

## 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	<a href="#">Family Friendly Housing (2022)</a>  <b>All</b> rezoning applications	10% min 3BR+	City wide	3BR+ in rental (extra density for priority unit types)	29 m <sup>2</sup>	-	-
City of North Vancouver	<a href="#">Family Friendly Housing Policy (2016)</a> <a href="#">Child, Youth + Family Friendly Strategy</a> <b>All</b> 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	<a href="#">Family Friendly Housing Policy</a> 2016, updated Nov 2024 through zoning bylaw requirements <b>All</b> 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"> <li>Min 40% 2BR+</li> <li>Min 15% 3BR+</li> </ul> <u>Rental</u> <ul style="list-style-type: none"> <li>Min 30% 2BR+</li> <li>min 10% 3BR+</li> </ul> <u>(Nov 2026)</u> <ul style="list-style-type: none"> <li>Min 35% 2BR+</li> <li>min 10% 3BR+</li> </ul>	City wide	-	Yes  <u>Ownership</u> 2BR: >70 m <sup>2</sup> 3BR: > 84 m <sup>2</sup> <u>Rental</u> 2BR: > 65 m <sup>2</sup> 3BR: > 80 m <sup>2</sup>	Yes Includes design guidelines for bedrooms.	Exclusions for: <ul style="list-style-type: none"> <li>- Addressing other objectives (e.g. affordability)</li> <li>- Heritage revitalisation</li> </ul>

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<a href="#">City of Port Coquitlam</a>	Affordable and Family-friendly housing (2018)  Projects including more than 10 units  All sites pre-zoned for apartments (RA1 and RA2 zones) or mixed use would need to provide family-oriented units through the rezoning process	<ul style="list-style-type: none"> <li>Min 25% designed as friendly oriented</li> <li>Min 5% 3BR+ (does not differentiate between market strata and rental units)</li> </ul>	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	Family Friendly Units (2022) 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.  For mixed tenure projects, thresholds for each type are expected to be met	<u>All multi-unit devs over 6 storeys:</u> <ul style="list-style-type: none"> <li>Studio/1BD : 65% [30% max studios]</li> <li>2BR: 25% min</li> <li>3BR+: 10% min</li> </ul> <u>For purpose-built market rental (5 storeys or less):</u> Studio/1BR: 75% max <ul style="list-style-type: none"> <li>2BR: 20% min</li> <li>3BR+: 5% min</li> </ul> <u>Strata apartments (5 storeys or less)</u> <ul style="list-style-type: none"> <li>Studio/1BR: 70% max</li> </ul>	City wide	-	Yes. To meet BC Housing General Design Guidelines and Construction Standards on minimum areas and dimensions.  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	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.	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"> <li>2BR: 20% min</li> <li>3BR+: 10% min</li> </ul>			with indirect natural light from at least two sources		
City of Vancouver	<p><a href="#">Policy: Family Room - Housing Mix for Rezoning</a> (2016)</p> <p>The policy applies to rezonings citywide and does not supersede:</p> <ul style="list-style-type: none"> <li>any existing family-unit housing mix requirement e.g. in Downtown Eastside;</li> <li>targets included in Council-approved official development plans (ODPs) e.g. False Creek, Coal Harbour</li> </ul>	<p><u>Strata</u></p> <ul style="list-style-type: none"> <li>Min 35% 2BR+</li> <li>Min 10% 3BR+</li> <li>Min 25% 2BR</li> </ul> <p><u>Rental</u></p> <ul style="list-style-type: none"> <li>Min 35% 2BR+</li> </ul>	City wide	-	<p>Yes</p> <ul style="list-style-type: none"> <li>Min 37 m<sup>2</sup> (398 sq. ft.)</li> <li>Exceptions min 29.7 m<sup>2</sup> (320 sq. ft.)</li> </ul> <p><u>social housing projects secured by the City (min)</u></p> <ul style="list-style-type: none"> <li>1BR: 500 sqft</li> <li>2BR: 700 sqft</li> <li>3BR: 900 sqft</li> </ul> <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"> <li>Dwelling unit size</li> <li>Unit mix (35%) especially for rental</li> <li>Where hardship can be proven</li> </ul>
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	-