

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 5/24/2023 4:08:27 PM
Subject: Council Memo - Missing Middle engagement update - RTS#15010
Attachments: Memo to Mayor Council - Missing Middle engagement - May 24 2023.pdf

Dear Mayor and Council

Please find enclosed update on the engagement relating to the Missing Middle (Multiplex) and Simplification of RZ zones currently underway. Council has received recent correspondence from public and industry representatives, which have been directed to staff and we are in contact with those representatives to respond to their feedback.

- Staff will consider feedback and submissions from the public and industry as staff work to finalize the proposal for Council consideration, with a report back to Council targeted in July 2023.
- Staff will provide responses to these questions through this future report to Council
- Staff are also planning a final workshop in June 2023 with the small homebuilders group to provide final updates and information on the proposed policy, as well as the proposed density bonus rates
- There will be a council briefing on this matter on June 19, 2023
- The updated information on Missing Middle is now available on the project page and includes a video explaining why Vancouver needs more missing middle housing: <https://www.shapeyourcity.ca/multiplexes>

Should you have any questions, please don't hesitate to contact Theresa O'Donnell directly.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

MEMORANDUM

May 24, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
Neil Hrushowy, Director, Community Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Missing Middle (Multiplex) & Simplification of RS zoning – Engagement update

RTS #: 15010

Dear Mayor and Council

The purpose of this email is to provide a brief update the pubic engagement for the Missing Middle (Multiplex) and Simplification of RS regulations work that is currently underway.

Over the past year, five in person workshops were held with small homebuilders and industry representatives to co-create a successful Missing Middle approach. These proof of concept workshops rely heavily on the time and expertise of professionals working in the field today and staff truly appreciates their time, insights, and experience they have provided. A few representatives of these organizations have also been retained to serve as consultants to delve deeper into distinct aspects of potential regulation changes. A final workshop is being planned now for June with the small homebuilders group to discuss final updates and information on the proposed policy, regulations as well as the proposed density bonus rates with industry ahead of the referral report anticipated in July.

Additionally, both Council and staff have received written and email correspondence from the general public, including Shaughnessy Heights POA, as well as industry representatives, such as HAVAN and a number of small, independent builders. Several industry representatives are

also engaging directly with staff on a variety of technical questions. Staff will consider all of this input, along with other feedback as we finalize our work.

Please note the Missing Middle Shape Your City [website](#) is being refreshed with updated information to ensure the public is kept informed. We have also launched a Missing Middle video we co-produced with Uytae Lee. Please have a look at your convenience, it is already creating strong buzz.

Staff look forward to continued dialogue with industry representatives as we advance this important work. More information and details on density bonus rates proposed for the new multiplex option will be shared at a Council briefing scheduled for June 19, 2023. We are on schedule to report back to Council in July of this year.

I welcome any further questions Council may have on our Missing Middle work. Please do not hesitate to reach out to me directly (Theresa.O'Donnell@vancouver.ca) or our project lead, Paula Huber (Paula.Huber@vancouver.ca).

Thank you,

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca