

Municipal Scan: Parameters for Family Friendly Housing Policy in Metro Vancouver

City	Policy Applicability	Unit-mix controls	Location	Incentives	Min. size control	UD guidelines	Exclusions
City of Coquitlam	Family Friendly Housing (2022) All rezoning applications	10% min 3BR+	City wide	3BR+ in rental (extra density for priority unit types)	29 m ²	-	-
City of North Vancouver	Family Friendly Housing Policy (2016) Child, Youth + Family Friendly Strategy All new multi-unit stratified and rental residential developments	10% min 3BR+	City wide	Permits accessory coach houses, secondary suites in single-detached homes, suites in duplexes, and lock-off units in <u>townhouses</u> to support intergenerational living	-	Yes. Outlines suggestions with respect to family-friendly design, space programming, and amenities	-
City of New Westminster	Family Friendly Housing Policy 2016, updated Nov 2024 through zoning bylaw requirements All new multi-unit stratified and rental residential developments with 10 units or more.	New multi-unit developments with 10+ units to provide: <u>ownership</u> <ul style="list-style-type: none"> Min 40% 2BR+ Min 15% 3BR+ <u>Rental</u> <ul style="list-style-type: none"> Min 30% 2BR+ min 10% 3BR+ <u>(Nov 2026)</u> <ul style="list-style-type: none"> Min 35% 2BR+ min 10% 3BR+ 	City wide	-	Yes <u>Ownership</u> 2BR: >70 m ² 3BR: > 84 m ² <u>Rental</u> 2BR: > 65 m ² 3BR: > 80 m ²	Yes Includes design guidelines for bedrooms.	Exclusions for: <ul style="list-style-type: none"> - Addressing other objectives (e.g. affordability) - Heritage revitalisation

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City of Port Coquitlam	<p>Affordable and Family-friendly housing (2018)</p> <p>Projects including more than 10 units</p> <p>All sites pre-zoned for apartments (RA1 and RA2 zones) or mixed use would need to provide family-oriented units through the rezoning process</p>	<ul style="list-style-type: none"> Min 25% designed as friendly oriented Min 5% 3BR+ (does not differentiate between market strata and rental units) 	City wide	-	-	Define a family-oriented dwelling unit as a 2-bedroom unit with a den, larger patio or direct access to the street and any unit with more than 2 bedrooms	-
City of Port Moody	<p>Family Friendly Units (2022)</p> <p>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.</p> <p>For mixed tenure projects, thresholds for each type are expected to be met</p>	<p><u>All multi-unit devs over 6 storeys:</u></p> <ul style="list-style-type: none"> Studio/1BD : 65% [30% max studios] 2BR: 25% min 3BR+: 10% min <p><u>For purpose-built market rental (5 storeys or less):</u></p> <p>Studio/1BR: 75% max</p> <ul style="list-style-type: none"> 2BR: 20% min 3BR+: 5% min <p>Strata apartments (<u>5 storeys or less</u>)</p> <ul style="list-style-type: none"> Studio/1BR: 70% max 	City wide	-	<p>Yes. To meet BC Housing General Design Guidelines and Construction Standards on minimum areas and dimensions.</p> <p>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</p>	<p>Yes. Encouraged to provide an outdoor play area on-site for children. Common spaces designed to meet the needs of both children and adults, and to withstand kids playing.</p>	Provision for flexibility where the applicant can demonstrate unique development circumstances and financial hardship that may impact development viability

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		<ul style="list-style-type: none"> • 2BR: 20% min • 3BR+: 10% min 			with indirect natural light from at least two sources		
City of Vancouver	<p>Policy: Family Room - Housing Mix for Rezoning (2016)</p> <p>The policy applies to rezonings citywide and does not supersede:</p> <ul style="list-style-type: none"> • any existing family-unit housing mix requirement e.g. in Downtown Eastside; • targets included in Council-approved official development plans (ODPs) e.g. False Creek, Coal Harbour 	<p><u>Strata</u></p> <ul style="list-style-type: none"> • Min 35% 2BR+ • Min 10% 3BR+ • Min 25% 2BR <p><u>Rental</u></p> <ul style="list-style-type: none"> • Min 35% 2BR+ 	City wide	-	<p>Yes</p> <ul style="list-style-type: none"> • Min 37 m² (398 sq. ft.) • Exceptions min 29.7 m² (320 sq. ft.) <p><u>social housing projects secured by the City (min)</u></p> <ul style="list-style-type: none"> • 1BR: 500 sqft • 2BR: 700 sqft • 3BR: 900 sqft <p>The BC Housing Design Guidelines Construction and Standards control dwelling unit, bedroom sizes and dimensions</p>	-	<p>The Director of Planning may relax the requirements on :</p> <ul style="list-style-type: none"> • Dwelling unit size • Unit mix (35%) especially for rental • Where hardship can be proven
City of White Rock	<p>OCP: Policy 11.1.1 Family-Friendly Housing (2017)</p> <p>all rezoning applications for residential developments with more than 20 dwelling units.</p>	35% 2BR+ 10% 3BR+	City wide	-	-	Includes policy to establish outdoor amenity space requirements for multi-unit residential developments	-