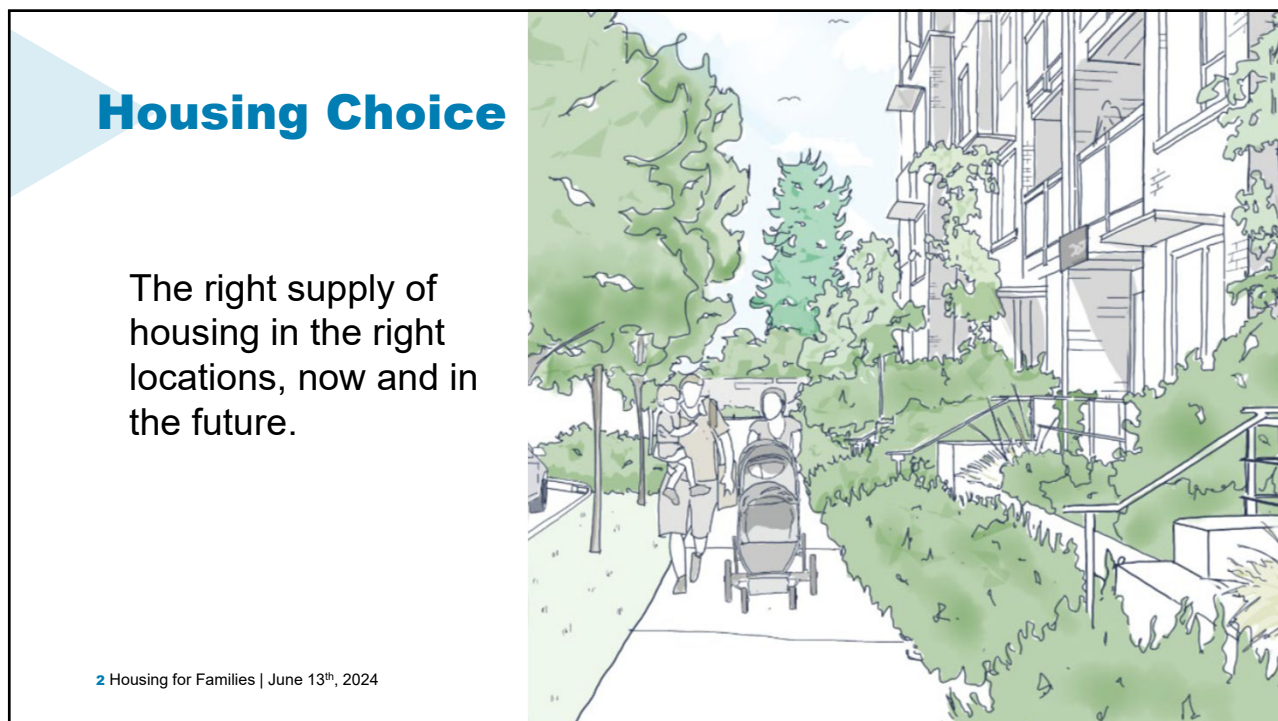


1



2

We Need to Catch Up on Housing for Families

- Ongoing demand for more housing diversity and affordability



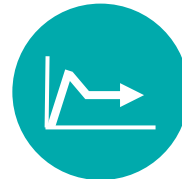
Fewer adults are forming their own households



Many families live in homes that are too small



Only 1% of rental homes have 3 bedrooms



Struggle to meet family housing targets

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Jurisdictional Analysis

3 High-Level Approaches Identified

1 Bedroom Composition Requirements

2 Design Guidelines

3 Child-Friendly City Strategies

Jurisdiction	Strata			Rental		
	2-Bed	3-Bed	Total 2+	2-Bed	3-Bed	Total 2+
Vancouver	25%	10%	35%	-	-	25%
New Westminster	-	10%	30%	-	5%	25%
Richmond ^[4]	-	-	-	-	-	40%

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Economic Analysis

- Baseline bedroom mix seen recently is:
 - 10% studio
 - 60% 1-bed
 - 25% 2-bed
 - **5% 3-bed**
- Focused on boosting delivery of 3-bedroom units
- **Low-rise strata apartments** showing strong feasibility
- **Townhouse** forms have strongest feasibility
- **Rental** (all typologies and areas) are more challenged
- **“Layering”** of incentives will be needed to enable delivery of more than 5% 3-bedroom units

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Economic Analysis

Impact of Family Sized Unit Requirement on Financial Feasibility (Strata Only)

		Baseline (5% 3-Beds)	10% 3-Beds	15% 3-Beds
A1	Ground-Oriented - Townhouses	●	●	●
B2.1	Intensification - Low-Rise <i>(Weak Market Area)</i>	●	●	●
B2.2	Intensification - Low-Rise <i>(Average Market Area)</i>	●	●	●
B2.3	Intensification - Low-Rise <i>(Strong Market Area)</i>	●	●	●
B3	Intensification - Mid-Rise	●	●	●
B4	Intensification - High-Rise	●	●	●
C3	Core - Mid-Rise	●	●	●
C4	Core - High-Rise	●	●	●

● Infeasible ● Unlikely ● Possible

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Proposed Policy

Strata Housing

- 30% of project dwelling units must be two- and three-bedroom units
- At least 10% of those dwelling units should contain three- or more bedrooms

Rental Housing

- 25% of project dwelling units must be two- and three-bedroom units
- At least 5% of those dwelling units should contain three- or more bedrooms

- New multi-unit residential buildings of four storeys or more (avoids conflict with Missing Middle requirements).
- Exemptions

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Short Term and Long-Term Application

- **Short Term** - Between now and the end of OCP update
 - Family Housing Policy applied to rezoning applications
- **Long Term** - After completion of OCP update & zoning modernization
 - 2- and 3-bedroom requirements incorporated into zoning bylaw
 - Family Housing Policy included in new Rezoning and Redevelopment Policy in updated OCP

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Advisory Design Guidelines

- Best practice guidance
- Important features of family friendly homes and buildings
- Not requirements
- Two parts:
 - Unit design
 - Site and building design



CITY OF VICTORIA | Sustainable Planning & Community Development

Advisory Design Guidelines for Family-Friendly Buildings + Spaces



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Advisory Design Guidelines

Overarching Principles

- 1  Living, growing, family-forming and aging in place
- 2  Places for intergenerational social interaction, everywhere
- 3  Inclusive design, everywhere
- 4  Different common spaces for a broad range of activities and play, everywhere
- 5  Design for livability, everywhere

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Recommendation

1. Endorse the Family Housing Policy and Advisory Design Guidelines as drafted.
2. Direct staff to incorporate family housing requirements as part of the Zoning Bylaw Modernization.
3. Direct staff to undertake family-friendly updates to the General Urban Design Guidelines through the OCP 10-year Update.
4. Advocate in support of single egress designs in multi-family buildings through the BC Building Code.

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