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To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"

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Date: 3/7/2019 9:51:40 PM

Subject: Memo - Permit Applications in RS Zones - February 2019

Attachments: Memo to Mayor and Council - Permit Applications in RS Zones - February....pdf

Dear Mayor and Council,

Council resolved to retain an amendment to allow duplexes in RS in December 2018 pending further discussion, monitoring, and evaluation. This memo is part of a monthly update on duplex developments in RS. To date, there have been 27 applications for duplexes in RS, which is about 11% of all applications for new buildings over the same period in RS zones.

Should you have any questions, please contact Gil Kelley at 604.873.7456 or Gil.Kelley@vancouver.ca.

Best,
Sadhu

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

MEMORANDUM

March 7, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Katheryn Holm, General Manager, Development, Buildings & Licensing
Susan Haid, Deputy Director of Planning – 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: Permit Applications in RS Zones - February 2019

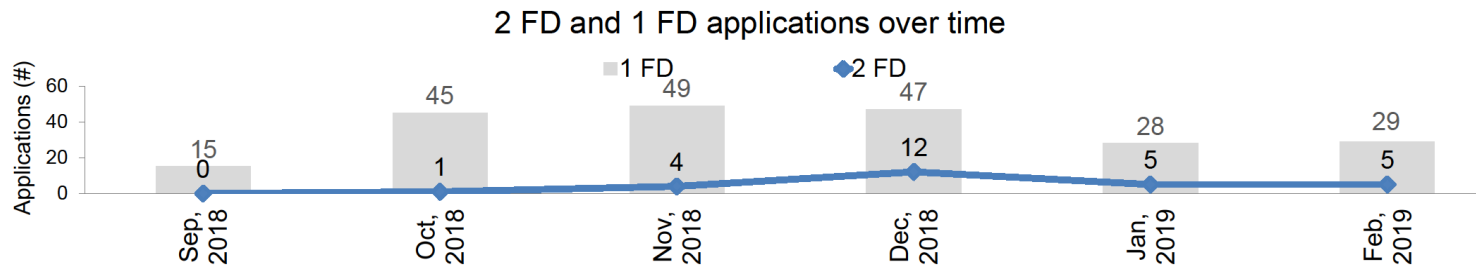
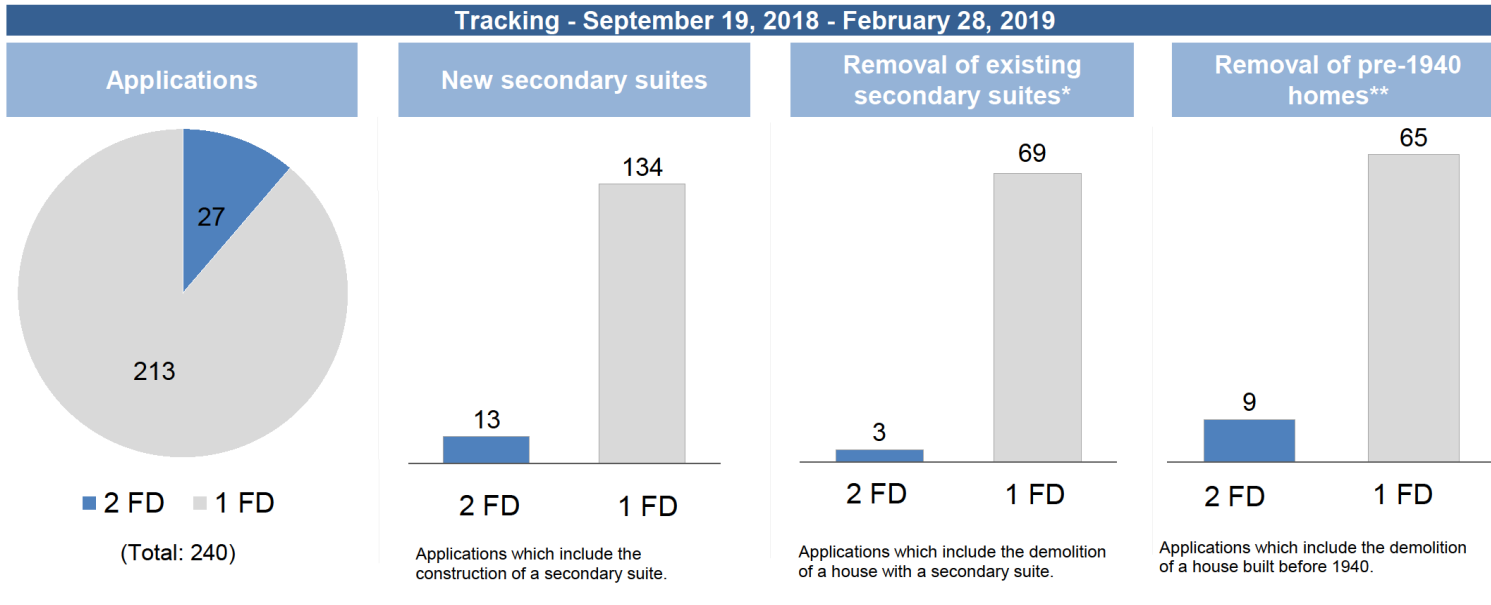
On December 19, 2018, Council passed a resolution that the current Zoning and Development By-law regulations that allow for duplexes to be built in most RS zones will remain in place as a trial housing option to be further discussed, field tested and evaluated over the next year. Further, Council directed that during the trial period, staff are to *"monitor and report back to Council monthly, with information, including the number of applications and approvals for duplexes in RS Zones, and the number of legal rental housing units at risk, including a map to display the locations of any applications and/or approvals."*

This memo including appendices, provides a monthly update report on permit applications for one-family and two-family dwellings in RS zones up to and including February 28, 2019. Since the Zoning and Development By-law was amended at public hearing on September 19, 2018, to allow duplexes in RS zones, applications for two-family dwellings (duplex) account for about 11% (27 of 240) of all applications for principal dwellings in RS zones received to date.



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Appendix A: Overview of One-Family Dwelling and Two-Family Dwelling (duplex) Applications in RS zones



* Source: BC Assessment. 'Suites' includes all known secondary units and many of these may not be permitted or occupied. The City is working to better understand the stock of legal secondary suites in RS zones.
 ** Homes built before 1940, particularly those in RS-3, RS-3A, and RS-5, often exhibit character merit. Not all pre-1940 homes are character homes.

Appendix B: Map of One-family Dwelling (1FD) and Two-Family Dwelling (duplex) applications in RS zones

