

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2/16/2024 2:27:26 PM

Subject: Memo to Mayor & Council - Initial Multiplex Uptake in the R1-1 Residential Inclusive Zone

Attachments: Memo to Mayor & Council - Memo - Initial Multiplex Uptake in the R1-1 Residential Inclusive Zone.pdf

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Dear Mayor and Council,

This memo provides Council with a brief update on initial uptake of the new R1-1 Residential Inclusive zone multiplex option

- Since they began to be accepted in mid-November 2023, 40 R1-1 multiplex development permit applications were received to the end of January 2024.
- The applications reflect a range of building configurations, unit counts (lot sizes) and locations throughout the city, with the majority being courtyard (front and rear buildings) and above-grade (no basement) designs.
- Staff expect the first development permit applications will begin to receive approval-in-principle (prior-to) letters and be able to proceed with building permit applications in mid-to late February, and that most will have only a few minor conditions to address before the permit can be issued. Staff will continue to monitor and explore potential adjustment to enhance processing efficiency.
- These results represent strong initial uptake (for comparison, it took ~7 months to reach 40 duplex permit applications when that option was introduced in 2018) and suggest that the regulations are achieving objectives around clarity, simplicity and flexibility.

If you have any questions, please reach out to Doug Smith ([doug.smith@vancouver.ca](mailto:doug.smith@vancouver.ca)).

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver



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

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## MEMORANDUM

February 14, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Katrina Leckovic, City Clerk  
Maria Pontikis, Chief Communications Officer, CEC  
Teresa Jong, Administration Services Manager, City Manager's Office  
Mellisa Morphy, Director of Policy, Mayor's Office  
Trevor Ford, Chief of Staff, Mayor's Office  
Andrea Law, General Manager, Development, Buildings and Licensing  
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability  
Dan Garrison, Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability  
Chris Robertson, Director, City-Wide and Regional Planning, Planning, Urban Design and Sustainability

FROM: Doug Smith  
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: Initial Multiplex Uptake in the R1-1 Residential Inclusive Zone

RTS #: 16207

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This memo provides an initial update on the uptake of the new multiple dwelling ("multiplex") option available under the R1-1 Residential Inclusive zoning. Since mid-November 2023, 40 multiplex applications have been accepted as of the end of January 2024.

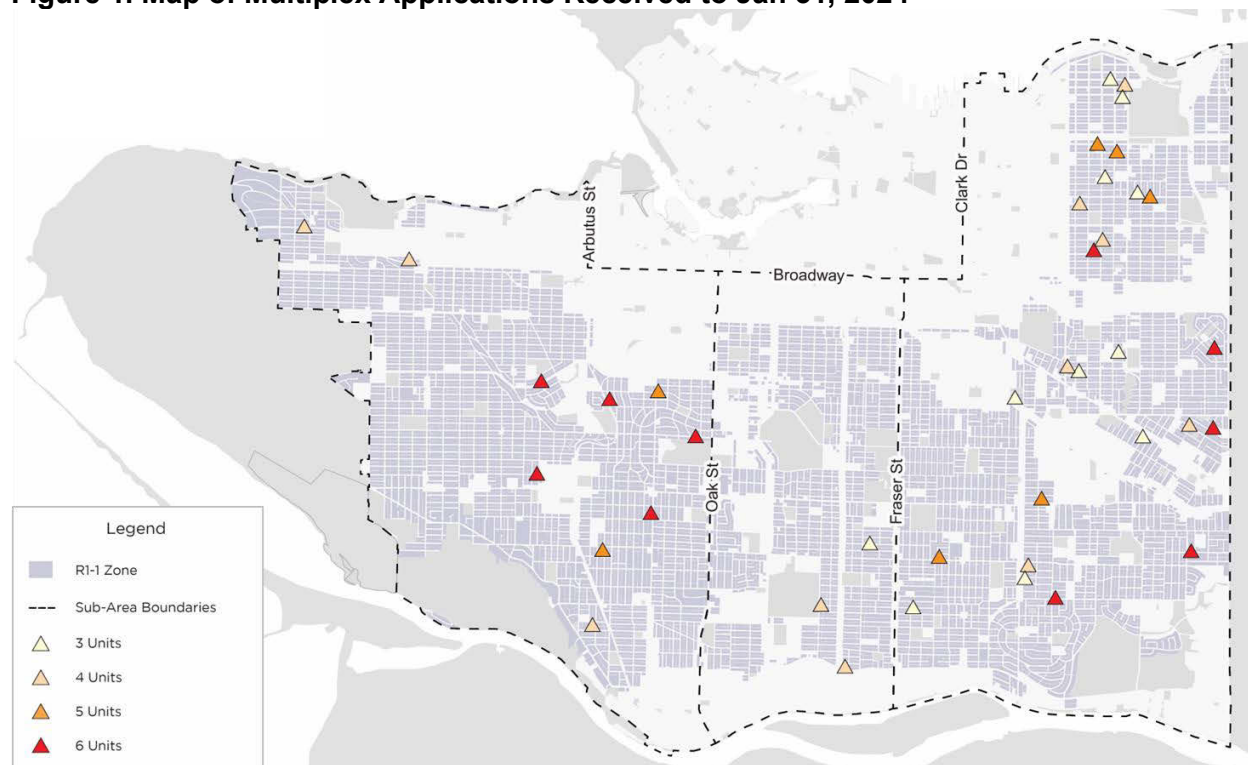
Council approved the new R1-1 Residential Inclusive zoning and associated regulatory changes to add multiplex as a new missing middle housing option and simplify regulations for low-density housing in September 2023, and enacted them in October 2023. To help ensure a smooth and efficient transition, staff requested that permit applications for multiplexes be held until November 2023. During that period, staff held 145 in-person and online enquiry meetings with all interested applicants to clarify questions around site eligibility, specific regulations and the process of preparing and submitting an application.

Multiplex applications began to be submitted on November 15, 2023, and through January 31, 2024 a total of 40 have been accepted. A total of 175 units are included across the applications, and they reflect a range of different building configurations. The proposals span a range of lot sizes, as well as the full range of opportunity in terms of the number of units (3-6) for strata ownership tenure. Both single-building and courtyard designs have been proposed, with about two-thirds opting for a courtyard design with front and rear buildings. A notable majority (three-quarters) have opted to design without a basement, and some of those that have included a basement have done so because of site sloping. Applications have been received on sites in most low density neighbourhoods throughout the city and across all three of the density bonus sub-areas, with a majority on east-side sites. The table and map below summarize some key characteristics of the applications.

**Table 1. Key Characteristics of Multiplex Applications Received to Jan 31, 2024**

Characteristics	# of Applications	% of Applications
<b>Applications By Number of Units</b>		
3 Units	12	30%
4 Units	11	28%
5 Units	7	18%
6 Units	10	25%
<b>Applications By Configuration</b>		
Courtyard Design (Front and Rear Buildings)	26	65%
Single-Building Design	14	35%
Basement Design	10	25%
No Basement Design	30	75%

**Figure 1. Map of Multiplex Applications Received to Jan 31, 2024**



The volume of multiplex applications received in the first two and a half months represents strong uptake; as a comparison, it took approximately seven months to reach 40 duplex permit applications when that option was introduced in most low-density areas in 2018. The volume and range of multiplex applications by unit count and configuration suggests that the regulations are working well and achieving objectives around clarity, simplicity and flexibility on a wide range of lots. Feedback from local small home builders, designers and architects has been very positive overall, and the regulations and supporting resources, including the How-to Guide, have been well received.

The transition to the implementation of multiplex and other updated low density housing options has been successful, and staff in Planning, Urban Design and Sustainability (PDS) continue to support the teams in Development, Buildings and Licensing (DBL) that are processing inquiries and applications. DBL is monitoring the volume and additional staff resources may be directed to processing multiplex applications, if necessary. To help support implementation and address processing challenges related to BC Hydro reviews, a PDS staff resource has been temporarily seconded to work directly with BC Hydro one day a week.

Staff anticipate that the first multiplex development permit applications will start to receive approval-in-principle (prior-to) letters in mid to late February, and that there will generally be only a few minor conditions that will need to be addressed before the permit can be issued. Applicants will be able to apply for their building permit once the prior-to letter is received. Development Review Branch staff have been reviewing their processing streams to improve efficiencies where possible and will continue to do so as these first applications move through the system.

PDS staff are also continuing to explore the implications of the recent legislation (Bill 44) pertaining to Small-Scale Multi-Unit Housing requirements and anticipate a report to Council with full details and an implementation strategy in spring 2024. At present, staff do not anticipate that the legislation will require changes to the R1-1 zoning and multiplex option, but we are evaluating whether other low density zones where the multiplex option does not currently apply may need to be updated, including RT districts and First Shaughnessy.

Please do not hesitate to contact me directly if you have any questions or concerns.



Doug Smith  
Acting General Manager, Planning, Urban Design and Sustainability

604.829-4308 | [doug.smith@vancouver.ca](mailto:doug.smith@vancouver.ca)