

**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>

"Haid, Susan" <Susan.Haid@vancouver.ca>

**Date:** 1/16/2020 4:53:02 PM

**Subject:** Memo - Permit applications in RS Zones - December 2019

**Attachments:** Memo to Mayor and Council - Permit Applications in RS Zones – December 2....pdf

Dear Mayor and Council,

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

- On December 19, 2018 Council initiated a one-year trial period during which staff were asked to monitor and report back monthly on the number of duplex in RS applications and other information.
- As the trial period is now complete, attached is the final monthly memo on duplex applications in RS.
- Duplex applications have made up about 17% of all permit applications in RS zones (104 of 623) since September, 2018.
- A full report on monitoring during the 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 / [Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca).

Best,  
Sadhu

Sadhu Afochs 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

January 16, 2020

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 – December 2019

On December 19, 2018, Council passed a resolution that the current Zoning and Development By-law regulations which 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.”*

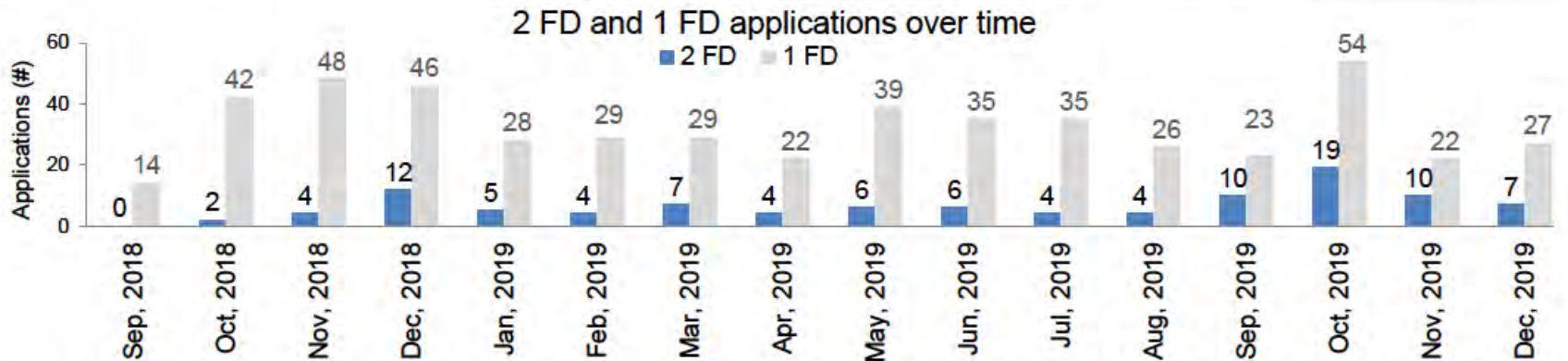
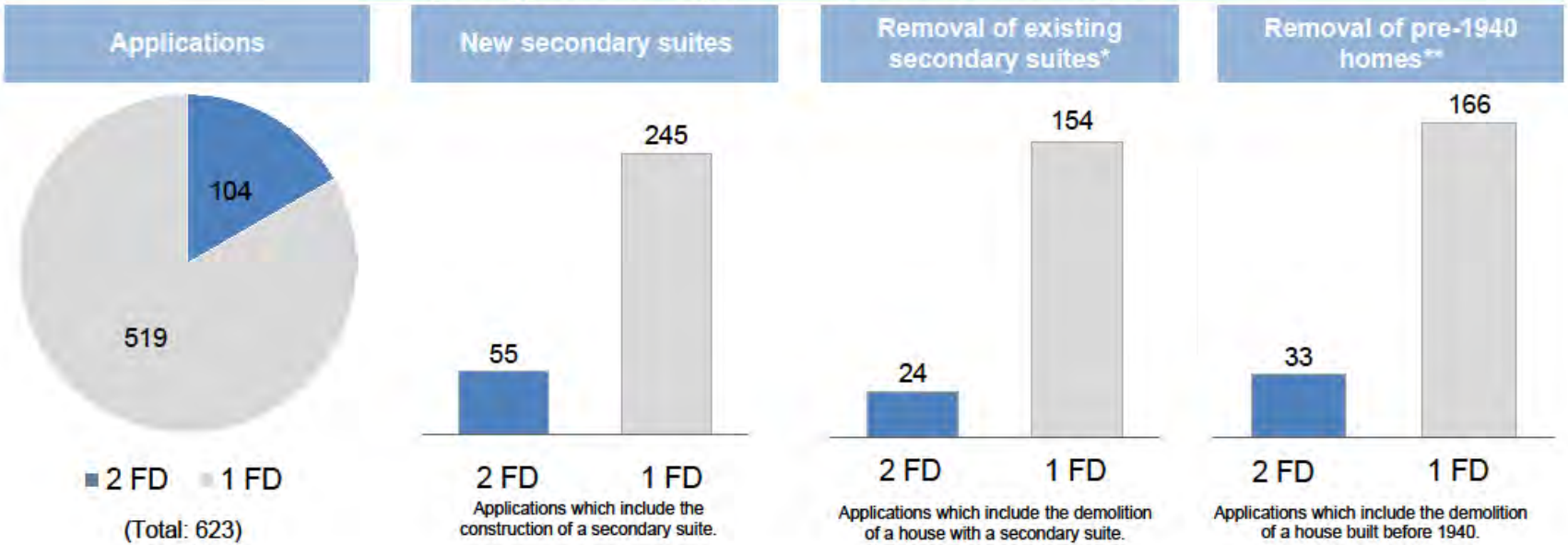
This memo including appendices provides a monthly update on permit applications for one-family and two-family dwellings in RS zones up to and including December 31, 2019 and is the final update memo for the trial housing period. Since the Zoning and Development By-law was amended at public hearing on September 19, 2018 to allow duplexes in RS zones applications for two-family dwellings (duplex) account for about 17% (104 of 623) of all applications for principal dwellings in RS zones received to date. A full report on the trial housing period will be provided for Council early in 2020.



Gil Kelley, FAICP  
General Manager, Planning, Urban Design and Sustainability

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## Duplex Applications - September 19, 2019 - December 31, 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

