

Missing Middle Housing Initiative

At a Glance

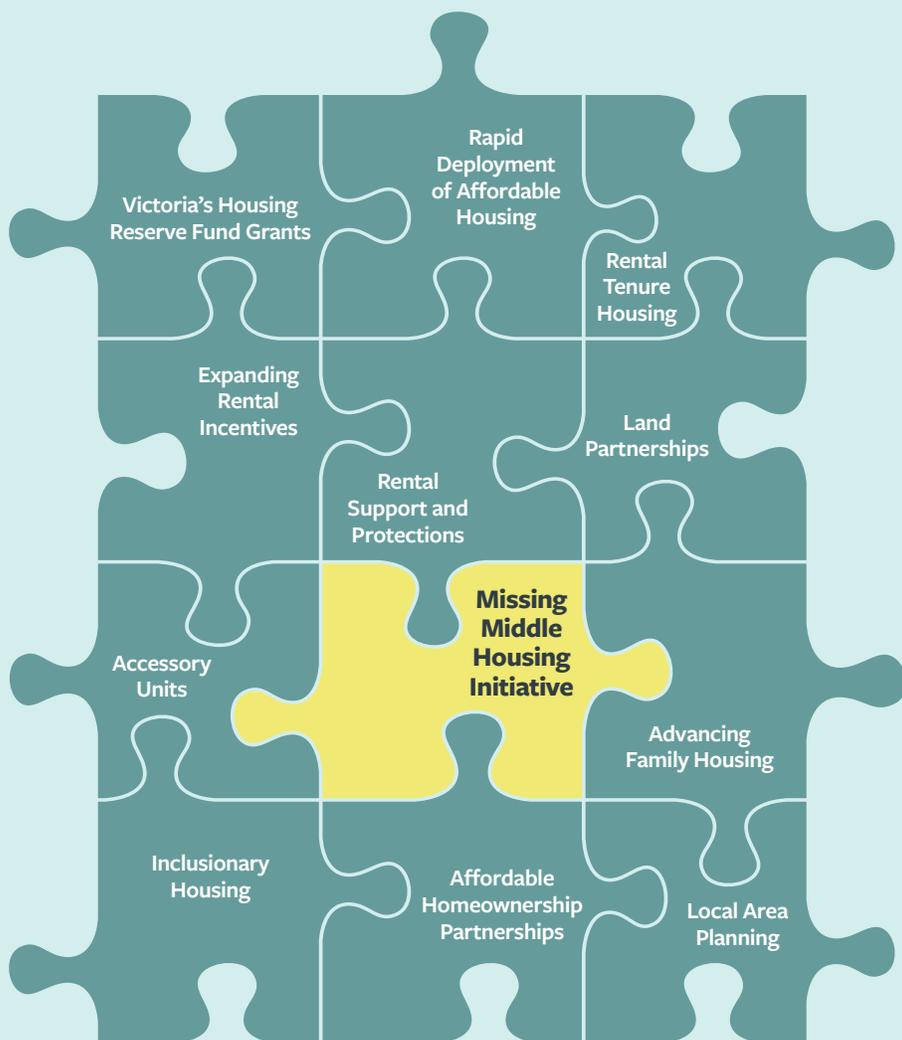
The Missing Middle Housing Initiative proposes to allow houseplexes and corner townhouses in addition to single-family homes in Traditional Residential areas of the city.

It will also help to conserve homes with heritage merit by allowing other homes to be built on the same lot as the heritage registered building.

Victoria's Official Community Plan already envisions Missing Middle housing forms throughout the city. However, because much of the city is still only zoned for single-family homes, building Missing Middle housing requires a rezoning, which can be a long and complex process.

This helps explain why Victoria sees many older homes replaced by new, more expensive single-family homes far more often than Missing Middle housing is created.

Opening the door to more Missing Middle housing is one important action in the City's suite of Housing Strategy initiatives to tackle the current housing crisis.



The City is undertaking many initiatives to address our variety of housing needs.

The Victoria Housing Strategy has several initiatives underway to address all elements of the housing continuum. Missing Middle housing is a crucial step, but affordability will likely be achieved through other initiatives.

Our housing needs today.

Current and future housing needs are between 15 and 20 per cent higher than expected when the Official Community Plan was adopted in 2012. We need to make room for new housing that meets the needs of diverse incomes, lifestyles and family sizes.

Will Missing Middle meet our needs?

Missing Middle housing can help to address the lack of availability of family suitable homes. It is a good option for young families who can't attain a suitable single-detached unit or prefer newer strata options. It can also free up existing affordable rental housing for those who need it most. It also creates opportunities for purposefully designed intergenerational living with liveable and adaptable dwelling units that support aging in place.

	MISSING MIDDLE REGULATIONS			EXISTING ZONING
	Houseplexes	Corner Townhouses	Heritage Conserving Infill	R1-A/B/G & R-2
Dwelling units (Includes secondary/garden suite)	Up to six per building *Lots wider than 24 m: two buildings may be permitted	Up to 12	Practical limits depend on lot size and existing building	Single-family home/Duplex: Up to two House conversion: Up to five
Height Sloped roof / Flat room	10.5 m / 9.5 m	10.5 m / 9.5 m	The greater of 7.6 m or 80% of height of heritage building	7.6 m
Front yard setback (Minimum distance from sidewalk to building)	6.1 m	4 m	4 m	7.5 m *R1-A Zone: on lots deeper than 30 m: 10.5 m
Side yard setback (Minimum distance from side of home to neighbouring property line)	1.5 m or 10% of lot width	2 m or 10% of lot width	5 m one side; 2 m second side If infill is a corner townhouse: 10% of lot width	1.5 m or 10% of lot width (two sides combined total of 4.5 m in R1-B and 5.4 m in R1-6 zone) *R-1A zone: 3 m
Rear yard setback (Minimum distance from rear of home to neighbouring property line)	10 m or 25% of lot depth	6 m	5 m	7.5 m or up to 35% of lot depth *Waterfront lots: 12 m
Flanking street setback (Only applies to homes on corner lots)	4 m	4 m	4 m	3.5 m or up to 15% of lot width *R1-A zone: 6-10.5 m depending on lot width
Open Site Space Minimum (Portion of lot not covered by building, parking or driveway)	45%	45%	30%	Range from no minimum to 50%
Site Coverage Maximum (Portion of the lot that can be covered by buildings)	40%	40%	50%	Range from 30 to 40% *R1-A zone: 25% for a lot with duplex or townhouse
Floor Space Ratio (FSR), Affordability and Amenity Contribution	Achieving full density of 1.1 FSR (1.0 for houseplexes) requires at least one amenity contribution (e.g., cash to housing and amenity funds, below market, affordable or rental housing) Without a contribution, max density is 0.5 FSR		Heritage dedication	No contribution or affordability requirement and a maximum density of 0.5 FSR *R1-B: Max floor area of 300-420 sq m *R1-A: Min floor area of 130 sq m
Family-suitable homes required	Minimum of two, or 30% of all homes, must be three-bedroom homes	Minimum of two 3-bedroom homes or 30% of all homes on lot	No requirement	No requirement
Adaptable dwelling units required	At least one	At least one	No requirement	No requirement
Secondary unit required (To ensure no net loss of on-site rentals)	At least one	At least one	Permitted but not required	Permitted but not required *R-2 zone: not permitted
Design Review and Application Process	Requires a development permit but if it meets Missing Middle Design Guidelines can proceed without Council process			No design guideline review. Can proceed to construction without formal Council rezoning process and public hearing *R-2 zone: Must demonstrate compliance with Neighbourliness Guidelines for Duplexes

Quick Facts

Missing Middle housing currently accounts for just five per cent of new home construction, with apartments, condos and detached houses making up the other 95 per cent.

- Over the past 30 years, Victoria has experienced a net loss of school-aged children and adults aged 30-50 – the age when many adults are raising families.
- Most housing in Victoria (68 per cent) is apartment style (rental or condo).
- In Canada, 37 per cent of households have three or more people. In the City of Victoria, it is only 16 per cent.
- The number of seniors in our community is expected to double over the next 20 years. More housing options are needed to allow seniors to age in place within their community.

Next Steps

Council will consider giving first and second reading to draft bylaws for the Missing Middle Housing Initiative on July 14, 2022. Following this, Council may choose to schedule a public hearing on August 4, 2022.

If a public hearing is scheduled, there are multiple ways you can indicate your support or opposition:

- Attend in person
- Submit written comments by email or mail
- Submit a pre-recorded video
- Pre-register to speak live via phone

For more information on how to participate (if a public hearing is scheduled), visit victoria.ca/publichearings

Draft Process for Missing Middle Housing Initiative

