

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: 7/9/2019 3:57:57 PM

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

Attachments: Memo to Mayor & Council - June 2019 - Permit Applications in RS Zones.pdf

Greetings Mayor and Council,

Please see the attached memo from Gil Kelley, General Manager of Planning, Urban Design and Sustainability regarding Permit Applications in RS Zones – June 2019. A brief summary is as follows –

- On December 19, 2018 Council decided to continue to allow duplex zoning in RS zones as a trial housing option.
- Council directed staff to monitor and report back to Council monthly on the number of duplex applications in RS zones and other information.
- The attached memo includes update report for the month of June 2019 and provides a roll up of data since duplex was introduced in RS zones.
- The take up of duplex remains low with approximately 13% of all applications in RS zones opting for duplex (51 of 387).
- This report includes insight on why builders and their clients are choosing to build a duplex over a new one-family dwelling.

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

Best,
Sadhu

Sadhu Aufochs 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

July 8, 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
Neil Hrushowy, Assistant Director, Community Planning

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

SUBJECT: Permit Applications in RS Zones - June 2019

Dear Mayor and Council,

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 June 30, 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 13% (51 of 387) of all applications for principal dwellings in RS zones received to date.

In addition to the standard information provided in these monthly reports, this report includes a summary of a survey conducted in February 2019 to probe the motivation for the choice to build a duplex. The two primary motivations most often identified by builders and designers for choosing the duplex option over a new one-family dwelling were that there is more of a market for duplex units (more people can afford them) and they will sell faster (58% of respondents), and that holding costs are less for a duplex (42% of respondents).

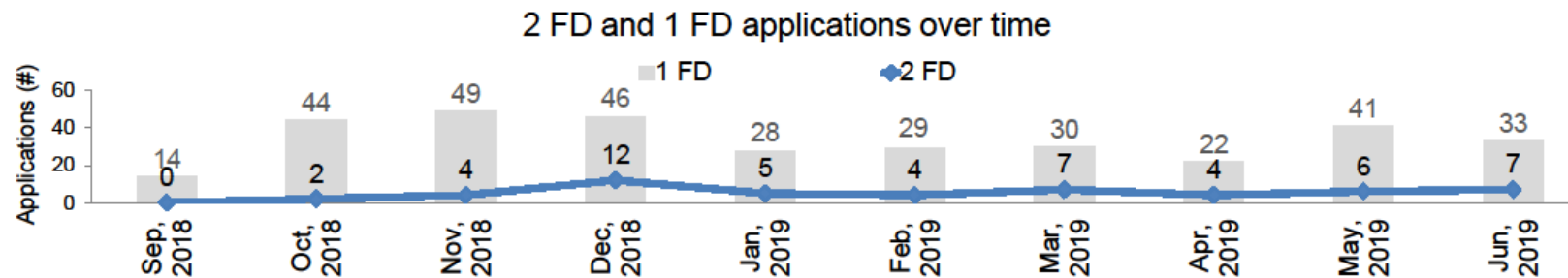
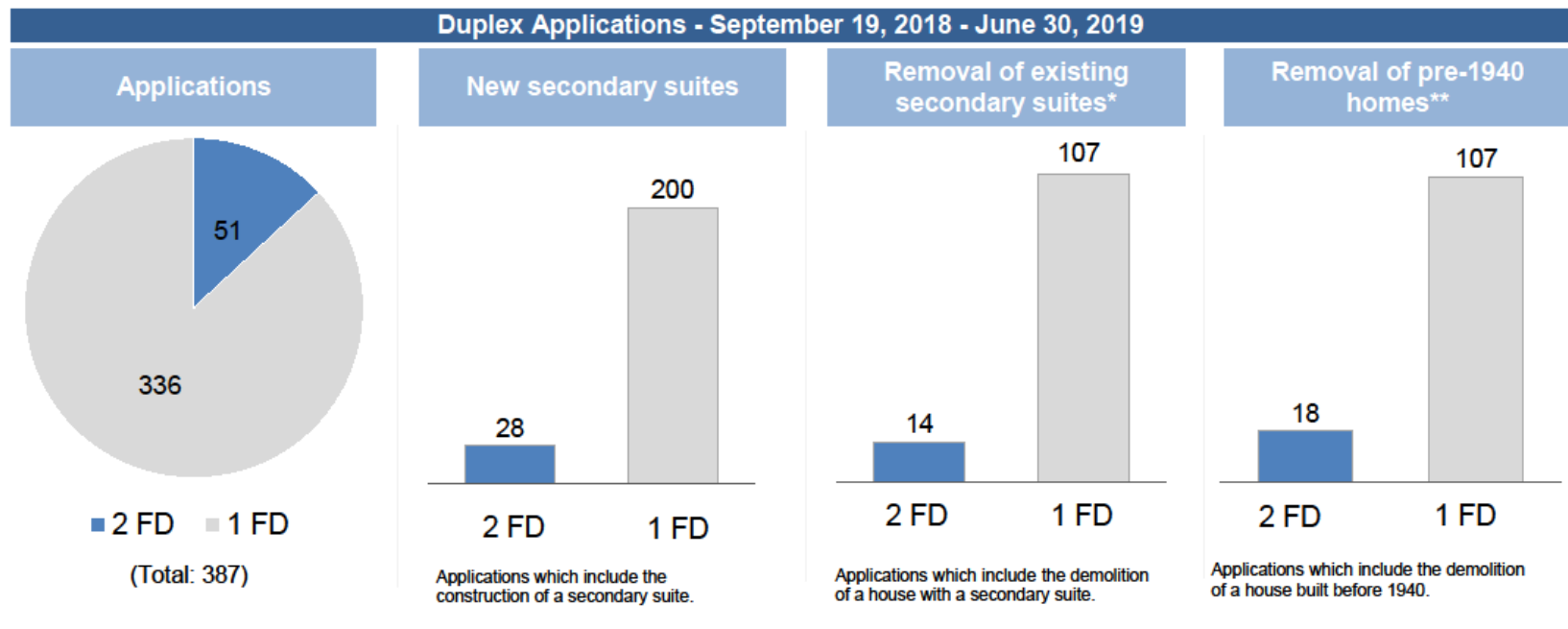
The primary motivation of clients (most often identified by builders and designers) for choosing the duplex option over a new one-family dwelling was that they can partly finance their duplex by selling the other half of the duplex (79% of respondents). Other common motivations included:

- duplex provides a shared/intergenerational housing option with individual ownership potential (53% of respondents)
- duplex offers an new opportunity for clients to downsize and reduce their housing costs while staying in their neighbourhood (42% of respondents)
- clients don't need a whole house and don't want to be a landlord with tenants in a suite or laneway house (42% of respondents).

Staff will conduct further research and engagement on duplexes over the coming months.

A handwritten signature in black ink, appearing to read 'Gil Kelley', with a long horizontal stroke extending to the right.

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
604.873.7456 | gil.kelley@vancouver.ca



* 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.

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

