



Attachment 1
Municipal Scan Findings

FAMILY FRIENDLY HOUSING POLICIES IN METRO VANCOUVER

Summary of Findings

- Six municipalities have Family Friendly Housing Policies: [City of North Vancouver](#), [Port Coquitlam](#), [Port Moody](#), [Richmond](#), [City of Vancouver](#), [White Rock](#)
- The City of Vancouver and the City of White Rock require higher mandatory minimum of percentages (i.e. 35%) of two-and three-bedroom units in multi-unit strata projects than New Westminster.
- The City of Richmond requires a minimum of 40% of units with two or more bedrooms in purpose built market rental projects.
- A number of additional municipalities have regulations or guidelines regarding bedrooms per unit and amenity space.
- Burnaby does not regulate the number of two or three bedrooms, but the Zoning Bylaw does regulate the maximum percentage of small units (studios and junior one bedrooms) by not letting the percentage exceed more than 50%.
- Coquitlam has language in the OCP that encourages family friendly design in multi-unit housing that may attract people who traditionally would seek a single detached dwelling. Such features may include: an area to garden, play, or enjoy the outdoors; direct access to grade; workshop space; and larger units. The City is also exploring encouraging a targeted 10% minimum three-bedroom units in projects under rezoning.
- Langley City has a Townhome & Plex-Home Best Practices Guide that includes a focus on amenity spaces. It encourages consideration of open spaces that promote community building and social interaction, with an emphasis on providing family friendly spaces, including playgrounds.
- Langley Township's Zoning Bylaw requirements for multi-family housing developments of four or more units to provide a child friendly amenity area. Additionally, it has a Child Friendly Amenity Areas brochure that has mandatory minimum size requirements for play spaces and recommended design guidelines for these amenity areas. The Township is in the process to adopt a policy that will require 10% of units in any building of six storeys or less to have at least three-bedrooms. Buildings of seven storeys or more will be required to have 5% 3-bedroom units.
- North Vancouver District's Official Community Plan encourages the provision of family oriented multi-family housing in the Town Centre area.
- Surrey's OCP encourages the development of affordable family rental housing (2 and 3 bedroom units), particularly in Surrey City Centre, Town Centre, and locations close to frequent transit. Additionally, the Child and Youth Friendly Strategy contains a series of recommended related to unit mix policy development for family friendly housing, design guidelines for play areas in multi-family housing, and units in multi-family housing.