

**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>

"Pickard, Gail" <Gail.Pickard@vancouver.ca>

**Date:** 10/24/2019 12:55:10 PM

**Subject:** Revised Memo - Permit Applications in RS Zones - September 2019

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

Greetings Mayor and Council,

Staff have noted an error in the memo regarding Permit Applications in RS Zones for September, which was circulated on October 22. Please see the revised memo attached. The correct text is pasted below for your reference:

- The total number of duplex applications for the year is 72 which account for about 15% (72 of 492) of all applications for principal dwellings in RS zones.

Best,  
Sadhu

**Sadhu Afochs Johnston** | City Manager  
Office of the City Manager | City of Vancouver  
604.873.7627 | [sadhu.johnston@vancouver.ca](mailto:sadhu.johnston@vancouver.ca)

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.*

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**From:** Johnston, Sadhu  
**Sent:** Tuesday, October 22, 2019 11:37 AM  
**To:** Direct to Mayor and Council - DL  
**Cc:** City Manager's Correspondence Group - DL; Kelley, Gil; Pickard, Gail  
**Subject:** Memo - Permit Applications in RS Zones - September 2019

Greetings Mayor and Council,

Please see the attached memo from Gil Kelley regarding Permit Applications in RS Zones for September 2019. A brief summary is as follows ☐

- Duplex has been permitted as a housing choice in RS zones for about one year ( applications received since September 19, 2018). Staff anticipate some media interest in the outcomes at the one year mark.
- Engagement on duplex over the summer months indicated strong support for duplex in both in-person engagement and in an on line survey which had 3,382 responses.
- Take up for duplex remains modest relative to one-family dwellings with approximately 15% of all permit

- applications in RS zones opting for duplex over the past year.
- Staff are continuing to evaluate data and outcomes and will be touring completed new duplexes over the fall to provide a full report back in January 2020.

Should you have any questions, please contact Gil Kelley, General Manager of Planning, Urban Design, and Sustainability at 604.873.7456 or [Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca).

Best,  
Sadhu

**Sadhu Afochs Johnston** | City Manager  
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## MEMORANDUM

October 24, 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 - September 2019 (Revised)

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 September 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 15% (72 of 492) of all applications for principal dwellings in RS zones received to date.

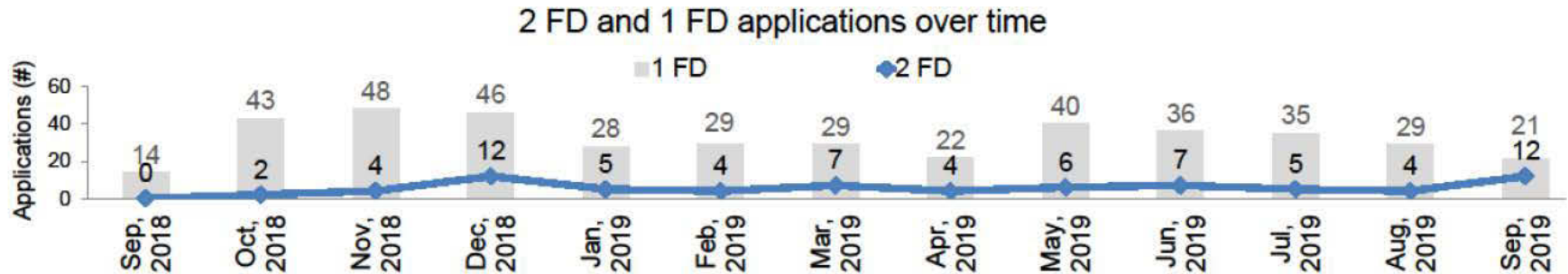
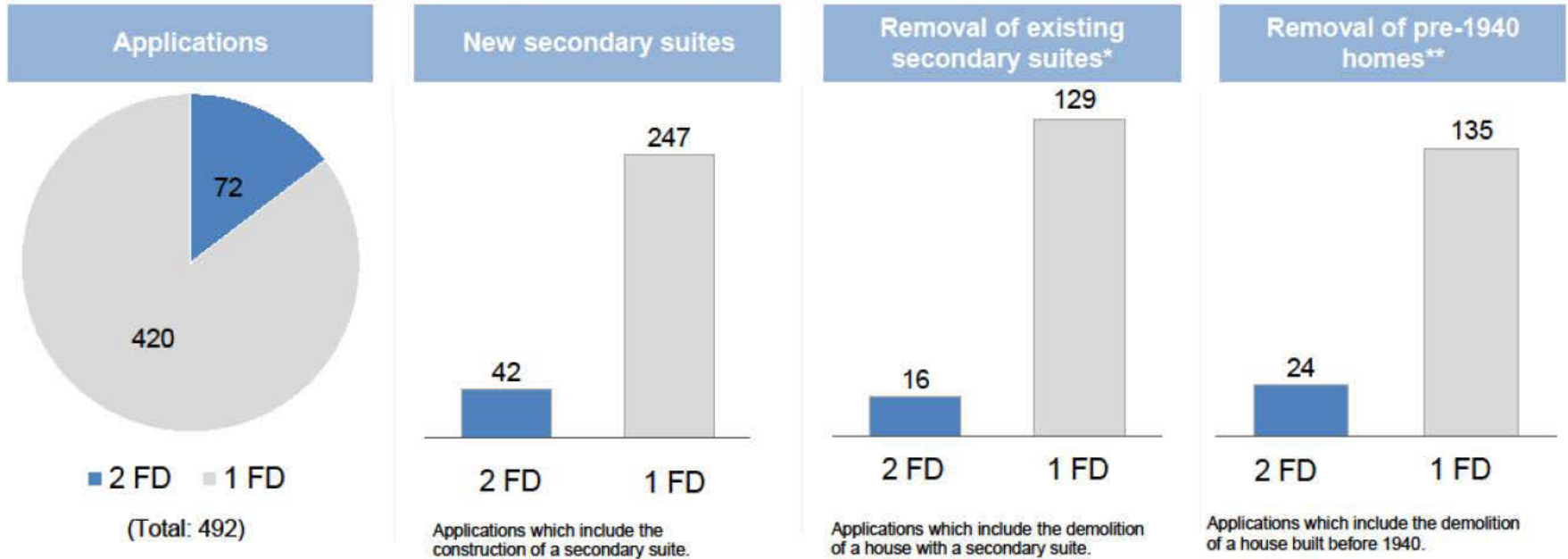
It has been a year since duplex has been permitted as a housing option in RS zones. While there was a small uptick for duplex in September, the general take up of duplex remains modest with most home owners and builders choosing to build a new house. During the summer staff completed further engagement with residents on the topic of duplexes through outdoor pop-up events and through a Talk Vancouver on-line survey. Both the in-person engagement and the survey indicated very strong resident support for duplexes as a housing choice in RS zones.

To prepare for a full report back on duplexes in January 2020, over the fall, staff will be completing the evaluation of the engagement and construction data, further engaging with small builders to better understand their choice to build a duplex instead of a new house and will be touring duplexes under construction.

A handwritten signature in black ink, consisting of a large, sweeping loop on the left, followed by a smaller loop, and then 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

## Duplex Applications - September 19, 2018 - September 30, 2019



\* 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

