

SUMMARY AND RECOMMENDATION

1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law

Summary: Council will consider:

- Amendments to the Zoning and Development By-law to allow multiple dwelling (multiplex) in low density (RS) residential zones as a new housing option with additional units and density, subject to density bonus payment provisions. Floor area incentives for passive house construction are also included.
- Amendments to the Zoning and Development By-law to reduce the maximum size of new single-detached houses; increase the maximum size of new laneway houses; simplify and reduce the number of zoning regulations that apply to low density (RS) residential zones; and to consolidate the nine RS residential zones (RS 1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7) into a single new R1-1 Residential Inclusive zone.
- Amendments to the Parking By-law and Zoning and Development Fee By-law related to the changes proposed above and to repeal certain RS-related design and other guidelines. Consequential amendments to the Subdivision By-law, Street and Traffic By-law, Sign By-law and various land use documents are also proposed.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law”, dated July 7, 2023, (“Report”), referred to Public Hearing at the Council Meeting of July 25, 2023.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add missing middle housing, simplify regulations in RS residential zones and make miscellaneous amendments generally as presented in Appendix A, generally as presented in the Report, and including the following changes:
- Add multiple dwelling as a permitted use to allow the construction of multiplexes as a new housing option with additional units and density;
 - Require either a set-rate density bonus payment, a below-market homeownership unit, or secured rental housing for the opportunity to access additional density with a multiplex application;

- Extend passive house incentives to the new multiplex option and simplify the existing passive house regulations;
- Reduce the maximum size of new single-detached houses;
- Increase the maximum size of new laneway houses, and simplify the laneway house regulations;
- Reduce the number of zoning regulations that apply to RS residential zones; and
- Consolidate the nine RS residential zones by rezoning areas zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7 to a new R1-1 Residential Inclusive zone.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A of the Report.

- B. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Parking By-law to reflect vehicle and bike parking requirements for multiplex projects and update references to RS zones generally as presented in Appendix B of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking By-law generally as presented in Appendix B of the Report.

- C. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Subdivision By-law to update references to RS zones, and consolidate the RS zone requirements into one R1-1 Residential Inclusive zone in Schedule A, generally as presented in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Subdivision By-law generally as presented in Appendix C of the Report.

- D. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Building By-law to modify entrance lighting regulations for laneway houses, generally as presented in Appendix D of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Building By-law generally as presented in Appendix D of the Report.

- E. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Zoning and Development Fee By-law to update references to RS zones and delete obsolete fees generally as presented in Appendix E of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development Fee By-law generally as presented in Appendix E of the Report.

- F. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Street and Traffic By-law to update references to RS zones generally as presented in Appendix F of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Street and Traffic By-law generally as presented in Appendix F of the Report.

- G. THAT subject to approval of recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Sign By-law to update references to RS zones generally as presented in Appendix G of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law generally as presented in Appendix G of the Report.

- H. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of related land use documents and other consequential amendments to land use documents generally as presented in Appendix H of the Report.

- I. THAT Council instruct staff to bring forward an amendment to the Building By-law as early as possible in 2024 to require simple and prescriptive on-site rainwater management requirements for multiplex projects generally as noted in Appendix J of the Report.

- J. THAT Council, subject to enactment of the amended Zoning and Development By-law, authorize the Director of Legal Services to enter into Project Partnering Agreements with applicants and BC Housing for multiplex developments securing a below-market homeownership unit in accordance with the terms of the Master Partnering Agreement with BC Housing for a *City of Vancouver Below-Market Homeownership in Multiplexes Program* approved in principle by Council on June 27, 2023, should such Master Partnering Agreement be approved by BC Housing and executed.

- K. THAT Recommendation A through J be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact any rezoning by-law; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law]