



Adding Missing Middle Housing + Simplifying Regulations

In Low Density Neighbourhoods

Purpose

- Provide a brief overview of the work to add multiplex as a new missing middle housing option and to simplify regulations in low density neighbourhoods city-wide
- Elevate the work in advance of the referral report being brought to Council in late July

Range of Missing Middle Housing Options



Outline



Background & Context



Adding Missing Middle Options



Simplifying Regulations



Next Steps



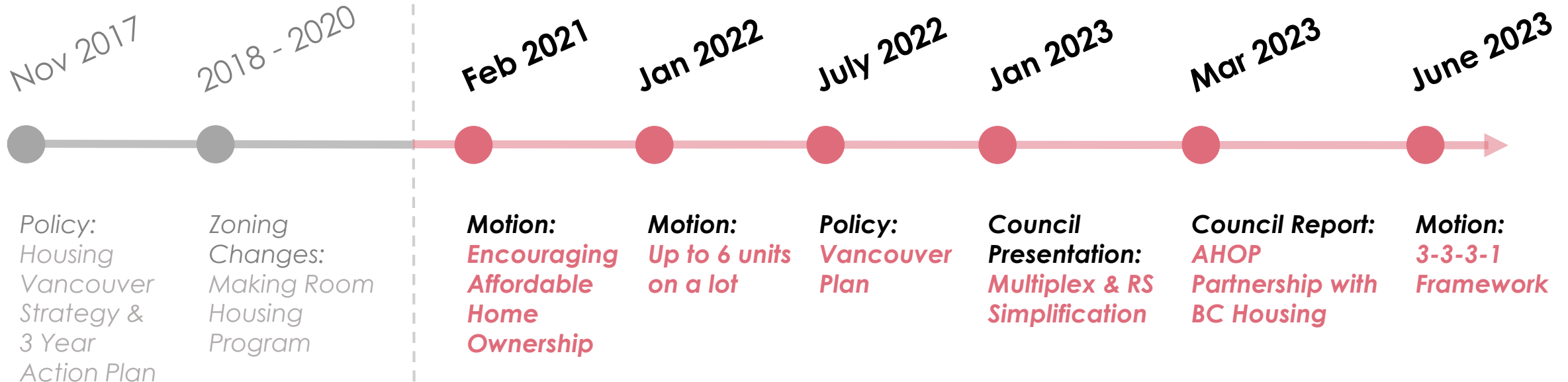


Council Direction

Background & Context

Previous Decisions

Recent Council Direction Informing Current Work





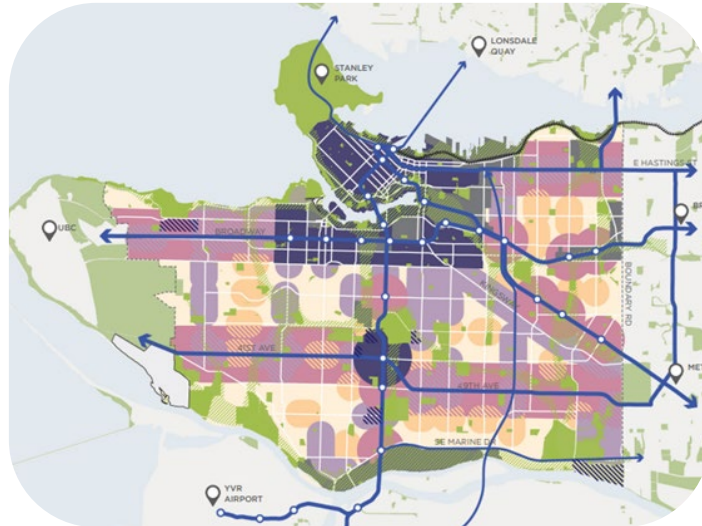
Vancouver Plan

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




Public Engagement: February-May 2023

Background & Context

Event / Platform	# of Touchpoints
In-person Info Sessions (February)	385 Attendees
Online Info Sessions (February & May)	145 Attendees
Shape Your City Website	15,400+ Visitors
Online Survey (February-March)	1,895 Surveys Completed
Social Media (Facebook, Twitter, Instagram)	1,354 Interacted 69,000 Visitors
YouTube Video (Vancouver's Missing Middle Explained - Uytæe Lee)	46,000+ Views
Total	65,000+



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 to
Mar 5
2023





Industry Engagement

Background & Context

6
Sessions
~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 potential requirements, processing times 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)





Province of BC Housing Plan

Background & Context

What are the Province's plans?

- Homes for People is a new BC-wide housing plan
- 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
- Legislation anticipated in fall 2023



[April 3, 2023: New action plan delivers more homes for people, faster](#)





Objectives

Background & Context

Create more **complete neighbourhoods** with more **missing middle housing**

Provide new **housing options that cost less** so more people can imagine 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** (Implements 3-3-3-1)





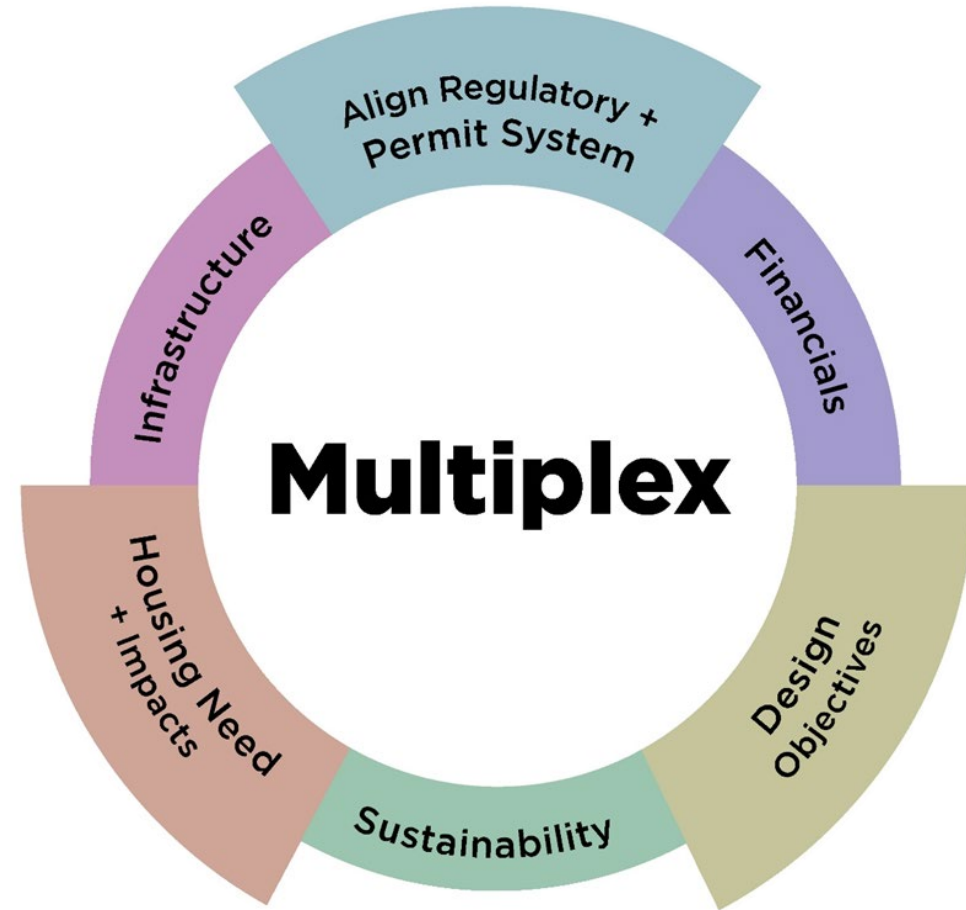
Key Factors & Considerations

Background & Context

Systems Approach

Outcomes Focused

Complexity & Trade-Offs





Price Comparison Slide

Background & Context

Illustrative comparison of newly constructed housing options – eastside 33' lot

Family-size home ownership options in neighbourhoods



	House	Duplex Unit	Fourplex Unit
Est. Purchase Price*	\$2,800,000	\$1,550,000	\$1,100,000
% of House Cost	100%	55%	39%
20% Down Payment	\$560,000	\$310,000	\$220,000
Income Required**	\$586,000	\$326,000	\$235,000

*Based on average unit size for a 4,026 sq. ft. lot and total floor area of 0.7 FSR for house & duplex, 1.0 FSR for fourplex

**assumes 20% down, 25 yr amortization, 5.5% interest rate, property taxes and \$200 monthly maintenance costs, HH spending 30% of income



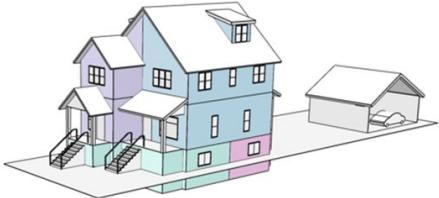
⊕ Housing Options in Low-Density Neighbourhoods

Adding Missing Middle Options

Existing options



House + Laneway
3 Units
0.86 FSR

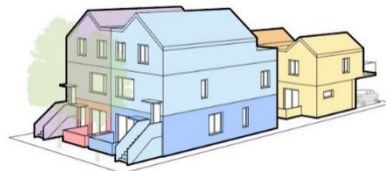
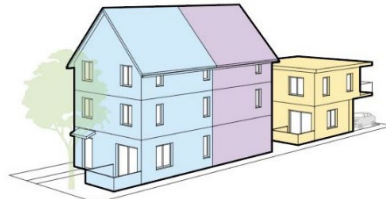
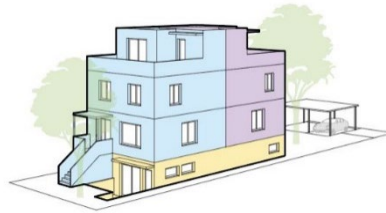


Duplex + Suites
4 Units
0.70 FSR



Character Retention
6 Units
0.85 FSR

New multiplex options (illustrative examples)



- 3 to 6 ownership units (8 units for rental)
- 1.0 FSR with density bonus contribution
- 3 storeys
- Focus on family-size units
- No required on-site car parking

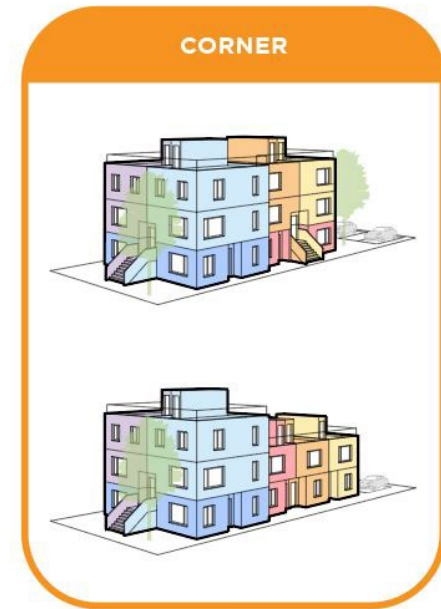
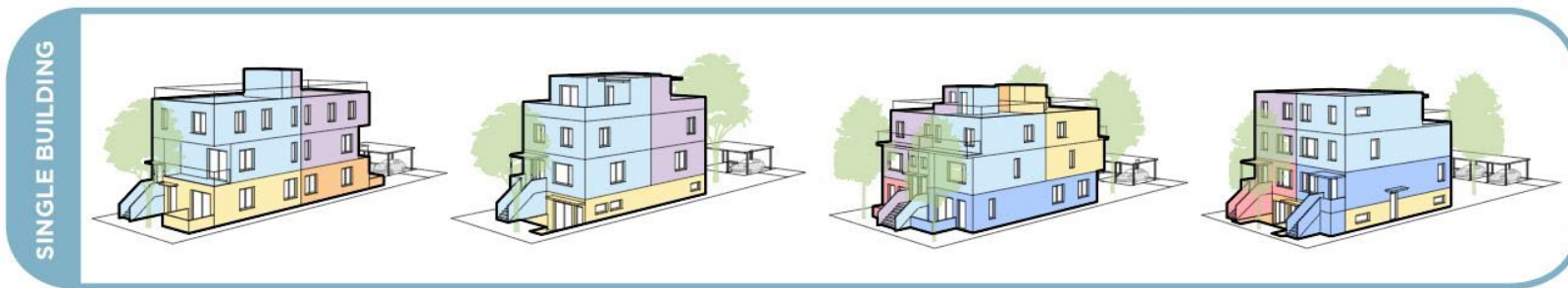
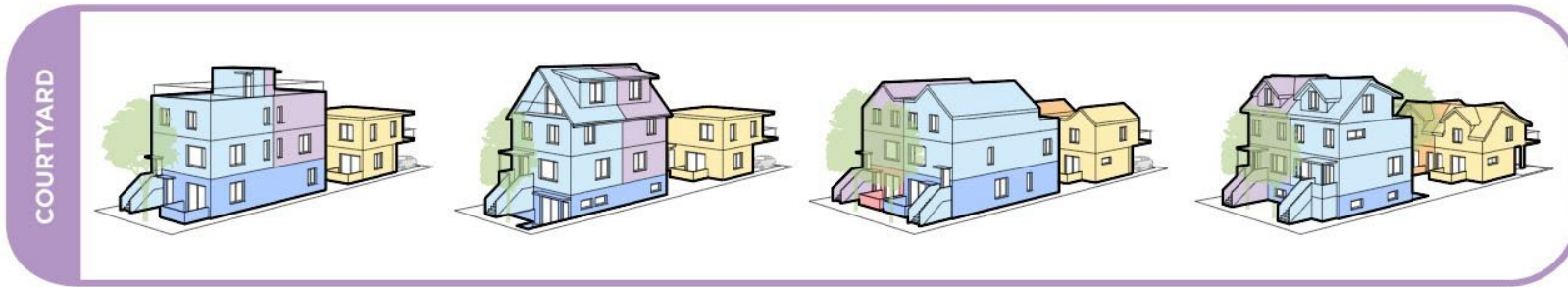


⊕ Housing Options in Low-Density Neighbourhoods

Adding Missing Middle Options

Proposed regulations would allow a wide range of potential multiplex design options

- All above-ground or basement
- Single or two-building
- Corner site row/townhouse
- Single or multi-level units



⊕ Density Bonus Approach for Multiplex

Adding Missing Middle Options

Proposed density bonus contribution requirements & rates set to:

- Ensure multiplex is a viable & attractive option
- Limit potential land value escalation & discourage speculation to ensure multiplex does not compromise other new housing opportunities
- Allocate value created to public benefits or below-market ownership or secured rental housing
- Ensure simplicity & transparency

Multiplex max. FSR: 1.0

- 0.7 = base density, no contribution required
- **0.3 = bonus density, requires:**

- 1. Fixed-rate floor area-based cash contribution
- OR
- 2. One below-market homeownership unit
- OR
- 3. All units secured as rental housing in perpetuity



Proposed Changes to Simplify Regulations

Moving Towards 3-3-3-1 Framework

16

Simplification & alignment of existing low density housing options to:

- Make it easier to build new housing
- Increase building design flexibility
- Improve clarity and certainty about what can be built
- Create capacity and incentivize shift to Missing Middle Housing

Key Related Changes:

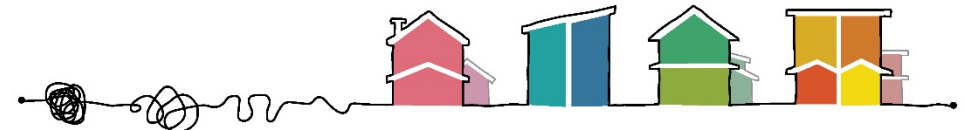
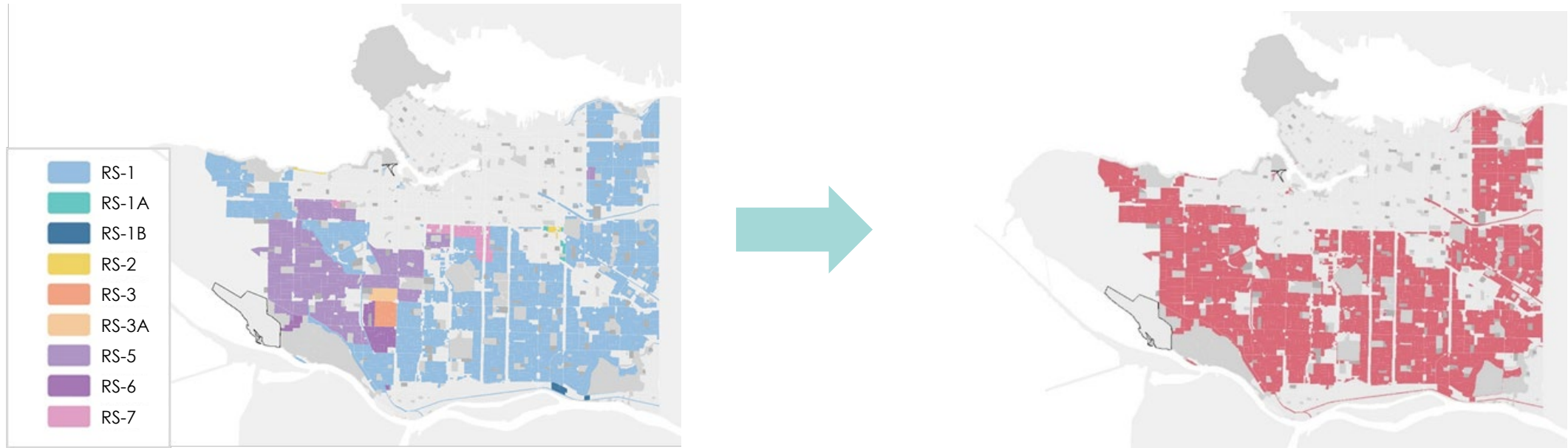
- Reduce max. size of new single detached houses
- Increase max. size of new laneway houses
- Allow all options to be built with all floor area above ground



Proposed Changes to Simplify Regulations

Moving Towards 3-3-3-1 Framework

Changes allow 9 existing zones to be consolidated into 1 simplified zone



Timeline

Next Steps



Thank You

