



<b>Title:</b> Family-Friendly Housing Policy		Policy No: 6.37  Supersedes: n/a
<b>Effective Date:</b>  , 2025	<b>Amended Date:</b>  n/a	<b>Review Date:</b>  , 2026
<b>Policy Statement:</b> The Family-Friendly Housing Policy encourages an increased supply of larger bedroom-unit types in apartment residential and mixed-use residential developments to be produced in the City. These larger-sized units with multiple bedrooms would better support the functional needs of households with children and/or seniors living multi-generationally as the City transitions into a super-aged society. With more apartment residential and mixed-use residential developments anticipated to be developed in the key growth areas of the City, the Policy provides families with greater housing choice while maintaining liveability standards, and the possibility of enjoying apartment-living close to services, retail, and transit.		
<b>Purpose:</b> The purpose of this Policy is to set out the expectations for minimum unit-mix percentages and the minimum dwelling unit size that would apply in apartment residential and mixed-use residential development applications.		
<b>Scope:</b> This Policy applies to the public.		
<b>Definitions:</b> <p><b>Affordable Housing Units</b> means units that are subsidized and are sold or rented at below-market or non-market rates, which are lower than the prevailing market sales or rental rates for that area respectively. These affordable housing units are often secured through a housing agreement or are government or non-profit owned and/or operated.</p> <p><b>Apartment Residential</b> means a multi-unit residential use where the building or buildings on a lot are used for three or more dwelling units.</p> <p><b>Dwelling Unit</b> means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.</p>		

**Mixed-Use Residential** means a building that includes residential dwelling units as well as other uses, such as commercial and institutional uses.

**Unit-Mix** means the combination of different kinds of dwelling unit types (studio, 1-bedroom, 2-bedroom, 3-bedroom and more) and dwelling unit sizes within a multi-unit development.

#### **Minimum Percentages of Unit-Mix**

1. All developments for apartment residential and mixed-use residential developments with more than 10 residential units are to include a minimum of 40% of the total number of residential units as two-bedroom units or larger, with at least 10% of the total number of residential units as three-bedroom units or larger.

#### **Minimum Sizes of Dwelling Units**

2. All dwelling units in apartment residential and mixed-use residential developments must have a minimum dwelling unit floor area of 33 square metres.
3. The sizes for different unit types (studio, 1-bedroom, 2-bedroom, 3-bedroom units) and bedrooms should follow the designs provided by BC Housing General Design Guidelines and Construction Standards on minimum areas and dimensions.

#### **Applicability**

4. The unit-mix minimum percentages apply to all new apartment residential and mixed-use residential development applications with more than 10 residential units.
5. The minimum dwelling unit floor area of 33 square metres applies to all dwelling units in apartment residential and mixed-use residential development applications.

#### **Exemptions**

6. To prevent barriers to infill development and intensification, projects proposing fewer than 10 dwelling units are exempted from the minimum unit-mix requirements. Notwithstanding this exemption, all dwelling units proposed must comply with the minimum dwelling unit floor area of 33 square metres.
7. Due to their inherent compliance with minimum size and bedroom composition requirements, ground-oriented infill and townhouse development projects are exempted from this Policy.
8. Existing multi-unit residential and mixed-use residential buildings that have been constructed prior to the effective date of this Policy are not required to retroactively comply.
9. If dwelling units are proposed to be added to existing apartment residential and mixed-use residential buildings, the following conditions will apply:
  - only the new dwelling units are required to comply with this Policy; and
  - if fewer than 10 additional dwelling units are proposed, these dwelling units will be exempt from the minimum unit-mix percentage requirements, until more than 10 units are proposed in cumulative applications. All additional dwelling units proposed must comply with the minimum dwelling unit floor area of 33 square metres.
10. Affordable (below market and non-market) purpose-built housing, supportive and/or transitional housing projects that are government or non-profit owned and/or operated are exempted from

the minimum percentage unit-mix requirements. All dwelling units proposed must comply with the minimum dwelling unit floor area of 33 square metres.

11. The portion of secured affordable (below market and non-market) housing units in a development are exempted from the minimum percentage unit-mix requirements. All dwelling units proposed must comply with the minimum dwelling unit floor area of 33 square metres.
12. Purpose-built 'special needs' housing tailored to cater to equity deserving groups (e.g., seniors housing) are exempted from the minimum percentage unit-mix requirements. All dwelling units proposed must comply with the minimum dwelling unit floor area of 33 square metres.

#### **Accommodations**

13. Applications that have either been considered by the Advisory Design Panel or the bylaw has received first reading from Council on or before December 31, 2025, are exempt from the requirements under this Policy.
14. Applicants that submitted applications prior to this Policy taking effect must continue to maintain or adjust the minimum dwelling unit size and unit-mix percentages that were originally proposed in the in-stream application for two-bedroom units or larger, and three-bedroom units or larger, in accordance with this Policy.

#### **Administration:**

This Policy is administered and monitored by the Planning and Building Department. This Policy will be reviewed on an annual basis to ensure its effectiveness and relevance with legislation and evolving best practices.

**(Administration Only)**

**Signature**

**Date Signed**

**Resolution No.:**

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