

# Family-Friendly Housing

Governance & Priorities Committee

2023-JUN-12

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## Context

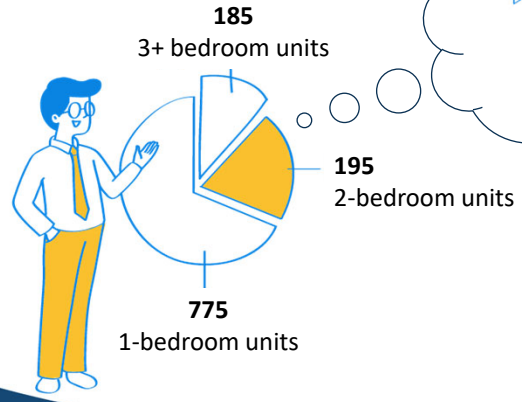


Increasing housing costs has made finding housing challenging for families requiring multiple bedrooms.

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## Housing Needs

It is estimated that the following unit composition will be needed annually for the next 10 years.



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## Key findings

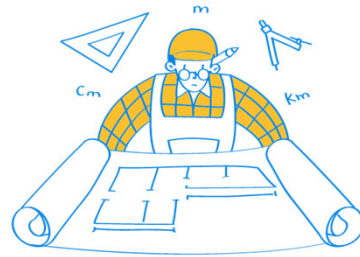
- The addition of extra bedrooms does not drive-up construction cost.
- There is a gap between rent and sales price for family friendly units, and the income of those who require the unit.
- Families prefer ground-oriented units.



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## Proposed Amendment to Zoning Bylaw

In a development of 10 or more units, a minimum of 30% of the units must be 2+ bedrooms, and 10% must be 3+ bedrooms.



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## Proposed Amendments to Schedule D

Allow a density bonus when:

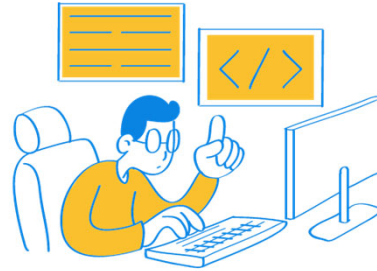
- Family friendly units in a multi-unit development are within 400m of a public school.
- Family friendly units are ground oriented, such as in the lower portions of a multi-storey building .



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## Amend City's Parking Variance Policy

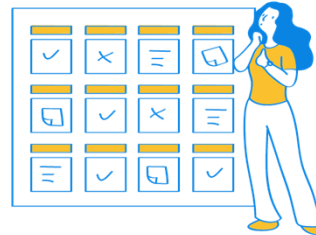
Consider allowing a parking variance for underground parking for those family friendly units beyond the base amount of 30%.



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## Next Steps

- a) Public consultation (including City's Design Advisory Panel, the development community, and the general public).
- b) Based on input received, staff will revise proposed amendments and return to Council for final review.
- c) Amendments to the Zoning Bylaw would require bylaw readings and a public hearing.



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