




Missing Middle Housing Initiative



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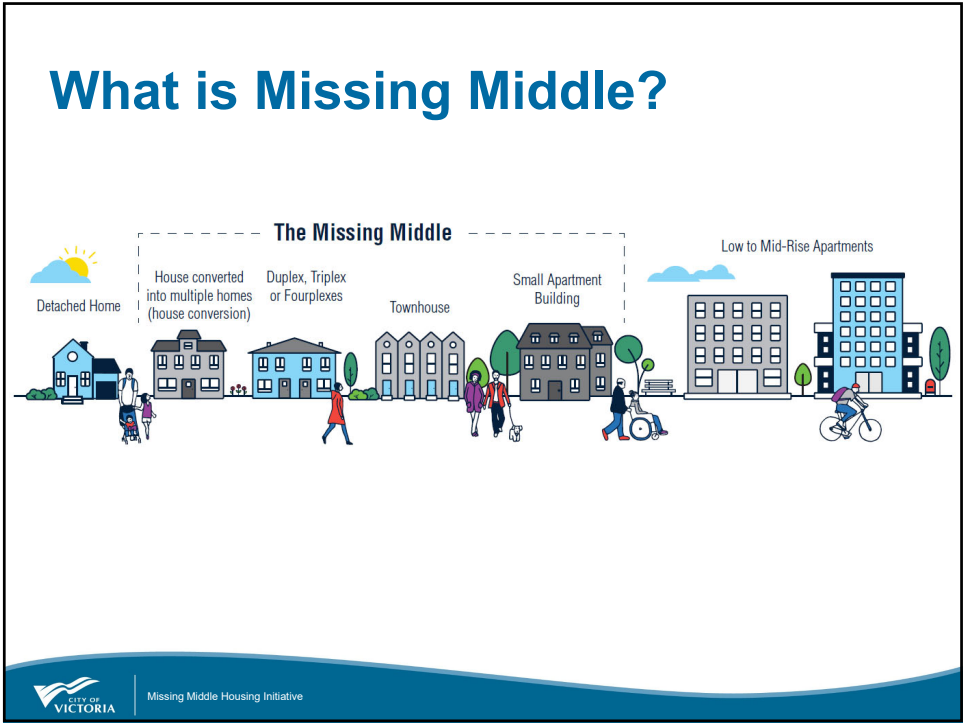
Purpose

- Update Council on Missing Middle project progress
- Report what we heard through early engagement
- Highlight considerations and potential "trade-offs"
- Present zoning options under consideration
- Seek Council direction on next steps



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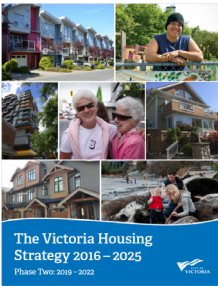


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Background

2019-2021 Strategic Plan

- 5 actions to support 'missing middle' housing forms
- Townhouses, houseplexes, family housing, ground-oriented and lock-off suites
- Consider comprehensive amendment to Zoning Bylaw to permit all 'missing middle' housing forms without need for rezoning or development permit

CITY OF VICTORIA Missing Middle Housing Initiative

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Background

Council directed 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 City-initiated rezoning;
5. That a strong affordability lens be applied throughout this process for the creation and loss of both rental and strata units.

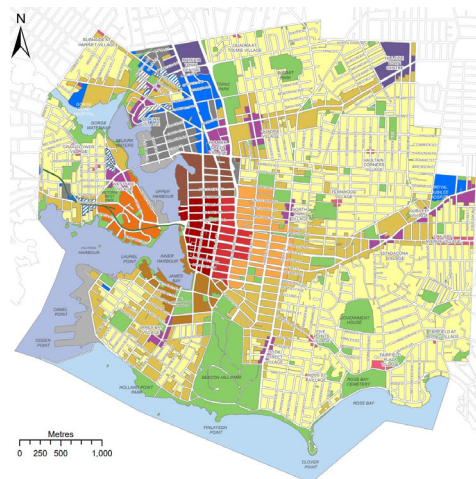


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Implementing The OCP

- Missing middle housing already envisioned city-wide
- Variety of ground-oriented housing forms permitted in 'Traditional Residential' designation (yellow areas)
- Currently supports 1:1 FSR and 2 & 2.5 storeys (approximately)
- Zoning updates needed to implement the OCP

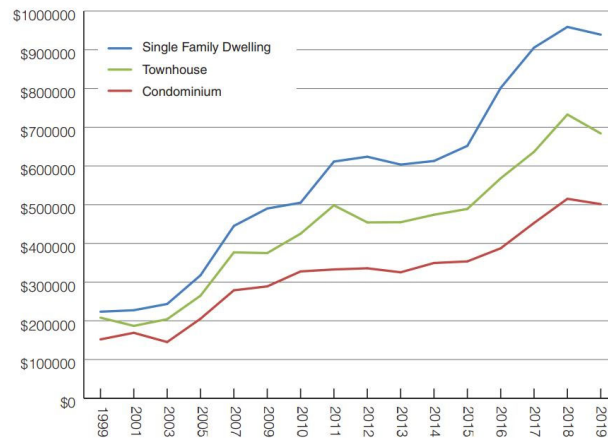


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It's Hard To Stay In The City

Average Housing Sale Prices – Victoria 1999-2019



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HOUSING TARGETS PROGRESS SUMMARY, 2019



GOALS



TARGETS



PROGRESS IN 2019

Goal One:
Focus on Renters

1,900 new Market Rental Homes by 2025, ~300 per year

2,100 new Affordable Non-Market Homes by 2025, ~350 per year

ON TRACK

249 Building Permits Issued

ON TRACK

Over 200 net new affordable non-market homes were approved by Council between November 2018 and throughout 2019. There are over 400 more homes proposed and under review.

Goal Two:
Increase Supply

6,000 total new homes, ~1,000 per year

FALLING BEHIND

519 net Building Permits issued

Goal Three:
Housing Choice

1,600 new homes for families, ~250 per year

1,000 Missing Middle Homes (duplexes, triplexes, fourplexes, conversions, and townhomes), ~150 per year

FALLING BEHIND

137 homes secured through legal agreements during Council approval or issued building permits

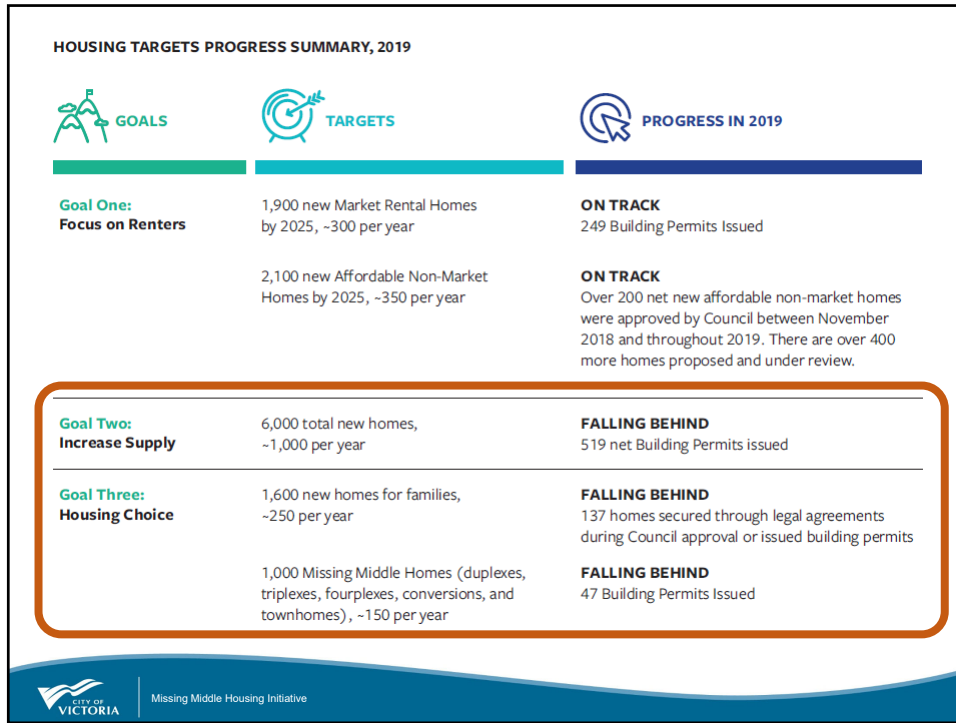
FALLING BEHIND

47 Building Permits Issued



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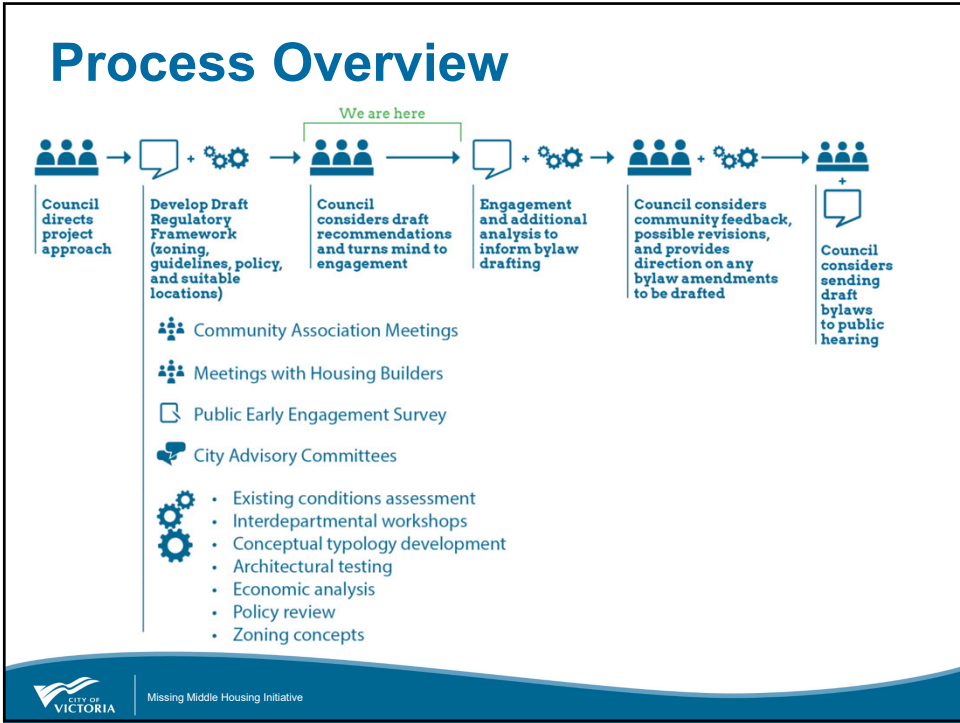
Project Objectives



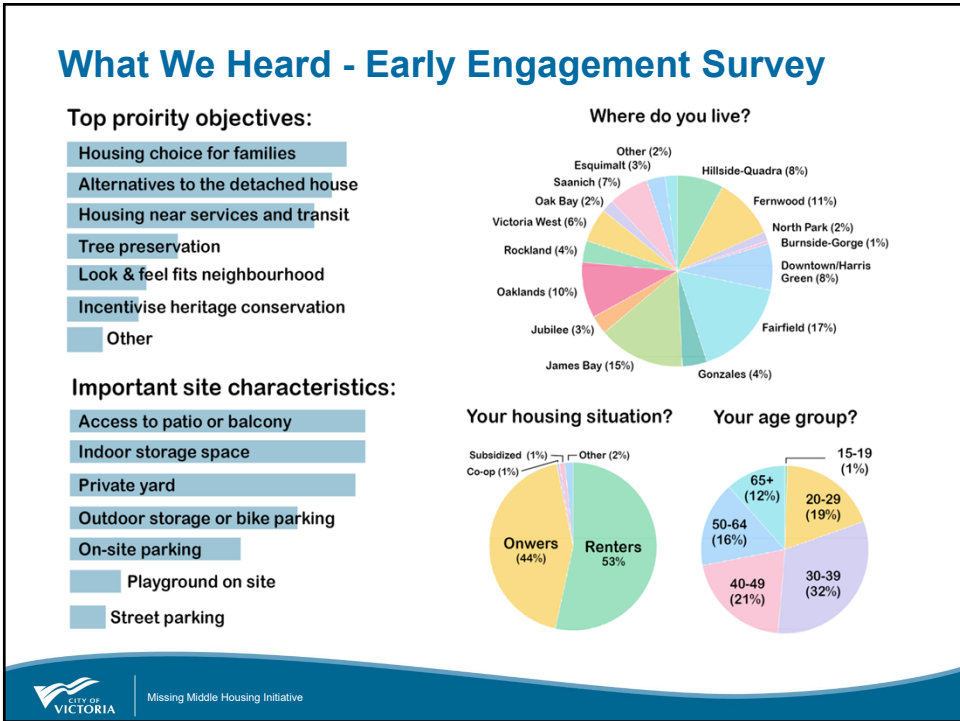
- Improve options for families to stay in the city
- Increase housing supply and diversity in housing options
- Support car-light lifestyles, public transit service and walkability
- Support a healthy urban forest
- Ensure quality design that results in livability and social interaction
- Support conservation and re-use of character homes
- Identify and remove barriers to accessibility

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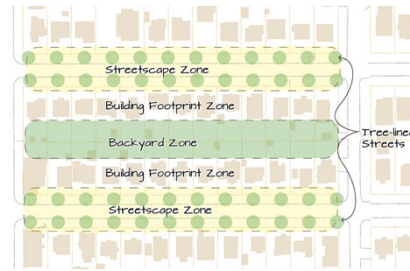


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Design Considerations

Desirable characteristics to strive to maintain:

- Usable, green back-yard spaces
- Compatible form and scale
- Positive orientation of homes to streets and public open spaces
- Minimize overlook on neighbouring properties
- Minimize impacts of parking



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Draft Menu of Missing Middle Housing Options



Mid-block houseplexes



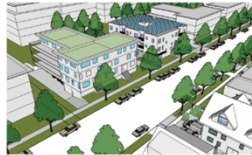
Corner townhouses



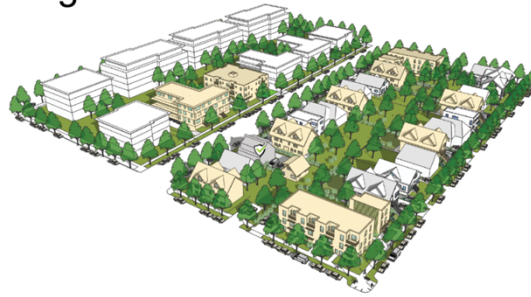
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Draft Menu of Missing Middle Housing Options

Transitional missing middle



(policy support, but not pre-zoned)



Heritage conserving Infill

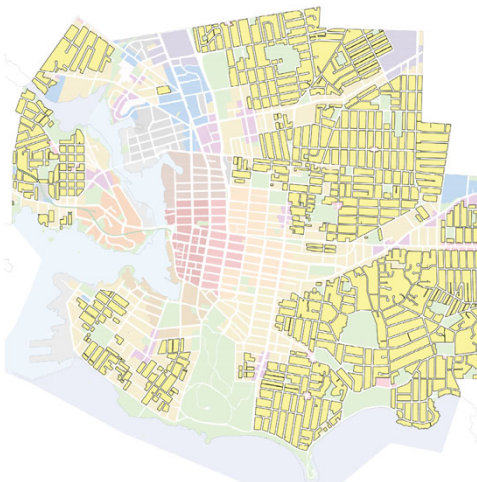


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Locations for Missing Middle Housing

- City-wide approach for Traditional Residential areas
- Lot size
- Corner vs. mid-block
- Minimize land value impacts



Traditional Residential Areas



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Considerations and Trade-Offs

- Affordability and economic viability
- Pre-zoning and housing choice
- Heritage conservation incentives
- Removing barriers to accessibility
- Urban forest protection
- Vehicle parking requirements
- Policy and OCP updates
- Approval process

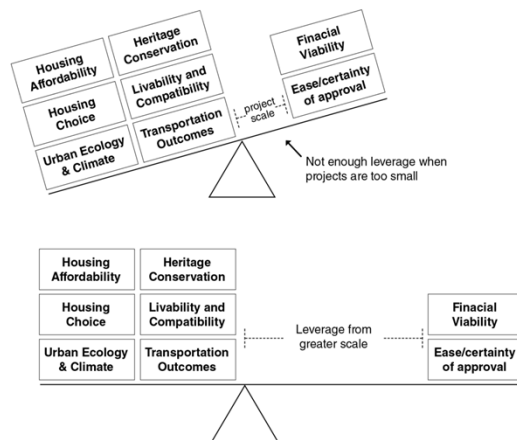


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Affordability and Viability Considerations

- Missing Middle housing not economically viable in most of the city
- Little/no opportunity for affordability or amenity contributions, *housing choice* is key opportunity
- Could improve viability with greater height, site coverage, other factors
- Will continue exploring possibility for modest cash contribution



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Pre-zoning and Housing Choice

- Rezoning process seen as a key barrier
- Opens door for non-developers (e.g., smaller scale builders, co-housing, intergenerational housing)
- Process streamlined as application review focuses on design
- Bolsters funding/financing applications
- Economic conditions can change
- Greater up-front clarity by requiring or incentivizing desired outcomes in zoning rather than case-by-case negotiations

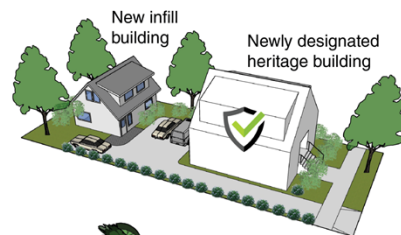


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Heritage Considerations

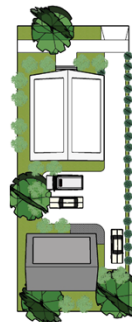
Approach:

- Maximize incentive for heritage conserving infill over demolition for new-build MM housing through density bonus for designation



Considerations:

- Missing middle zoning could encourage demolition of unprotected heritage value
- Can't identify all these properties for exclusion from zoning changes
- High costs of bringing heritage buildings up to code when converting

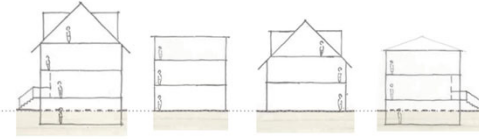


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Accessibility Considerations

Approach:

- Require at least one adaptable unit in three storey corner townhouses
- Require a general accessible parking space, van accessible parking space in corner townhouses
- Density exemption for mobility device storage in addition to bike storage (also useful for families)



Considerations:

- Semi-submerged houseplexes incompatible with adaptable units
- Competing needs and high priority placed on storage space (mobility device, bicycles, family gear)



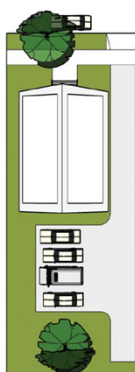
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Site Planning Trade-Offs

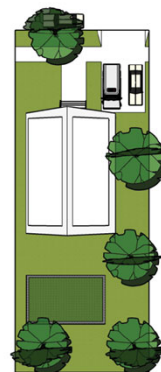
Parking and green space with minimal housing



Housing and 1:1 parking with minimal green space



Housing and green space with minimal parking

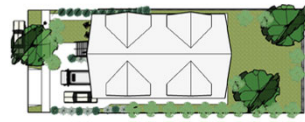


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Urban Forest Considerations

Approach:

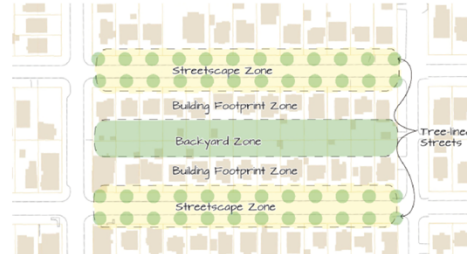
- Rear setbacks to maintain green, usable backyards
- Require space (35m²) for the root zone of a large canopy tree
- Density bonus for dedication of right of way to support street tree planting and accessible sidewalks



Considerations:

- Three-quarters of the urban forest is on private land
- Tree planting space in tension with space for housing and parking

Block-Scale Patterns



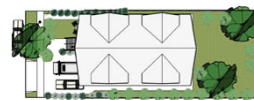
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Parking Considerations

Approach:

- Reduce parking requirements to two stalls in front yard
- Monitor and report back after 2 years, align with future parking regulation updates



Considerations:

- Current parking requirements incompatible with vision for missing middle housing
- Housing builders more comfortable creating housing without dedicated parking when it's near daily needs and transportation alternatives
- Critical need for upcoming work to update parking requirements city-wide, formalize TDM measures, and introduce parking management strategies



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Recommended Policy and OCP Changes

- Expand design guidelines city-wide
- Update older neighbourhood plan policies and create consolidated missing middle housing policy
- Increase allowable height for Traditional Residential areas to approximately 3 storeys and density to 1.1 FSR



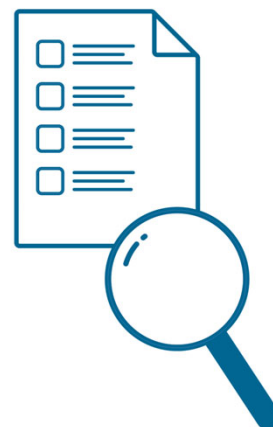
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Potential Delegated Approval Process

- Delegated Development Permit process possible with:
 - City-initiated zoning changes
 - Design guidelines applied
- Council would review all Development Permits with Variance

Considerations:

- Streamlined application process (Council's direction to allow "as of right")
- Strong incentive to avoid variances
- Additional resources needed, but DDP would be most resource-efficient option



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Proposed Next Steps

- Broad public engagement on approaches and trade-offs, including consultation on OCP amendments
- Report back on what we hear, outcomes of additional analysis, and seek direction on drafting bylaw amendments

We are here

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Recommendations (Paraphrased)

1. Direct staff to:
 - a. Undertake broad public engagement on approaches and trade-offs
 - b. Prepare OCP Amendments (Expand DPA 15F, support 3 storeys, and 1.1:1 FSR)
 - c. Refer OCP Amendments to CRD, SD61, Esquimalt, Saanich, Oak Bay, Songhees Nation, Esquimalt Nation, Island Health, Province of BC, and the Federal Government.
 - d. Consult on OCP Amendments as per plan in Attachment A
 - e. Report back on feedback received, estimation of resource impacts, and seek instructions for bylaw amendment drafting
2. Forward this motion to August 5, 2021 Council meeting.

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