



# Adding Missing Middle Housing + Simplifying Regulations In Low Density Neighbourhoods

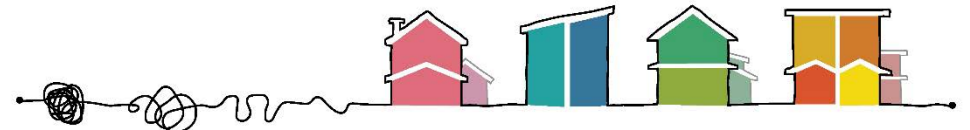
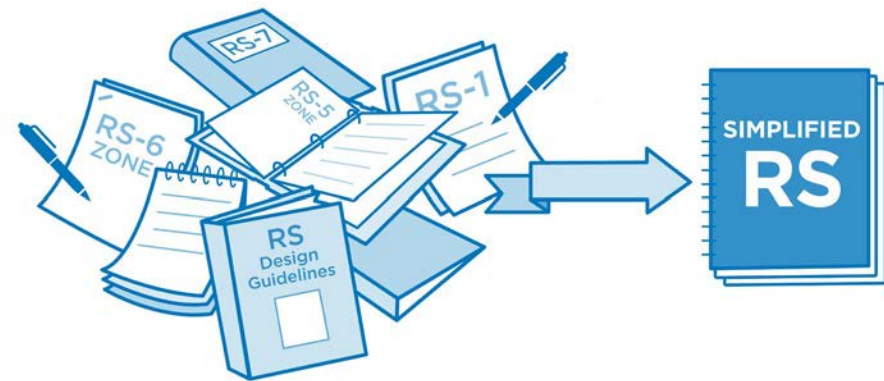
# Amendments to the Zoning & Development By-law

## Add Missing Middle Housing & Simplify Regulations

2

1) **Allow multiplex** as a new housing option on single lots in all low density (RS) areas

2) Simplify and streamline 9 low density (RS) zones into **a single new R1-1 Residential Inclusive zone**



# Outline



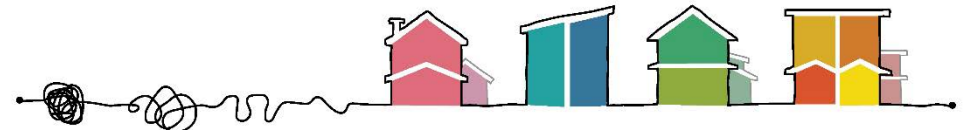
Policy Context & Council Direction



Proposed Changes



Next Steps & Summary



# Outline



Policy Context & Council Direction



Proposed Changes



Next Steps & Summary



# Strategic Direction

## Policy Context & Council Direction

### Housing Vancouver (2017)



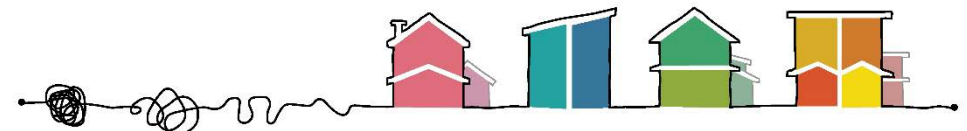
#### 4 Core Principles

Create the Right Supply of Housing

Address Speculation

Protect & Grow the Rental Stock

Support Marginalized Residents





# Strategic Direction

## Policy Context & Council Direction

### Vancouver Plan (2022)



#### 3 Big Ideas

Equitable Housing and Complete Neighbourhoods



An Economy that Works for All



Climate Protection and Restored Ecosystems



#### Land Use Strategy



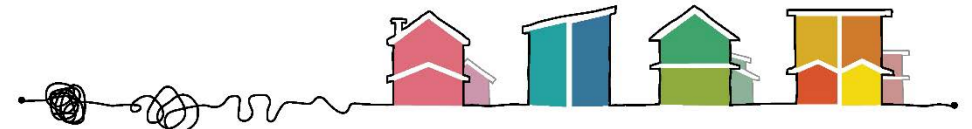
#### Implementation

Multiplex



+

Simplifying Regulations





# Council Direction

## Policy Context & Council Direction

Feb 2021

Jan 2022

July 2022

Jan 2023

June 2023

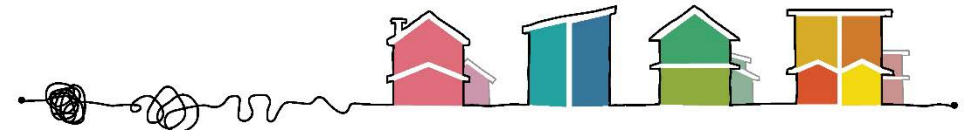
*Motion:*  
Encouraging  
Affordable Home  
Ownership

*Motion:*  
Up to 6 units  
on a lot

*Policy:*  
Vancouver  
Plan

*Presentation:*  
Multiplex & RS  
Simplification

*Motion:*  
3-3-3-1  
Framework



# Outline



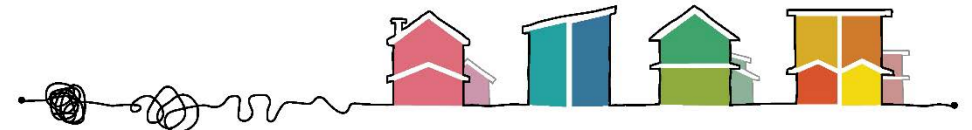
Policy Context & Background



Proposed Changes



Next Steps & Summary





# @ Adding Missing Middle Housing Options

## Proposed Changes

Encourage shift to missing middle options with more units

	House	House + Laneway	Duplex	Character	Multiplex
Units	1 - 2	2 - 3	2 - 4	2 - 6	3 - 6 or 8*
Density (FSR) Proposed	0.60	0.85 (0.60 + 0.25)	0.70	0.85	1.00
Density (FSR) Current	0.70	0.86 (0.70 + 0.16)	0.70	0.85	N/A

Indicates proposed change

\*secured rental bonus



# @ → New Multiplex Option

## Proposed Changes

### Existing Options



#### House + Laneway

- 3 Units
- 0.86 FSR



#### Duplex + Suites

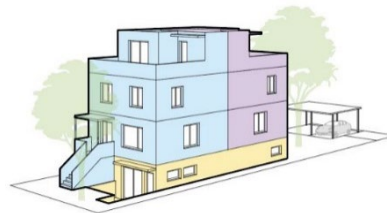
- 4 Units
- 0.70 FSR



#### Character Retention

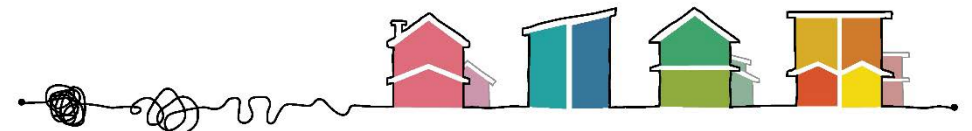
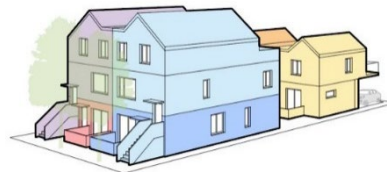
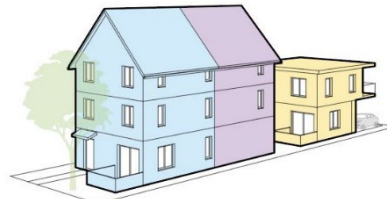
- 6 Units
- 0.85 FSR

### Proposed Option



#### Multiplex

- 3 to 6 ownership units (8 units for rental)
- 1.0 FSR with
  - Density bonus charge, OR
  - All units secured as rental, OR
  - Below-market unit provided
- 3 storeys (grade or shallow basement)
- Focus on family-size units (2+ BRs)
- No required on-site car parking



# @ → New Multiplex Option

## Proposed Changes

### Existing Options



#### House + Laneway

- 3 Units
- 0.86 FSR



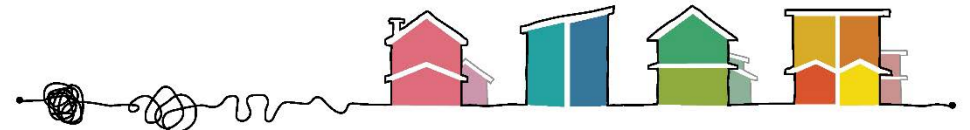
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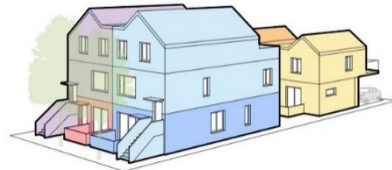
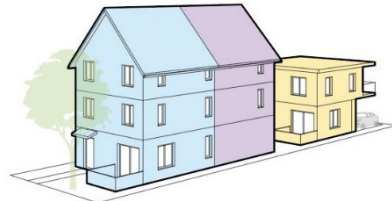
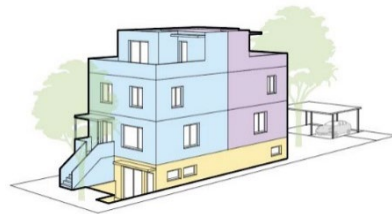
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# New Multiplex Option

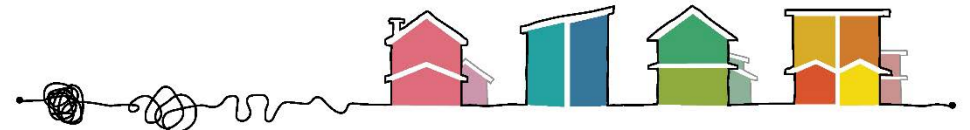
## Proposed Changes

### Proposed Option



#### Multiplex

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# @ → New Requirements

## Proposed Changes



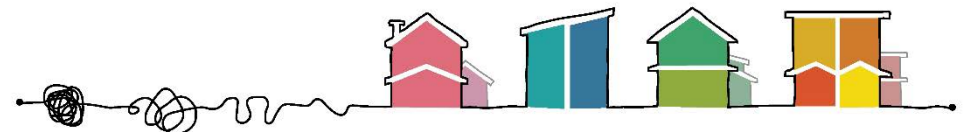
- 1. Rainwater Detention Tank (VBBL)



- 2. New Tree Planting

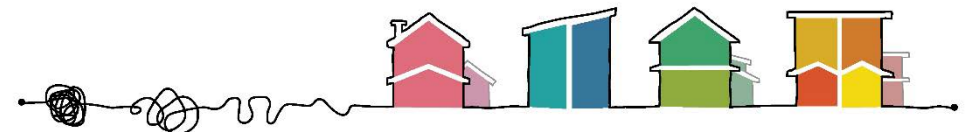


- 3. Electrical Transformer (PMT)



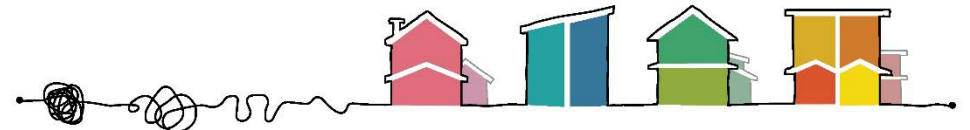
# Multiplex Unit Layouts

## Proposed Changes



# Multiplex Unit Layouts

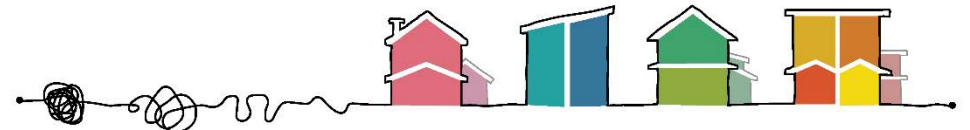
## Proposed Changes



# Multiplex Unit Layout Example

## Proposed Changes

- Can include units with entrances at grade



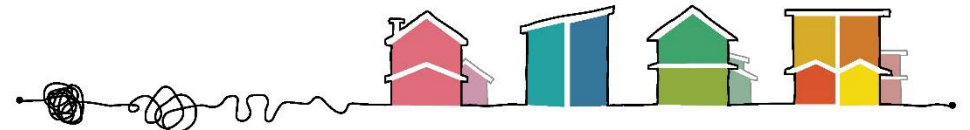


# @ → Multiplex Unit Layout Example

## Proposed Changes

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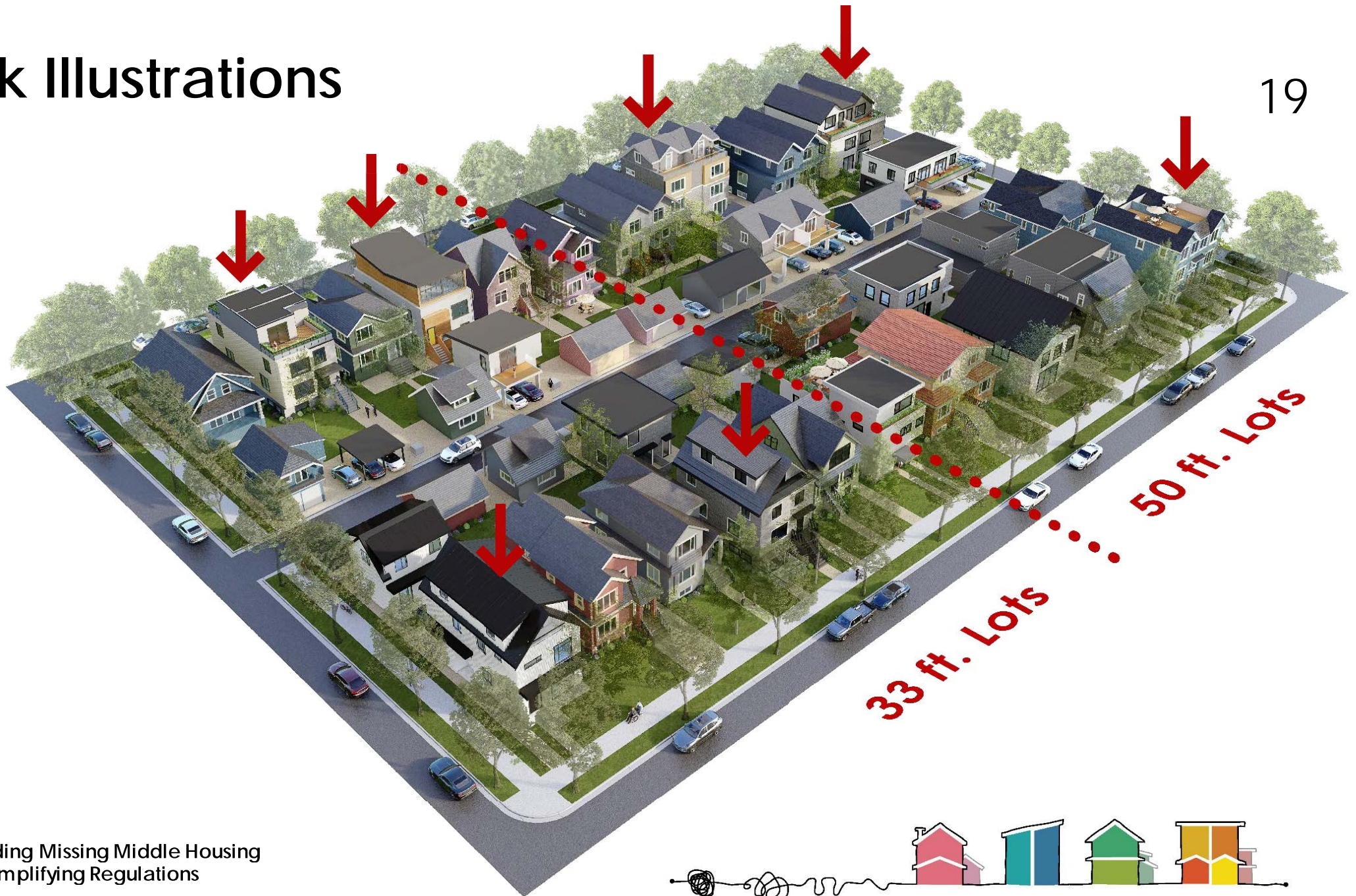
- Stairs to upper level units



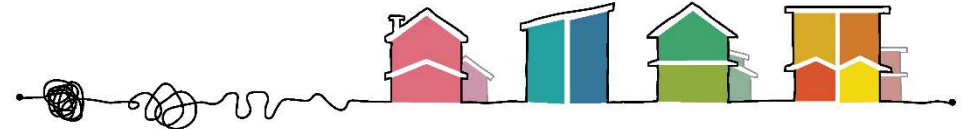
# Block Illustrations



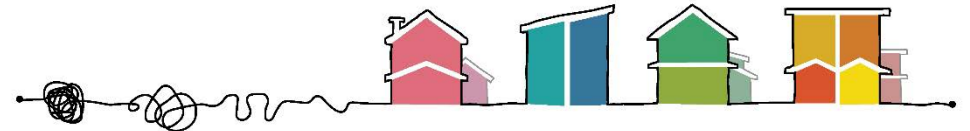
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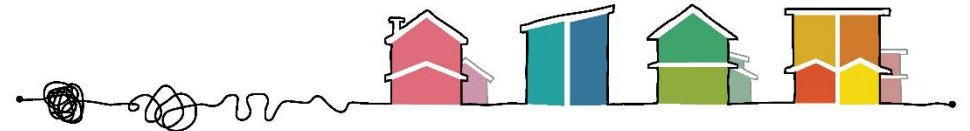
# Streetscape Illustrations



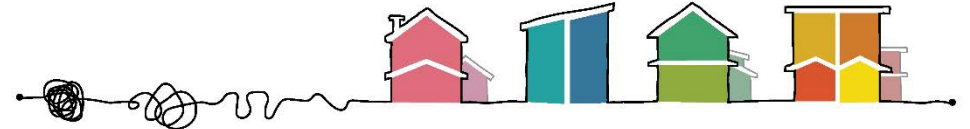
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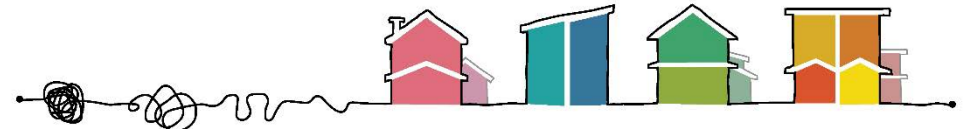


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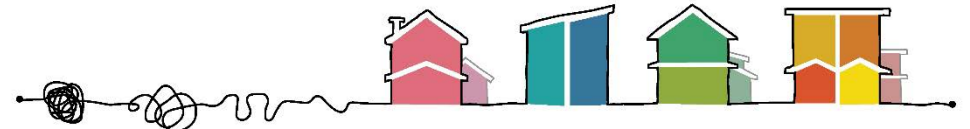




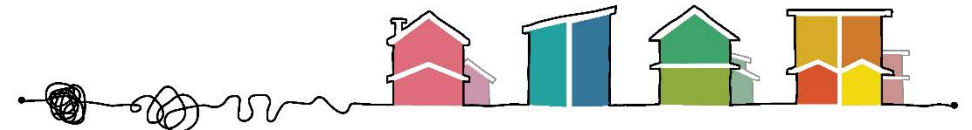
# Streetscape Images – Standard Lots



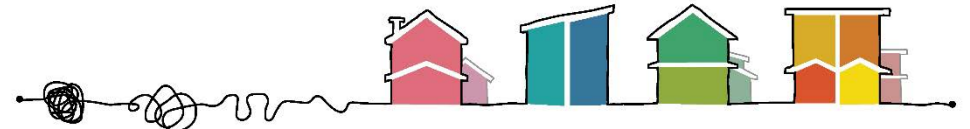
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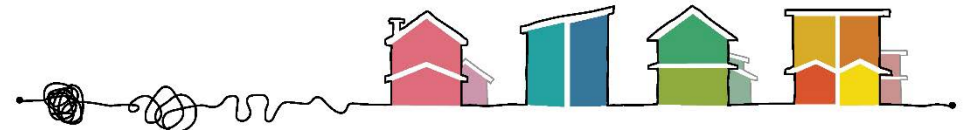
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# Streetscape Images – Large Lots



# Streetscape Images – Large Lots

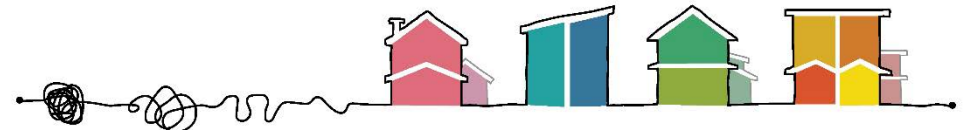
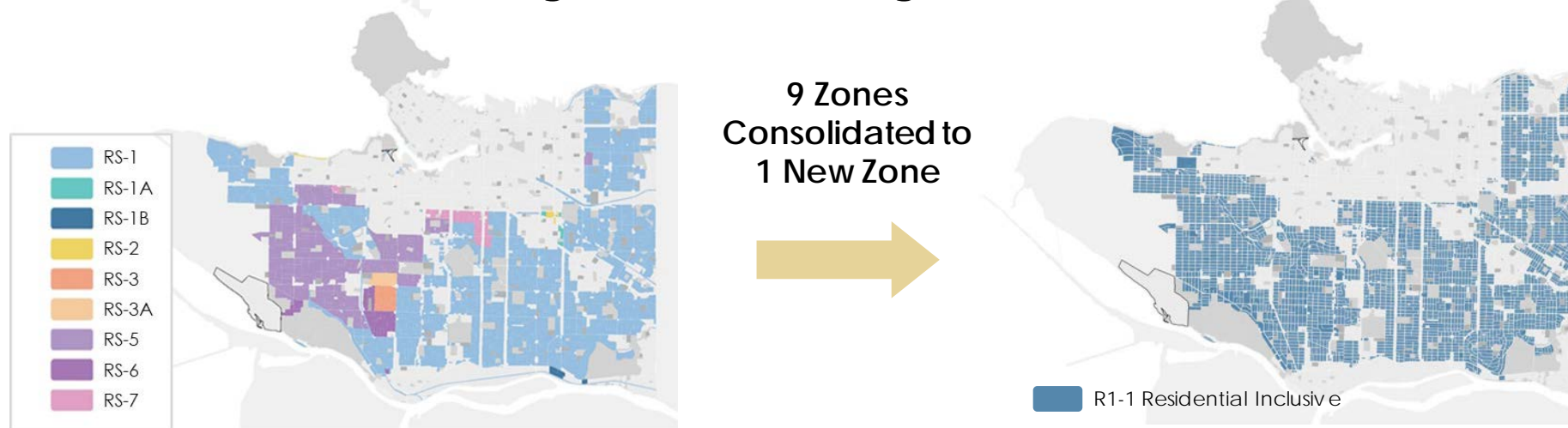


# Simplifying Regulations

## Proposed Changes

Simplification & alignment of existing regulations to:

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



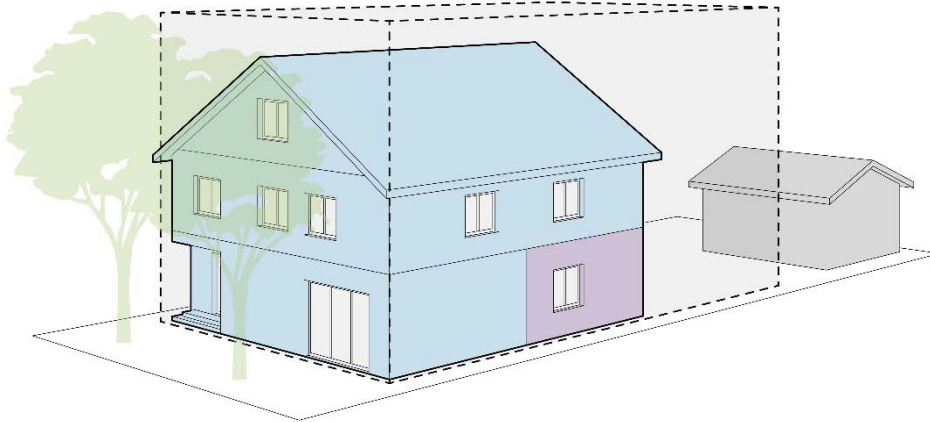
# Simplifying Regulations

## Proposed Changes

Current

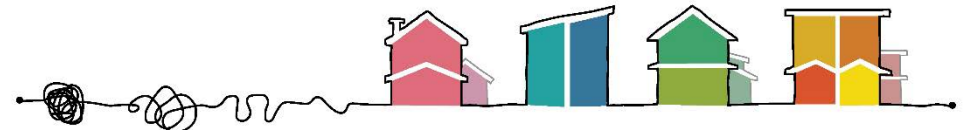


Proposed



### Simplified Regulations

- Flexible building envelope
- No design guidelines and minimal design regulations
- No notification requirement
- Increased certainty and limited discretion
- Will support transition to technology-enabled application reviews



# @→ Public Engagement

## Proposed Changes

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- Strong support for multiplexes and simpler regulations
- Support for reducing the size of new houses and larger laneway houses
- Some concerns about impact on neighbourhood character, utilities, amenities, parking, and trees
- Desire for other new housing types, including apartments

6 Industry Workshops



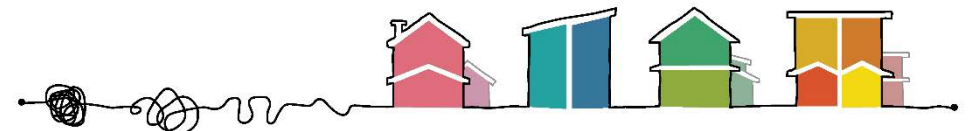
9 Public Information Sessions



Online Survey  
(~1,900 Responses)



65,000+ Total Online Touchpoints





# Outline



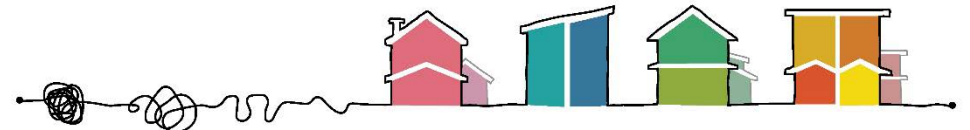
Policy Context & Background



Proposed Changes

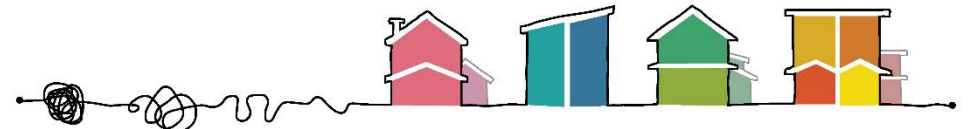
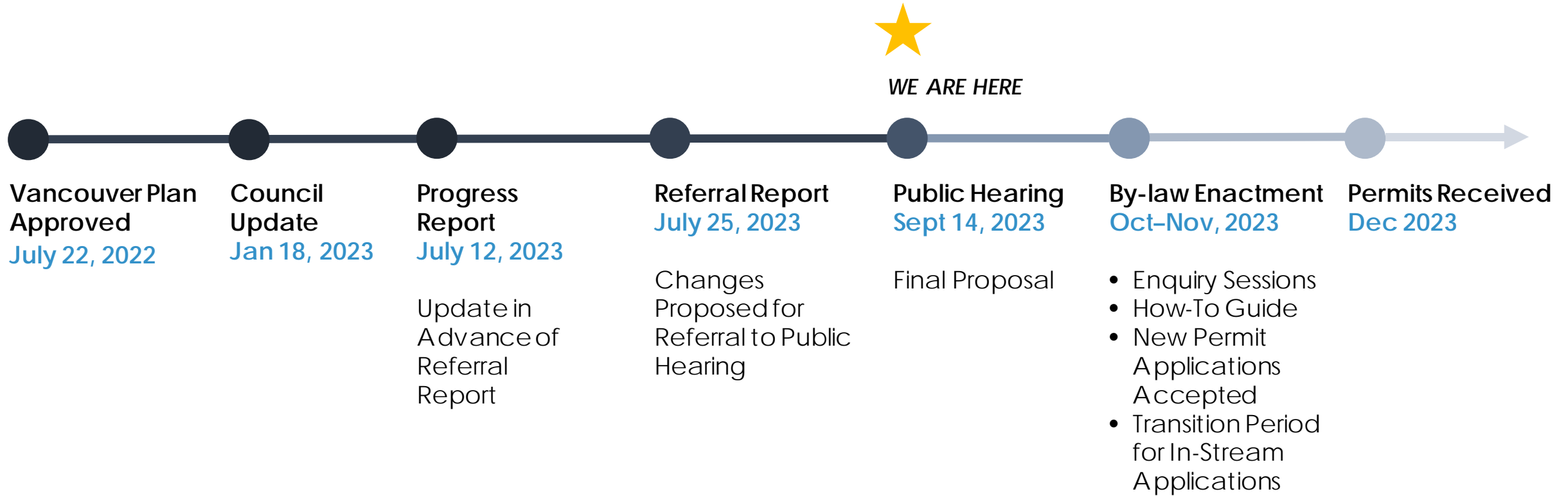


Next Steps & Summary



# ⊕ Process If Approved

## Next Steps & Summary



# ⊕ Summary

## Next Steps & Summary

Changes would **allow multiplexes** and **simplify regulations for all new low density housing**

- Create more missing middle housing options
- Create options for diverse household types and sizes, including families with children
- Create more complete neighbourhoods
- Improve sustainability and reduce access barriers
- Make it easier to build new housing with simple rules and processes in line with 3-3-3-1 Framework



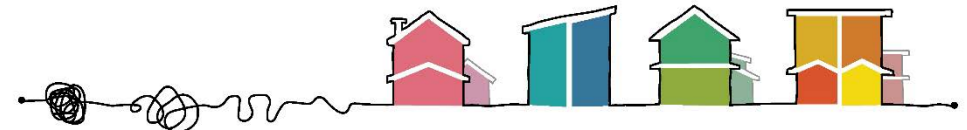
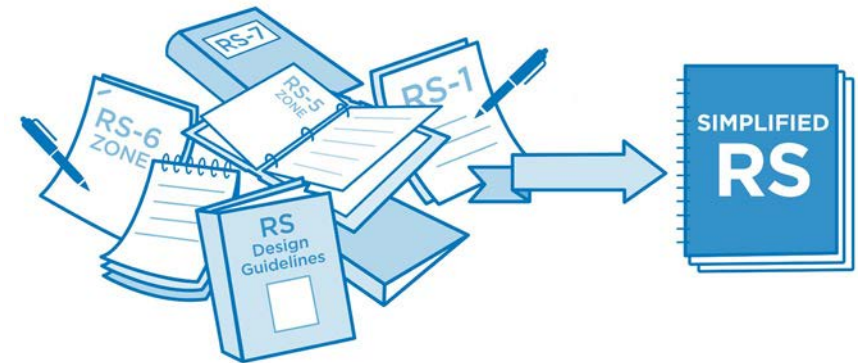
# ⊕ Conclusion

## Next Steps & Summary

Staff Recommendation:

That Council approve an application to amend the Zoning and Development By-law to:

- add missing middle housing
- simplify regulations in RS residential zones; and
- make consequential amendments generally as presented in the Council report





# Thank You



**Adding Missing Middle Housing  
+ Simplifying Regulations**



# Presentation End

