

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

**To:** "Direct to Mayor and Council - DL"

**CC:** "City Manager's Correspondence Group - DL"  
"Kelley, Gil" <Gil.Kelley@vancouver.ca>

**Date:** 9/16/2020 4:33:44 PM

**Subject:** Memo: Follow-up Response to Recalibrating Housing Vancouver Memo

**Attachments:** Memo to Mayor and Council - Follow-up Response to Recalibrating Housing Vancouver Memo.pdf

Greetings Mayor and Council,

The attached memo is a response to a follow-up question regarding the loss of secondary suites from Council on the Recalibrating the Housing Vancouver Strategy Post-Covid 19 Memo to Council.

Please contact Gil Kelley, GM of Planning, Urban Design and Sustainability at [gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca), if you have any questions.

Best,  
Sadhu

**Sadhu Afochs Johnston** | City Manager  
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Pronouns: he, him, his



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*

## MEMORANDUM

September 16, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Susan Haid, Deputy Director of Long-Range and Strategic Planning  
Dan Garrison, Assistant Director, Planning, Urban Design and Sustainability

FROM: Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Follow-up Question to the Recalibrating the Housing Vancouver Strategy Post-Covid 19 Memo to Council

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This memo is a response to a follow-up question from a Councillor regarding the *Recalibrating the Housing Vancouver Strategy Memo to Council* dated July 31<sup>st</sup>, 2020.

**Question:** Please elaborate on the highlighted sentence in following paragraph. Are we losing lots of basement suites?

*Staff have data on loss of existing social, supportive, and rental housing but have very limited data on displacement trends of existing secondary rental and ownership housing. **However, given the development trends, the greatest threat of loss to existing rental housing, is the development of new single detached homes and condominiums.** This loss is also more likely to be occurring in secondary rental in areas of the city that are not protected by the Rental Housing Stock ODP. The majority of existing purpose-built rental is located in apartment areas that are covered by the ODP. (pg 6, Recalibrating the Housing Vancouver Strategy Memo to Council)*

**Staff Response:** Over the last 10 years from 2009-2018, the greatest net loss in purpose-built rental housing has been from demolitions with no rental replacement requirements, accounting for a loss of 566 rental units (Figure 1). Of the 566 units lost, the majority of these demolitions, approximately 300 rental units, are attributed to the new construction of multi-family strata projects.

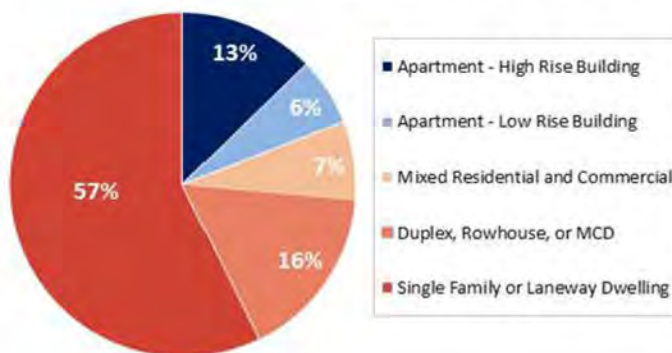
In addition, many multiple conversion dwellings with existing rental housing, approximately 170 units, have been demolished in RT and RS zones to construct single family homes and duplexes. The remainder of the rental units demolished over the last 10 years resulted from the redevelopment of rental housing to construct commercial, office, and social service projects.

**Figure 1. Net Change in purpose-built rental units across Vancouver by development type, 2009-2018**

Development type	Losses	Gains	Net Change
New construction	0	3,785	3,785
Redevelopment with rental replacement	-37	366	329
Demolished with no replacement	-566	-	-566
Renovation	-34	139	105
Conversion	-228	22	-206
<b>Total</b>	<b>-865</b>	<b>4312</b>	<b>3,447</b>

There is limited data on the total number of secondary suites in the City and the extent of change in the secondary suite stock due to redevelopment. However, the redevelopment of existing to new single detached homes and laneways account for the majority of new construction across the City (Figure 2), especially in low density RT and RS neighbourhoods, resulting in the loss of existing secondary suites in these areas. A historical review of permits shows that approximately half of new single detached homes would come with a replacement secondary suite.

**Figure 2: City-Wide Built Residential Floor Area (sq.ft) from 2010-2019 By Housing Forms**



Source: BC Assessment, 2019

Should you have any further questions, please do not hesitate to contact me at [gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line that tapers to the right.

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