

Corporate Policy

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Section:	Social Services	10
Sub-Section:	Affordable Housing	5080
Title:	Family-Friendly Units	2022-02

Related Policies

Number	Title
10-5080-2022-01	Inclusionary Zoning – Affordable Rental Units

Approvals

Approval Date:	Resolution #:
Amended:	Resolution #:
Amended:	Resolution #:
Amended:	Resolution #:

Policy

This policy sets out the expectations for the provision of two-bedroom and three-bedroom units in all new Multi-Residential and Mixed-Use Residential development applications where 20 or more Dwelling Units are created.

Definitions

Community Amenity means any public benefit, improvement or contribution that can enhance the quality of life for a community, such as civic facilities, plazas, pedestrian and cycling improvements, recreation facilities, arts and cultural facilities, heritage conservation, land acquisition, environmental enhancements, and parkland improvements.

Dwelling Unit means one or more habitable rooms, constituting one (1) self-contained unit with a separate entrance, used or intended to be used as a residence by one (1) or more persons and containing cooking, eating, living, sleeping, and sanitary facilities.

Market Rental means a Multi-Residential or Mixed-Use building consisting of two (2) or more rental Dwelling Units where rental costs are based on current market prices.

Mixed-Use means a building that includes Multi-Residential as well as other uses, such as commercial and institutional.

Multi-Residential means a residential or Mixed-Use building consisting of two (2) or more Dwelling Units, including semi-detached, triplex, quadruplex, townhouse, and apartment forms.

Strata Apartment means a Multi-Residential or Mixed-Use strata-titled building consisting of two (2) or more Dwelling Units, including semi-detached, triplex, quadruplex, townhouse, and apartment forms.

Policy Expectations

All applications for new Multi-Residential or Mixed-Use developments that create 20 or more Dwelling Units will be required to meet minimum two-bedroom and three-bedroom requirements for a project to be permitted. Depending on what type of Multi-Residential or Mixed-Use application is seeking permission, there are two thresholds:

Market-Rental Projects

Number of Bedrooms	Share of Units
Studios	75% max
One-Bedroom	
Two-Bedroom	20% min
Three-Bedroom or more	5% min

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Strata Apartment Projects

Number of Bedrooms	Share of Units
Studios	70% max
One-Bedroom	
Two-Bedroom	20% min
Three-Bedroom or more	10% min

For both thresholds, projects may increase the percentage of three-bedroom or more units with a corresponding decrease in two-bedroom units.

For projects that combine Strata Apartment and Market-Rental units, thresholds for each type are expected to be met.

Design Guidelines

All Multi-Residential and Mixed-Use buildings which create 20 or more Dwelling Units are encouraged to implement the following guidelines:

Bedroom Design

It is recommended that bedrooms are designed to meet BC Housing General Design Guidelines and Construction Standards on minimum areas and dimensions. Due to space constraints, the City will allow for 50% of the three-bedroom units in a Multi-Residential or Mixed-Use building to have the third bedroom be an inboard bedroom, provided that the bedroom receives indirect natural light from at least two sources, such as the doorway, light tube or well, or glass wall.

Children's Play Area

Multi-Residential or Mixed-Use developments which include family-oriented housing are encouraged to provide an outdoor play area on-site for children. This area should be located such that it receives surveillance from several units and, where possible, is a safe distance from areas of vehicle parking or circulation; where this is not possible, the area should be fenced. Children's play areas should be designed to provide:

- seating for supervising adults;
- play activity equipment; and
- separation of play areas for pre-school and older children, if possible.

Common Spaces

Common spaces should be designed to meet the needs of both children and adults, and to withstand kids playing.

Flexibility

The City may vary the expectations outlined in this policy in situations where the applicant can demonstrate unique development circumstances and financial hardship that may impact development viability, jeopardizing the delivery of a Council-approved Community Amenity.

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Exemptions

Applications that have received first reading from Council prior to endorsement of the Family-Friendly Units Policy are exempted from the Family-Friendly unit thresholds.

Monitoring/Authority

This policy is to be administered and monitored by the Community Development Department. This policy will be reviewed as required by the Community Development Department to ensure its effectiveness and compliance with legislation and evolving best practices.