



# Adding Missing Middle Housing + Simplifying Regulations

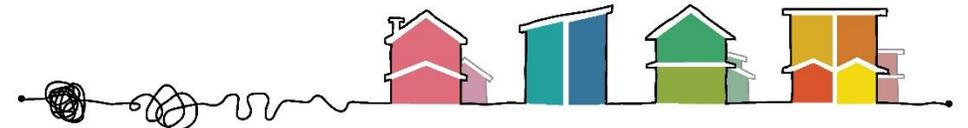
In Low Density Neighbourhoods

# Engagement Overview

## January-April 2023

Engagement focused on sharing information and gathering public feedback on the work to add new missing middle housing options and simplify regulations in low density neighbourhoods

Event/Platform	# of Touchpoints
In-person Info Sessions	385 Attendees
Online Info Sessions	70 Attendees
Shape Your City Website	11,000+ Visitors
Online Survey	1,895 Surveys Complete
Social Media (Facebook, Twitter, Instagram)	1,354 Interacted (69,000 Visitors)
<b>Total</b>	<b>14,700+</b>

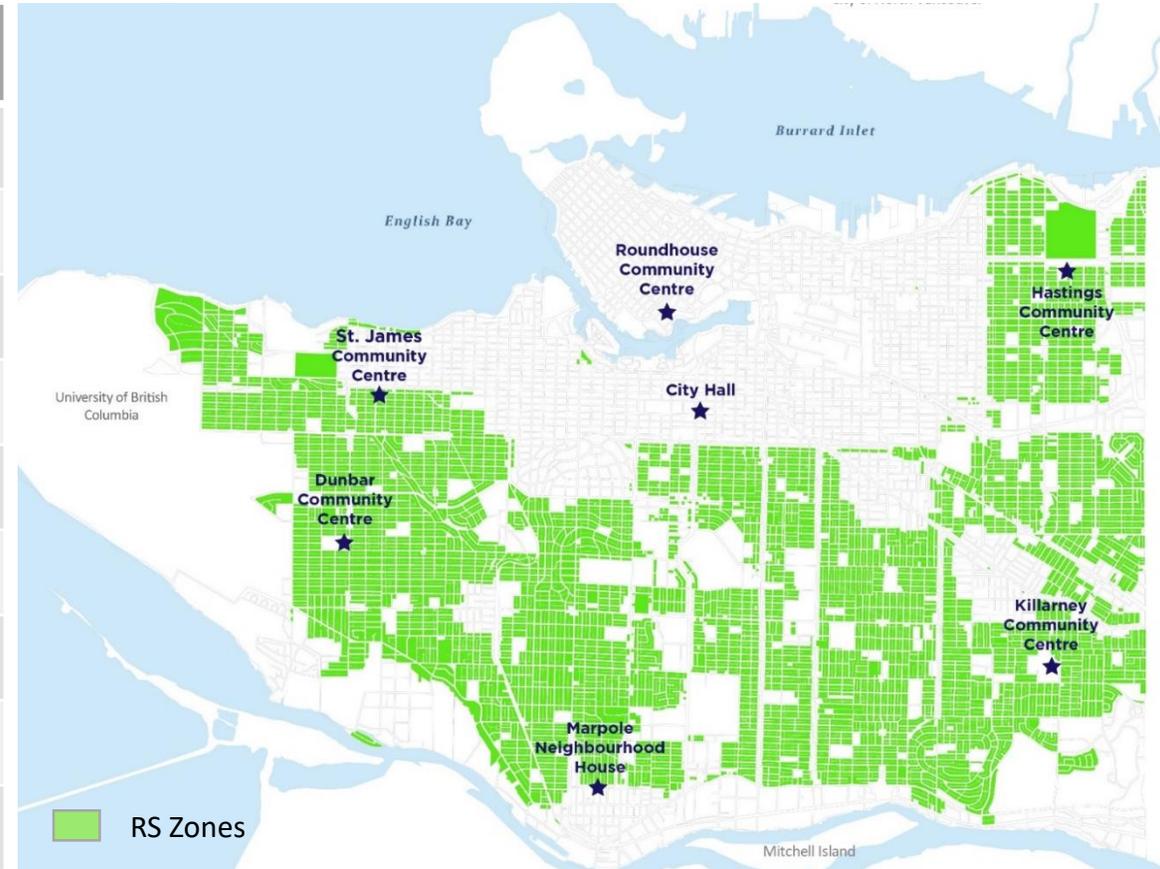




# Public Information Sessions

February 2023

Venue	Date	Attendees
City Hall	Feb 7	80
St. James Community Centre	Feb 11	100
Killarney Senior's Centre	Feb 13	45
Roundhouse Community Centre	Feb 15	25
Dunbar Community Centre	Feb 18	90
Marpole Neighbourhood House	Feb 23	25
Hastings Community Centre	Feb 25	20
Online Information Sessions	Feb 27	70
TOTAL		385

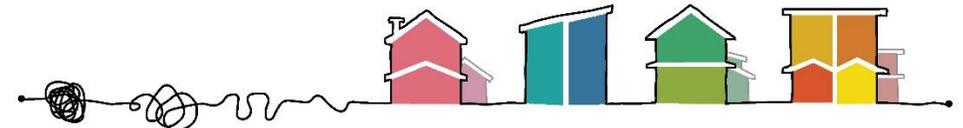


# Public Information Sessions

February 2023

## Snapshot of Key Findings

- High degree of **support for multiplex and simplification** of rules for existing housing options
- **Desire for larger multiplex options and other new types of housing** in low density areas, including apartments
- **Significant need for more affordable ownership and rental housing options** recognized
- Some **concern about impacts on street parking**
- Some **concern about compatibility of new options with the existing neighbourhood character**
- **Interest in understanding what a specific property would be eligible for** based on size and other attributes



# Industry Workshops

Dec 2021 – Apr 2023

5

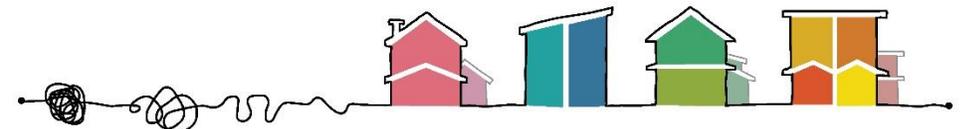
**5**  
Workshops  
~60  
attendees  
at each

## Snapshot of Key Findings

- Support for multiplex and simpler RS regulations
- Preference for design flexibility, including two-building (courtyard) and no-basement options
- Interest and capacity to transition to building multiplexes in the next year
- Recognize challenges and trade-offs related to outdoor space, car and bike parking, electrical transformers, rainwater detention tanks, garbage and recycling, and trees
- Some concerns with transition time to new regulations



*Participants included architects, designers, and builders of small scale housing (i.e. houses, laneway houses, duplexes, character retention projects)*



# Online Survey

## Key Takeaways

6

### Strong Overall Support for the Proposed Changes

- **77% agree** multiplexes should be allowed in all low density areas
- **60% agree** with reducing the max. size of new houses
- **80% agree** with increasing the max. size of new laneway houses
- **74% agree** with removing design guidelines, standardizing regulations, and reducing the number of RS zones

### What Many Respondents Liked

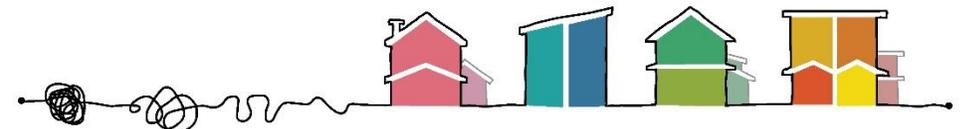
- Multiplexes provide **gentle densification** and **more housing options**
- Promotes **livability, walkability and neighbourhood vibrancy**
- **Simpler rules and processes** that speed up construction, reduce costs, allow design flexibility and apply equitably in all neighbourhoods

### What Some Respondents Were Concerned About

- Compatibility with **neighbourhood character**
- **Affordability** for lower income households, **fairness of below-market ownership**
- Impacts on **infrastructure, parking and trees**

1,895  
Survey  
Participants

Open From  
Feb 1-Mar 5  
2023

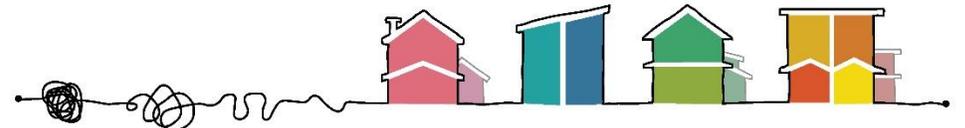
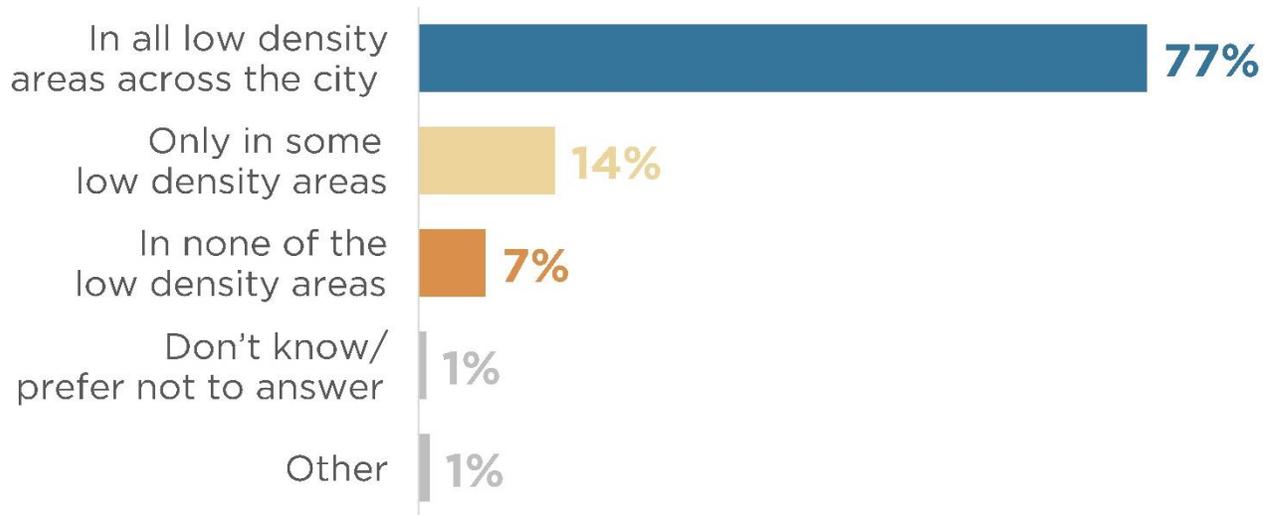




# Online Survey

Detailed Responses – Q1 (Multiple Choice, 1,895 Responses)

Which of the following best describes where you think multiplexes should be allowed?





# Online Survey

Detailed Responses – Q2 (Open-Ended Follow-Up, 1,390 Responses)

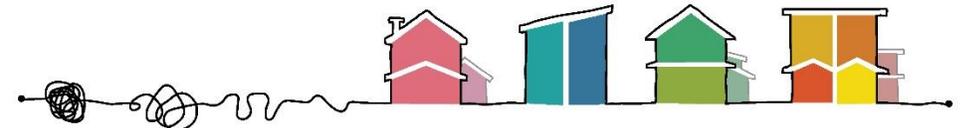
Which of the following best describes where you think multiplexes should be allowed?  
**Why is that?**

## All Low Density Areas

- **More housing and a range of options** are needed
- Multiplexes provide **gentle densification and retain neighbourhood character**
- Allows **equitable distribution** and will increase the stock of more affordable ownership options
- Promotes **walkability and vibrant, denser neighbourhoods**
- **Reduces car dependency**, traffic and emissions
- **Single detached homes are out of financial reach**
- Opportunities for residents to **age in place**

## Some or No Low Density Areas

- Multiplexes should be near transit
- Concern about **inadequate amenities and infrastructure** in some areas
- Multiplexes will impact **neighbourhood character**





# Online Survey

Detailed Responses – Q3 (Open-Ended, 1,764 Responses)

**Do you have any concerns about having rules for multiplexes that are simple and allow for a wide range of building designs?**

## Many Answered in Support of Simple Rules

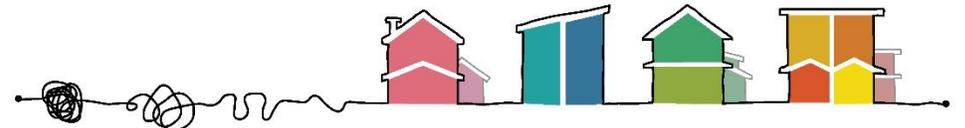
- Allow a **variety of building designs** to promote creativity and add character
- Have **simple and faster processes**, with **fewer rules and restrictions**

## Support Was Often Contingent on Specific Concerns Being Met

- Need **clear guidelines and requirements** (safety, rainwater management, energy efficiency, min. size requirements, height, shadowing, and parking)
- Ensure buildings are **high quality, attractive, liveable, and creatively designed**
- Building **designs consistent with neighbourhood character**

“ I think it’s good, variety in architecture and styles will bring more character to the city

“ I broadly support this approach and the ability to allow a wide range of building designs. However, I worry that this may open the door to unsightly or otherwise problematic buildings being proposed

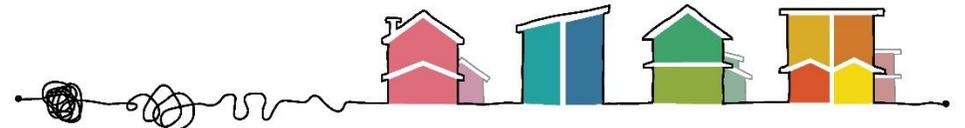
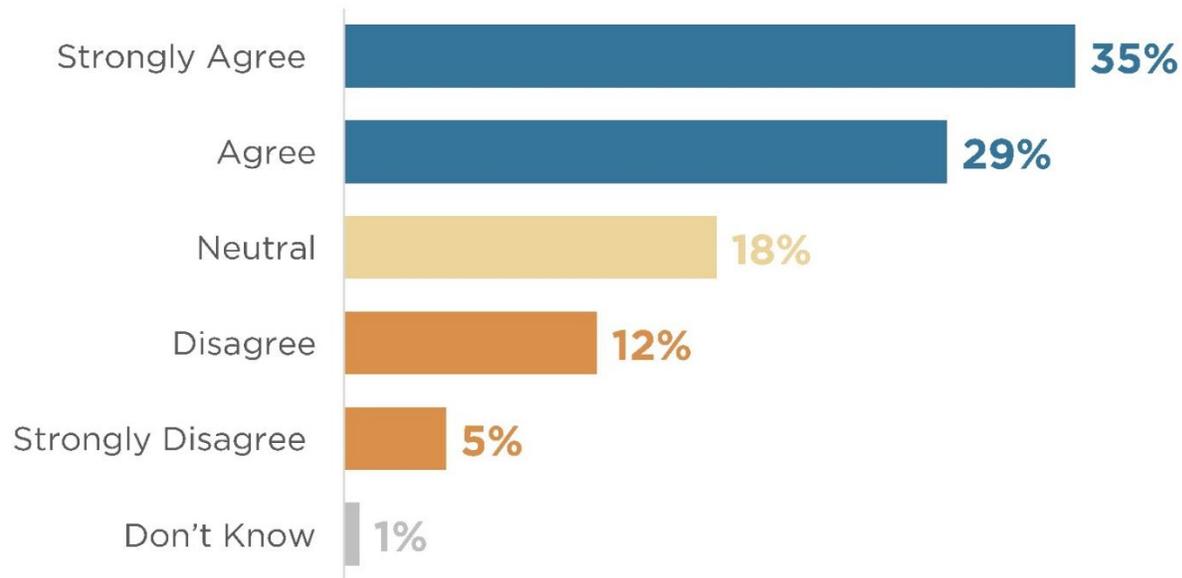




# Online Survey

Detailed Responses – Q4 (Likert Scale, 1,895 Responses)

If a below-market ownership option is included for multiplexes, do you agree or disagree: **Below-market units should be of a size that meets the needs of families with children (e.g. have 2 or 3 bedrooms)?**



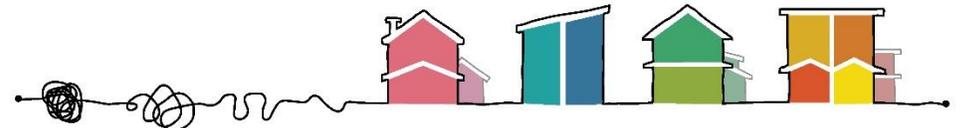
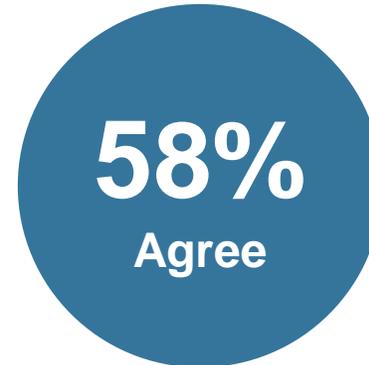
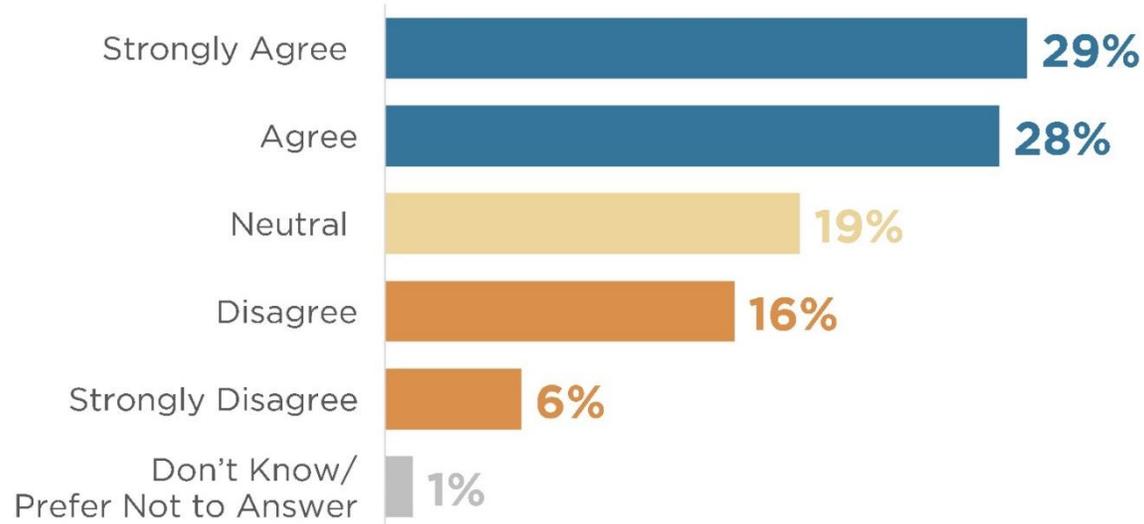




# Online Survey

Detailed Responses – Q6 (Likert Scale, 1,895 Responses)

If a below-market ownership option is included for multiplexes, do you agree or disagree:  
**A below-market ownership option for multiplexes in Vancouver should focus on creating options for median income households that can afford to rent but can't afford to own (e.g. families with incomes of \$140,000)?**





# Online Survey

Detailed Responses – Q7 (Open-Ended Follow-Up, 718 Responses)

13

If a below-market ownership option is included for multiplexes, do you agree or disagree: A below-market ownership option for multiplexes in Vancouver should focus on creating options for median income households that can afford to rent but can't afford to own (e.g. families with incomes of \$140,000)? **If you disagree, why is that?**

## Some Chose to Answer in Support

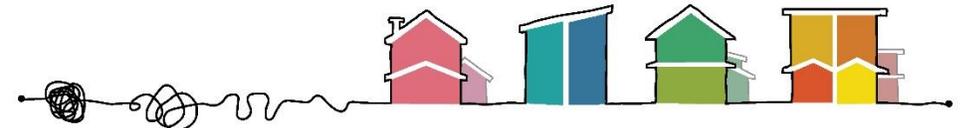
- The **~\$140,000 income group should have priority**  
(includes families and people important to the economy)

## Concerns

- **Opposed to concept of below-market ownership**  
(inequitable, lottery), focus on market solutions instead
- Options for **renting is more important**
- **Lower income and disadvantaged groups** should be the priority

“ I don't think taxpayers should have to subsidize others' ability to own a home. I believe we should continue to work towards ensuring all are housed and families can afford to at least live or rent here, but home ownership is not an inherent right

“ I agree with this, but it should also ensure housing for people well below the median household income. This is why allowing multi-units everywhere in the city is so important

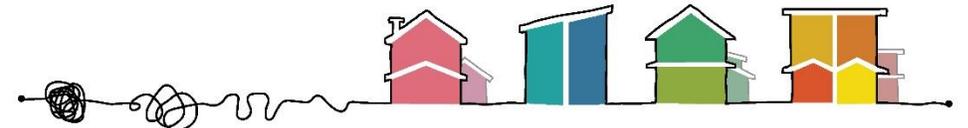
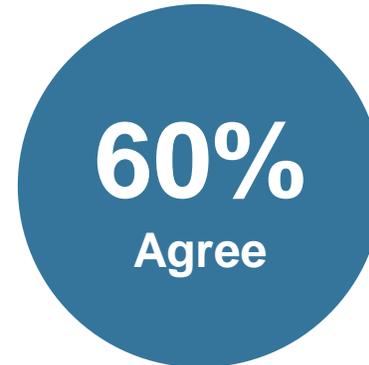
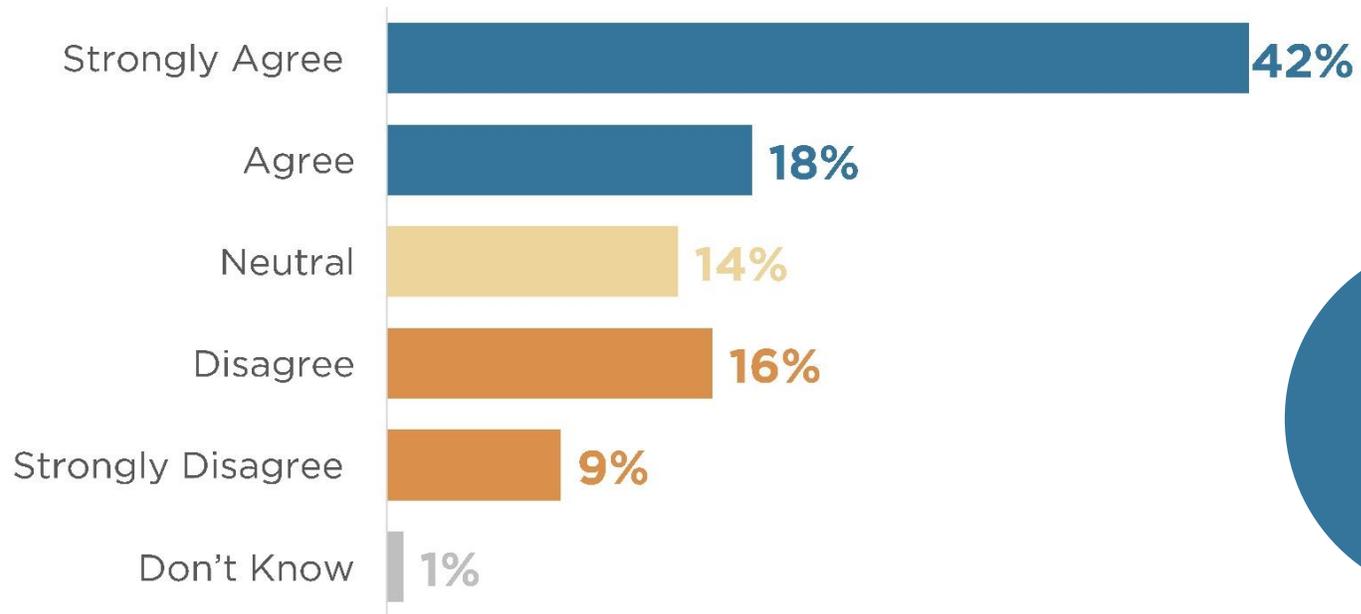




# Online Survey

Detailed Responses – Q8 (Likert Scale, 1,895 Responses)

Do you agree or disagree: **The maximum size allowed for a new single-detached house should be reduced to discourage the replacement of existing houses with new larger houses.**

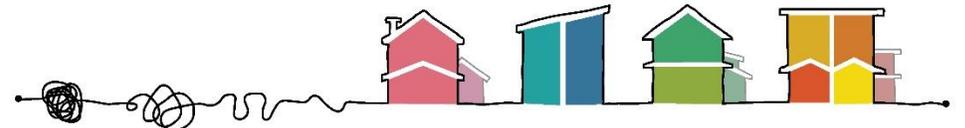
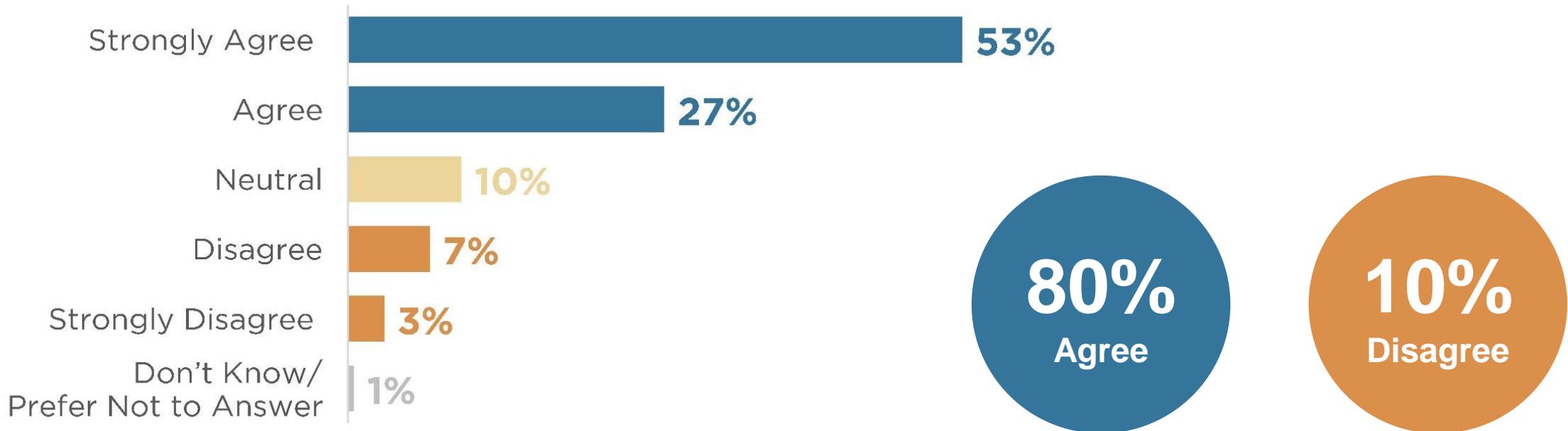




# Online Survey

Detailed Responses – Q9 (Likert Scale, 1,895 Responses)

Do you agree or disagree: **Larger laneway houses should be allowed with a smaller main house.**

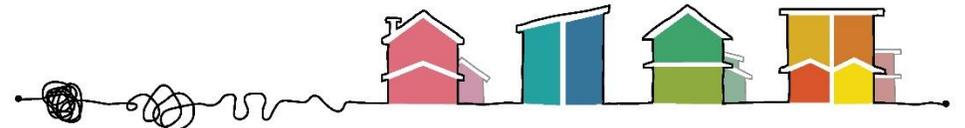
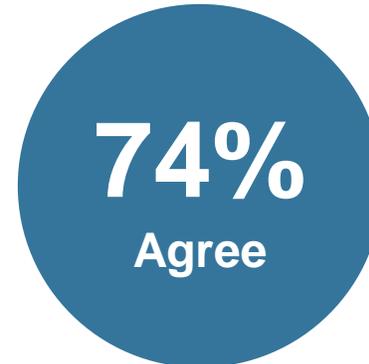
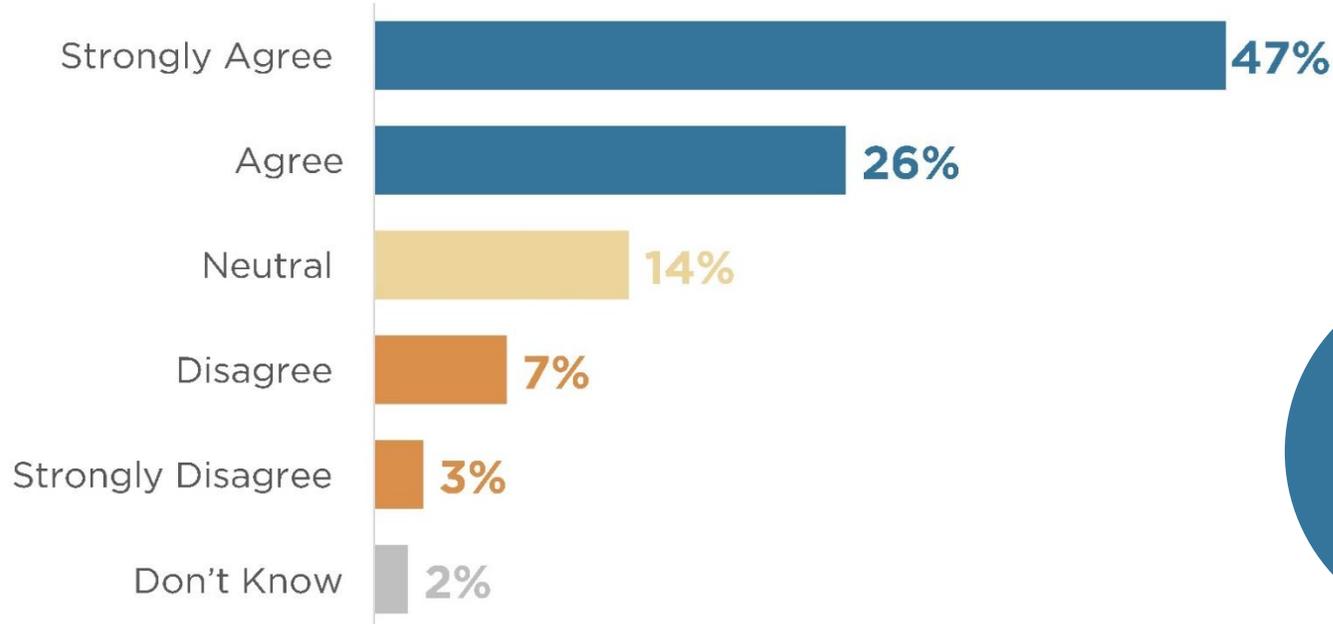




# Online Survey

Detailed Responses – Q10 (Likert Scale, 1,895 Responses)

Do you agree or disagree: **Rules for single detached homes should be simplified and made the same across RS zones, as they are for duplexes and laneway houses.**





# Online Survey

Detailed Responses – Q11 (Open-Ended Follow-Up, 1,523 Responses)

17

Do you agree or disagree: Rules for single detached homes should be simplified and made the same across RS zones, as they are for duplexes and laneway houses. **Why is that?**

## Support

- Simplification will **speed up construction and reduce costs**
- Development **processes are too complicated**
- Having the same rules across all neighbourhoods is **equitable**

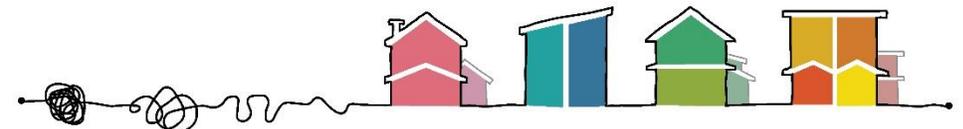
## Concerns

- Single detached housing should vary by neighbourhood to **retain individual character**
- No need to simplify rules for a single detached home if the goal is to disincentive them
- Need for flexibility; **simplification inhibits creativity**, variety and choice in building design

“ *Fairness and equity. We need more housing everywhere so there's no need to have all these different zones.* ”

“ *Current zoning laws are unnecessarily complicated, and contribute to housing crisis by making new development prohibitively complicated.* ”

“ *The original zoning created neighborhoods with different characters. This is desirable and should be preserved* ”





# Online Survey

Detailed Responses – Q12 (Open-Ended, 1,203 Responses)

18

**Do you have any other comments about the changes being explored to add new multiplex options and simplify rules for low density housing?**

## Support

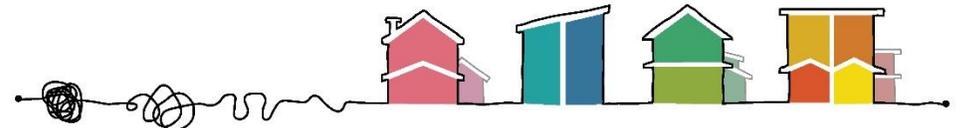
- Most respondents in favour of **allowing multiplexes** in low density areas and **simplifying rules**
- Agree with **greater, yet gentle, density** across the city with **fewer restrictions** in low density areas
- In favour of **streamlining permit processes**

## Concerns

- **Inadequate infrastructure** (parking, traffic, schools)
- **Affordability** for lower income households
- **Loss of tree canopy** and green space

## Suggestions

- **Allow higher FSR / larger units** for multiplexes
- **Higher density across the city** with even fewer restrictions
- Allow mixed-use opportunities with **space for businesses and stores**

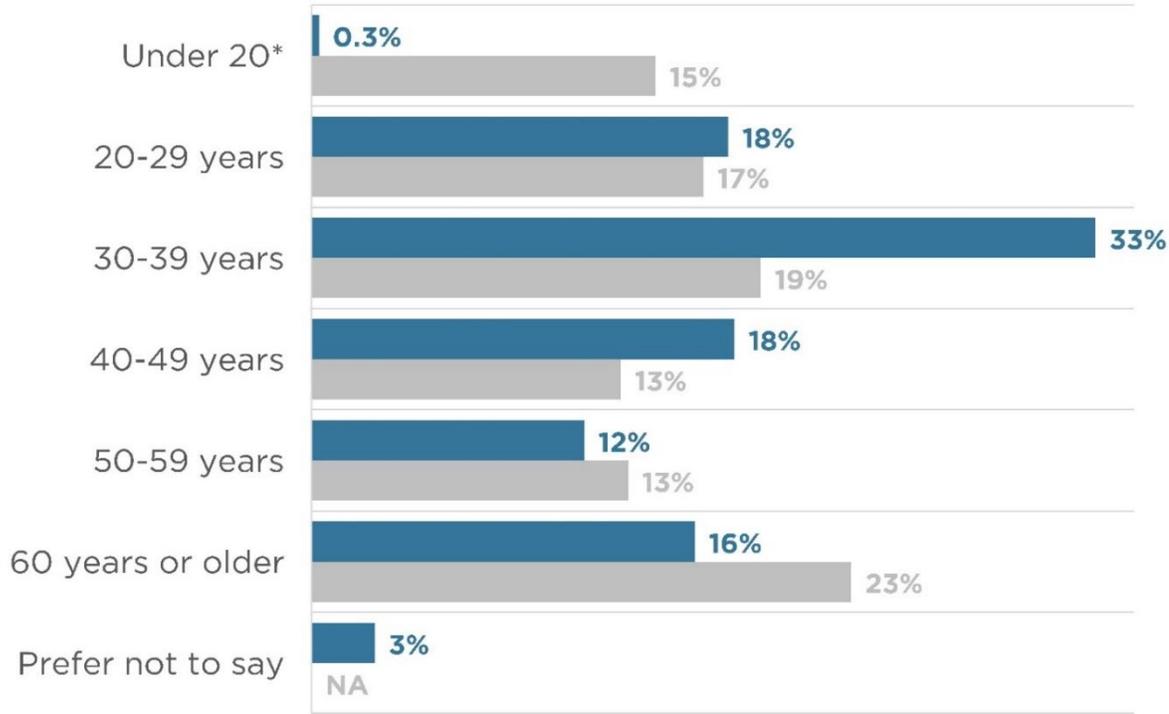




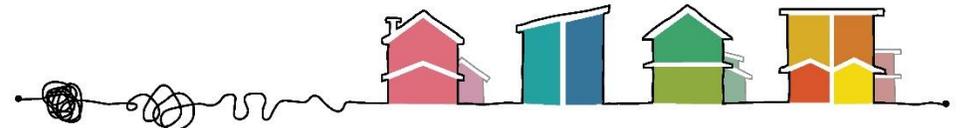
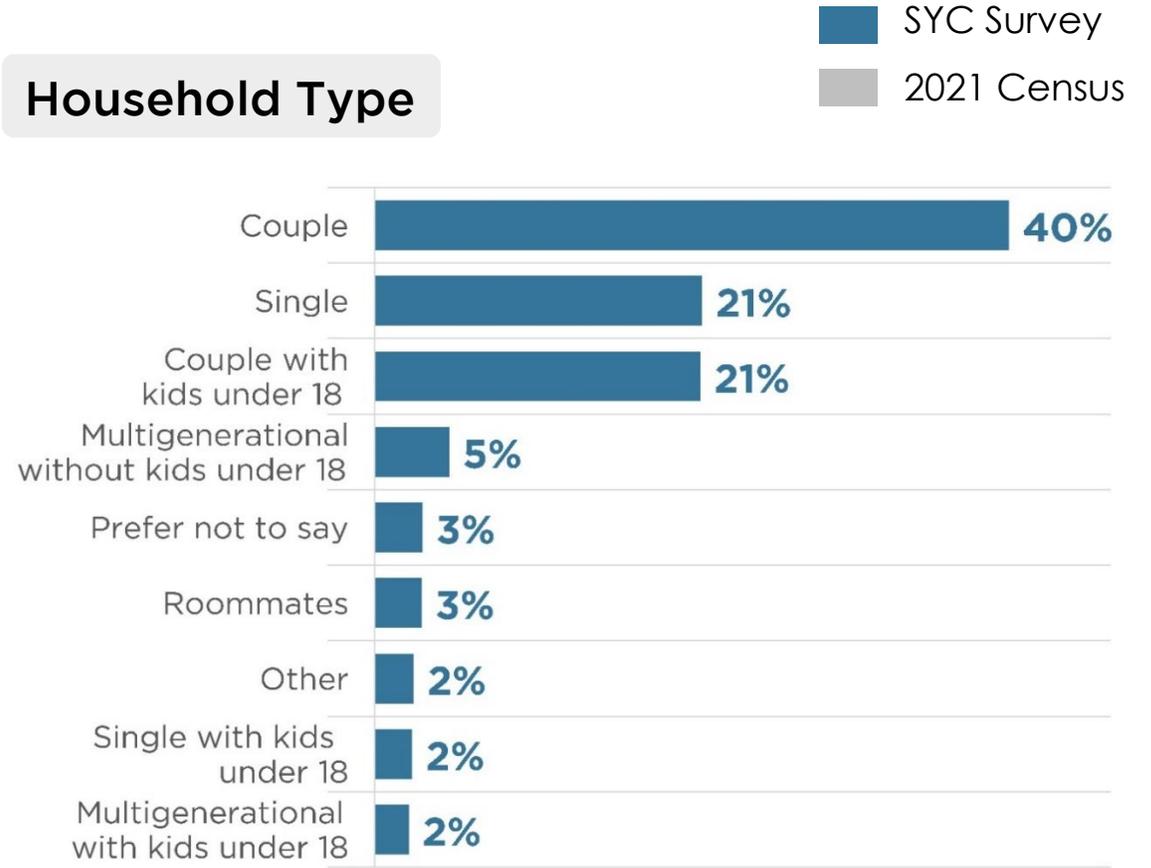
# Online Survey

Who We Heard From (Multiple Choice, 1,895 Responses)

## Age Group



## Household Type

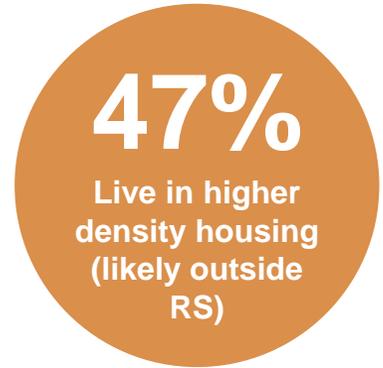
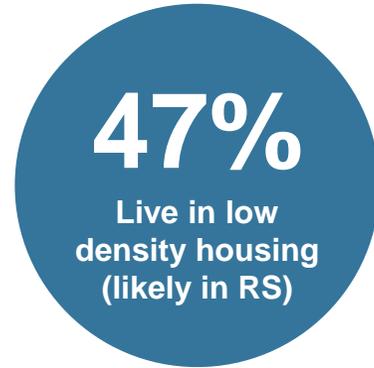
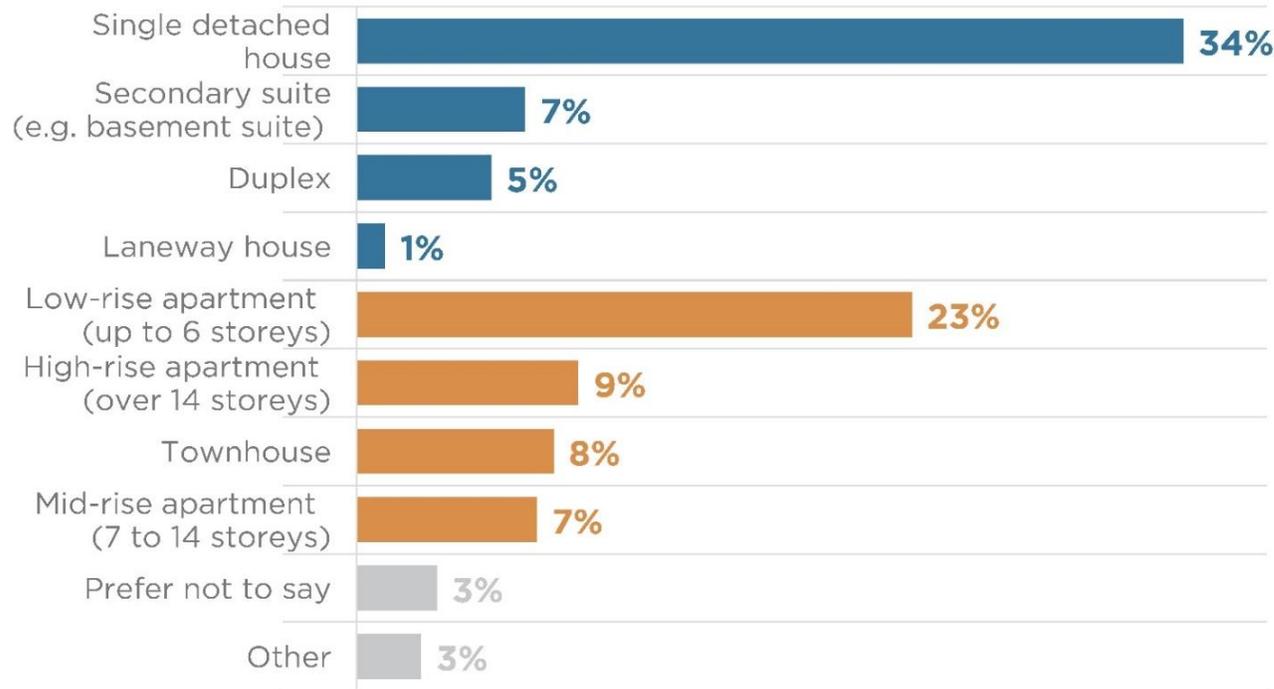




# Online Survey

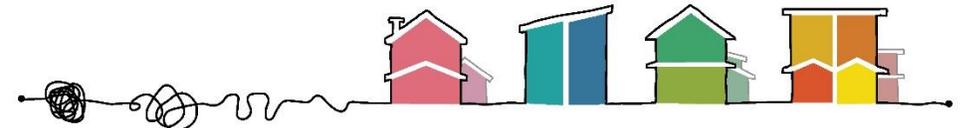
Who We Heard From (Multiple Choice, 1,895 Responses)

## Current Home Type



- Homes in RS
- Homes outside of RS
- Other

NB: A question regarding tenure type (e.g. renter, homeowner) was inadvertently excluded from the online survey. 2021 Census data indicates 45% of households in Vancouver are owners and 55% are renters.

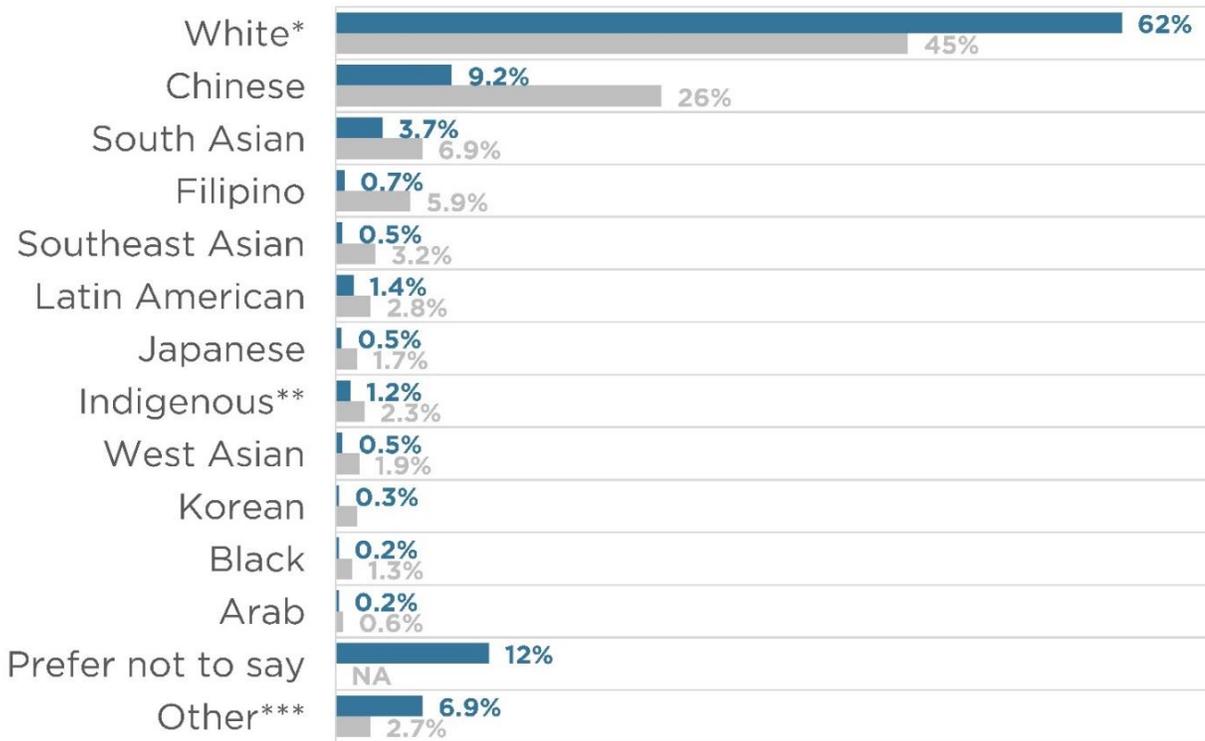




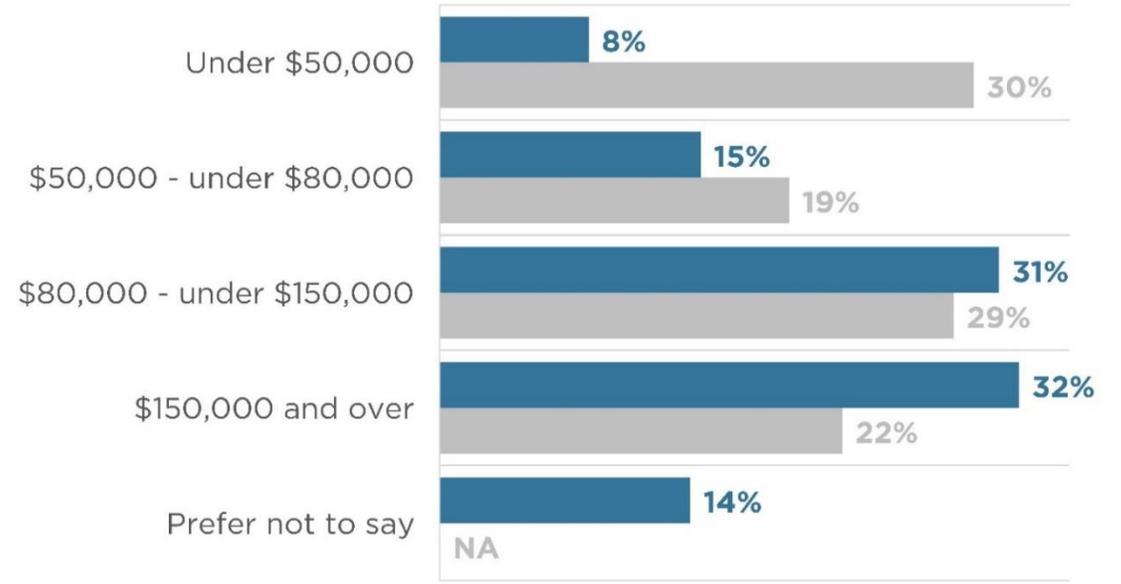
# Online Survey

Who We Heard From (Multiple Choice, 1,895 Responses)

## Ethno-Cultural Identity



## Household Income (Before Tax)



■ SYC Survey  
 ■ 2021 Census

\* Reflects the Census category "not a visible minority"  
 \*\* Visible minority and Indigenous identity are separate Census questions; statistics for Indigenous identity is not included in the total for "visible minority"  
 \*\*\* Census statistics includes the census categories "multiple visible minority" and "minority not included elsewhere"

