

2022

CITY OF VICTORIA | Sustainable Planning and Community Development

Missing Middle Housing

COMMITTEE OF THE WHOLE | May 5, 2022



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Purpose

- Summarize what we heard from community engagement
- Show how community input and analysis informed recommendations
- Seek Council's direction to prepare bylaw amendments that would enable missing middle housing



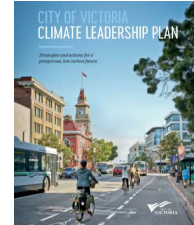
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Background

- Implements 2019-2022 Strategic Plan actions
- Implements the Official Community Plan and Housing Strategy
- Addresses policies and goals of the Climate Leadership Plan
- Also progresses goals of many other Council approved documents



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Background

In Summer 2021, Council directed staff to:

1. Consult broadly on emerging options for policy, regulation, and approval process changes to enable missing middle housing and mitigate trade-offs
2. Prepare and consult on OCP Amendments associated with the above
3. Report back with the details of feedback received and seek instructions for drafting bylaw amendments
4. Continue to focus on finding innovative approaches to create new affordable rental and cooperative and ownership housing units

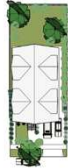
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Housing Forms for Missing Middle Zoning

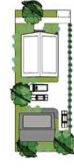
Houseplexes



Corner townhouses



Heritage conserving Infill

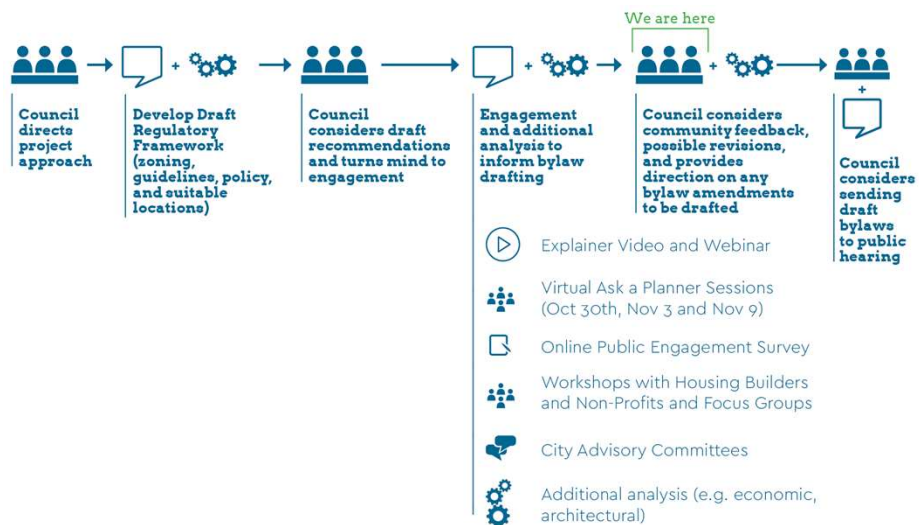


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Process Overview



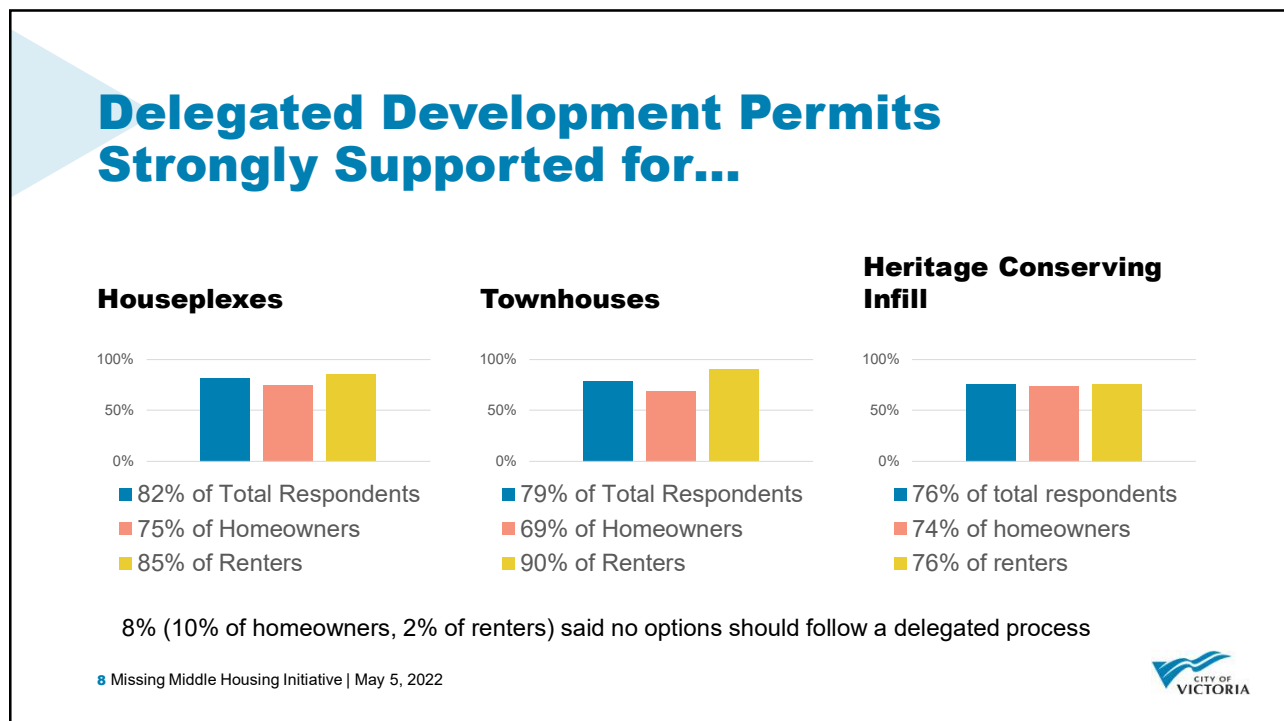
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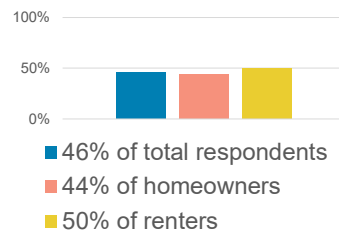
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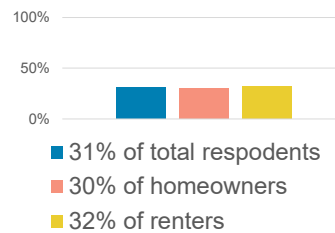
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Proposed approach to balance space for housing, trees, and parking

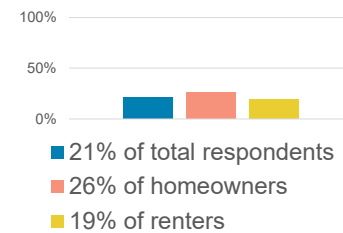
Approach is just right



Focus more on trees and green space, less on parking



Focus more on parking, less on trees and green space



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Supporting a car-lite lifestyle

Most important factors:

- Living near daily needs
- Living near frequent transit
- Living near a cycling route



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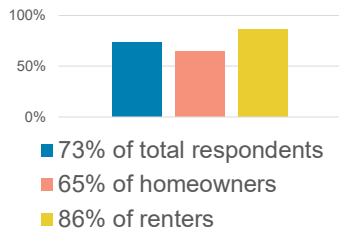


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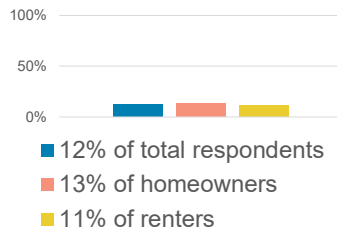
Building Height and Adaptable Units

Support allowing three storeys with an adaptable unit requirement for...

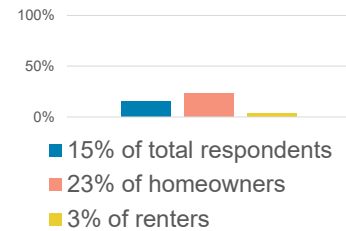
townhouses and houseplexes



townhouses only



Prefer two and a half storey maximum



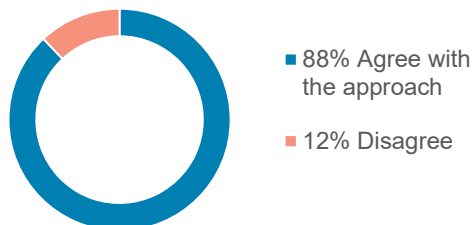
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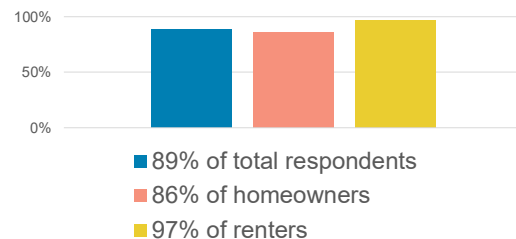
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Permitting Heritage Infill in zoning and Small Apartments through rezonings

Support for heritage conserving infill with no rezoning required



Support for three storey apartments with rezoning required



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What we heard from non-profits, builders, government

- Affordable housing funding doesn't prioritize three-bedroom homes
- Despite high cost, market ownership missing middle homes address a gap
- BC Housing's AHOP could create below market homeownership options



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Recommended Outcomes

OCP Amendments & Policy Consolidation

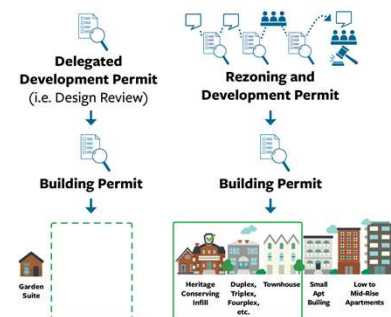


Zoning Regulation Bylaw Amendment



Affordable Housing Standards Bylaw
(income limits and rent rates)

Land Use Procedures Bylaw Amendment



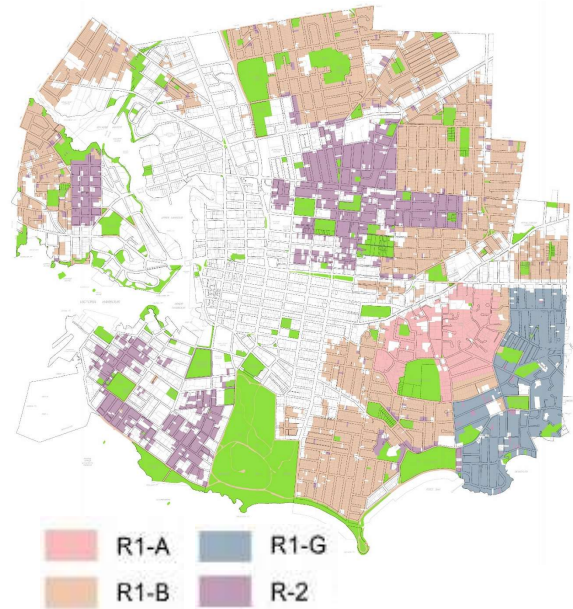
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Where Missing Middle Zoning Would Apply

- A Schedule of ZRB giving new permissions to R1-A, R1-B, R1-G, and R-2 zoned properties.
- Existing uses remain in place
- Establishes three new uses and respective regulations:
 - Houseplexes
 - Corner Townhouses
 - Heritage Conserving Infill
- New permissions not applied to properties with a heritage protected or within an existing HCA



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Core Objectives of the Missing Middle Housing Policy

1. Improve options for families to stay in the city
2. Increase the supply and variety of housing
3. Support a 'car-light' lifestyle, public transit use, and walkable neighbourhood centres
4. Ensure that the look and feel of new missing middle housing developments suit the character of the neighbourhood, support social interaction and foster a sense of place
5. Support conservation of heritage and re-use of character homes
6. Support a healthy urban forest
7. Promote accessibility in the built environment

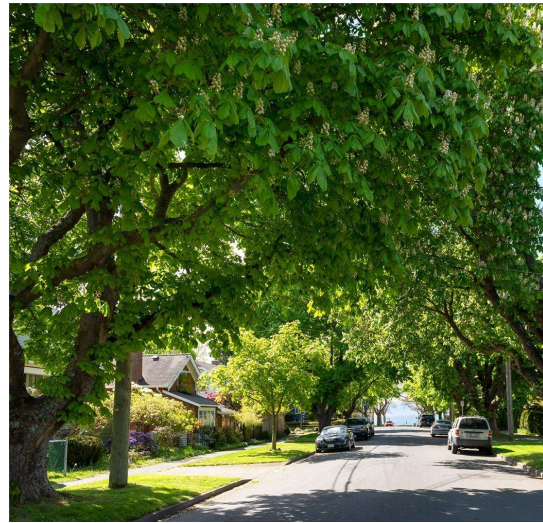
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Missing Middle Zoning and the Urban Forest

- Street trees in boulevards are supported by density bonus for right of way dedication
- 10 m rear-yard setback and minimum of 40% open site space requirement ensures green back yards
- Space required for root zone of a large canopy tree (35m²)
- Tree Protection Bylaw ensures minimum tree counts



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Parking and Transportation Demand Management (TDM)

- 0.77 parking spaces per dwelling unit required
- Strengthened bicycle parking requirements
- TDM measures substitute for parking
 - Car share memberships & usage credits
 - Car share vehicle and EV-ready parking space
 - EV-ready space for future car share use
 - Bus pass for each unit (rental only)

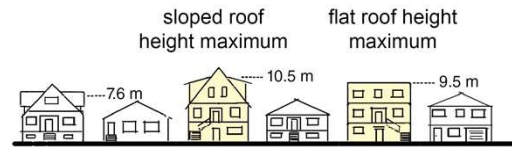


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Urban Design and Adaptable Units



Semi-submerged houseplex



Semi-submerged houseplex with ramping to adaptable unit



At-grade houseplex with stairs to second level



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Phase Two Financial Analysis

- Focused on houseplexes and townhouses in high value areas (southern Victoria)
- Tested cash contribution of \$10/ft² of bonus density or inclusion of a Below Market Home Ownership unit
- Viability depends on builders accepting tighter profit margins



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Density Bonus Structure

Base density of 0.5 FSR, with bonus density up to 1.1 FSR (1.0 for houseplexes) where properties provide:

- Dedication of right of way
- One of the following:
 - Cash contribution of \$107.64 m² (\$10/ft²)
 - Below Market Home Ownership units (min one unit or 10% of total)
 - Secured rental project
 - Affordable rental housing (min one unit)
 - Heritage Designation

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Rental Housing and Tenant Displacement

- Challenges of secondary market and focus on primary rental market
- Limited zoning powers for tenant assistance
- Council advocacy to Province and staff-to-staff conversations
- Zoning to ensure no net loss of secondary rental units



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Monitoring and Evaluation

- Report on resourcing implications as part of 2023 budget process
- Three to four year monitoring period, with report to:
 - Evaluate outcomes against policy objectives
 - Review effectiveness of approval process
 - Recommend improvements



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Recommendation

That Council direct staff to:

- Prepare bylaw amendments (per recommended motion)
- Bring forward all bylaws for first and second readings and consideration at a public hearing
- Monitor and report back on resource implications and overall impacts of zoning changes for missing middle housing.

And that Council considers approval of the Missing Middle Housing Policy and Neighbourhood Plan policy updates when considering all other bylaws.

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