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Purpose

To present a proposed approach for the city-wide missing middle housing initiative

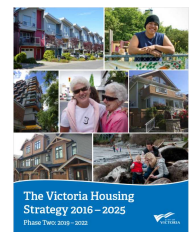
2019-2021 Strategic Plan

- 5 actions related to townhouses, houseplexes, ground-oriented, and zoning for missing middle housing.



Housing Strategy Phase 2

- Missing Middle Housing (citywide planning process)
- Missing Middle Zoning Amendments (consider zoning to eliminate need for Council approval)



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What is Missing Middle Housing?



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Homeownership is Challenging

Median family household income (2015)		
	Victoria	Capital Region
All families	\$80,200	\$92,500
Couples with children	\$103,000	\$117,500

Benchmark Prices vs Incomes Needed (Prices: VREB, Victoria, 2019 Benchmark)			
Type	Benchmark Price	Income Needed (5% down)	Income Needed (20% down)
Condo	\$468,400	\$121,384	\$101,820
Townhouse	\$632,900	\$158,528	\$133,627
Detached house	\$823,900	\$189,981	\$159,309

Assumptions: 5% minimum down payment, stress test at 5.19%, 25-year term, \$300 strata fees included in calculations for condo & townhouse, maintenance costs for detached houses excluded from calculation



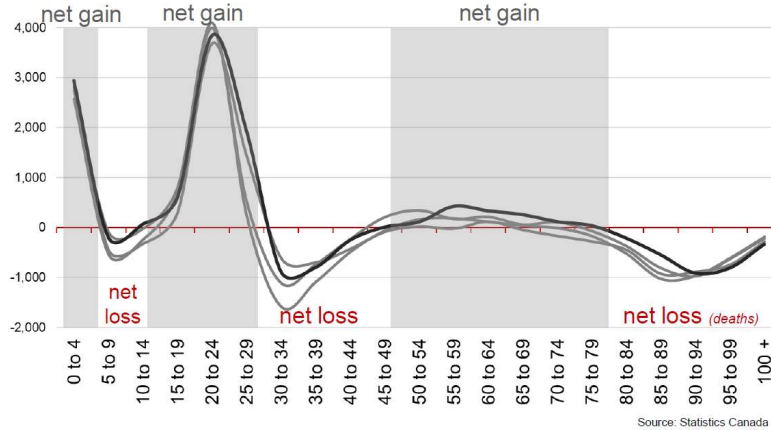
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It's hard to stay in the city

Victoria continues to lose people as they enter their 30s

1996 to 2016 Change in Population by Cohort, City of Victoria



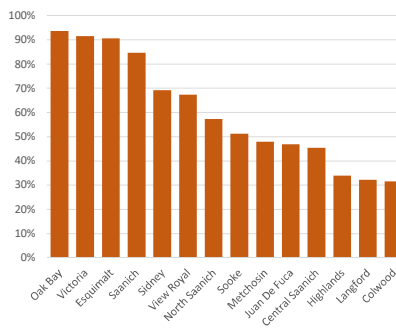
Source: Statistics Canada

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Reasons to stay in the city

- Victoria leads Canada's mid-sized cities for walking and cycling to work (2016 census)
- Shorter commutes improve quality of life
- Complete, compact, connected communities are healthier and produce less emissions
- Transportation costs factor into overall affordability – burden is disproportionate for renters and lower income households

Percentage of Residents Who Work in Home Subregion

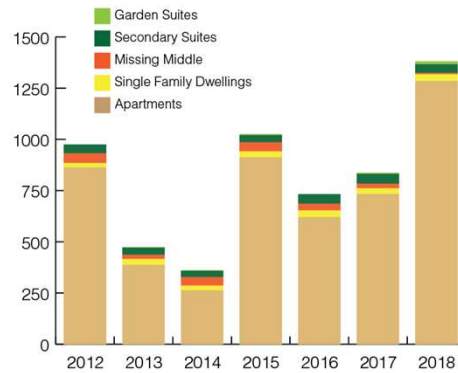


Source: 2016 Census Journey to Work

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New Housing is Missing the Middle

- Most new housing since 2012 are apartments/condos
- Seeing relatively few townhouse and houseplex units (i.e. missing middle)



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Recent Neighbourhood Plans

- More detailed policy for infill housing in Traditional Residential areas
 - Zoning considerations
 - Sub-area specific policies
- Typologies considered (Fairfield):
 - House conversions
 - Houses with multiple suites
 - Duplexes & small lot houses with suites
 - Houseplexes
 - Townhouses

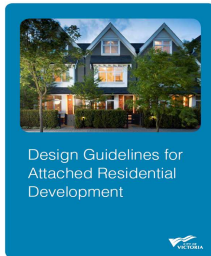


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New Design Guidelines

- Design Guidelines for Attached Residential Development (apply to Victoria West and Fairfield)



Ensure new development fits in with existing streetscape character and rhythm

Existing street rhythm



Disruptive redevelopment



Sensitive redevelopment



New developments should transition in height to existing adjacent residential buildings

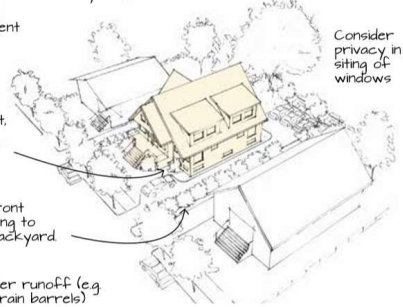


Maintain pattern of green front and back yards, urban forest

Have buildings present a friendly face to the street, with clear front entries, and human scale design

Consider limited front or side yard parking to maximize use of back-yard

Minimize stormwater runoff (e.g. permeable paving, rain barrels)



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What Others Are Doing

- **Portland and Edmonton:** Robust and iterative community conversation;
- **Vancouver and New West:** Typology based approach with identified sites, locations;
- **Vancouver:** Incentives for repurposing existing houses; Duplexes as-of-right in SFD areas;
- **Portland:** Economic analysis informed sliding density scale to encourage more modest sized units;
- **Cincinnati and Portland:** Eliminate parking reqs in some zones;
- **Minneapolis:** Triplexes permitted in all areas
- **Vancouver, Edmonton, Toronto:** Design(/build) competition

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Objectives for Missing Middle



- Improve options for families to stay in the city
- Increase the supply and variety of ground-oriented housing
- Support car-light lifestyle, public transit service, and walkable neighbourhood centres
- Support social interaction, walkability, and sense of place
- Support conservation of heritage value and re-use of character homes
- Encourage construction of sustainable, energy efficient homes
- Support a healthy urban forest
- Engage with a diversity of perspectives, foster mutual learning and healthy dialogue



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Process Overview



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Project Deliverables

- OCP Amendments (to adopt design guidelines, align policies if necessary)
- Updates to housing policies within neighbourhood plans for consistency with the OCP
- Model zones
- Considerations for City-initiated rezoning
- Other bylaw amendments to be determined (e.g. Land Use Procedures Bylaw for process streamlining)



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Recommendation

That Council direct staff to:

1. Establish zoning regulations, design guidelines and policy updates for missing middle housing forms city-wide;
2. Conduct engagement to provide opportunities for the community to help shape the missing middle regulatory framework;
3. Identify suitable locations for missing middle housing forms;
4. Report back with recommendations for pre-zoning.



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