

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>

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Date: 8/1/2019 2:14:18 PM

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

Attachments: PDS - Memo to Mayor & Council - July 2019 - Duplex Developments in RS.PDF

Greetings Mayor and Council,

This memo is to provide background information on Permit Applications in RS Zones - July 2019.

- 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 July 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 (54 of 420).
- Staff are engaging with residents on duplexes through pop-up events and Talk Vancouver over the summer months.

Best,
Sadhu

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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 31, 2019

TO: Mayor and Council

C: 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
Kathryn Holm, Acting 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 - July 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."*

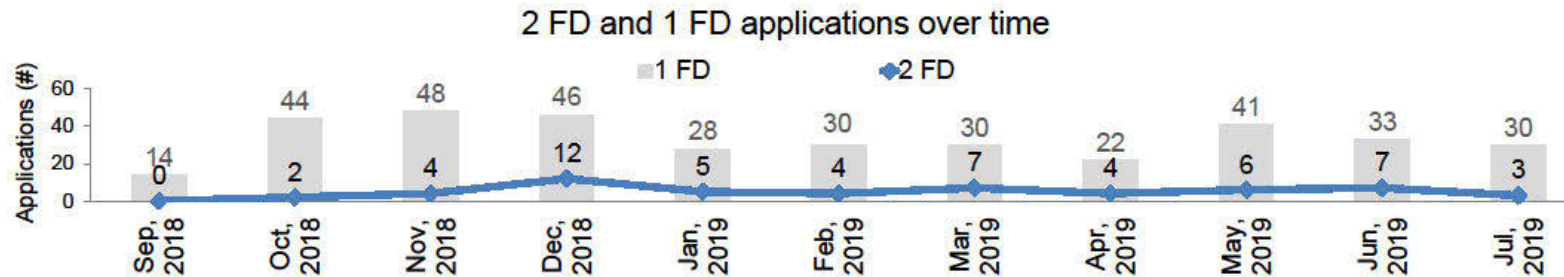
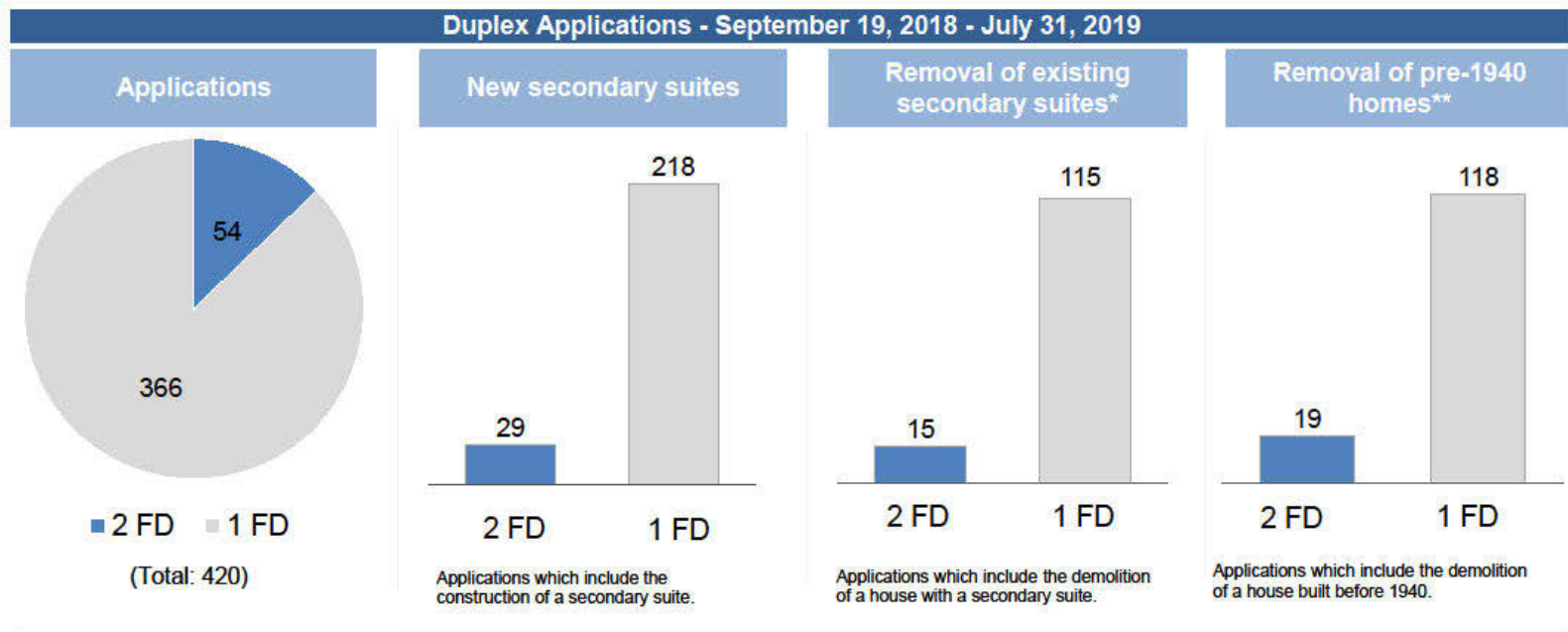
This memo including appendices provides a monthly update report on permit applications for one-family and two-family dwellings in RS zones up to and including July 31, 2019. Since the Zoning and Development By-law was amended at public hearing on September 19, 2018, to allow duplexes in RS zones, applications for two-family dwellings (duplex) account for about 13% (54 of 420) of all applications for principal dwellings in RS zones received to date.

Staff are conducting further research and engagement on duplexes over the summer months.



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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.

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

