

# MISSING-MIDDLE HOUSING & BC GOVT STILL MISSING



Ellie Sercombe  
President, VRBA

In 2022, new housing kept pace with 2021. According to CMHC, there were 4,787 new homes January to December 2022 compared to 4,809 units in 2021.

However, the vast majority of new homes are apartments and condos representing 3,627 units.

Small multi-family housing for young families continues to be missing in many municipalities.

In 2022, there were zero duplexes, townhomes, etc constructed in many municipalities.

These municipalities include Saanich, Central Saanich, Oak Bay, North Saanich, Metchosin, and Highlands.

New townhomes and small multi-plexes can be found in Langford, Sooke, Victoria, Colwood, Esquimalt, Sidney, and View Royal.

This housing represents only 481 out of 4,787 new homes or 10%.

The BC government has promised to support missing middle housing, yet they too have gone missing.

The recent Throne Speech indicated there will be little change reducing municipal red tape until the Fall at the earliest.

On the other hand, Ontario moved quickly with their “More Homes Built Faster Act” to allow up to 3 units permitted “as of right” in single family zones

without needing a municipal by-law amendment.

The legislation also removes site plan controls for most projects with fewer than 10 units, which supports the missing middle, and the Act reduces municipal fees for affordable and inclusionary zoning units.

While the City of Victoria recently introduced accommodation of missing middle housing, developments continue to be challenged in many CRD municipalities by anti-development groups, new regulations and costs.

The BC government and municipalities claim to encourage rezonings for missing middle, however CMHC’s recent housing numbers reveal ongoing obstruction.

The approval processes and costs for a low density, townhome subdivision are similar to that of a large multi-family project, so many municipalities actually discourage townhomes.

These regulatory challenges frustrate builders and undermine affordability for a large demographic of millennials starting families.

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.



Visit us at [vrba.ca](http://vrba.ca) and [careawards.ca](http://careawards.ca)

Follow us on  
Facebook and Twitter