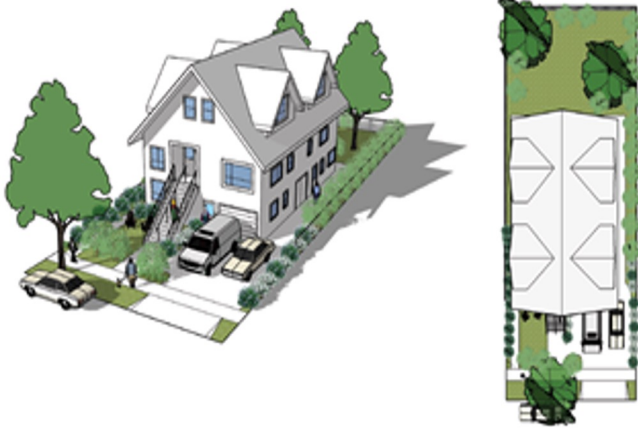


Victoria's Missing Middle Housing Initiative



Menu of Housing Options

Houseplexes



Corner townhouses



Heritage conserving Infill



Density Bonus Structure

- Base density of 0.5 FSR (floor space ratio)
- Bonus density up to 1.1 FSR where properties provide:
 - ✓ Dedication of right-of-way
 - ✓ One of the following:
 1. Cash contribution
 2. Below Market Home Ownership units
 3. Secured rental project
 4. Affordable rental housing
 5. Co-op housing
 6. Heritage Designation

Extent of New Zoning Regulations

- City-wide zoning update
- Diverse housing options added to single-family zones
- Missing Middle design guidelines
- Development permit approvals delegated to staff

