

Existing and Potential Homes



Riley Park/South Cambie **RPSC**

The table below shows the number of existing homes of different types in Riley Park/South Cambie (RPSC). A more detailed explanation of how to read the table follows the table and its notes.

TYPE OF UNIT, DESCRIPTION	NUMBER OF UNITS		
	EXISTING	POTENTIAL ADDITIONAL	TOTAL
Single Detached • Zones: RS-1, RS-5, RS-7 • Average Prices: 2 BR: \$294,000 (1,700 sq.ft. average size, 66 years average age); 3 BR: \$357,000 (2,100 sq.ft., 57 yrs); 4 BR+ \$403,000 (2,500 sq.ft., 50 yrs)	6,208	19	6,227
Suite in Single Detached ⁽¹⁾ • Zone: RS-1, RS-5, RS-7 • 1 or 2 BR • rental	1,132 ⁽²⁾	1,034	2,166
Duplex and Rowhouse • Zones: RT-2, RT-5 • Average Prices: 2 BR: \$236,000 (1,180 sq.ft., 14 yrs); 3 BR: \$314,000 (1,440 sq.ft., 15 yrs)	585	57	642
Apartment • Zones: RM-3A, RM-4 (apartment only); C-1, C-2 (apartment with commercial) ⁽³⁾ • Average Prices: 1 BR: \$143,000 (710 sq.ft., 9 yrs); 2 BR: \$160,000 (920 sq. ft., 9 years)	2,925	2258 (554) (1,704)	5,183
TOTAL	10,850	3,368	14,218

Notes:

¹ Suites: while the RS zoning permits secondary suites, very few new ones are being purpose-built with a permit. This is partly due to the way the zoning's floor space regulations operate. Builders maximize the space permitted above grade. On typical 33 ft. lots, there is not enough space left to build a full basement to accommodate a suite.

² This number reflects the number of suites as reported by the Census 2001. The actual number of suites in the area is likely higher due to an under-reporting of suites in the Census.

³ Estimates of potential in C zones take into account that some of the development there will be commercial.

Explanation

The first column shows the type of units in RPSC. Each cell provides information on a separate type of unit named in bold letters. It also lists the zones in RPSC in which that type of unit may be built. Finally, where possible, each cell has information on the size and average selling price based on 2001 sales of old and new units in the area.

The second column provides data on the number of units of each type counted in the 2001 Census.

The third column provides the City's best estimate of the number of additional units which could have been built in RPSC under the existing zoning at the end of 2001. The estimates shows additional units. If a property already has residential units,

the number of existing units has been subtracted from the number of units which could potentially be developed under the zoning.

Note that there is little potential for additional **single detached** units because most of the RS-zoned lots are already developed. However, smaller homes will continue to be demolished and replaced by larger homes. The estimate for additional **secondary suites** assumes that a new suite will be built in 27% of the houses currently without one. The C-2 zone allows up to three storeys of **apartments** to be constructed over street level stores. Because few of the C-2 lots in RPSC are developed at this density, there is the potential for 1,704 additional **apartment** units along commercial .

The final column adds together the existing and potential units to show the total number of units which could be provided in RPSC if the zoning remains unchanged.

Sources:

Statistics Canada. 2001 Census.

BC Assessment. Sales data.

City of Vancouver. Additional unit potential based on analysis of BC Assessment data.