

Urban Planning and Economy

Incentivizing Multi-Dwelling Housing:

*Analysis and Considerations for the Small
Scale Residential Zones*

June 3, 2025, Urban Planning Committee

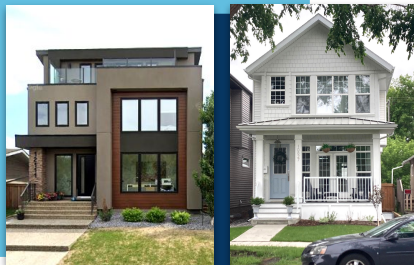
Travis Pawlyk, Branch Manager - Development Services
Shauna Kuiper, Director - Planning Coordination
Katherine Pihooja - Planning Coordination

Previous Council/Committee Action

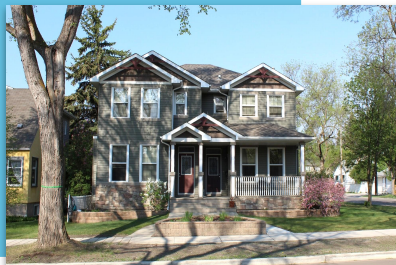
At the October 16-23, 2023 City Council Public Hearing, the following motion was passed:

- *That Administration provide a report outlining options to further incentivize multi-dwelling housing through modification to built form regulations, such as site coverage, height and building length, for the (RS) Small Scale Residential Zone.*

Housing Forms in the RS Zone



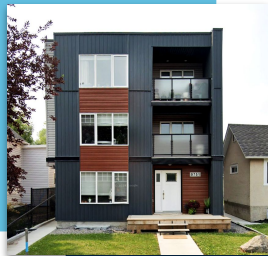
Single Detached Housing



Semi-Detached Housing



Row Housing



Multi-unit Housing



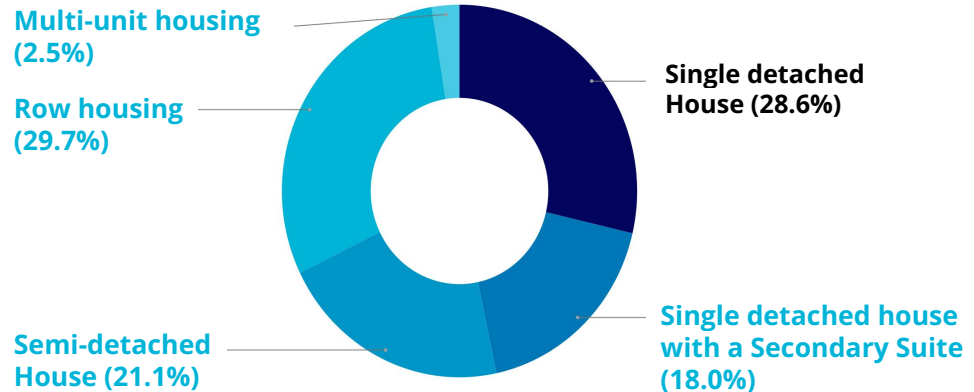
Backyard Housing

Multi-Dwelling Housing Analysis

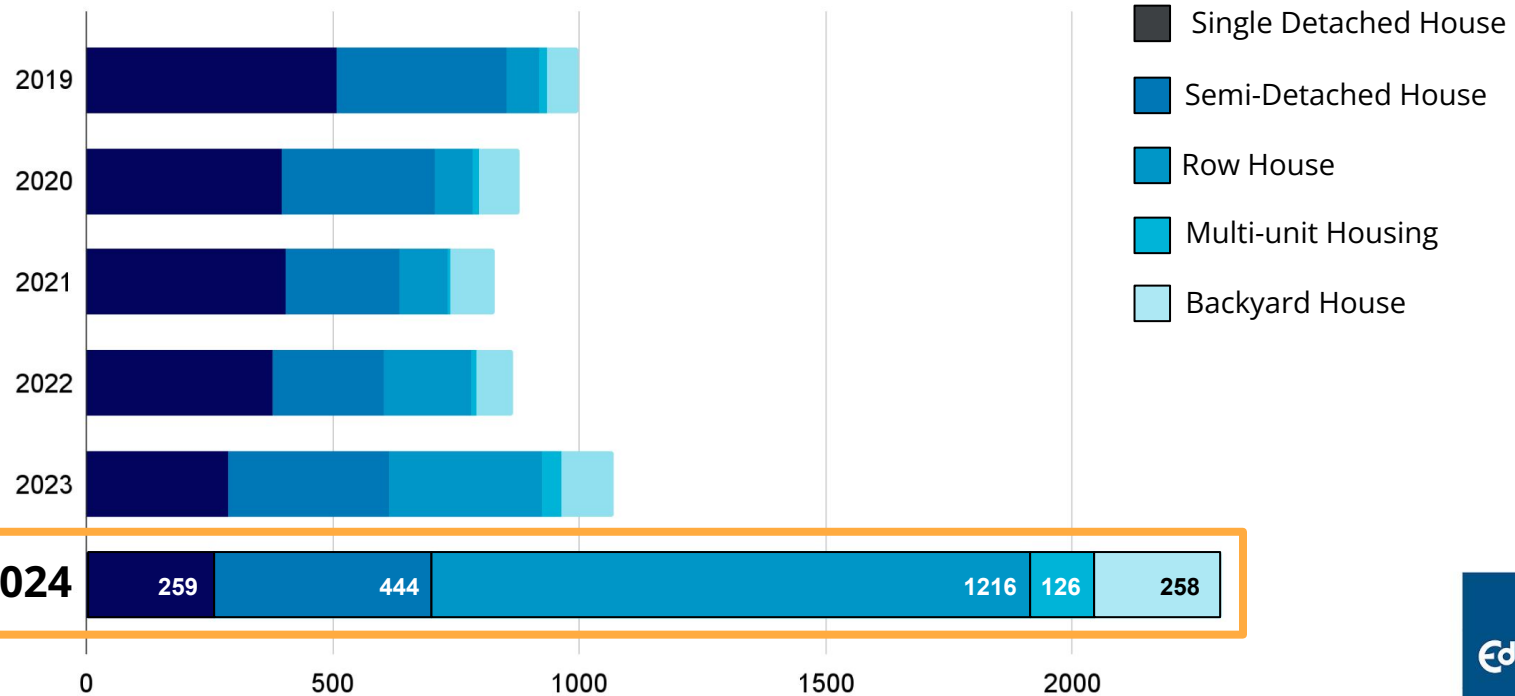
- Development permit trends
 - Permits issued in the RS Zone throughout 2024 compared against the previous five years (2019-2023) issued under Zoning Bylaw 12800
- Targeted engagement
 - Industry participants
 - Community leagues
 - Business Improvement Area Associations

Multi-Dwelling Housing in the RS Zone

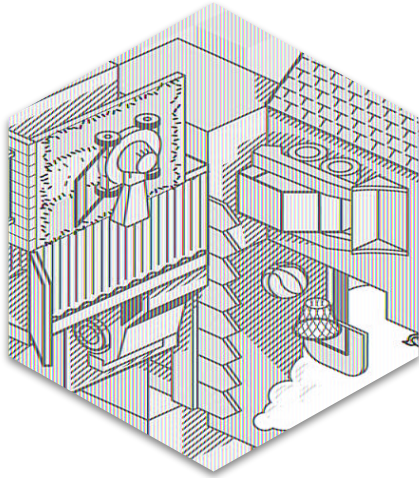
71% of development permits approved for multi-dwelling housing



Dwelling Units in the RS Zone



Engagement Feedback



- Site coverage and the minimum site area per dwelling regulations are the largest barrier to multi-dwelling housing in the RS Zone
- Redeveloping a site from one dwelling to eight is a dramatic change
- Financing programs have made row housing more financially viable

Conclusions

- Over 70% of new development approved under the RS Zone is for multi-dwelling housing
- The RS Zone is working as intended to enable a range of housing options
- Administration does not recommend introducing amendments to Zoning Bylaw 20001 to create incentives for multi-dwelling housing at this time.

Questions and Thank You