



Multiplex Update In Low Density Neighbourhoods

Gentle Density Leaders Summit

Chris Higgins

February 25th , 2025



Multiplex Context



Collaboration



Statistics





Multiplex Context



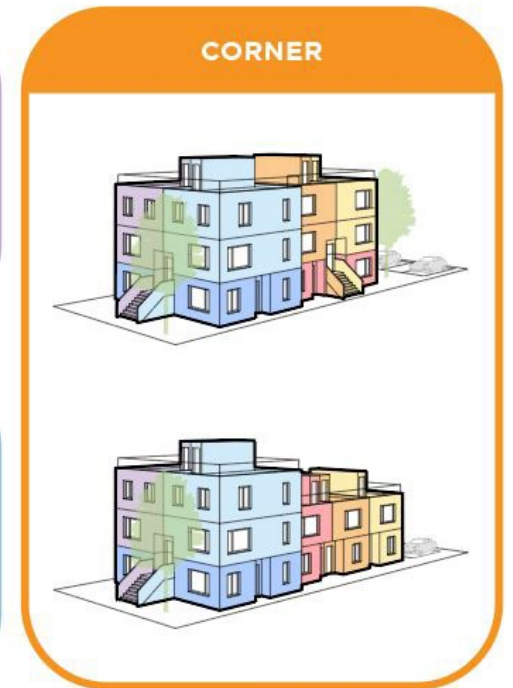
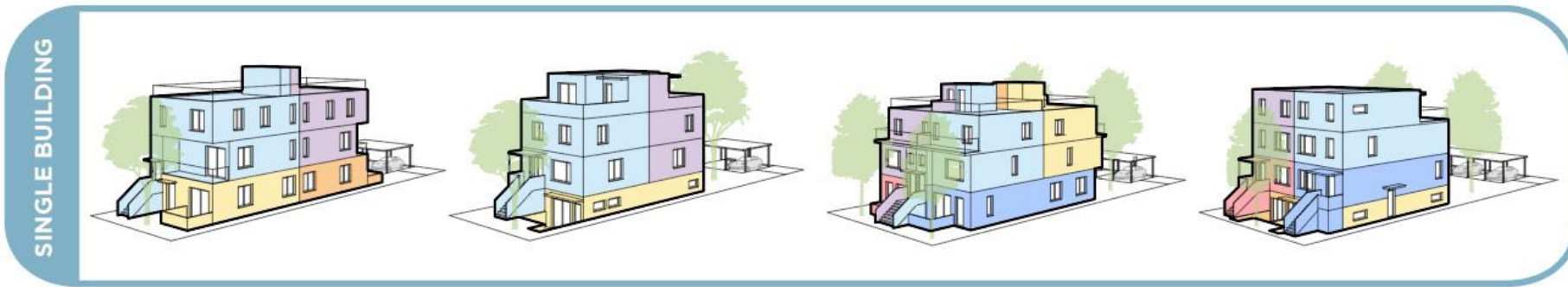
Collaboration



Statistics



@ → A range of 3-8 home options



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Multiplex Context



Collaboration



Statistics



Vancouver – BC Hydro Context

City of Vancouver and BC Hydro Executive Collaboration

- Land Use & Hydro System Planning
- Electrical Service Connection Improvement
- Policy and Implementation alignment
- Overhead service as a shared goal (if technically feasible)



Vancouver Context

- Similar Step 4 Energy Step Code
- Space heating, cooling, & DHW electric
- Cooking & fireplace/stove: electric, gas, or wood
- Multiplex electrical service request starts before development permit





Multiplex Context



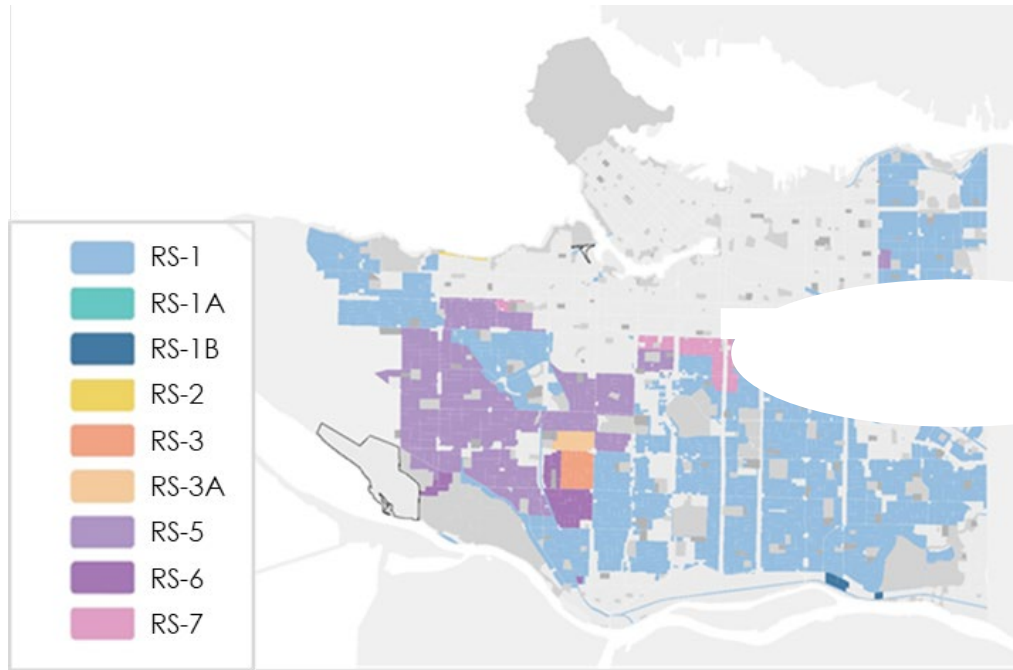
Collaboration



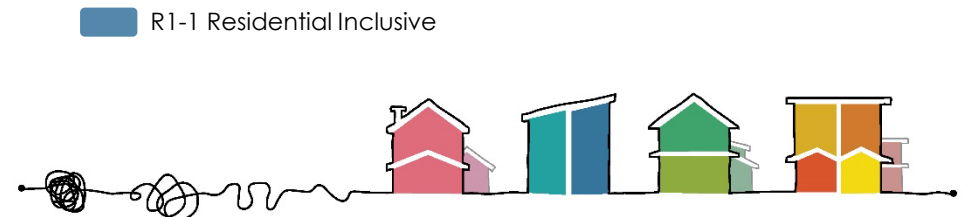
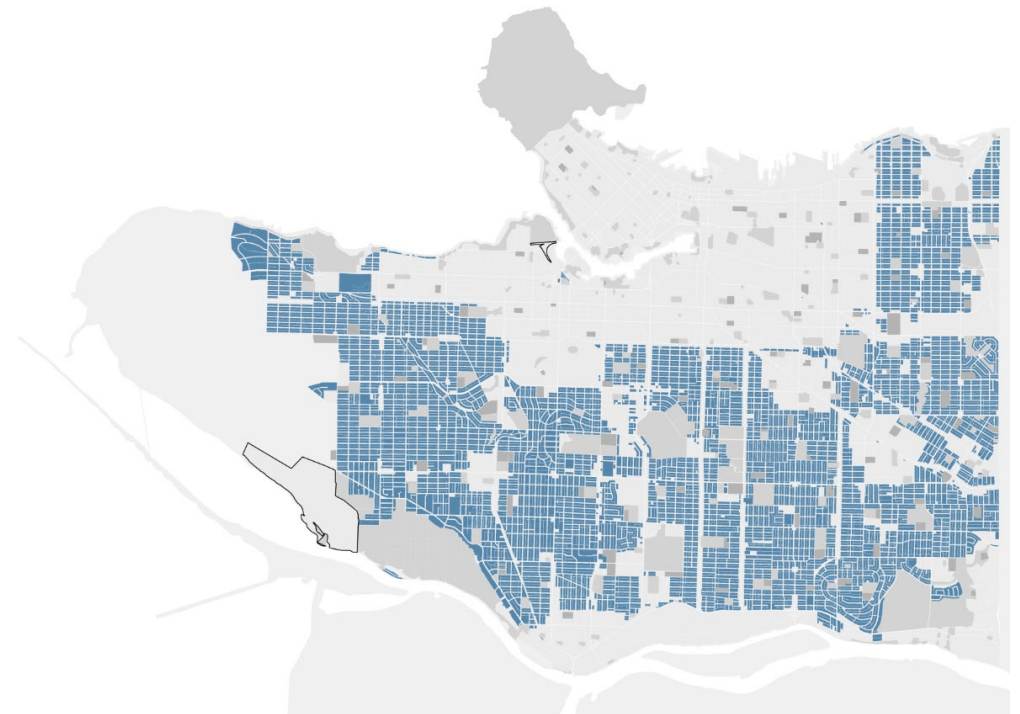
Statistics



📍→ Simplifying Regulations



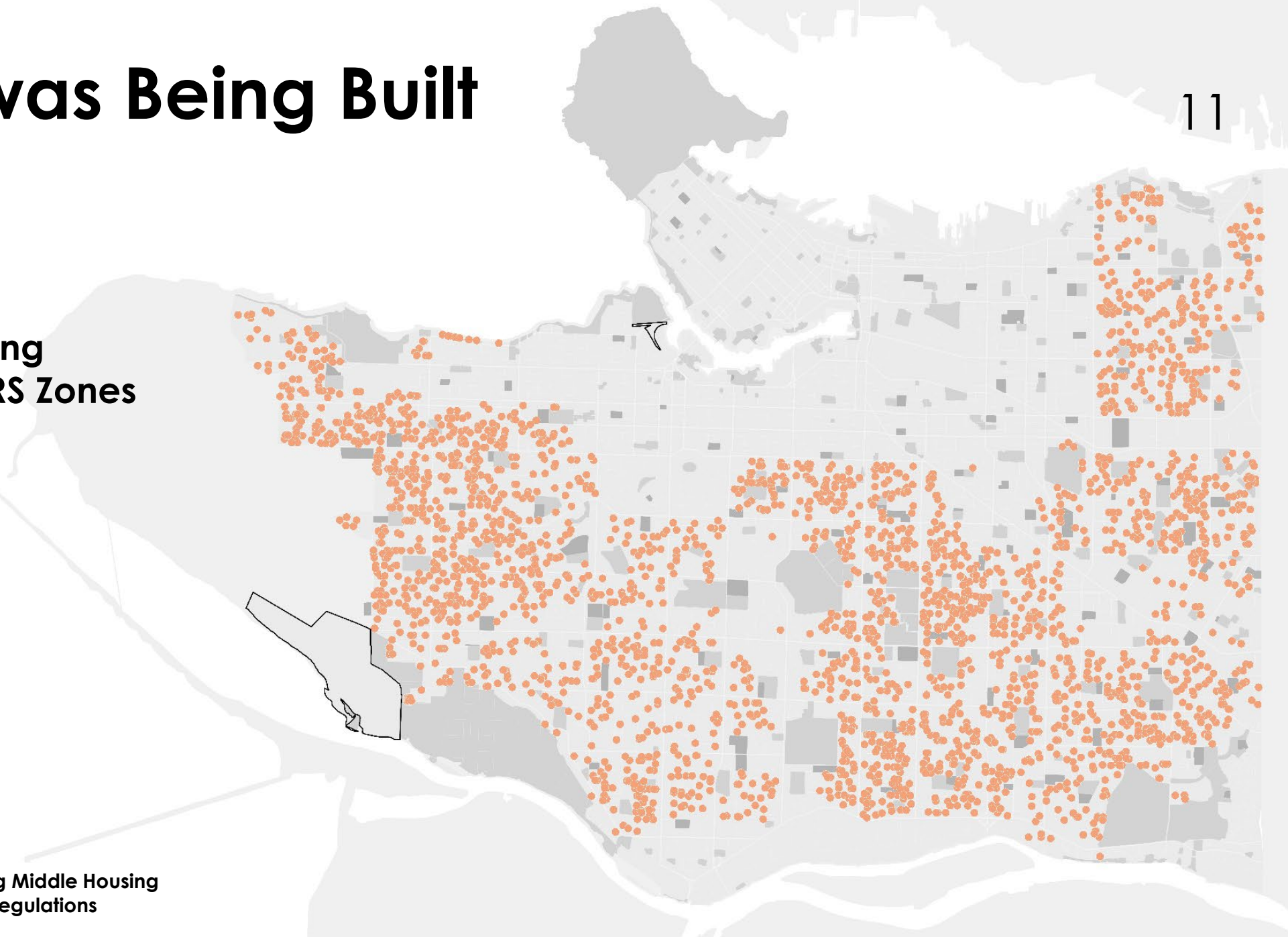
9 Zones
Consolidated to
1 New Zone



What was Being Built

Low Density Housing Permits Issued in RS Zones 2017 – Q2 2023

● House – 3,011

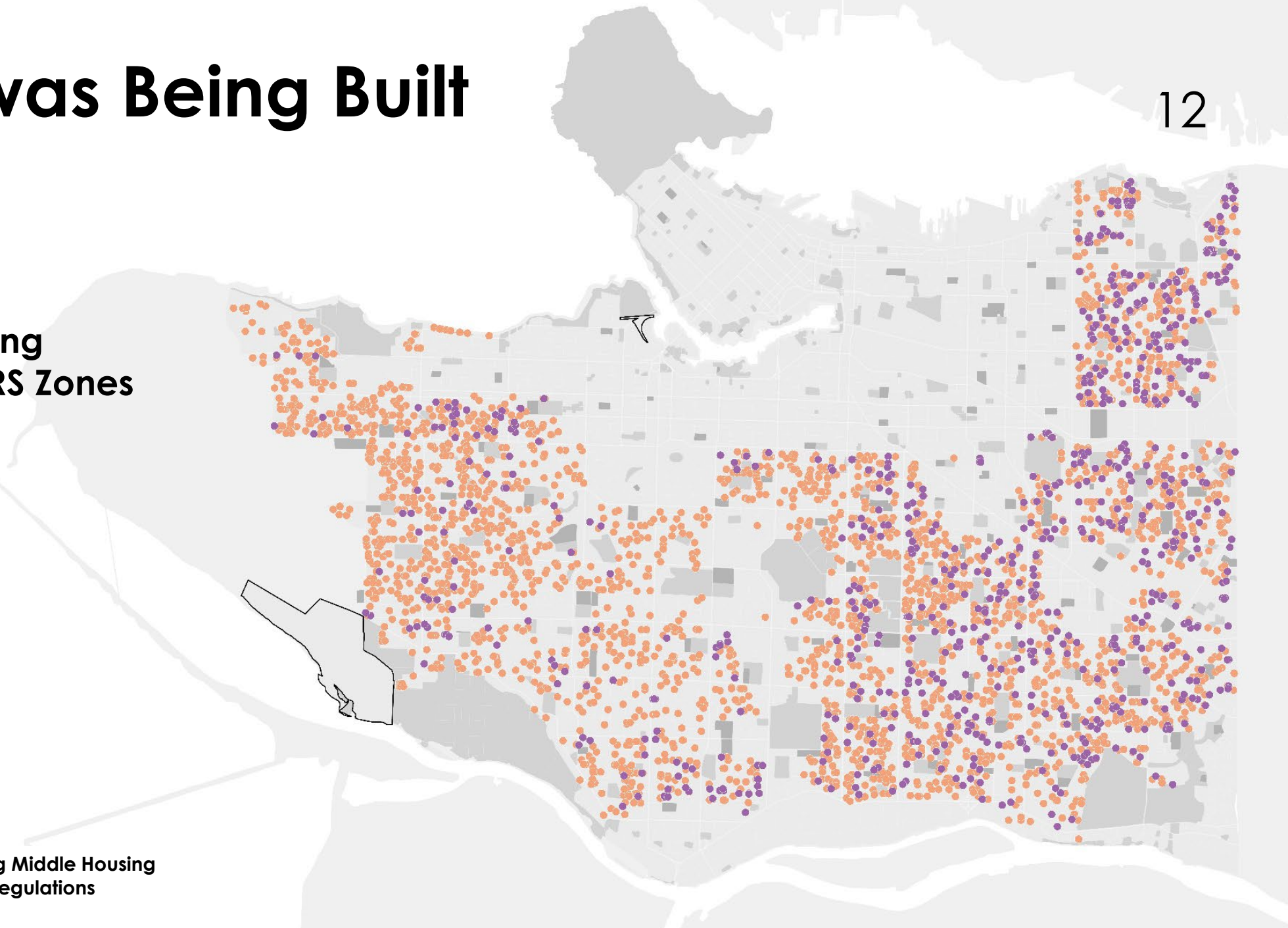




What was Being Built

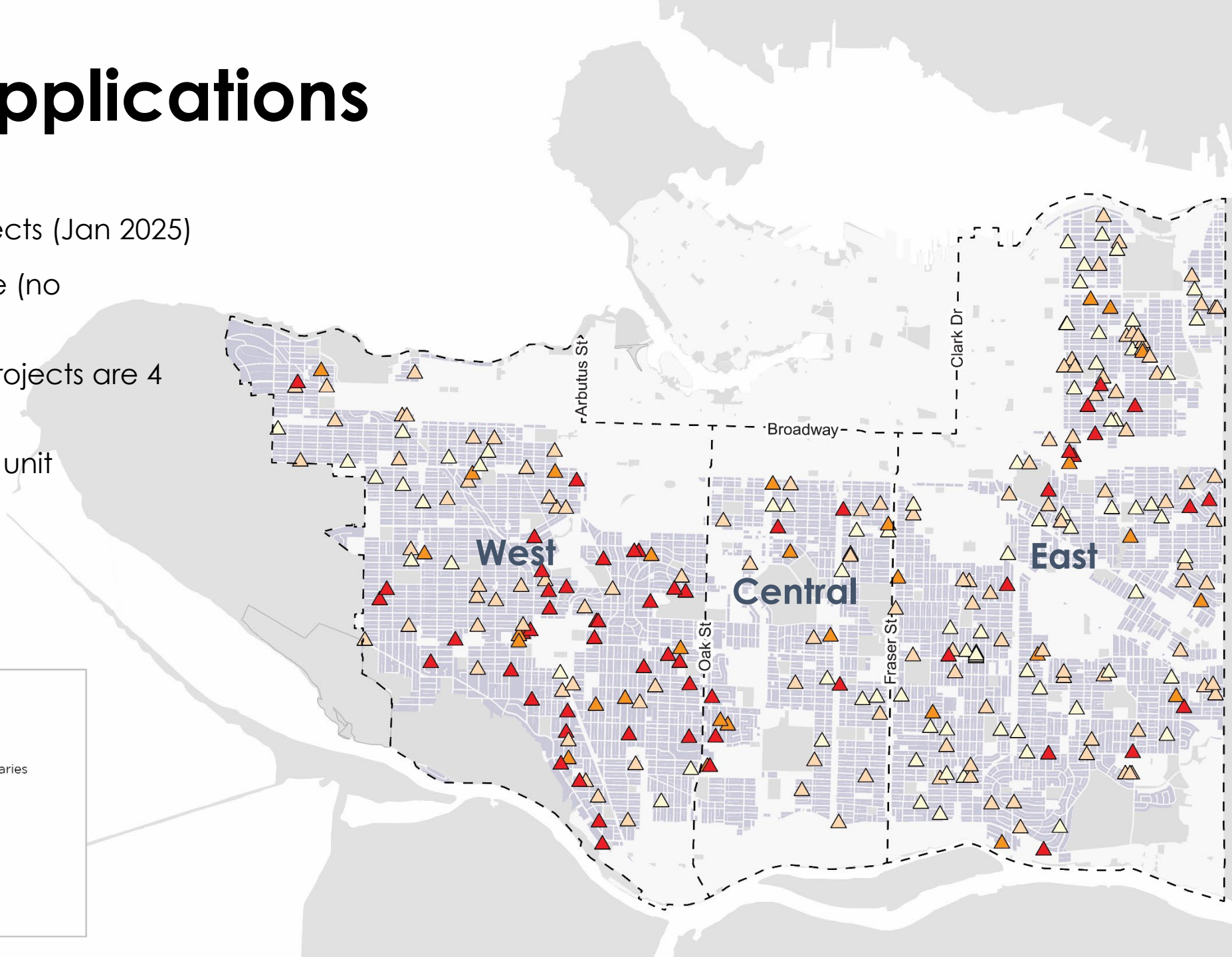
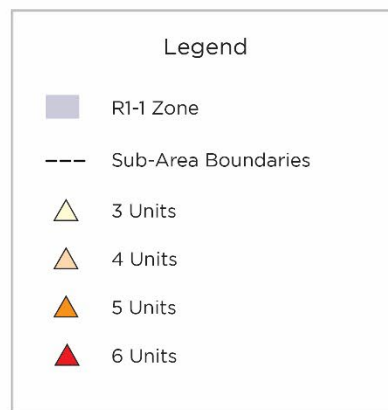
Low Density Housing Permits Issued in RS Zones 2017 – Q2 2023

- House – 3,011
- Duplex - 759

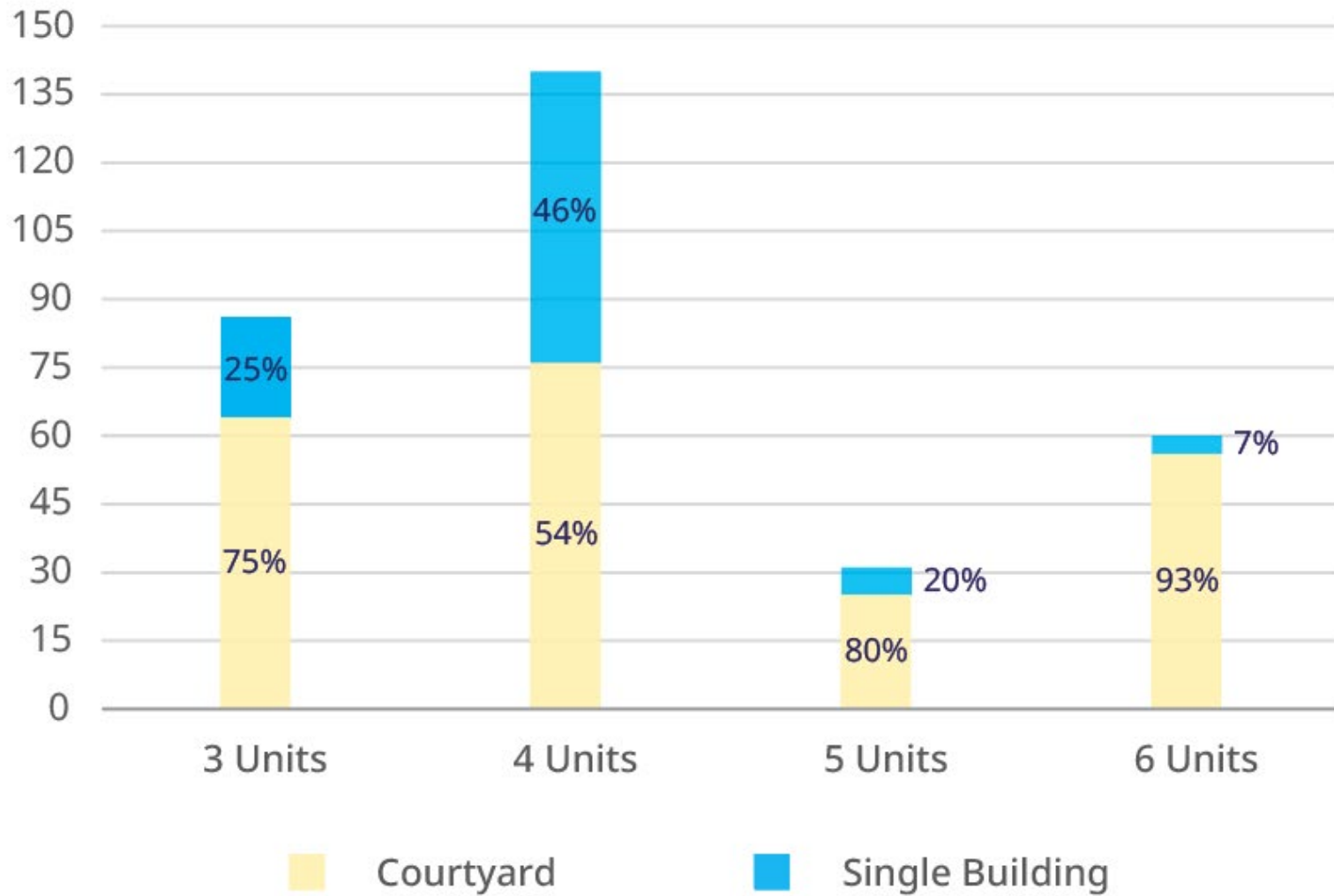


Multiplex Applications

- Approximately 320 projects (Jan 2025)
- 90% are all above grade (no basement)
- Approximately 45% of projects are 4 unit multiplexes
- 0.83 parking spaces per unit

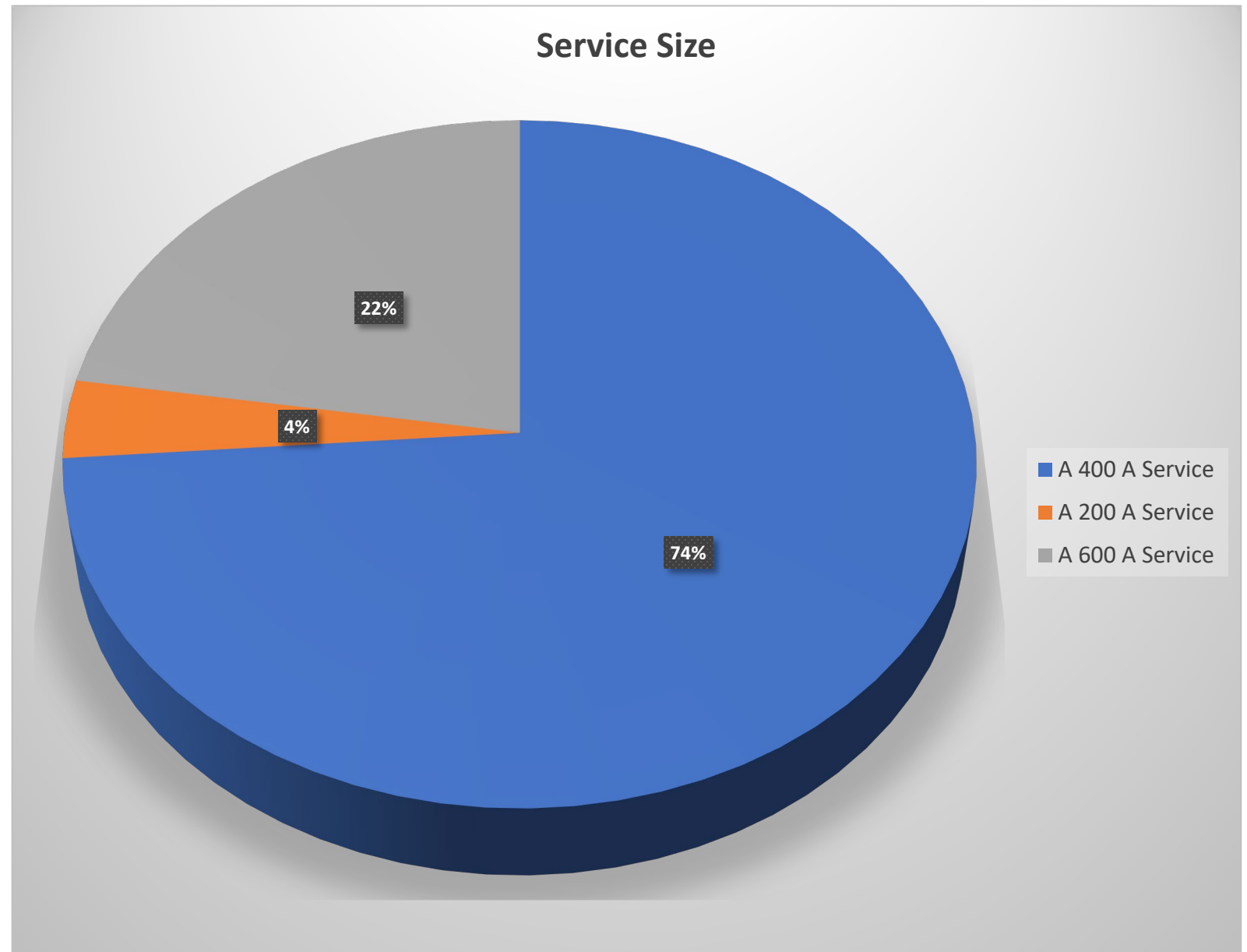


Multiplex Projects By Unit Type



Service Size

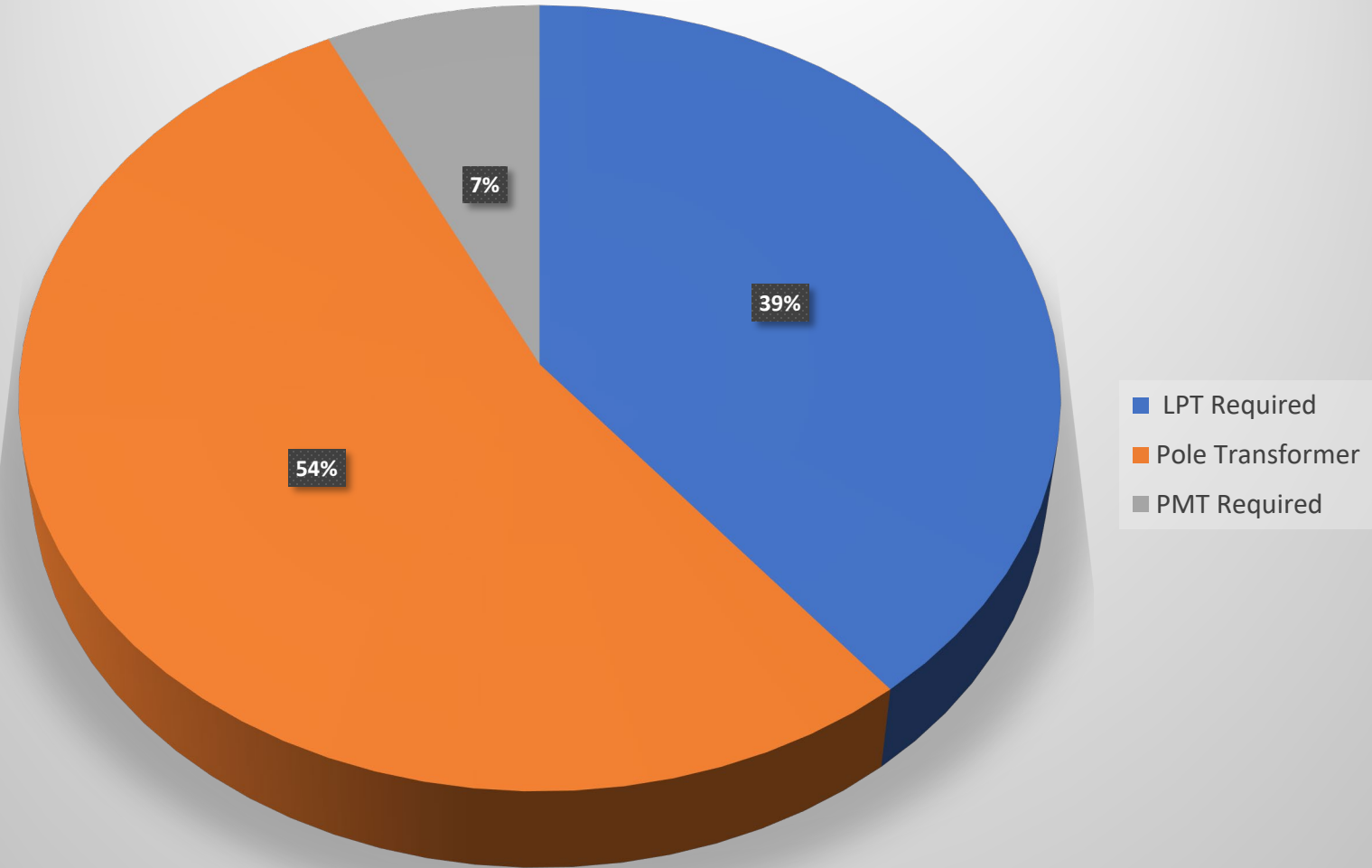
- 400A service can be overhead or may need underground
- 200A overhead
- 600A underground
- Focus on improving 400A



Transformer Type

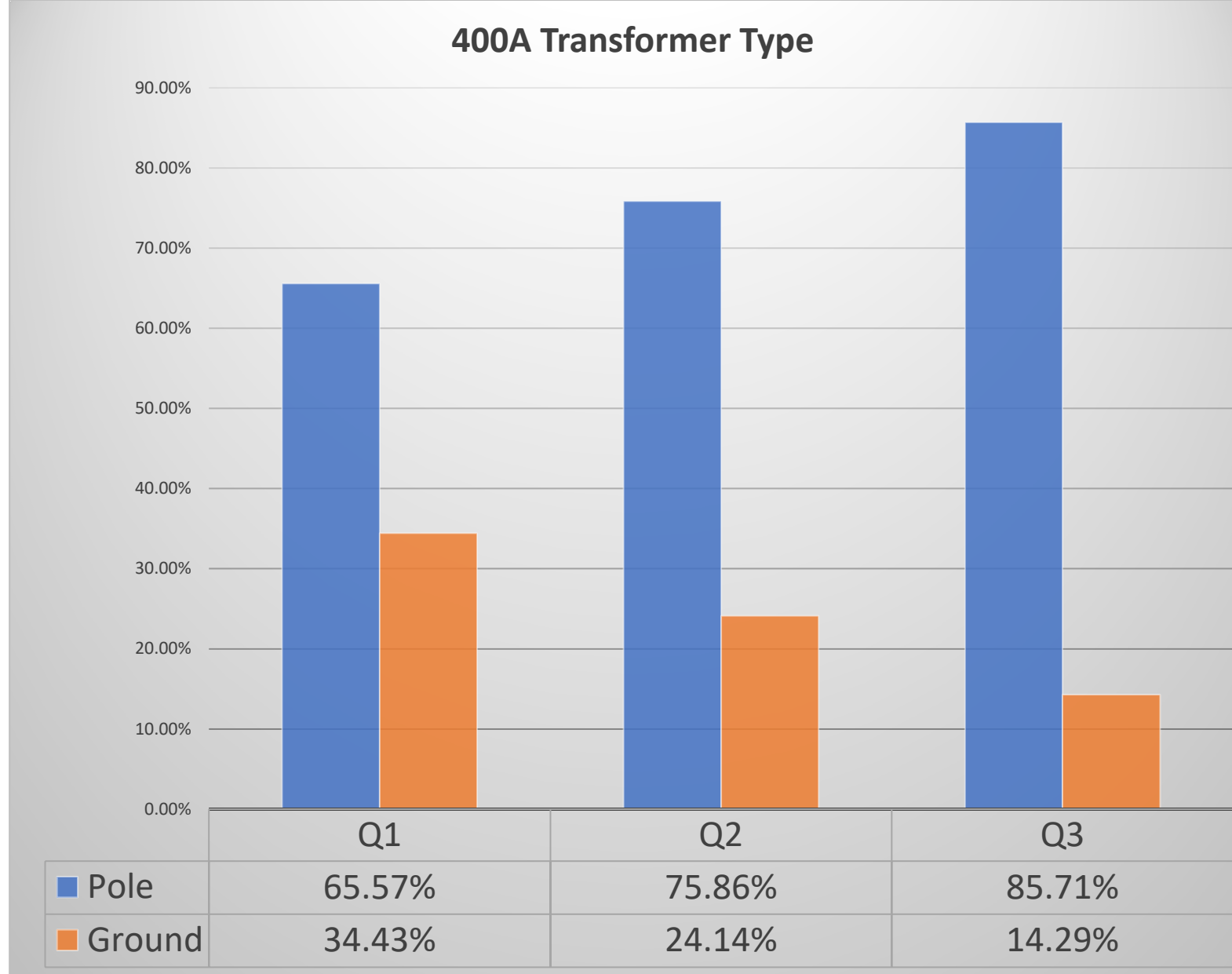
- Initial projects were mostly LPT, after a year of work, pole mount transformers are the majority

Transformer Overall



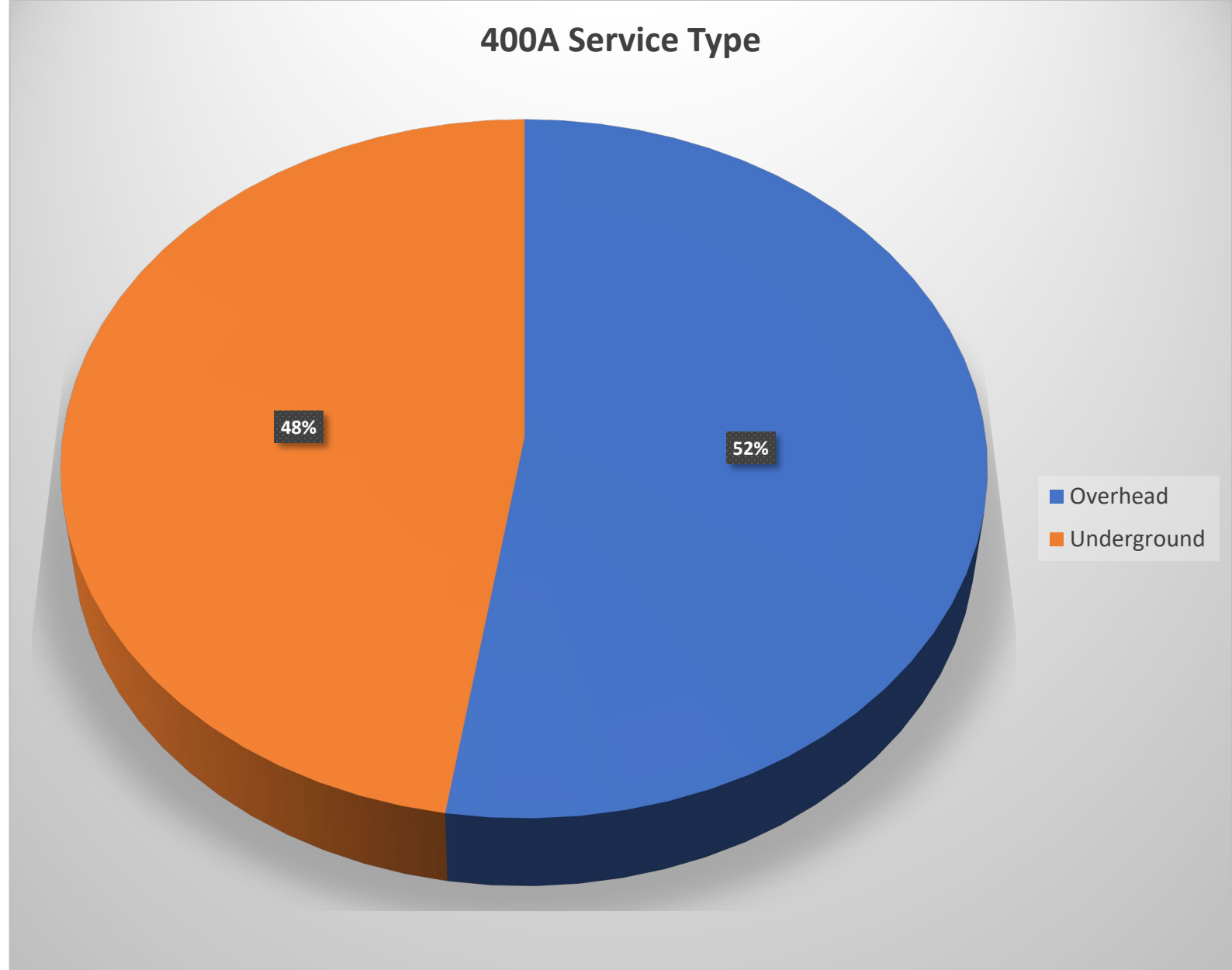
• Transformer Type

- Effort is paying off, as the share of pole mounted transformers is increasing for 400A service



Service 400A

- 52% are overhead
- 48% are underground



Power Efficient Design Guide

- Improve chance of lower connection cost
- March launch
- Optimizing service sizes
- Web based training starting April





Thank You



**Adding Missing Middle Housing
+ Simplifying Regulations**

