

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

**To:** "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

**Date:** 11/25/2016 5:35:58 PM

**Subject:** RTS 11539 - Opportunities for Affordable Townhouses

**Attachments:** PDS - Memo to M&C - RTS 11539 – Opportunities for Affordable Townhouses ....pdf

Dear Mayor and Council,

Please see attached memo from Gil Kelley, General Manger, Planning, Urban Design & Sustainability, informing you on steps taken by the City over recent years that have increased opportunities for affordable townhouses and row houses.

Below is a summary of the memo:

- For a number of years, staff have been taking steps to increase the supply of land available for townhouse development through planning policy work. Family-friendly, ground-oriented, affordable housing forms are pursued in all policy review work.
- An early example is Kensington-Cedar Cottage community (Kingsway and Knight Neighbourhood Centre) in 2004 which introduced the RM-1 zone that permits courtyard row houses. At present, work is underway on the Cambie Corridor Plan Phase 3 program which is exploring significant opportunities for townhouses.
- Four community planning programs, adopted in recent years, have facilitated the potential for 7,200 new townhouse units (Norquay, Marpole, Grandview-Woodland and Joyce-Collingwood).

Please contact Kent Munro, Assistant Director of Planning at 604.873.7135 if you have any further questions.

Best  
Sadhu

**Sadhu Aufochs Johnston** | City Manager  
City of Vancouver | 453 W 12<sup>th</sup> Avenue  
Vancouver | BC V5Y 1V4  
604.873.7627 | [Sadhu.johnston@vancouver.ca](mailto:Sadhu.johnston@vancouver.ca)  
Twitter: sadhuajohnston



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VanRIMS No.: 01-9000-20

## MEMORANDUM

November 14, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Katie Robb, Director, Communications, Mayor's Office  
Naveen Girn, Director of Community Relations, Mayor's Office  
Kathleen Llewellyn-Thomas, General Manager, Community Services  
Kent Munro, Assistant Director of Planning, Vancouver Midtown

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

SUBJECT: RTS 11539 - Opportunities for Affordable Townhouses

Dear Mayor and Council,

This memorandum responds to a Council motion (RTS #11539) seeking a report back on steps taken by the City over recent years that have increased opportunities for affordable townhouses and row houses.

While "townhouse" is a commonly used industry term, the City of Vancouver Building By-law uses the term "row house" which is defined as a ground-oriented dwelling that shares (typically) one or two party walls with neighbours. The townhouse form of development adds to the diversity of the city's housing stock and it is especially appealing to families for a number of reasons that include:

- Townhouse developments have a high proportion of two- and three-bedroom units;
- Units typically have direct access to outdoor space;
- Townhouses tend to be more affordable than typical detached (e.g. one-family) forms of housing.

At the present time, townhouses account for three percent of the City's overall housing stock. For some time, however, opportunities to increase the supply of land available for townhouse development have been pursued. As early as 2004, zoning changes were enacted in the Kensington-Cedar Cottage community (Kingsway and Knight Neighbourhood Centre) to introduce the RM-1 zone that permits courtyard row houses.

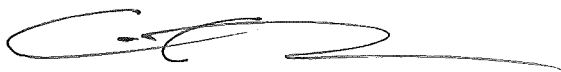
More recently, the city has expanded opportunities for townhouses whenever land use policies in a community have been under review in areas outside of the downtown core. In many cases, permissive zoning has been put into place and townhouse developments are occurring. Of particular note are the following recent achievements:

Policy Document	Zoning	Total new capacity (dwelling units)
Norquay Neighbourhood Centre Plan	RM-7(N)	3060
Marpole Community Plan	RM-8 (N) and RM-9(N)	2100
Grandview-Woodland Community Plan	Policy adopted, zone TBD	1430
Joyce-Collingwood Station Precinct Plan	RM-7AN and RM-9BN	590

In these four areas, the potential for almost 7,200 new townhouse units has been facilitated. It is noted that all numbers quoted are total capacity which assumes development to full permitted densities and do not consider build out rates, age of existing buildings, land assembly challenges or other factors that may constrain the ability to reach this full potential.

Staff continue to explore more opportunities for townhouse development across the city. For example, townhouse forms are expected to be component of the housing mix within the Cambie Corridor Plan Phase 3 area; given its broad geographic scope, it is anticipated that that policy work could add significantly to the city's capacity to accommodate new townhouse development in the future. Furthermore, through the reset of Vancouver's Housing and Homelessness Strategy, staff and partners are keenly aware of the importance of expanding the opportunities for affordable ground-oriented family housing and staff will be investigating additional options to enable market delivery of this valued housing form.

Should you have further questions on this matter, please contact Kent Munro, Assistant Director of Planning for Vancouver Midtown, at 604-873-7135.



Gil Kelley, FAICP  
General Manager, Planning, Urban Design & Sustainability

(T) 604.873.74564  
(E) [gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)