

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: 12/19/2019 3:18:11 PM

Subject: Memo on Duplex - Permit Applications in RS Zones

Attachments: PDS - Memo to Mayor & Council - November 2019 - Duplex Developments in R....pdf

Dear Mayor and Council,

On December 19, 2018 Council decided to continue to allow duplex zoning in RS zones as a trial housing option during 2019. 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 the update report for the month of November 2019 and provides a roll up of data since duplex was introduced in RS zones.

- Duplex is continuing at a low take up relative to one-family dwellings with approximately 17% of all permit applications in RS zones opting for duplex (98 of 591).
- In January, Council will receive the last monthly report during the one year trial housing period.
- A full report on the overall trial housing period will be provided for Council consideration early in 2020.

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

December 19, 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 - November 2019

Dear Mayor and Council,

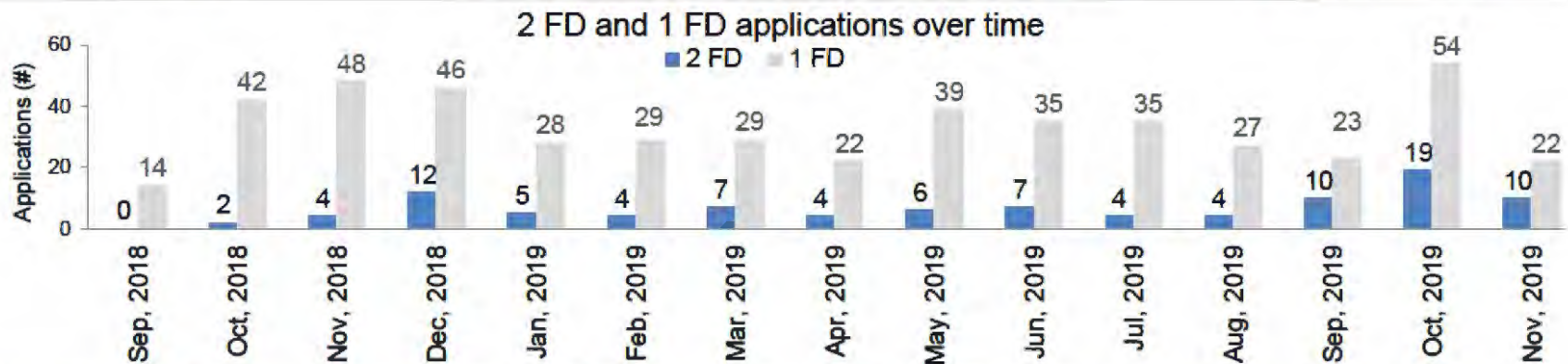
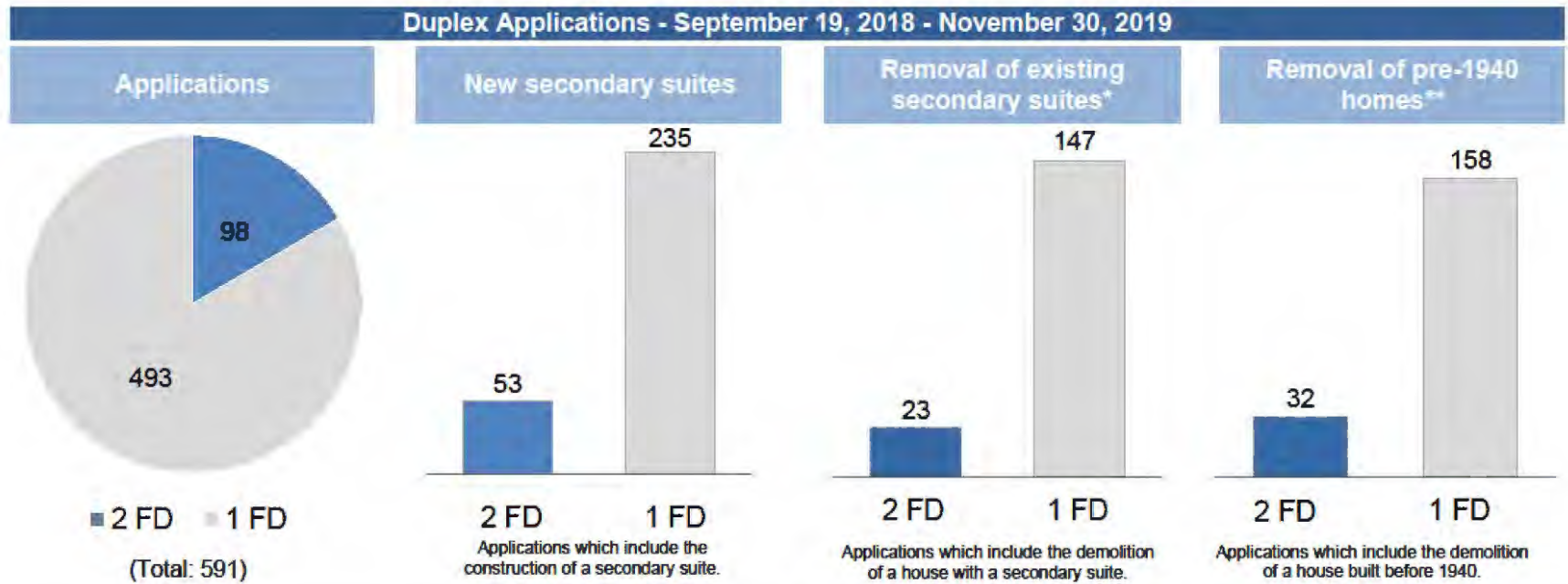
On December 19, 2018, Council passed a resolution that the current Zoning and Development By-law regulations that allow for duplexes to be built in most RS zones will remain in place as a trial housing option to be further discussed, field tested and evaluated over the next year. Further, Council directed 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 November 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 17% (98 of 591) 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.

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

