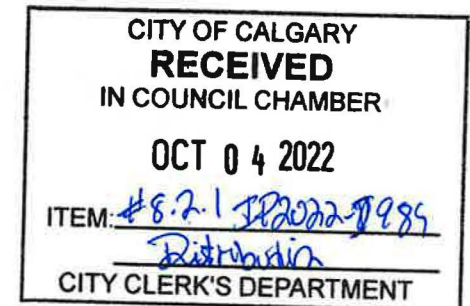


Reflections on

Land Use Bylaw Amendments to address Missing Middle Housing

October 4, 2022



What is Missing Middle Housing?

Missing-middle housing, a term coined by Opticos Design, is defined as housing typologies at densities between those of single-family homes and mid-rise communities whose scale would be compatible with single-family homes.

This includes duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, townhouses, multiplexes, and live/work buildings.

The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.

These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

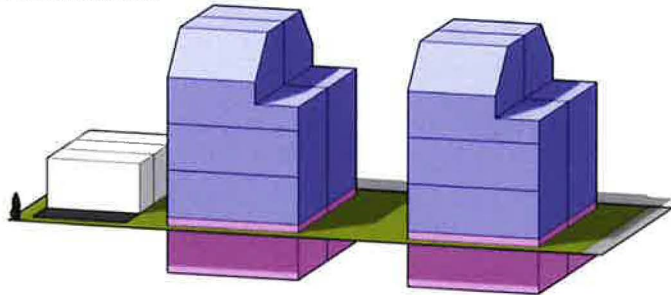
Desired form; Side-by-Side Duplex
but not what market will deliver if not regulated appropriately



Proposed H-GO & Amended R-CG

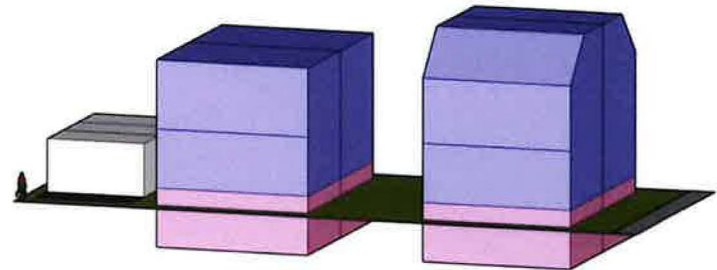
H-GO Rules

- Height: 12 Meters Front & Rear Buildings (Same as M-CG)
- Density: 1.5 Floor Area Ratio (DC's)
- Coverage: 60% Parcel (Same as R-CG)
- Courtyard Width: 6.5 Meters (New)



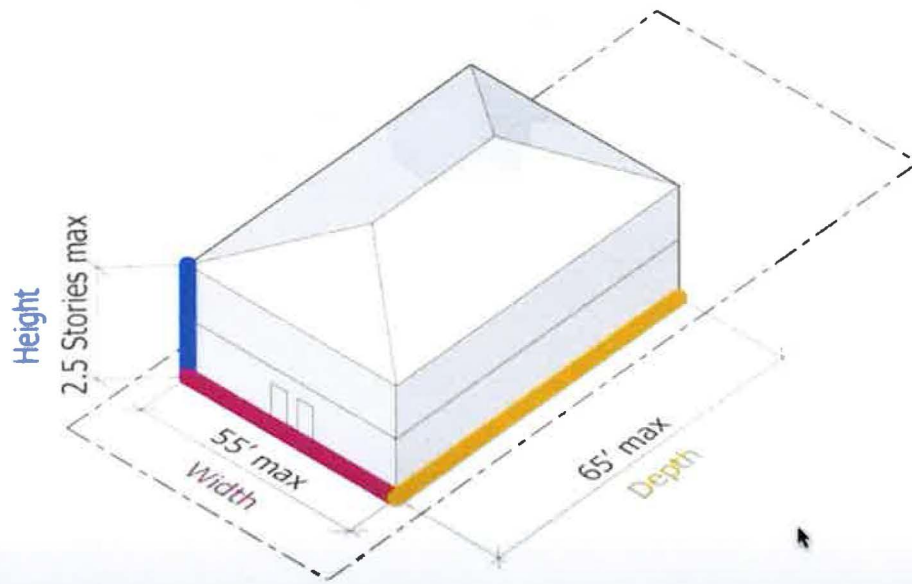
R-CG Rules

- Height: 11 Meters Front Building (Unchanged)
- 8.6 Meters Rear Building (New)
- Density: 75 Units per Hectare (Unchanged)
- Coverage: 60% Parcel (Unchanged)
- Courtyard Width: 6.5 Meters (New)

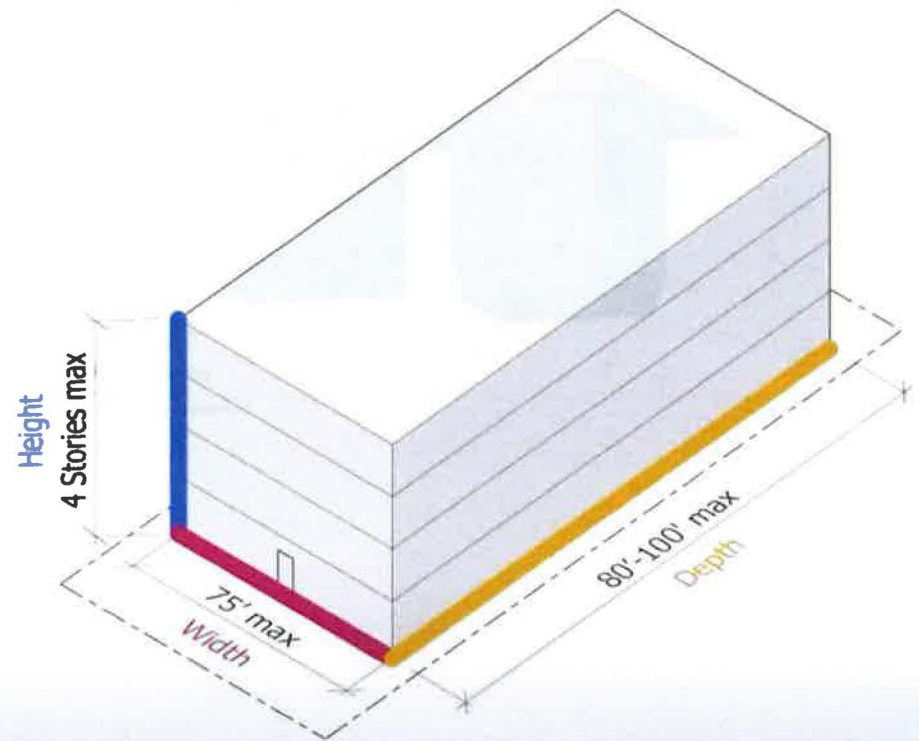


Identity different locations for Upper MM

At least two different MM zoning districts



Missing Middle



Upper Missing Middle

Do you want to allow that third floor?

Nuanced approach would be to allow it in some places and not others



3 Units, but looks like a house

One of primary objectives of MMH is to deliver good, predictable form

“house scale”

**Not just about getting
more units on a lot.
Form is very
important part of
Missing Middle intent**

