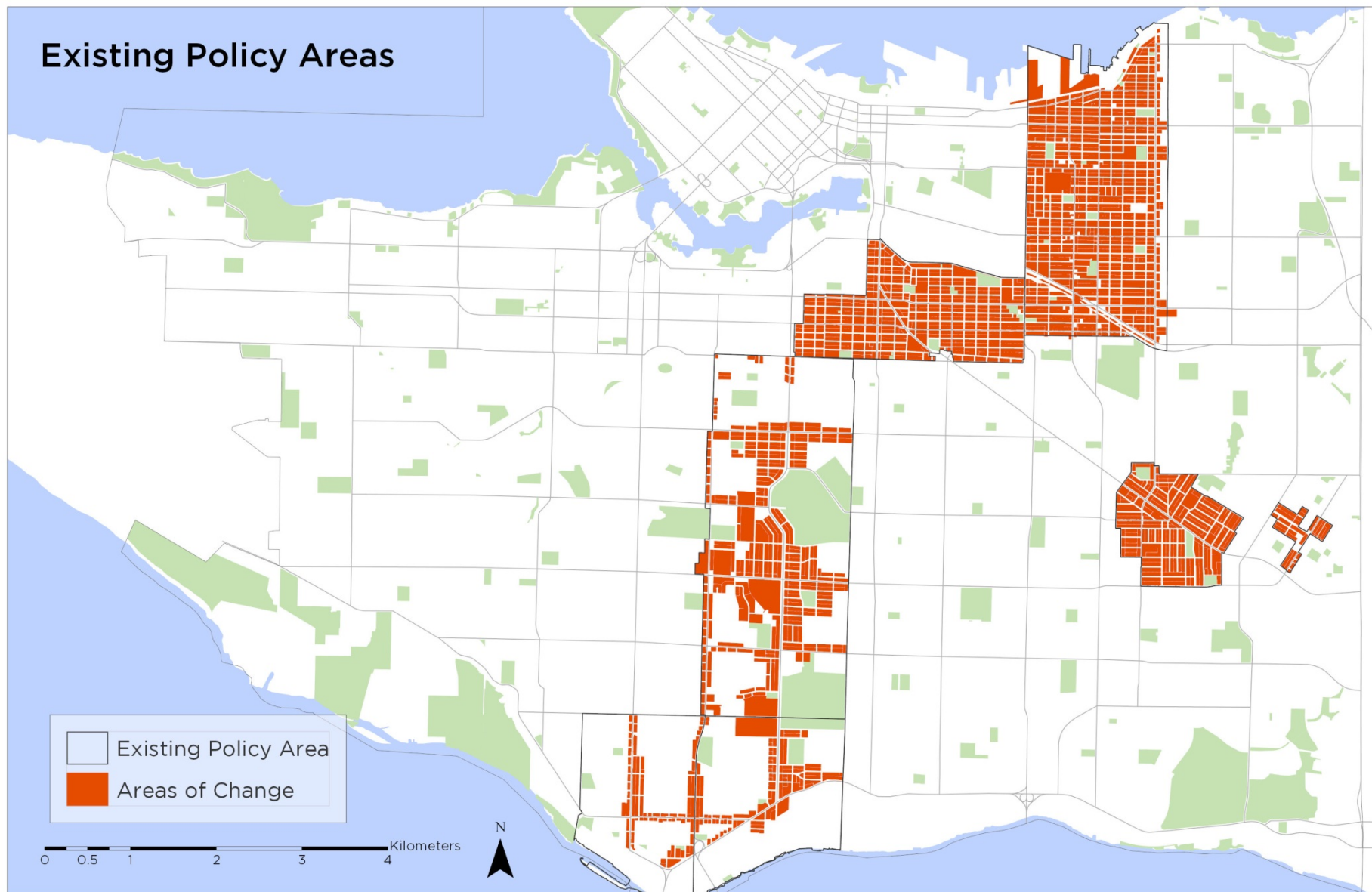
| Options | | VC Reqs | Communications Practice | Resources | Costs | |
|---------|--|-----------------------------------|--|---|--|---|
| 2 | Moderate (approach used to introduce duplex) | Core items identified in Option 1 | | | | <u>Base Costs:</u> \$65,000 |
| | | | <u>Additions:</u> <ul style="list-style-type: none"> Hold Information Meetings in at least 4 venues to get feedback on eliminating duplex Advertise meetings Update MR website to note meetings and request feedback on eliminating duplex Attend meetings with groups | <u>Additions:</u> PDS <ul style="list-style-type: none"> Coordinating info meeting staff attendance Book venues for meetings Order drinks/snacks Prepare materials for info meetings (info boards, factsheets, feedback forms) Summarize responses DBL <ul style="list-style-type: none"> Support/attend info meetings | <u>Additions:</u> + 15% (40% total) of Making Room Team resources for 3 mos. (assumes March PH) Comms Staff DBL Staff Info Meeting Ads Info Meeting Venues/Snacks | <u>Additional Costs:</u> + \$22,500 + \$5,000 + \$10,000 + \$7,000 + \$5,500 |
| | | TOTAL COST | | | | \$115,000 |

| Options | | VC Reqs | Communications Practice | Resources | Costs | |
|---------|---|-----------------------------------|---|---|--|---|
| 3 | High (Engagement Prior to Referral) | Core items identified in Option 1 | | | | <u>Base Costs:</u> \$65,000 |
| | | | <u>Additions:</u> <ul style="list-style-type: none"> Hold Open Houses in at least 4 venues to get feedback on eliminating duplex Advertise meetings Update MR website to note meetings and request feedback on eliminating duplex Attend meetings with groups | <u>Additions:</u> PDS <ul style="list-style-type: none"> Coordinating open house staff attendance Book venues for meetings Order drinks/snacks Prepare materials for open houses (info boards, factsheets, feedback forms) Evaluate response and provide report summarizing engagement, possible options DBL <ul style="list-style-type: none"> Support/attend Open Houses | <u>Additions:</u> + 15% (40% total) of Making Room Team resources for 5 mos. (assumes May PH) Comms Staff DBL Staff Open House Ads Open House Venues/Snacks | <u>Additional Costs:</u> + \$82,500 + \$5,000 + \$10,000 + \$7,000 + \$5,500 |
| | | TOTAL COST | | | | \$175,000 |

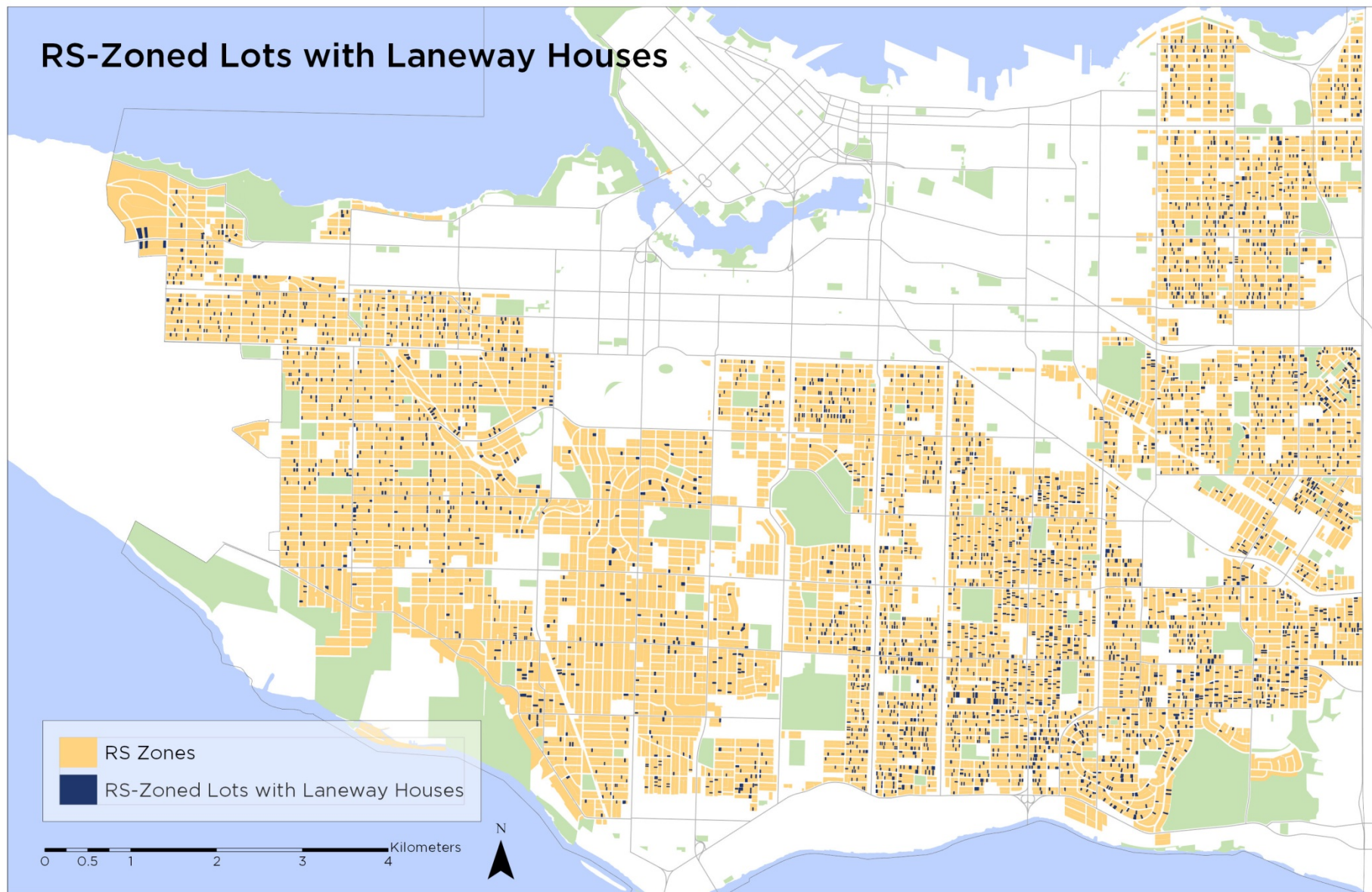
RS-Zoned Lots with Duplex Option



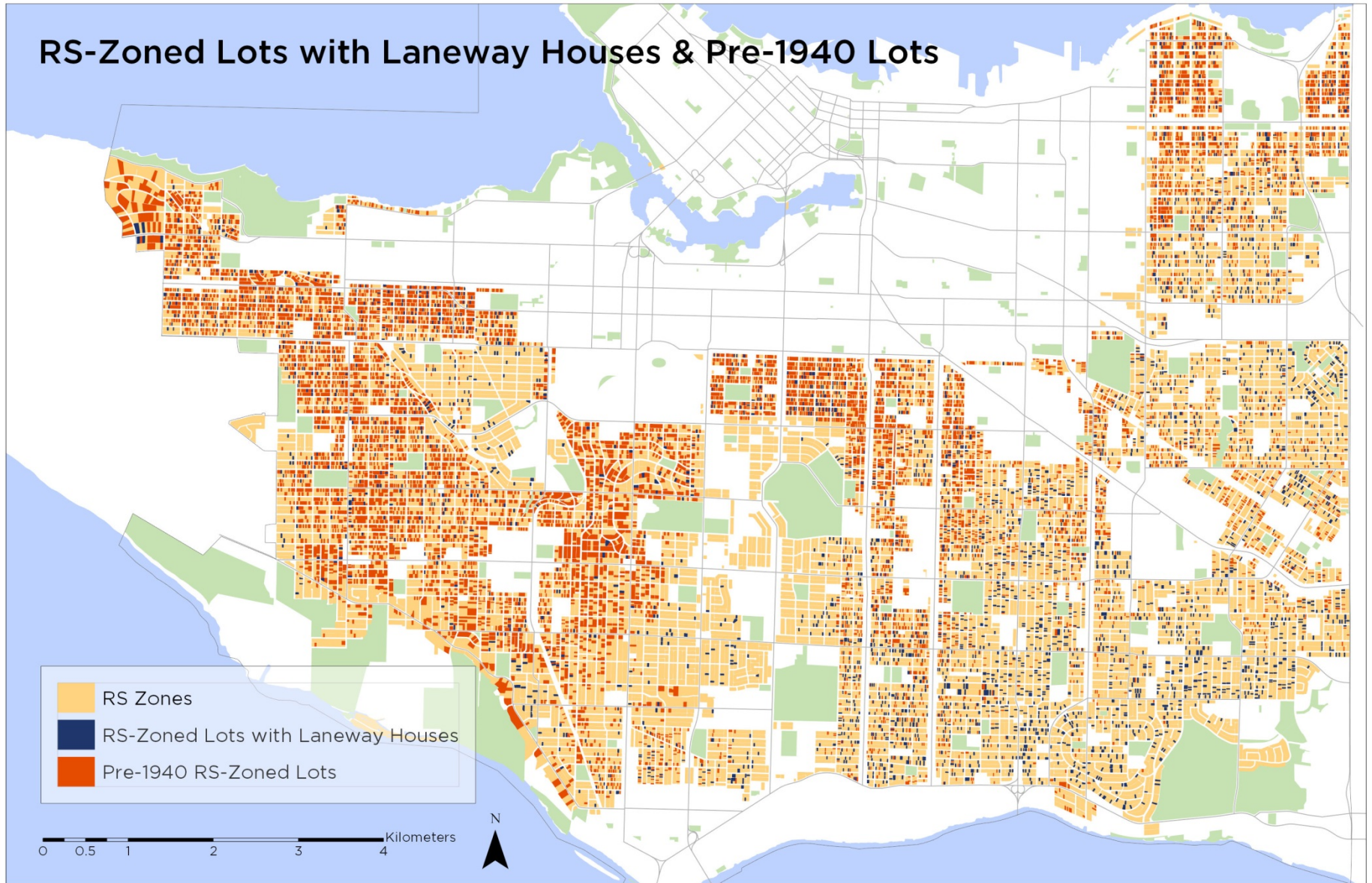
Existing Policy Areas



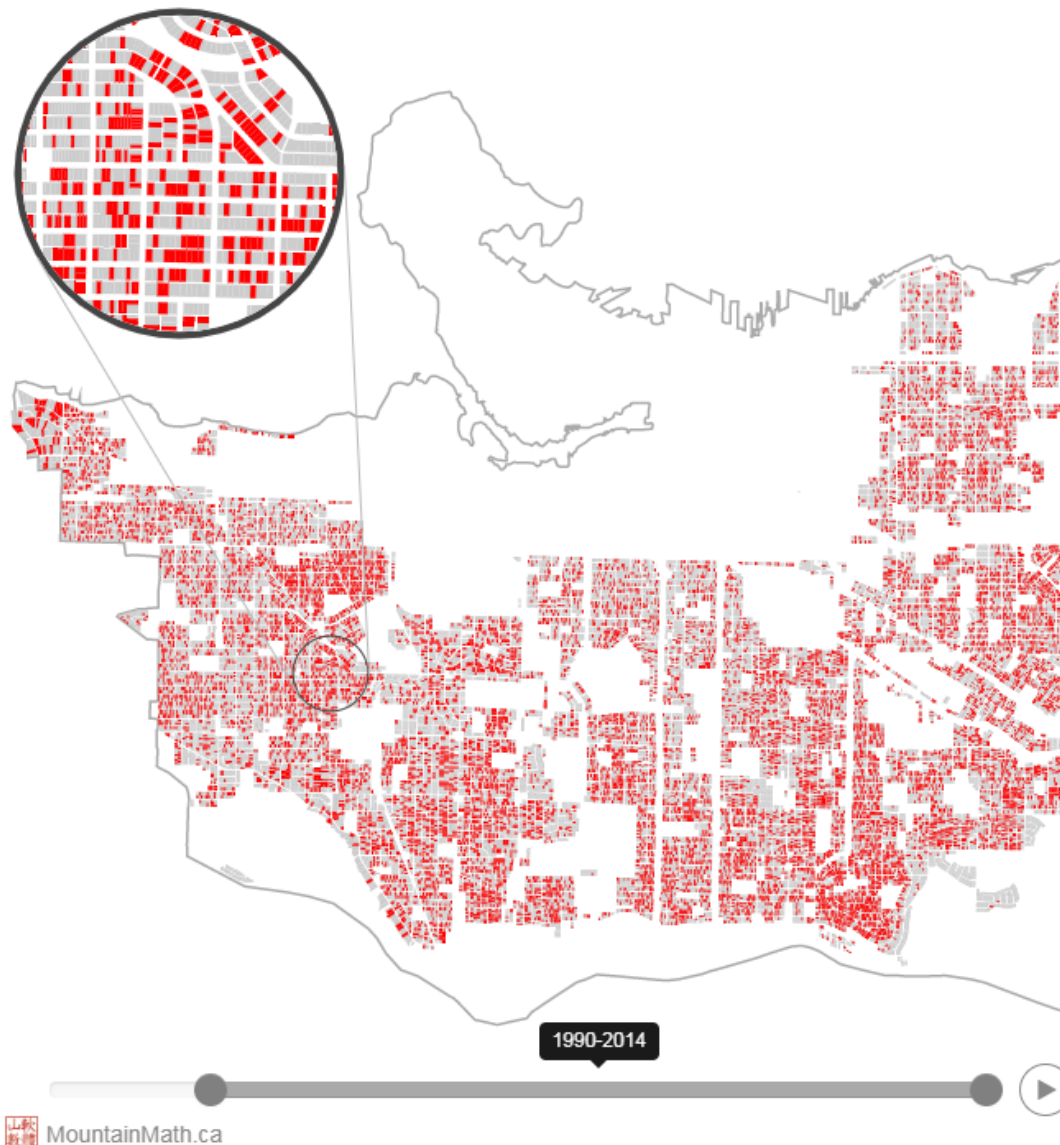
RS-Zoned Lots with Laneway Houses



RS-Zoned Lots with Laneway Houses & Pre-1940 Lots



Teardowns in RS



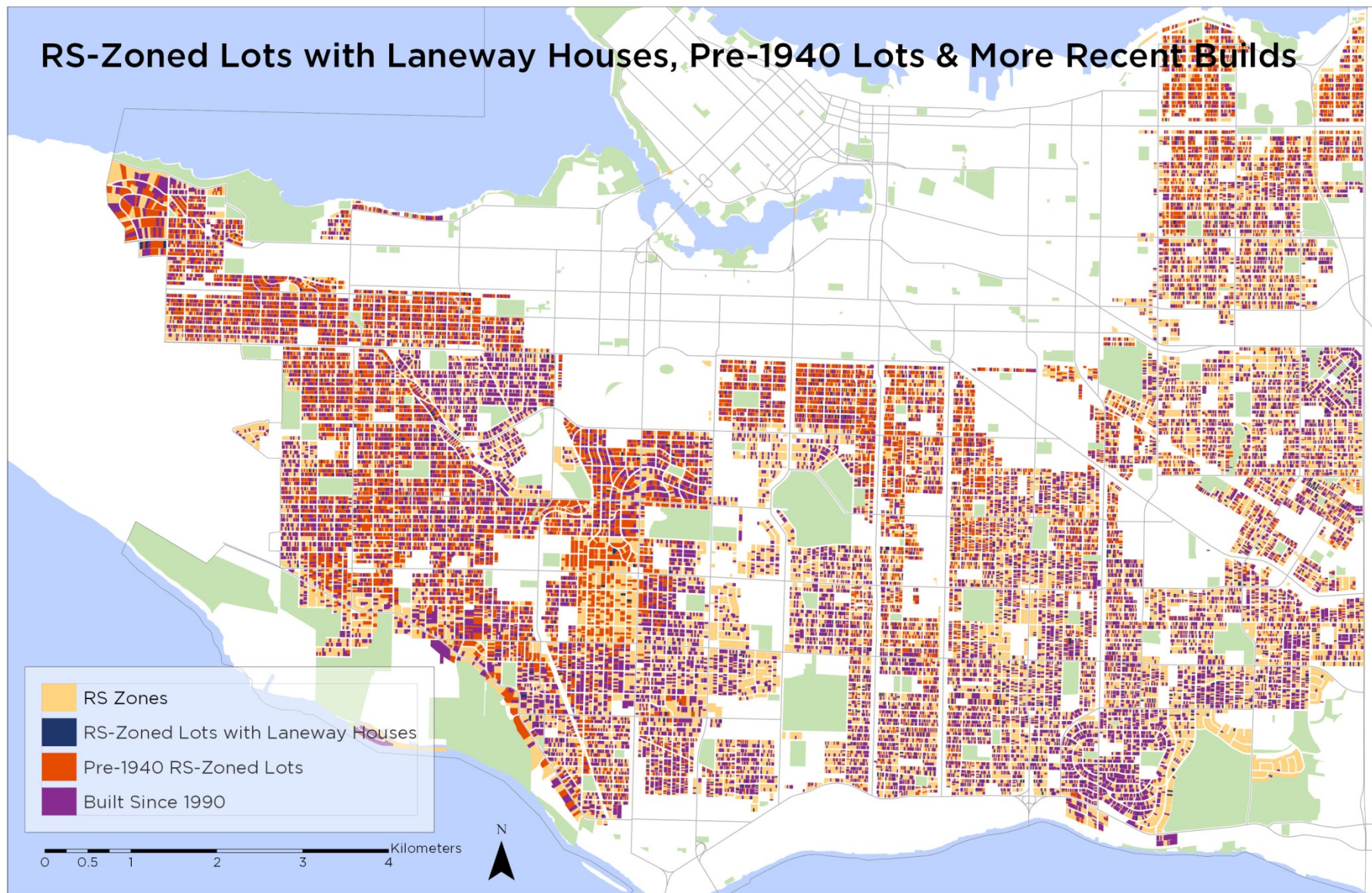
Teardowns in RS

Start the animation by pressing the *play* button or use the slider to select a time frame.

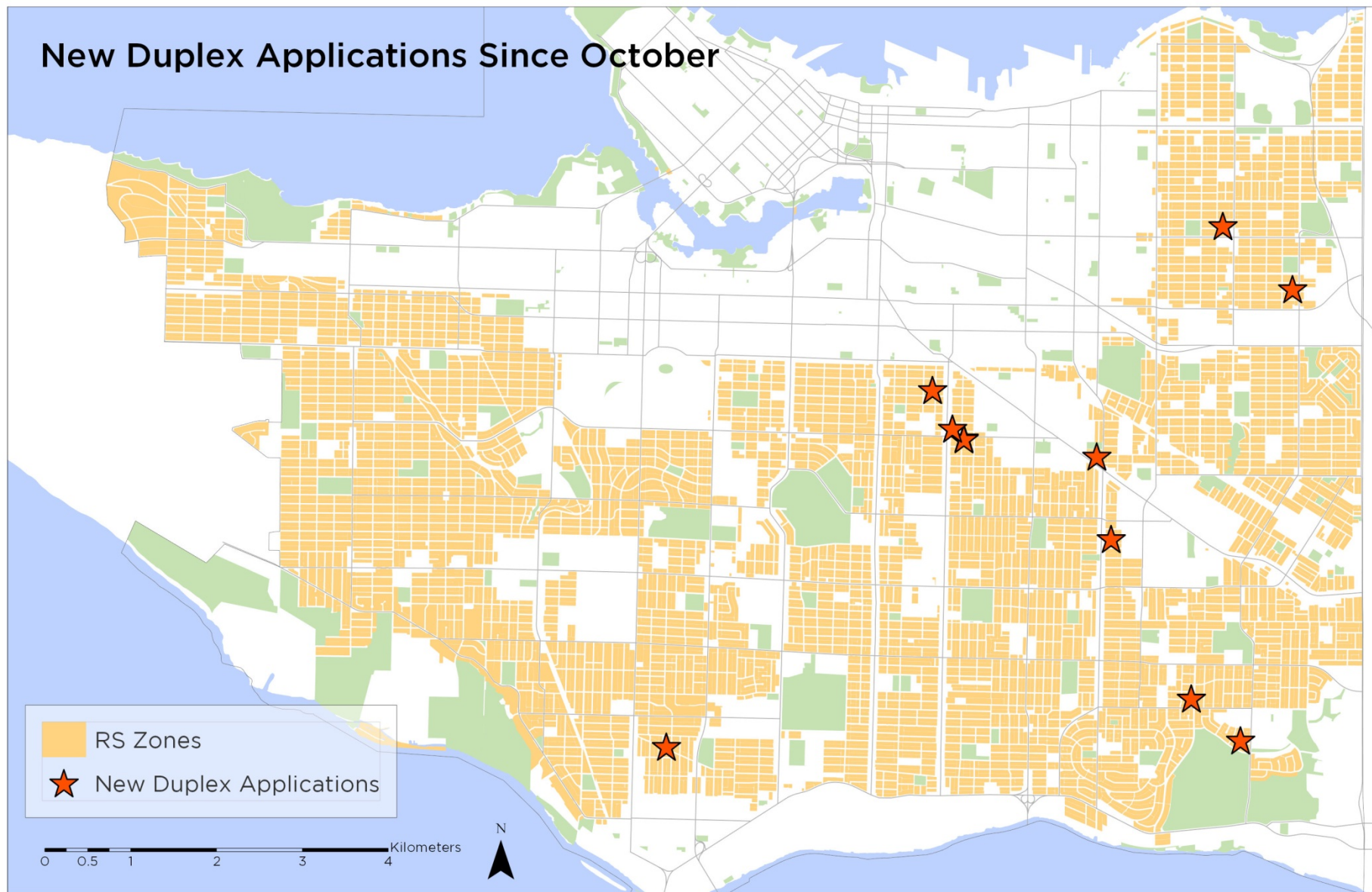
Torn down and rebuilt buildings are drawn in **red** and reflect actual locations.

18,480 homes torn down
27.7% of RS homes

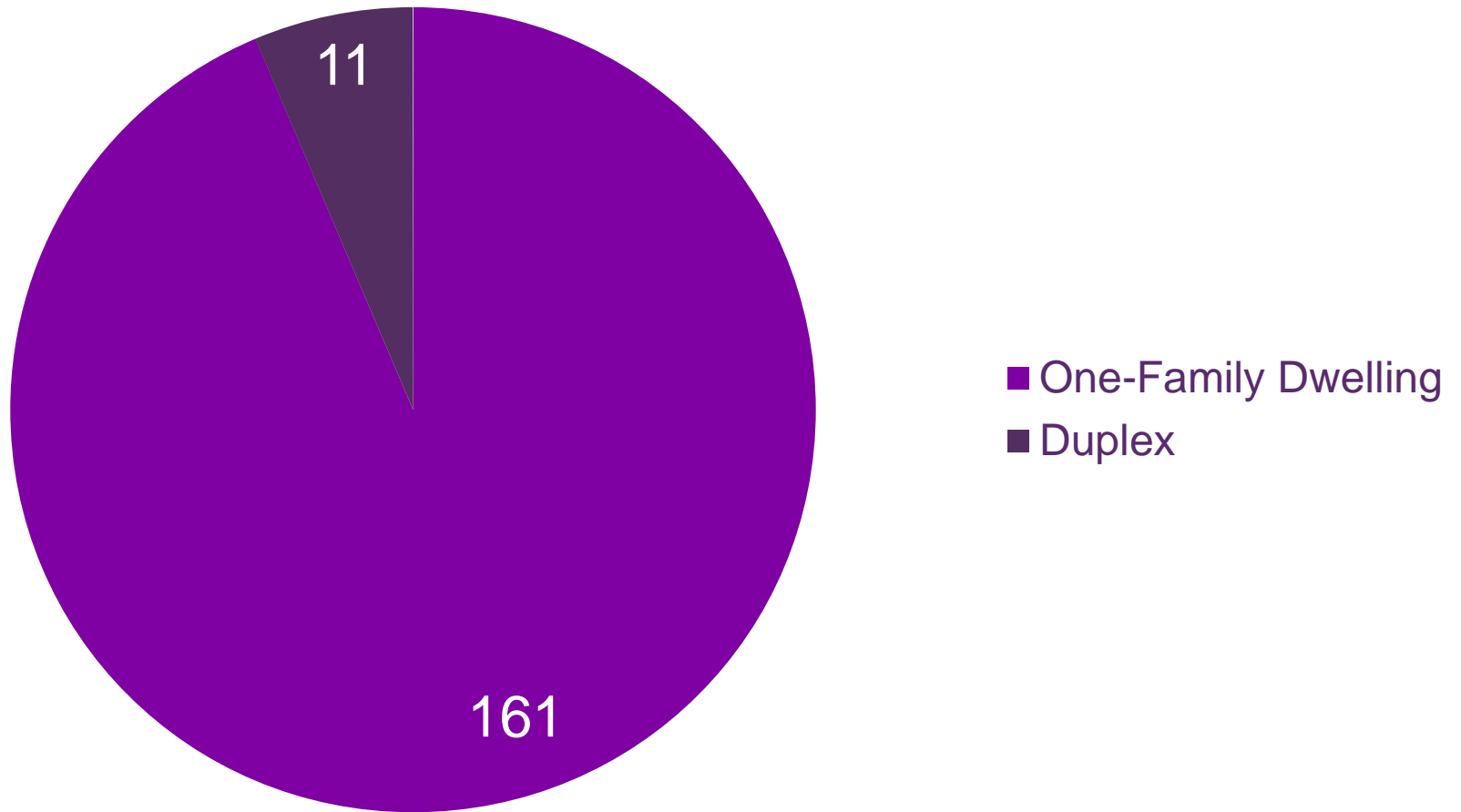
RS-Zoned Lots with Laneway Houses, Pre-1940 Lots & More Recent Builds



New Duplex Applications Since October



Applications received since September 19



Duplex applications received since September

| Address | Year Built | Age | Lot Size (sf) | Total Floor Area (sf) | FSR | Building to Land Value Ratio |
|------------------|------------|-----|---------------|-----------------------|------|------------------------------|
| E 35th Ave | 1941 | 77 | 3,856 | 1,387 | 0.36 | 1.0% |
| E 53rd Ave | 1952 | 66 | 5,720 | 2,424 | 0.42 | 1.9% |
| E 59th Ave | 1965 | 53 | 6,074 | 2,442 | 0.40 | 3.1% |
| E 19th Ave | 1946 | 72 | 5,699 | 1,507 | 0.26 | 1.9% |
| Beatrice St | 1951 | 67 | 3,960 | 1,653 | 0.42 | 5.0% |
| Graveley St | 1913 | 105 | 6,287 | 2,350 | 0.37 | 2.5% |
| E 24th Ave | 1910 | 108 | 6,039 | 1,834 | 0.30 | 2.5% |
| Prince Albert St | 1905 | 113 | 5,604 | 1,907 | 0.34 | 2.6% |
| Prince Albert St | 1938 | 80 | 3,960 | 1,383 | 0.35 | 1.3% |
| Park Drive | 1925 | 93 | 5,247 | 2,893 | 0.55 | 2.5% |
| E 7th Ave | 1942 | 76 | 4,026 | 1,292 | 0.32 | 1.2% |

