


2022

CITY OF VICTORIA | Sustainable Planning and Community Development

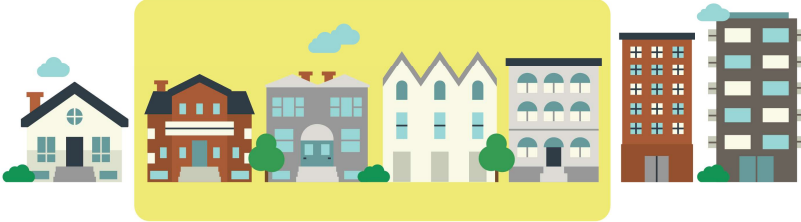

Missing Middle Housing

PUBLIC HEARING | August 4, 2022



1

What is Missing Middle Housing?


Heritage conserving Infill

Newly designated heritage building

New infill building

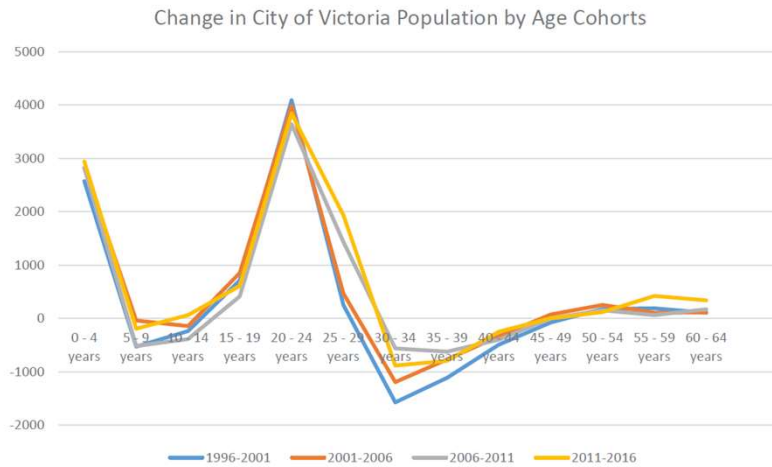


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2

It's Hard to Stay in the City

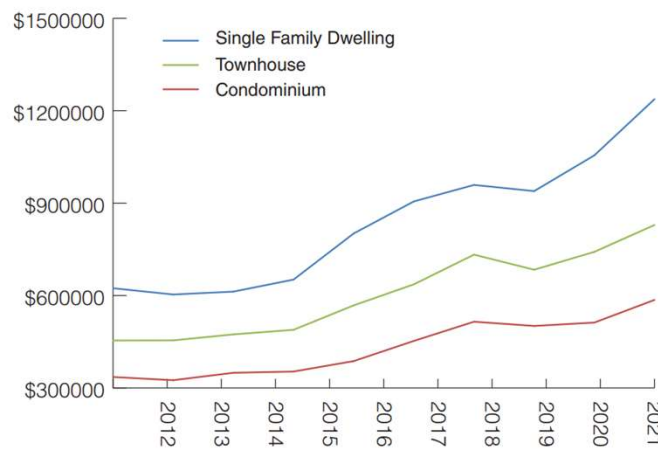


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More Housing Choices are Needed



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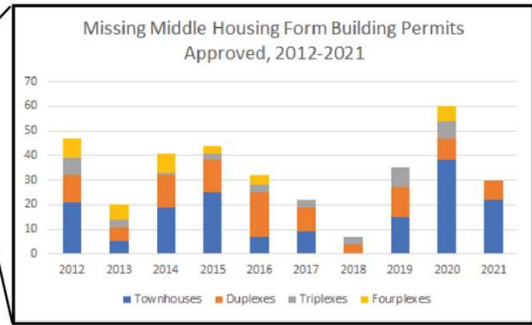
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We Are Still Missing the Middle

All New Units Approved Through Building Permits



Missing Middle Homes
(4% of total approvals from 2012-2021)

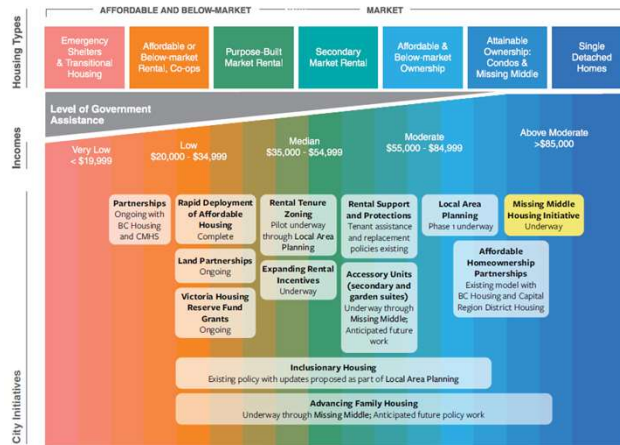
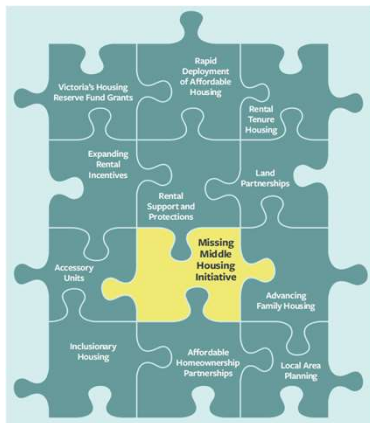


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One Piece of the Puzzle



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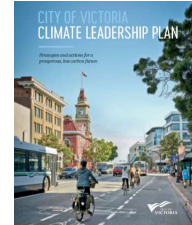
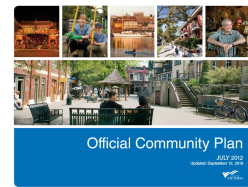
Background

Implements:

- Official Community Plan
- 2019-2022 Strategic Plan
- Housing Strategy

Addresses policies and goals of:

- Climate Leadership Plan
- Many other Council approved documents



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Project Timeline – 2 Year Process



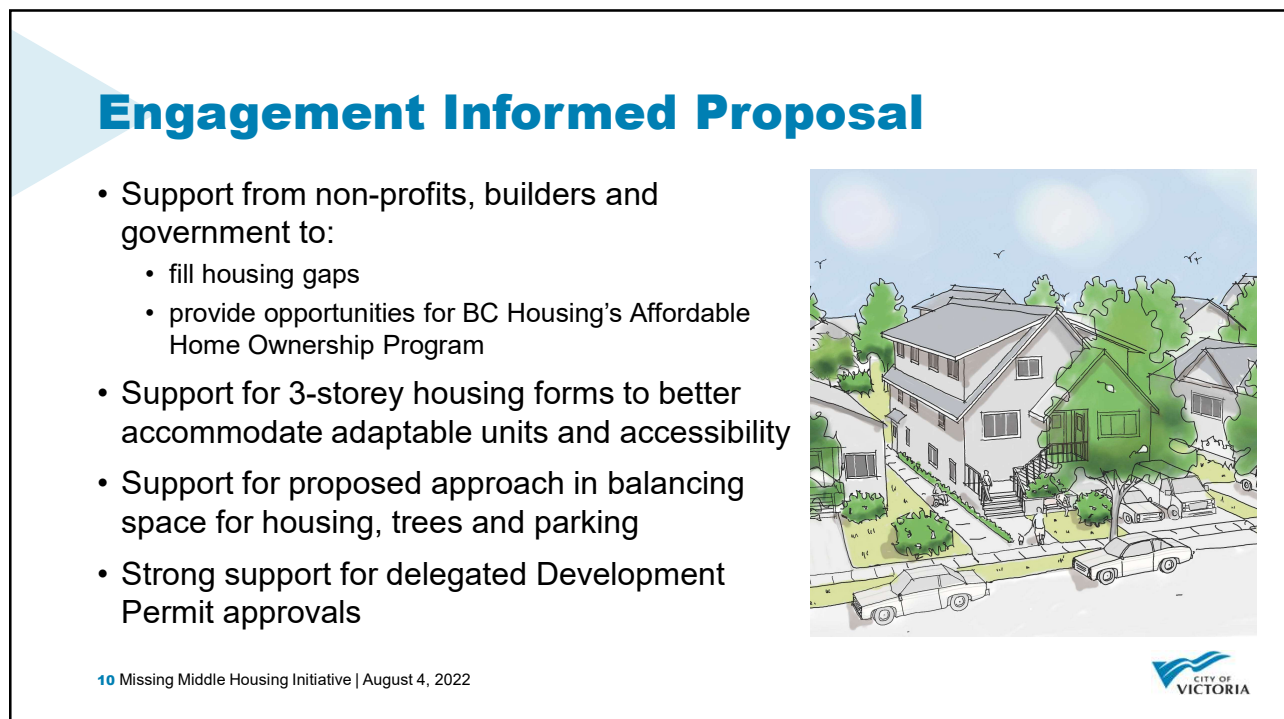
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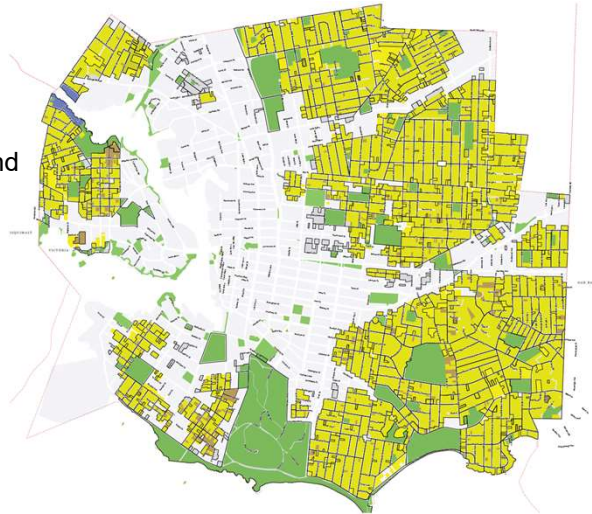
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Highlights of New Zoning Regulations

- Adds three new uses to R1-A, R1-B, R1-G and R-2 zones in Traditional Residential areas:
 - Houseplexes
 - Corner Townhouses
 - Heritage Conserving Infill
- Not applied to properties with heritage protection, panhandle lots and Gorge waterfront lots
- Existing uses remain in place



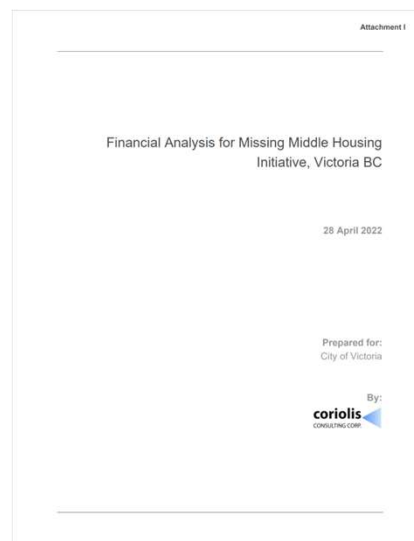
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Financial Analysis

- Focused on houseplexes and townhouses in higher value areas (southern Victoria)
- Tested cash contribution of \$10 per 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) – available to houseplexes only
 - Below Market Home Ownership units (min one unit or 10% of total)
 - Secured rental project
 - Affordable rental housing (min one unit)
 - Co-op housing (with affordability)
 - Heritage Designation

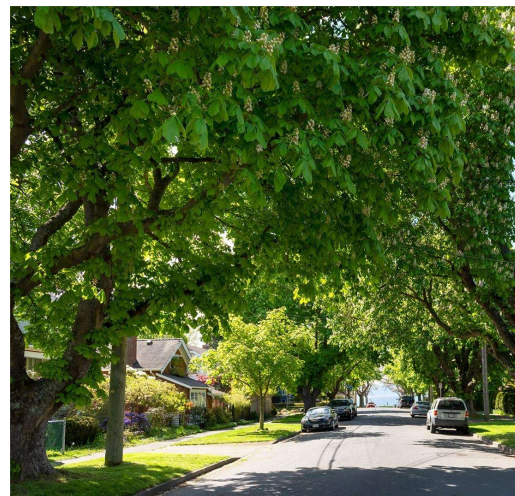
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Regulations Support the Urban Forest

- **Street trees** in boulevards supported by density bonus for right-of-way dedication
- **Green back yards** ensured through rear yard setbacks (10m or 25% of lot depth) and 45% open site space
- **Large canopy trees** supported by required root zone space (35m² or 6.5% of site area)
- **Minimum tree counts** via Tree Protection Bylaw
- **Mandatory rainwater management standard** (manage first 32mm per 34 hr period)

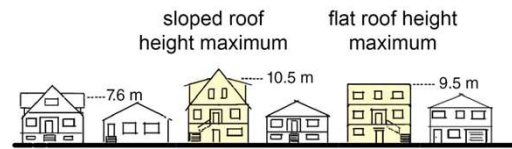


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Urban Design and Adaptable Units

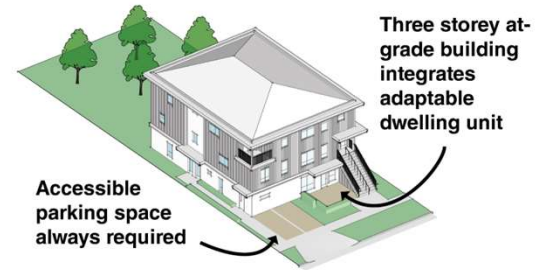


Zoning regulations would allow:

- 9.5 m height for flat roof buildings
- 10.5 m height for other roof forms

Regulations would require at least:

- One adaptable dwelling unit on corner townhouse or houseplex sites
- One accessible parking space



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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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Rental Housing and Tenant Support

- Council advocacy to Province for improved tenant assistance
- Zoning to ensure no net loss of secondary rental units
- Updates to Tenant Assistance Policy for missing middle developments
- Development permit fee refund to encourage tenant assistance



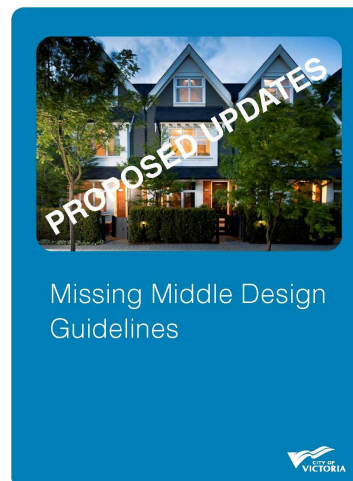
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Missing Middle Design Guidelines

- Site buildings to make positive contribution to streetscape
- Orient entrances to provide ‘friendly face’ to the street
- Neighbourliness and good fit with existing buildings
- High standards of accessibility
- High quality building materials
- Bird-friendly design guidelines
- Landscaping and open space guidelines



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Monitoring and Evaluation

Two-year monitoring report to:

- Evaluate outcomes against policy objectives, with attention to displacement and affordability
- Review effectiveness of approval process
- Recommend improvements



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Conclusion

1. Implements the Official Community Plan, 2019-2022 Strategic Plan, Victoria Housing Strategy, Climate Leadership Plan (and more)
2. Balances core objectives to accommodate housing, urban forest, accessibility and mobility choices
3. Makes it easier to build missing middle housing and help create housing choices that allow families and other households to stay in Victoria.

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Matters for Consideration

Council considering four bylaws:

1. *Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 42) No. 22-044,*
2. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1278) No. 22-045,*
3. *Land Use Procedures Amendment Bylaw (No. 17) 22-057, and*
4. *Affordable Housing Standards Bylaw 22-056.*

Also considering approval of:

- *Missing Middle Design Guidelines (2022), and*
- *An update to the Tenant Assistance Policy (July 2022).*

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