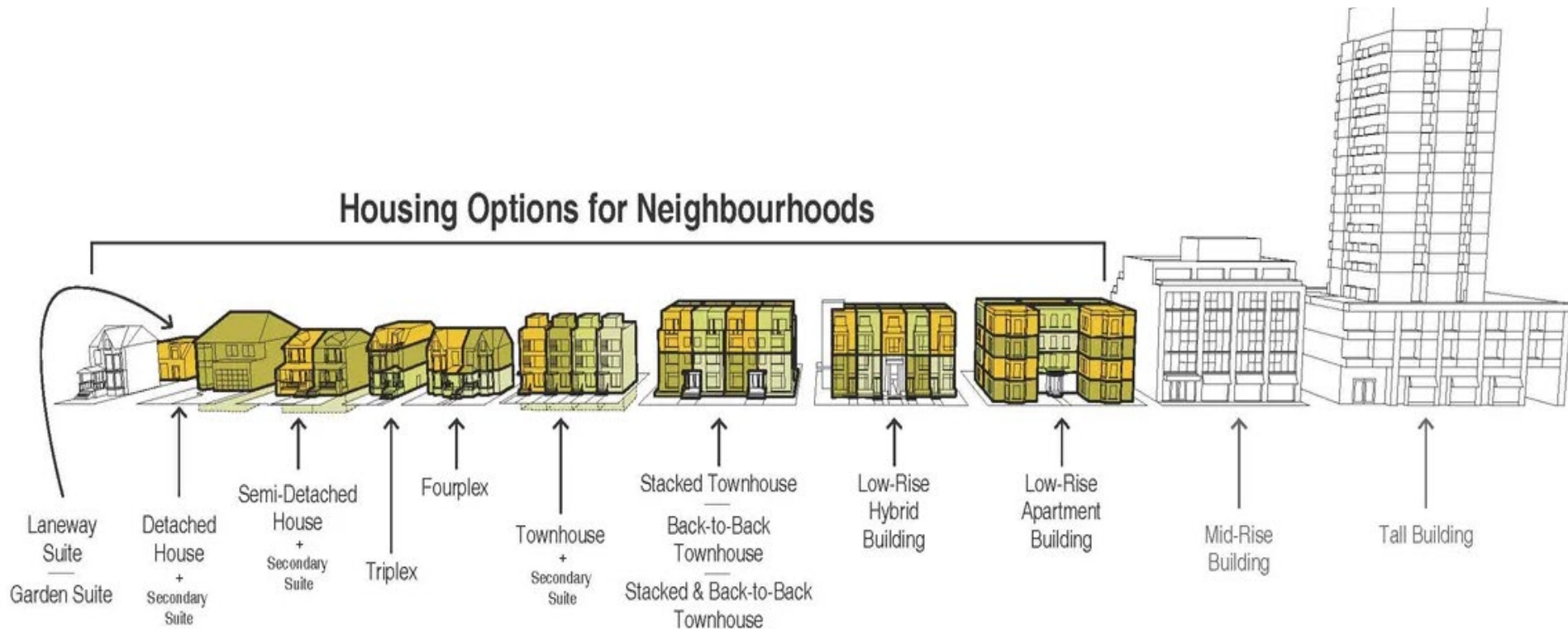


Implementing Missing Middle Housing Choices Vancouver Canada

Housing Options for Neighbourhoods



Dr. Ann McAfee, FCIP
Retired Vancouver Co-Director of Planning

Inner-City Vancouver 30 Year Transformation 1974



Inner-City Vancouver 30 Year Transformation 1974-2004




City of Vancouver 662,300

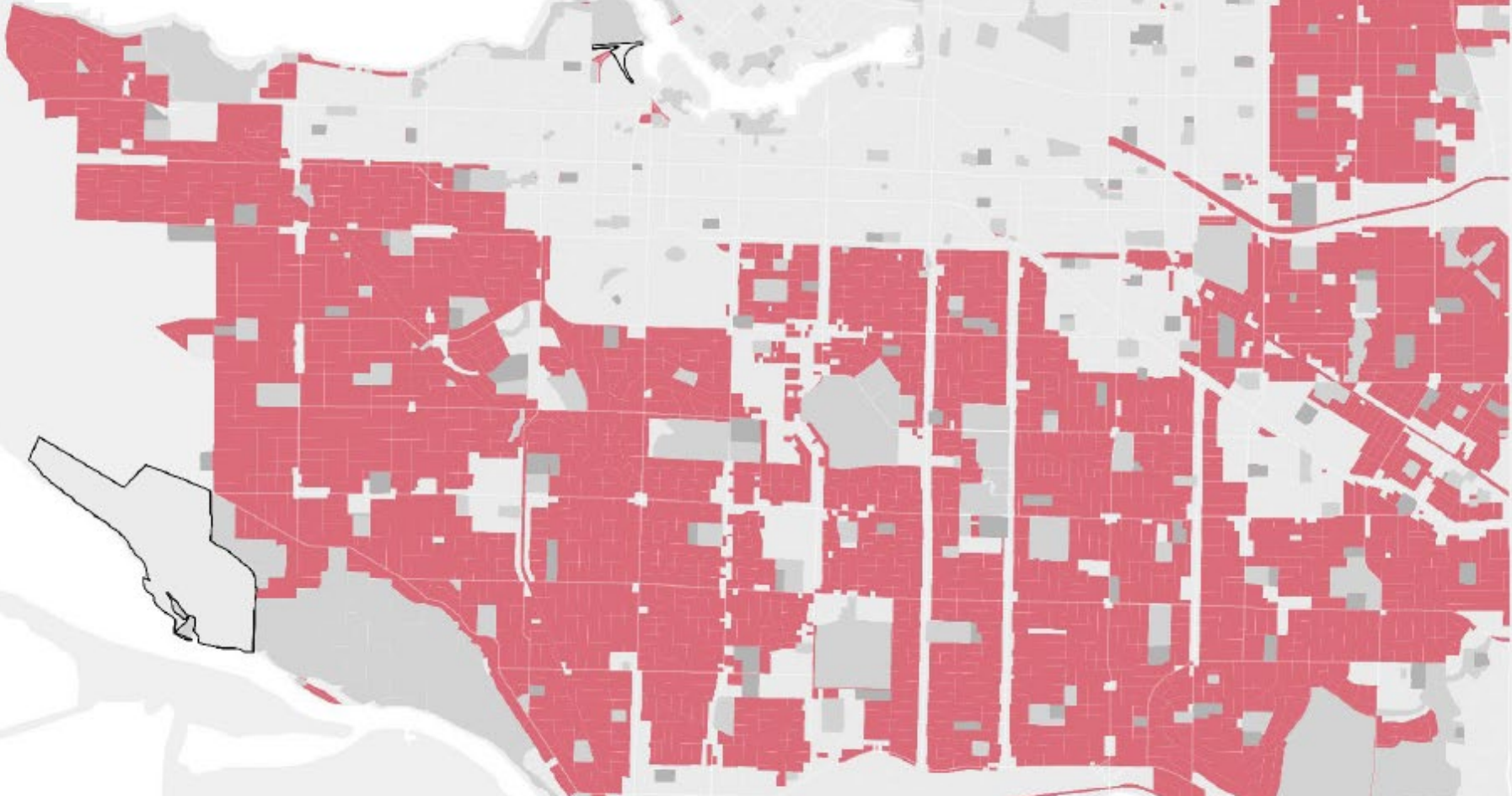
Metro Vancouver 2.66 Million

Outside Downtown? Vancouver's Suburbs 1990



Vancouver City 'Missing Middle Lands'

 RS Zones
Typical Lots
66'x120' 33'x120'



**RS + Adjacent Residential Zones: 60% Land Support 40% of Homes
Some Legal, Some Illegal, Some Outright, Some Required Rezoning**

How 'Single' Are 'Single-Family RS-1' Areas?

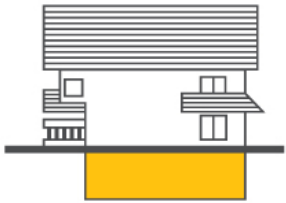
1950s Our 'Single-Family' Neighbours

6 lots = 17 Homes

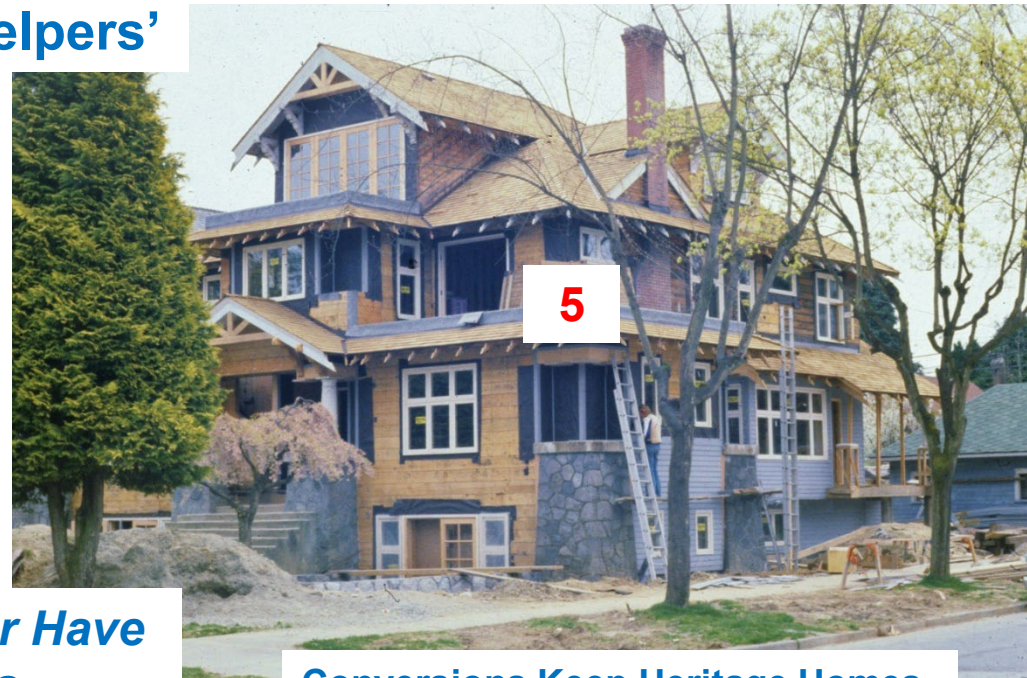
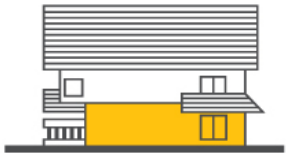


'Secondary Suites' / 'Mortgage Helpers'

Secondary Suite (Below Ground)



Secondary Suite (Above Ground)



Half+ of Vancouver 'SF' Lots Have (or Have Had) an (Illegal) Suite since 1940s

Conversions Keep Heritage Homes

2023 2 Bedroom Basement Suite \$1,750/mo.



Only 27 percent of Vancouver secondary suites are constructed with permits.

Laneway Homes



**Density without dramatically changing
neighbourhood physical character**

**Post 2005 Laneway Homes
5,000+ Units**

**Housing Extended Family
Granny, Nanny, Adult
Children & Renters**

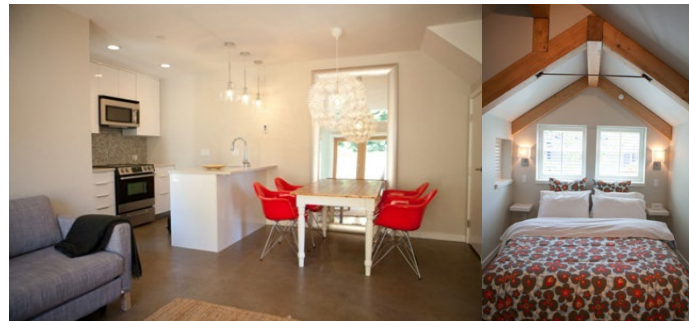
Example Rents

1 Bedroom: \$2,500

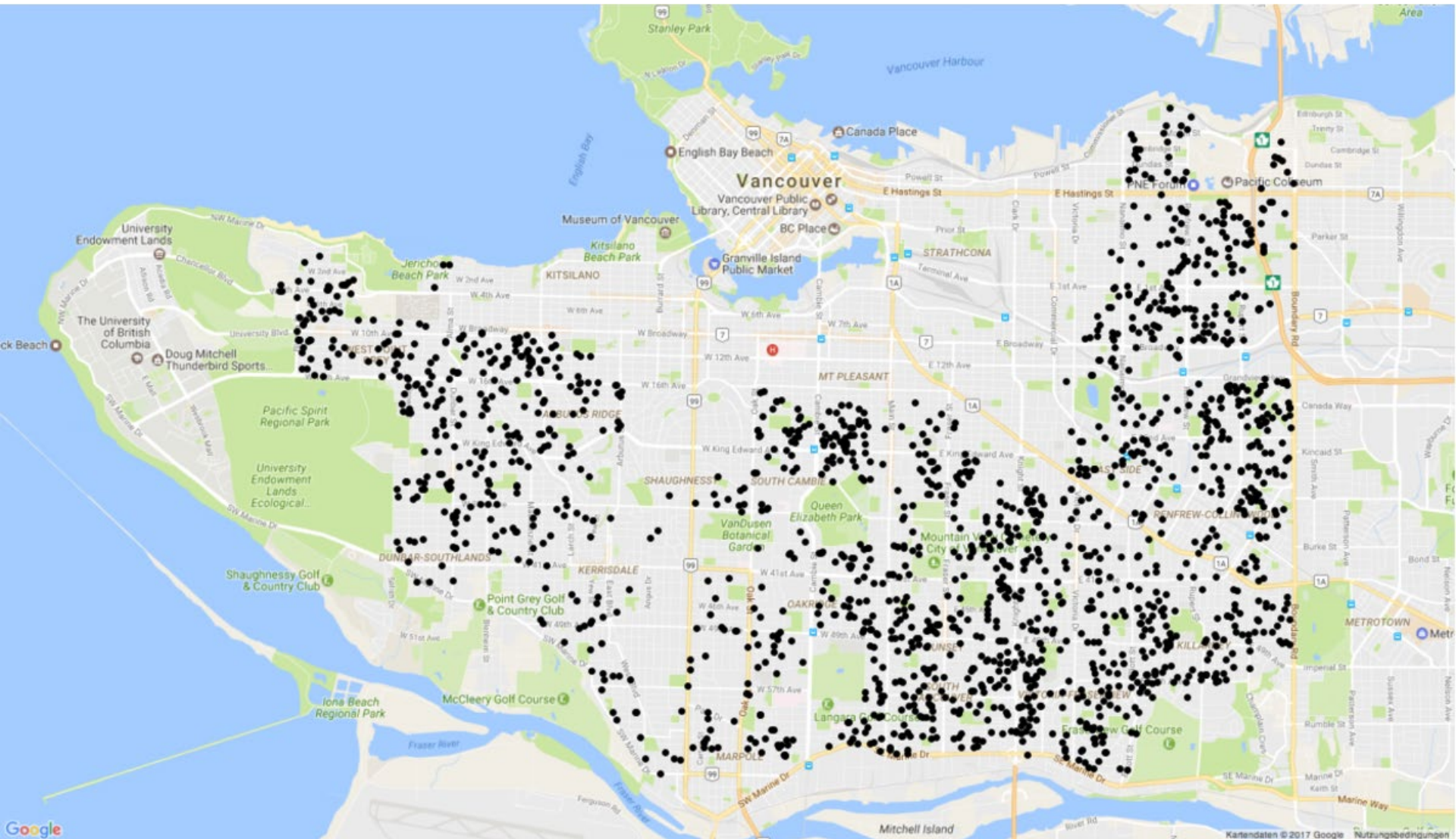
2 Bedroom: \$2,600

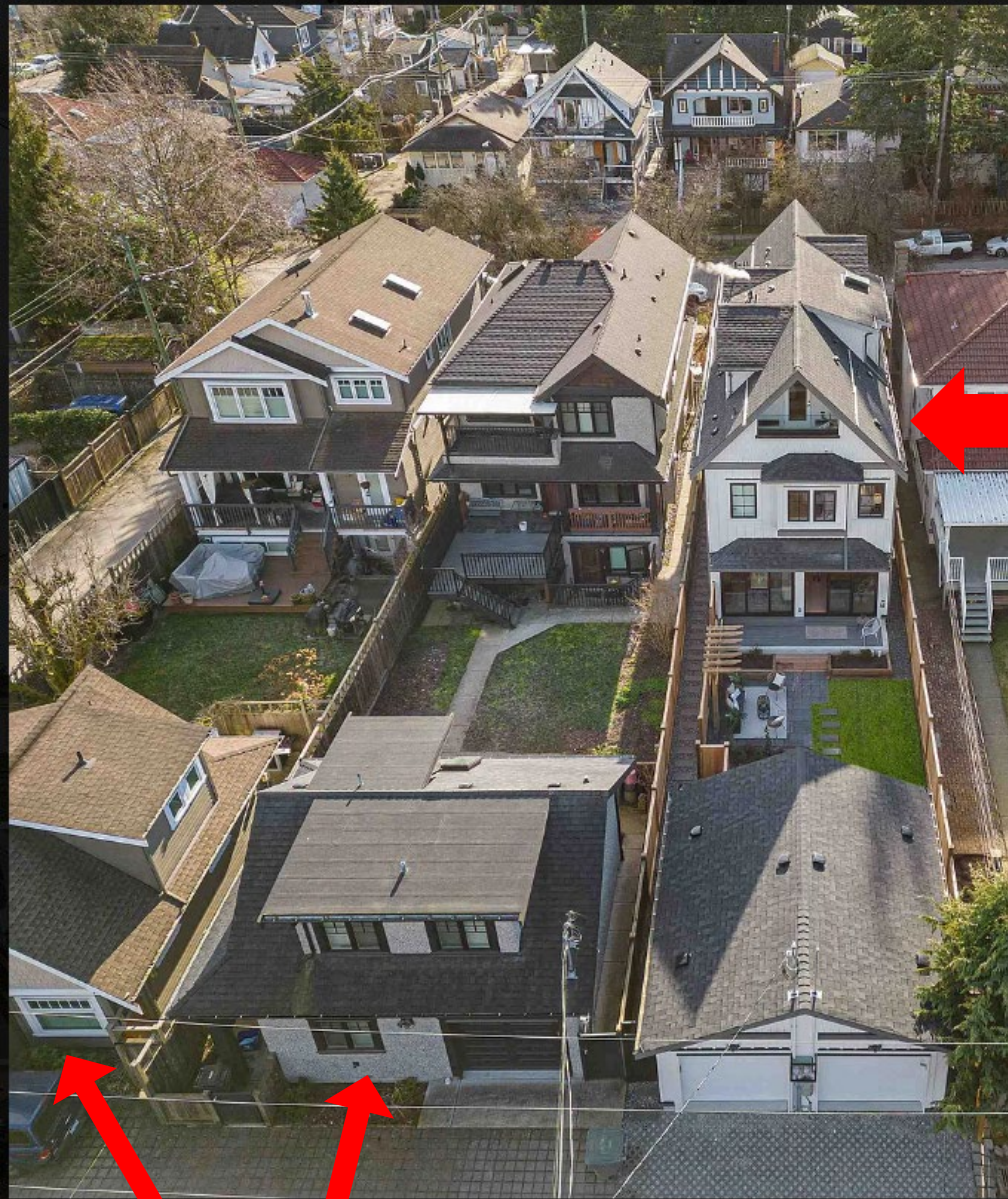
3 Bedroom: \$3,100

(+ Utilities)



Laneway Homes in Vancouver





Laneway Homes



**New 2 Unit Front-Back Duplex
Lot 30' x 154'
2 x 1,734 sq. ft. units
Back Half 3 Bed, 4 Bath
Sold for \$2 Million
February 7, 2023**






Outright Use

Outright (4 units)

Requires Rezoning


Proposals to Increase Outright Housing Options

Current Housing Options




House + Laneway (LWH)
3 Units

- ▶ Up to 3 units on a lot (1 owner with a suite and 1 rental LWH)
- ▶ Density up to 0.7 FSR for house plus 0.16 FSR for LWH (total FSR=0.86)
- ▶ House height varies by zone, LWH maximum height is 24 feet
- ▶ LWH allowed since 2009



Duplex + Suites
4 Units

- ▶ Up to 4 units on a lot (2 owners and 2 rental suites)
- ▶ Density up to 0.7 FSR
- ▶ Height up to 35 feet
- ▶ Duplex allowed since 2018




Character retention + Infill
6 Units


- ▶ Up to 6 units on a larger lot (all owned/strata)
- ▶ Density up to 0.85 FSR
- ▶ Height varies (35+ feet for main house and 25 feet for infill building)
- ▶ Character retention

Approximately 10,000 lots with pre-1940s character homes are eligible for retention incentives. These projects have provided an effective "pilot" for the Multiplex Concept.

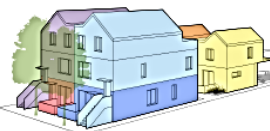
Multiplex Options (illustrative examples)



Duplex + Rear House
3 Units



Triplex
3 Units



Fourplex + Rear Duplex
6 Units

- ▶ Up to 4 units on smaller lots and 6 units on larger lots
- ▶ Density up to 1.0 FSR
- ▶ Height up to 3 storeys / ~36 ft
- ▶ All floors can be located above ground level
- ▶ Options for a single or two-building configuration
- ▶ Low vehicle parking requirements (1 space per site minimum)
- ▶ Density bonus payment

	House	Duplex Unit	Fourplex Unit
Est. Purchase Price*	\$2,818,200	\$1,550,010	\$1,107,150
% of House Cost	100%	55%	39%
20% Down Payment	\$563,640	\$310,002	\$221,430
Income Required**	\$586,000	\$326,000	\$235,000

*Based on average unit size for a 4,026 sq. ft. lot and total floor area of 0.7 FSR for house & duplex, 1.0 FSR for fourplex

**assumes 20% down, 25 yr amortization, 5.5% interest rate, property taxes and \$200 monthly maintenance costs, HH spending 30% of income



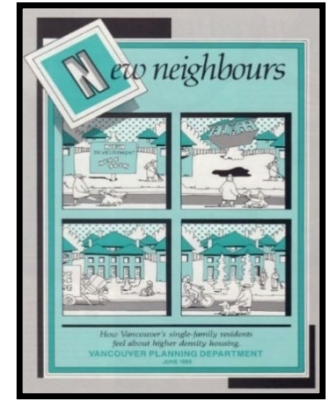
Infill Townhouses on Vacant SF Sites



33 Duplex
Surface Parking

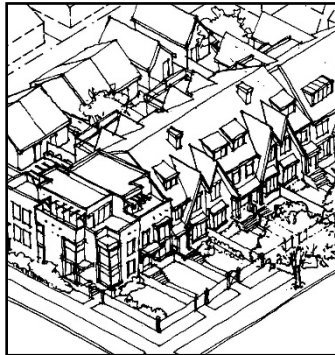
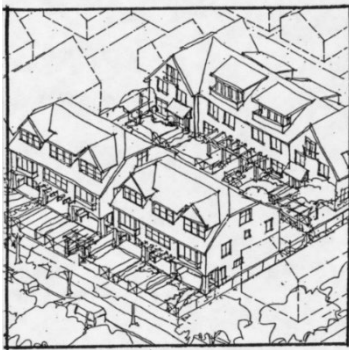


41 Duplex + Triplex
UG Parking



1975 - 1986

40 RS Sites **Rezoned** for Townhouses
Study Economic,
Social, Environmental Impacts



- + Increase Housing Choice
- + Attract Area Seniors
- Not necessarily affordable \$2M+ Unit
- Community Says Expected Impacts Did Not Occur BUT Remain Concerned about property values.

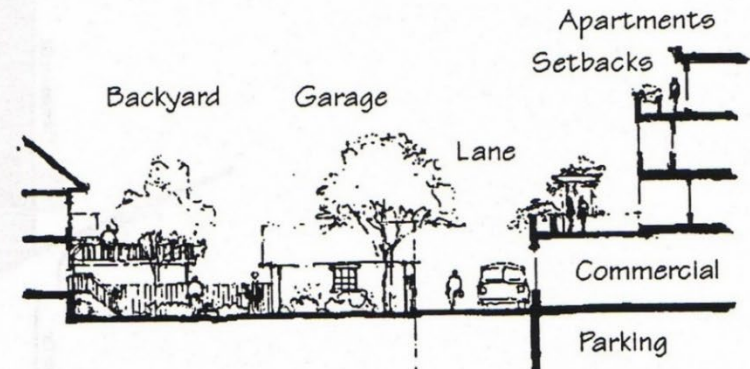


Housing Above Shops

Permitted Use in Neighbourhood Commercial Zones



Better mixed use design: upper setbacks, breaking up scale, small shops, awnings



1990s Improve Neighbourhood Fit

Setbacks at the rear: less impact on neighbours at rear



Securing Support For Housing Choice



*“Tell me, I forget.
Show me, I remember.
Involve me, I understand.”*

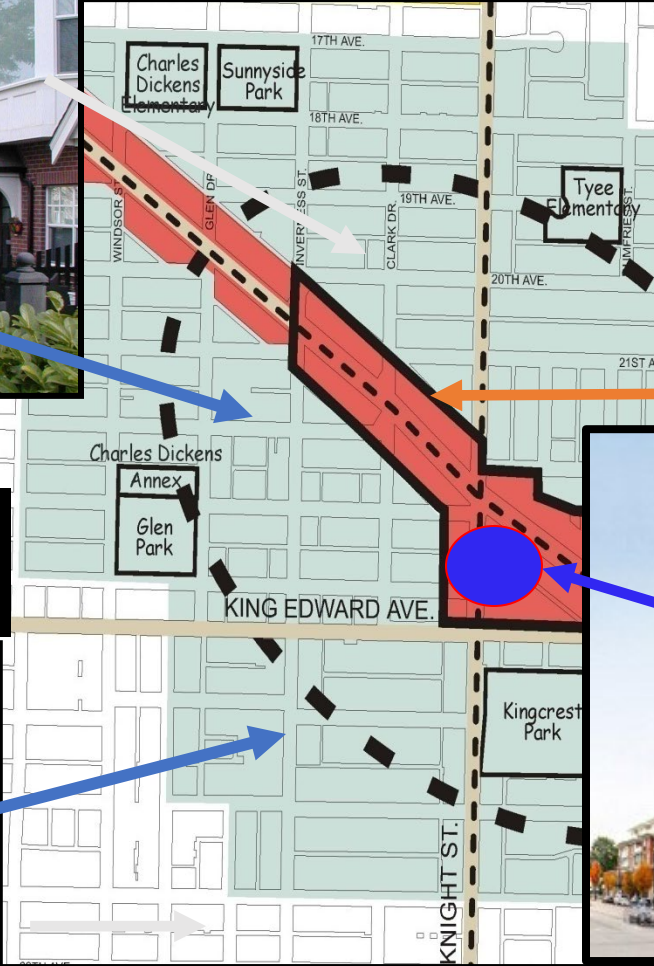
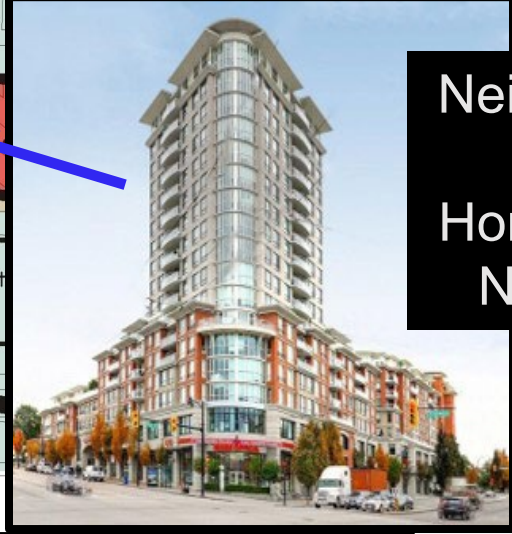
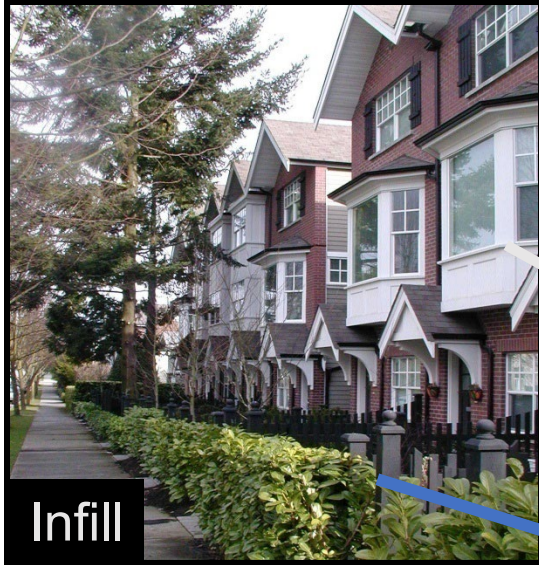
Chinese Proverb

**Engage Diverse
Lived Experiences
In Difficult Choices**



2004 Community Engagement = Support New Housing Forms *If* Add Amenities/Services

**Knight & Kingsway Neighbourhood Centre Approved
Existing 1,500 Lots**



**Suites +
Laneway Homes**



Implementation: Community Supported Housing Mix with Shops & Services in Low Density Area



New Development: Apartments & Shops



**Community Agreed
Public Library Public Benefit**

**Housing
Choices
Brought
the Kids
Back**

October 2014

**Success
story:
Kensington-
Cedar Cottage
offers a good
example
of how a
community
can be
revitalized**

Last year on Halloween, 125 children came by John Buckberrough's house trick-or-treating.

To Buckberrough, who lives in the East Vancouver neighbourhood of Kensington-Cedar Cottage, the kids tramping up his front stoop were more than just cute. They were an auspicious sign of his neighbourhood's vitality.

The area has become a draw for young families. The local elementary school is proof of that — it now boasts a healthy enrolment. To anyone who has watched with dismay the dwindling numbers of kids



New 'Missing Middle' Infill

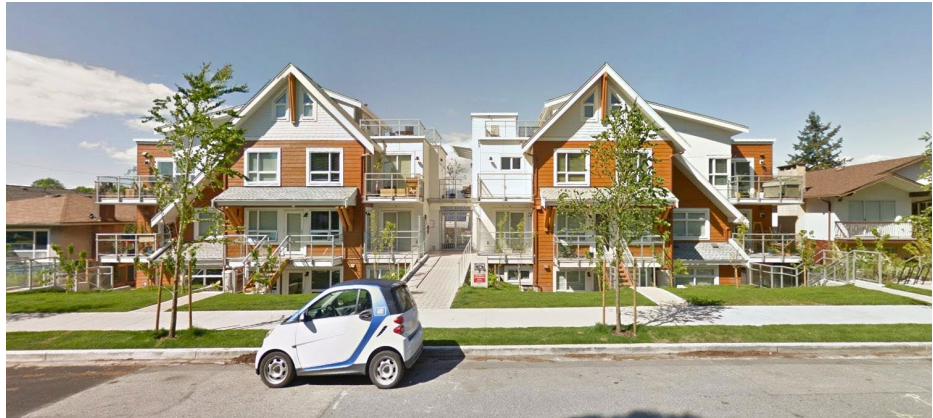


Co-Housing

Small, private homes with large shared space

31 Homes

Vancouver Cohousing Strata opened in Feb 2016 in a traditional neighbourhood, walkable to a vibrant commercial center with coffee shops, preschools, and amenities. Housing young children, parents, seniors and single folks. Common area 6200 sq. ft. The building sold out well before move in date.



**1,027 Sq/ Ft.
2 Bed, 1 Bath
Plus Lock-off
Studio Suite**

Entrances to individual units clearly visible and accessible from adjacent public street or open space

Ensure adequate building separation to enable natural daylight penetration (8 metres is desired)

Orient both rows facing the street

Incorporate green open space including landscaped rear and side yards

Create an attractive pedestrian environment through landscaping, quality pavement, surveillance from windows, balconies and unit entries that are legible and welcoming

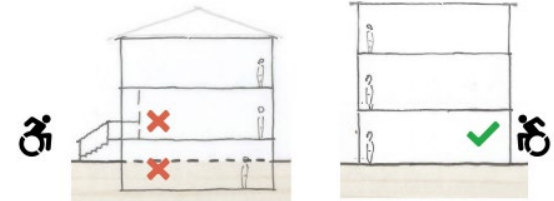
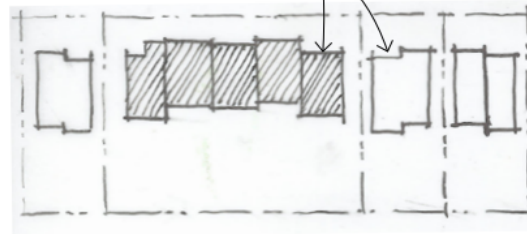
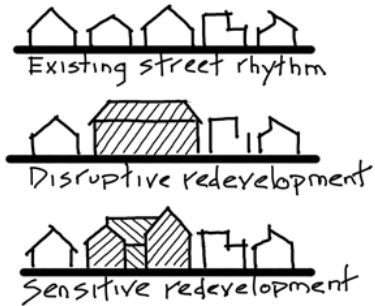


Design driveways and parking access as flex-use shared spaces that can double as play areas for children

Ensure clear comfortable pedestrian access to rear units

Missing Middle Design Guidelines | CITY OF VICTORIA

End units should be set back to match or transition to existing neighbouring houses



Two Storeys

Three Storeys
Facilitates requirement for an adaptable unit at-grade

Success story: Kensington-Cedar Cottage offers a good example of how a community can be revitalized



te
McMartin

Last year on Halloween, 125 children came by John Buckberrough's house trick-or-treating.

To Buckberrough, who lives in the East Vancouver neighbourhood of Kensington-Cedar Cottage, the kids tramping up his front stoop were more than just cute. They were an auspicious sign of his neighbourhood's vitality.

The area has become a draw for young families. The local elementary school is proof of that — it now boasts a healthy enrolment. To anyone who has watched with dismay the dwindling numbers of kids trick-or-treating on Halloween — as I have in my own neighbourhood — Kensington-Cedar Cottage feels blessed and rejuvenated.

It didn't happen by chance. It happened through densification, and Kensington-Cedar Cottage was one of the few neighbourhoods in the city to embrace it.

It was one of two pilot neighbourhoods involved in CityPlan, the now defunct planning process initiated by the City of Vancouver exactly 20 years ago this month.

It was meant to be a collaborative and consultative design process between neighbourhood residents and city planners — “a relationship of peers,” Buckberrough called it, rather than the top-down process that now dominates, and, according to a half-dozen disenchanted neighbourhoods, bedevils city planning.

CityPlan's aim was to determine how the city's neighbourhoods could best accommodate a growing population. In other words: How will they densify?

Kensington-Cedar Cottage



NICK PROCAYLO/PNG

John Buckberrough, who lives in Kensington-Cedar Cottage, was chair of the neighbourhood planning committee that welcomed more town homes in the area to help revitalize it.

and Dunbar, the other pilot neighbourhood, were to be the templates for all the other neighbourhoods in the city.

It didn't work out that way: CityPlan had its detractors and was eventually abandoned by subsequent administrations.

But beginning in 1992, Kensington-Cedar Cottage went through a 10-year design process to accommodate densification on its own terms. During part of that process, Buckberrough acted as chair of the neighbourhood's CityPlan committee.

(Dunbar went the other way, and fought densification fiercely, presaging what would be the pattern for most neighbourhoods today.)

“The neighbourhood was dead or dying,” Buckberrough said. “The local Safeway was closing. We needed a new library, and the shopping

areas along Kingsway were tired-looking. So we had to kickstart the area. And we thought the best way to revitalize the neighbourhood was to get more people in it.”

Before CityPlan, it had been a neighbourhood of single-family residences, many of which had seen better days. But under CityPlan, roughly two blocks parallel on either side of Kingsway and Knight Street were rezoned RT10, allowing development of strata housing. Infrastructure improvements followed — new sidewalks, street lighting, tree plantings, landscaped medians, traffic circles, bikeways, redevelopment of parks.

The result: Developers began assembling lots, and well designed townhomes and lane houses began appearing. Across the street from Buckberrough's house — a tiny,

1,100-sq.-ft cottage built in 1911 — there is now a handsome seven-unit strata built in the neo-Craftsman style.

“The two single-family homes that used to be there housed four adults and one child. They now house 25 people, 11 of them children.”

On a walk through the neighbourhood, Buckberrough pointed out an attractive new fourplex being built on a 50-by-122-foot lot — it fit seamlessly into the streetscape of small homes. Walking down an alley, we looked at another complex of four small detached homes built on a single lot — again, all of them in the neo-Craftsman style, and each with their own small landscaped yard.

Densification, however, doesn't necessarily translate into affordability.

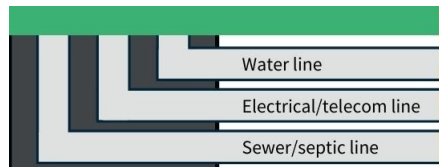
The neighbourhood long

ago broke the million-dollar barrier for some properties. He figures his own property, a half-lot, is worth nine times what he originally paid for it. We looked at a 10-unit townhome complex a block off Kingsway, and the smallest in the complex — a 630-sq.-ft, one-bedroom unit — was selling for \$389,000. It was seven years old, and the real estate agent selling it told me it had probably appreciated 25 per cent from its original listing. (And it might just be me being preconditioned by the bizarre state of the Vancouver real estate market, but \$389,000 for a small one-bedroom townhome actually sounded affordable.)

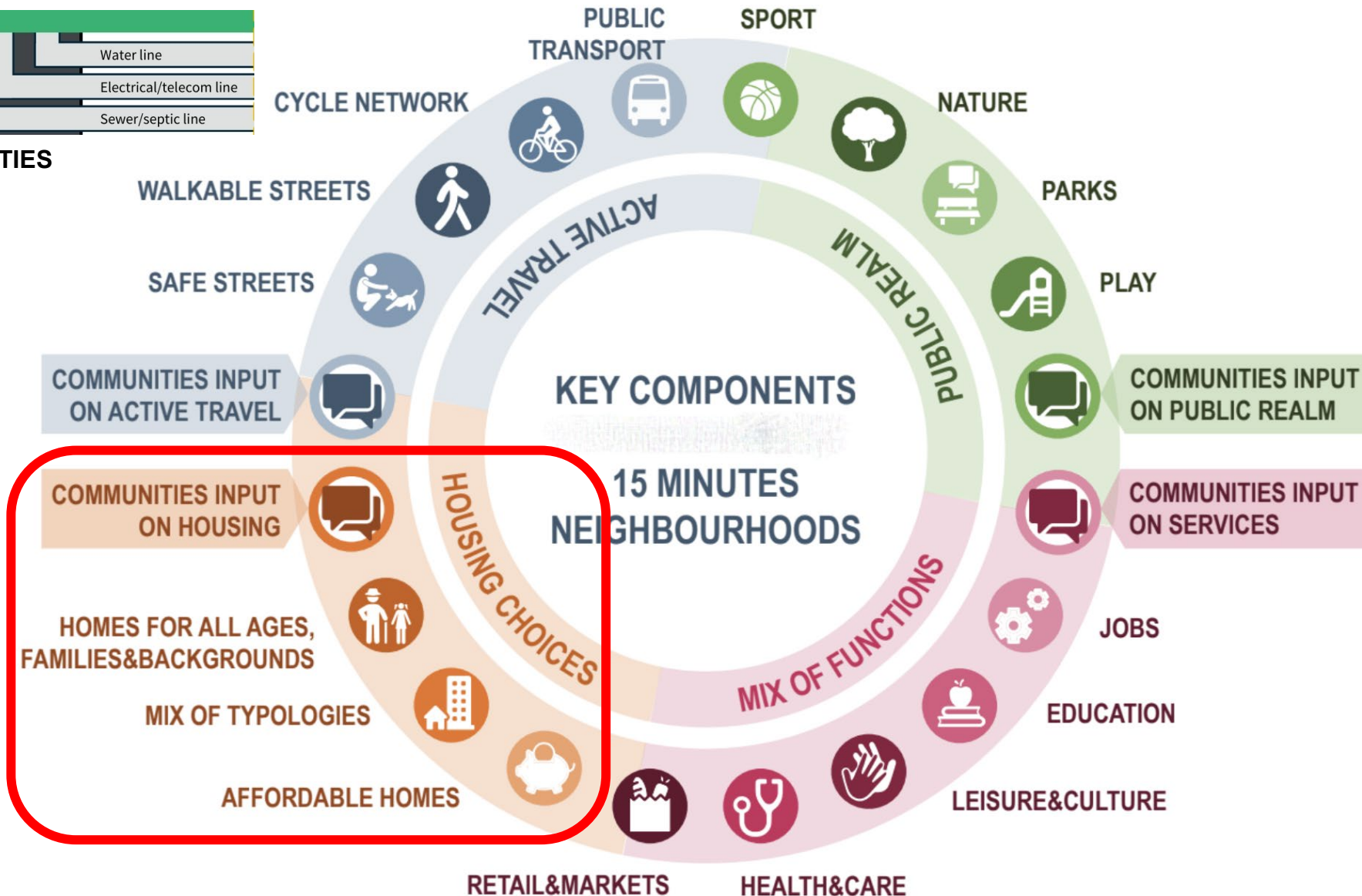
Buckberrough admits that affordability remains a problem. But it has, he said, offered buyers a variety of housing that is less expensive than if their only choice was a single-family residence. Densification didn't solve the affordability problem for Kensington-Cedar Cottage — nothing can, except the market itself — but it did demonstrate how densification can remake a neighbourhood for the good, and how it can be achieved by a government that listens.

“As a taxpayer,” Buckberrough wrote in a critique of CityPlan, “I think that municipal government has the most impact on the individual: Are the streets clean and safe? Are the schools functioning well? Are people ‘house proud’? Does the garbage get picked up? All I want is perceived value for money, and I feel CityPlan delivered it in spades.”

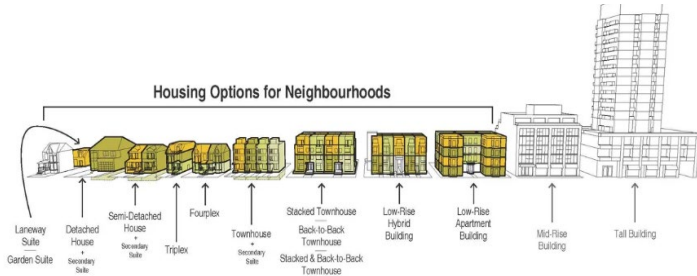
Housing is only One Component of Livability



UTILITIES



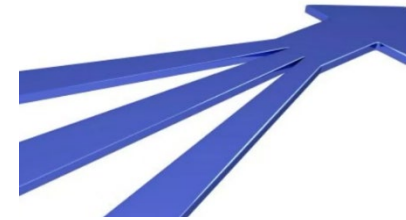
Implementing Missing Middle Housing = Combine Housing, Services, Funding



Housing Choices Zoning



Accessible Services



Funds to Implement

City Services + 'Living Wage'