

MISSING MIDDLE HOUSING STILL MISSING



In the first six months of 2023, new housing has more than kept pace with 2022. According to CMHC, there were 1,814 new homes January to June 2023 compared to 1,713 units in 2022.

The largest segment is represented by apartments and condos (1,500 units) – a 33% increase over last year.

However, small multi-family housing for young families continues to be missing in many municipalities. In fact, there has been a 53% decline in townhomes and duplexes. Single family housing also declined 41%.

In 2022, there were zero duplexes, townhomes, etc constructed in many municipalities. In 2023, this new housing is still missing in Central Saanich, Oak Bay, North Saanich, Metchosin, Highlands, View Royal, Sidney and Victoria.

Sidney has posted zero new housing of any kind this year. In 2020 from January to June, there were 128 new homes, dropping to 85 in 2021, and only 11 in 2022. Their total for the year was 224 in 2020 and last year was 71, a 68% decline during a housing supply crisis.

Langford leads in housing starts with 765 new homes, including single detached, townhomes, etc. In fact, Langford represents 50% of all new missing middle housing in the CRD, the type of housing often sought by young families.

These families and builders continue waiting for the BC government's promised legislation requiring municipalities to step up to address housing supply.

Missing middle is a good place to start. Municipal approvals and costs for low density, townhome subdivisions are similar to large multi-family projects, which discourages missing middle housing.

These challenges frustrate builders and undermine affordability for a large demographic of millennials starting families. The province needs to cap new municipal regulations and fees.

The public can encourage missing-middle housing and affordability by contacting their local councils and MLA's requesting support for new townhomes and small multi-plexes in their communities.



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