

# Urban Planning and Economy

## **Incentivizing Multi-Dwelling Housing:**

*Analysis and Considerations for the Small  
Scale Residential Zones*

June 3, 2025, Urban Planning Committee

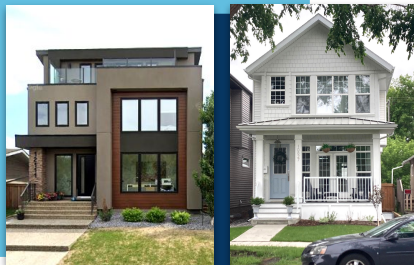
Travis Pawlyk, Branch Manager - Development Services  
Shauna Kuiper, Director - Planning Coordination  
Katherine Pihooja - Planning Coordination

## Previous Council/Committee Action

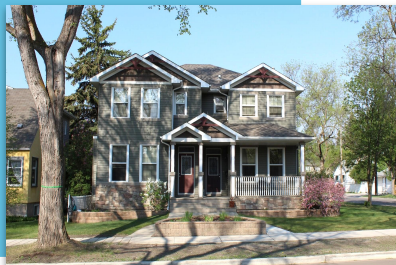
At the October 16-23, 2023 City Council Public Hearing, the following motion was passed:

- *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



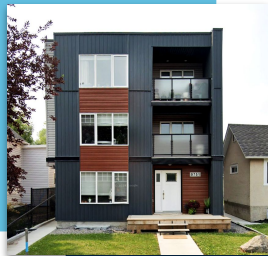
**Single Detached Housing**



**Semi-Detached Housing**



**Row Housing**



**Multi-unit Housing**



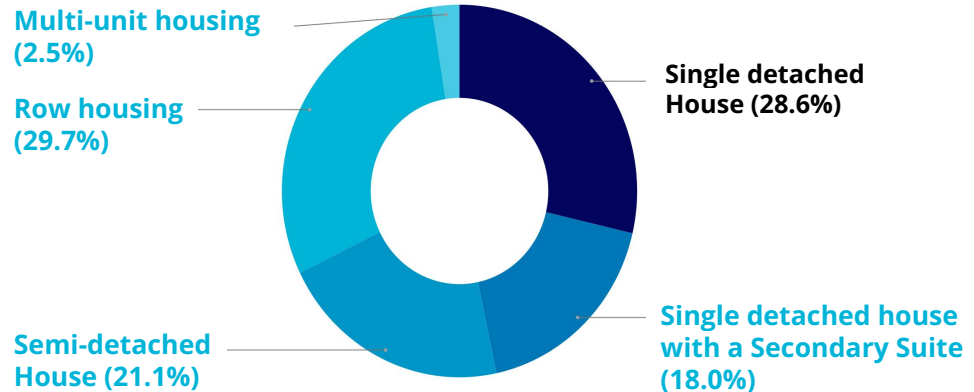
**Backyard Housing**

## Multi-Dwelling Housing Analysis

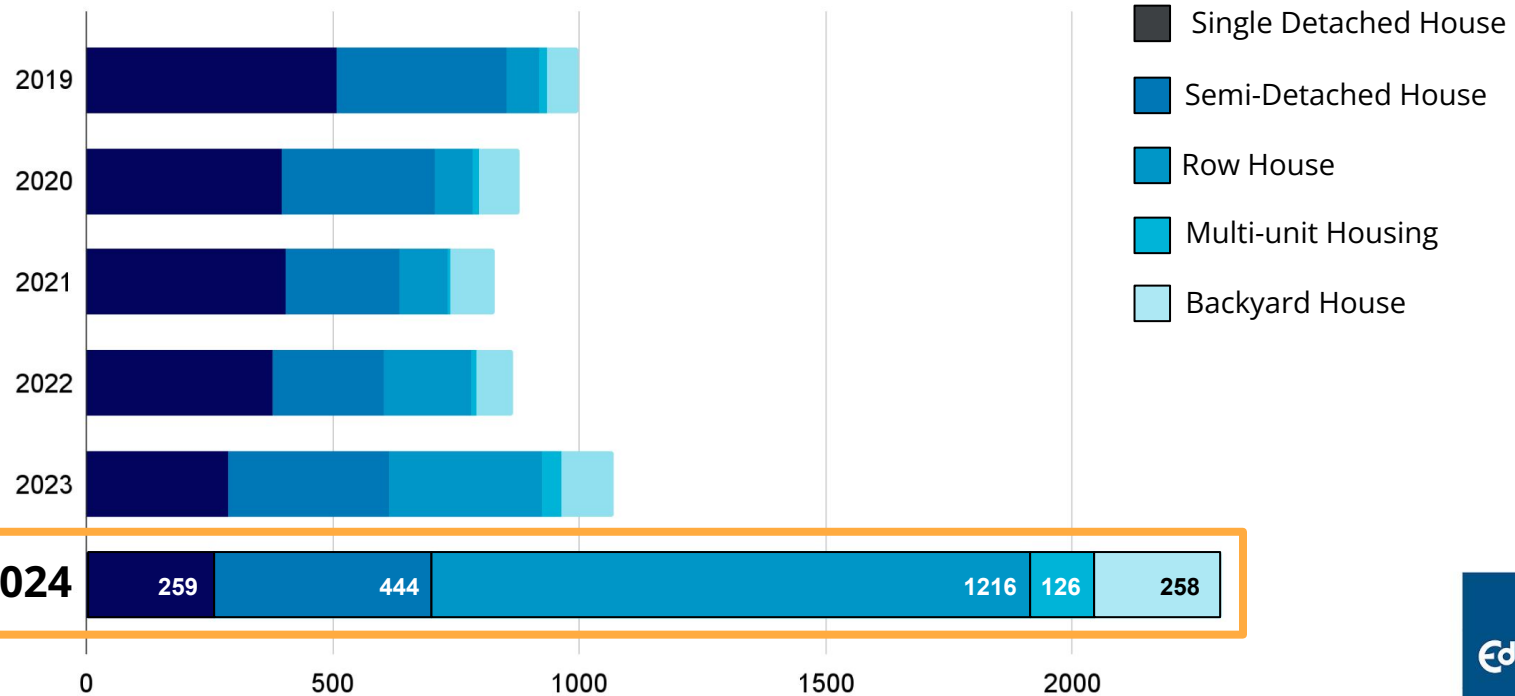
- Development permit trends
  - Permits issued in the RS Zone throughout 2024 compared against the previous five years (2019-2023) issued under Zoning Bylaw 12800
- Targeted engagement
  - Industry participants
  - Community leagues
  - Business Improvement Area Associations

## Multi-Dwelling Housing in the RS Zone

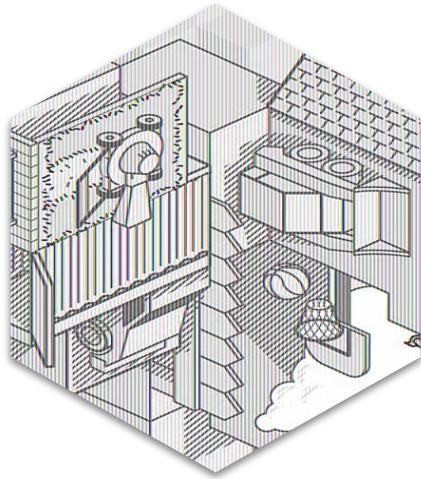
**71%** of development permits approved for multi-dwelling housing



## 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

## What We Are Hearing

- Pace of changes in redeveloping areas
- Fostering better development outcomes and reducing impact on adjacent neighbours
- Balancing housing need, affordability, and community trust
- Maintaining certainty to foster investment
- Mixed community buy-in



## Conclusions

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

# Questions and Thank You