

Mountain Town Planners' Summit

Housing Intensive
October 12, 2023



Topics

- Provincial Homes for People Initiative
- Infill examples from small BC communities
- Recommendations

Homes for People

- >\$4B over three years
- Infill: middle-income, small-scale multi-unit housing
- Tax credit for renters
- Forgivable loans to build and rent secondary suites
- Flipping tax to discourage speculation
- Speeding up permitting
- More homes for those experiencing/at risk of homelessness

Infill – small-scale, multi-unit

- “Missing middle” - townhomes, duplexes, triplexes, rowhouses
- New legislation to allow up to 4 units on a traditional single-family detached lot
- Zoning by right; reduces time and costs with rezonings



Infill – multiple ADUs/lot

- Village of Cumberland

- An attached ADU (secondary suite) and detached ADU are permitted on same lot in a large residential infill zone

- City of Nelson

- Allows an attached ADU (secondary suite) and detached ADU (laneway house) in most residential zones
- 75% discount on water and sewer utility billing is offered for all ADUs (attached and detached); suites used for STR pay same rate as principal dwelling
- Three pre-reviewed designs for laneway houses are available for \$1000 >> reduces cost for design, speeds up approval process



Infill – multiple ADUs/lot

- **Town of Smithers**

- Allows an attached ADU (secondary suite) and a detached ADU (carriage house) in a single-family dwelling lot
- Permits ADUs in duplexes

- **District of Squamish**

- Allows an attached ADU (secondary suite) and a detached ADU in all residential zones
- Secondary suites are allowed in triplex units on corner lots
- STR are not permitted in secondary suites and carriage houses

- **City of Kimberley**

- R-2 zone to allow for a secondary suite and a detached accessory dwelling per parcel

Recommendations

- Allow both attached and detached ADUs in all residential zones that allow single-family dwellings.
- Permit ADUs within duplexes (based on minimum lot size, if desired) and even triplexes or townhomes.
- Base the allowable size of ADUs on maximum lot coverage; do not restrict detached ADUs to a maximum gross floor area.
- Allow for heights that can accommodate loft-style detached ADUs (e.g., above detached garage or two-storey ADUs) to fit on smaller footprints.



Recommendations

- Relax parking requirements: one ADU would not need to provide any off-street parking, and one parking space is required if there is both an attached and detached ADU.
- Provide secure bicycle parking on site, with an outlet for plugging e-bikes.
- Create and offer pre-approved designs to reduce costs and expedite processes.
- Provide detailed guides/checklists to make building ADUs easier.



Infill - missing middle

- **City of Kimberley**

- R-1 zone to allow for duplex dwellings
- R-2 zone to allow single, duplex and up to six multiple unit dwellings, and up to 10-unit buildings where housing agreement established to provide at least 25% affordable units
- Increased site coverage for parcels containing ADUs, duplex and multiple unit dwellings

- **City of Kelowna**

- Infill Challenge competition >> new four-dwelling zone RU-7 (changed to MF1-Infill Housing Zone)
- Applied (pre-zoned) to 800 properties
- 100 projects totaling 494 units built over five years
- Use of winning designs exempted from development permit; building permit process expedited

Infill – missing middle

- Village of Cumberland

- Zoning to allow further densification within residential infill area
- Minimum lot sizes for single family homes reduced to 325m² to allow for infill subdivision to small lots
- Accommodate ground-oriented medium-density housing within 10-min walk of commercial core
 - R-1A – one single family and up to one secondary suite and one detached ADU (up to two storeys) per lot
 - RM-1 – duplex or townhouse
 - RM-5 rental – allows fourplexes (four principal dwelling units one above the other or attached side-by-side) and townhouses



Infill – missing middle

- District of Squamish

- Lot size restrictions removed to allow for increased units
- Secondary suites allowed in triplexes
- Smart Growth Neighbourhood Incentive allows for increased density along core transit and neighbourhood nodes (no increase in building FAR in RS-1 and RS-2, just more units)
 - RS-1 Single-unit properties >> duplexes (triplexes on corner lots)
 - RS-2 Large duplex properties >> triplexes
 - Multi-family properties >> 25% more floor space
- Proposing blanket zoning change to permit up to six storeys (and exempt gross floor area) for affordable housing units in all residential neighbourhoods

Infill – missing middle

- **City of Spokane**

- Allow duplexes, fourplexes, townhomes and smaller lot sizes in all single-family zones
- Increase max number of attached units in specific residential zones
 - From two to four units without requiring a planned unit development (PUD) process
 - When each unit is 1,200 sq ft or smaller, 2 attached units get a density calculation bonus that counts them as a single dwelling unit



Recommendations

- Pre-zone select residential lots (in significant areas of the community) to allow for increased density by right.
- Remove restrictions on number of units and stipulate maximum FAR instead.
- Permit smaller minimum lot sizes or remove lot size restrictions.
- Permit subdivision of single residential lots to allow for smaller lot development.



Port Moody small lot subdivision

Recommendations

- Include rental-only zoning in specific locations (e.g., closer to amenities and transit); higher densities and lower parking ratios will help ensure development of rental housing.
- Reduce parking requirements for those areas closer to amenities, active transportation routes and transit.
- Reduce development cost charges for desired development types.
- Delegate authority to staff for development application approvals if zoning met.



Recommendations

- Identify opportunities to create, and then replicate, development of fourplexes, which have proven to be an increasingly popular and cost-effective development type.



Kelowna four-plex design



Portland four-plex



Thank you!