

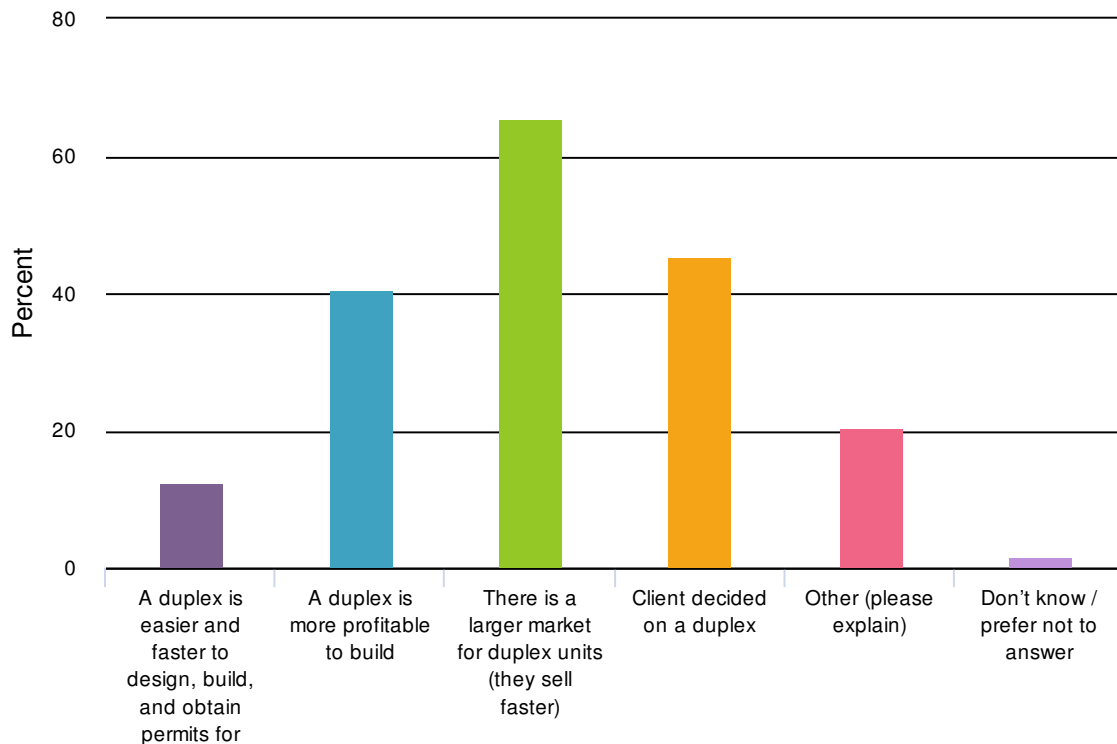
# Report for Survey for Builders and Designers – January 2021

## Response Counts



Totals: 64

1. 1. What are the main reasons you have chosen to build a duplex over a single-family house? Select all that apply. \*

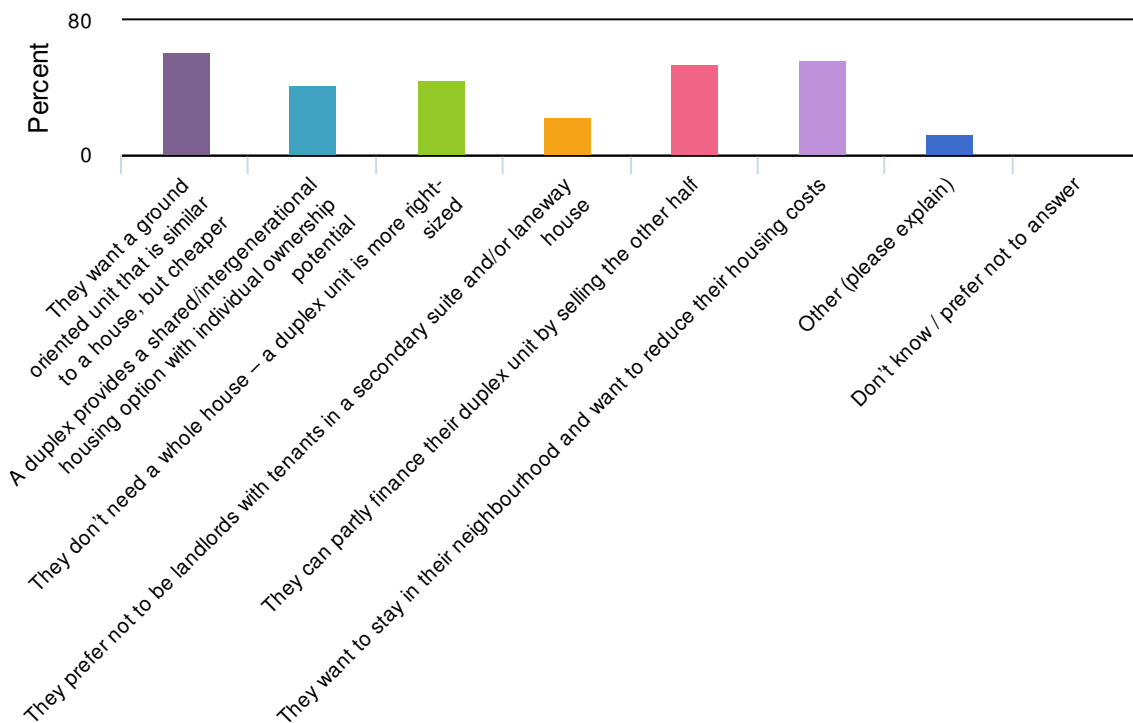


### Other:

- More affordable (than 1FD, for middle class, for first time homebuyers)
- Allows more density [MP - more units on a lot by I thought FSR was same as 1FD?]

Value	Percent	Responses
A duplex is easier and faster to design, build, and obtain permits for	12.5%	8
A duplex is more profitable to build	40.6%	26
There is a larger market for duplex units (they sell faster)	65.6%	42
Client decided on a duplex	45.3%	29
Other (please explain)	20.3%	13
Don't know / prefer not to answer	1.6%	1

2. 2. What are the main reasons clients or buyers are choosing a duplex over a single family house? Select all that apply. \*

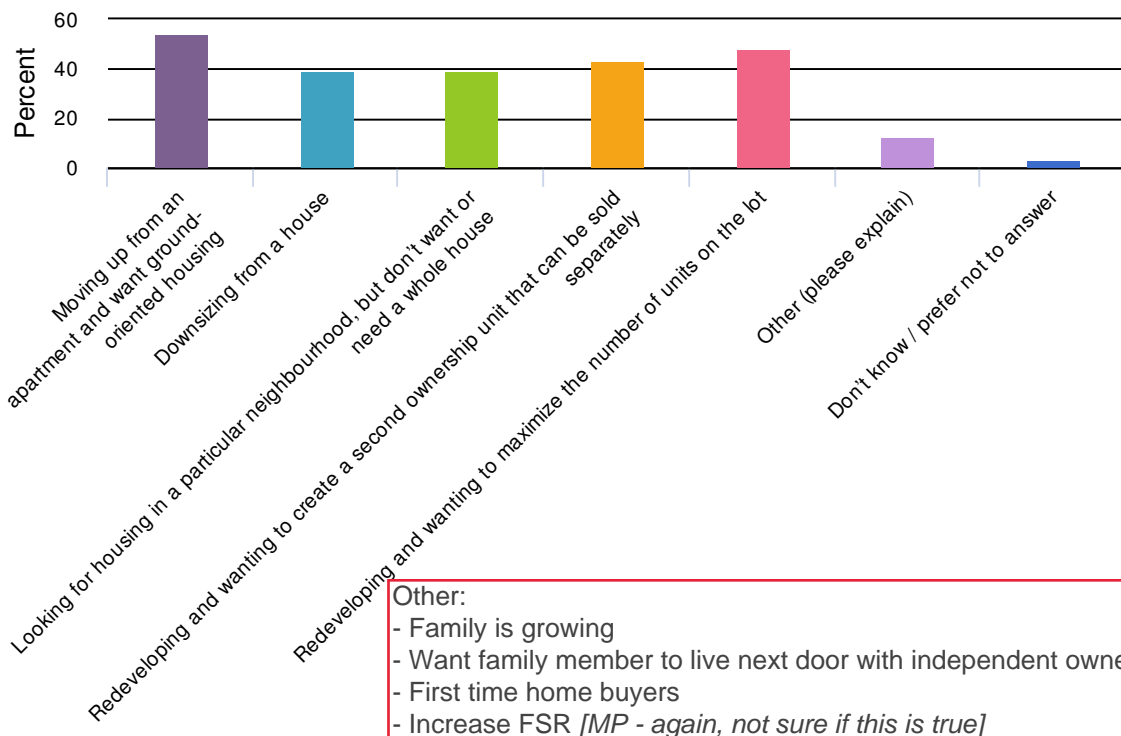


Other:

- More affordable
- Intergenerational living side by side rather than up and down of each other
- Can make more money
- Less lumber [MP - less lumber per family or in general?]

Value	Percent	Responses
They want a ground oriented unit that is similar to a house, but cheaper	60.9%	39
A duplex provides a shared/intergenerational housing option with individual ownership potential	42.2%	27
They don't need a whole house – a duplex unit is more right-sized	45.3%	29
They prefer not to be landlords with tenants in a secondary suite and/or laneway house	23.4%	15
They can partly finance their duplex unit by selling the other half	54.7%	35
They want to stay in their neighbourhood and want to reduce their housing costs	56.3%	36
Other (please explain)	12.5%	8
Don't know / prefer not to answer	1.6%	1

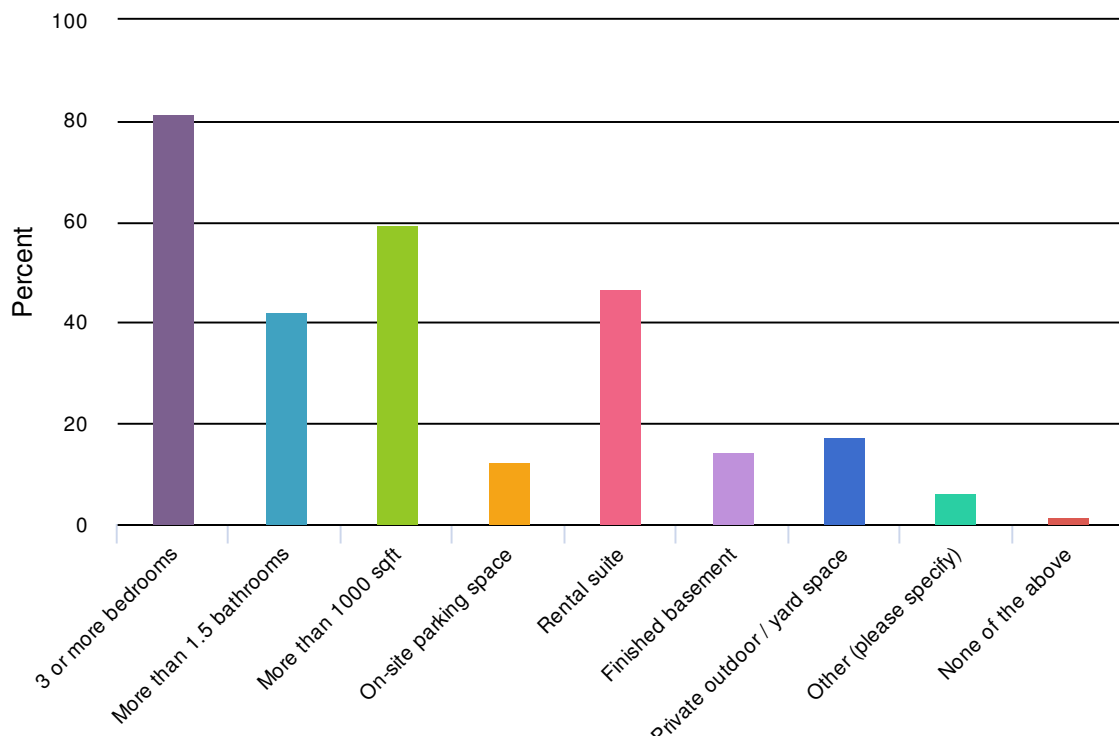
### 3.3. What best describes your clients or buyers who are choosing duplex? Select all that apply. \*



- Other:
- Family is growing
  - Want family member to live next door with independent ownership
  - First time home buyers
  - Increase FSR [MP - again, not sure if this is true]

Value	Percent	Responses
Moving up from an apartment and want ground-oriented housing	54.7%	35
Downsizing from a house	39.1%	25
Looking for housing in a particular neighbourhood, but don't want or need a whole house	39.1%	25
Redeveloping and wanting to create a second ownership unit that can be sold separately	43.8%	28
Redeveloping and wanting to maximize the number of units on the lot	48.4%	31
Other (please explain)	12.5%	8
Don't know / prefer not to answer	3.1%	2

#### 4. 4. What are the most important features that clients/buyers are looking for in a duplex unit? Select up to 3. \*



- Other:
- Paying half the price of a house and owning it
  - Cost efficiency
  - Laneway
  - No strata fees/mgmt

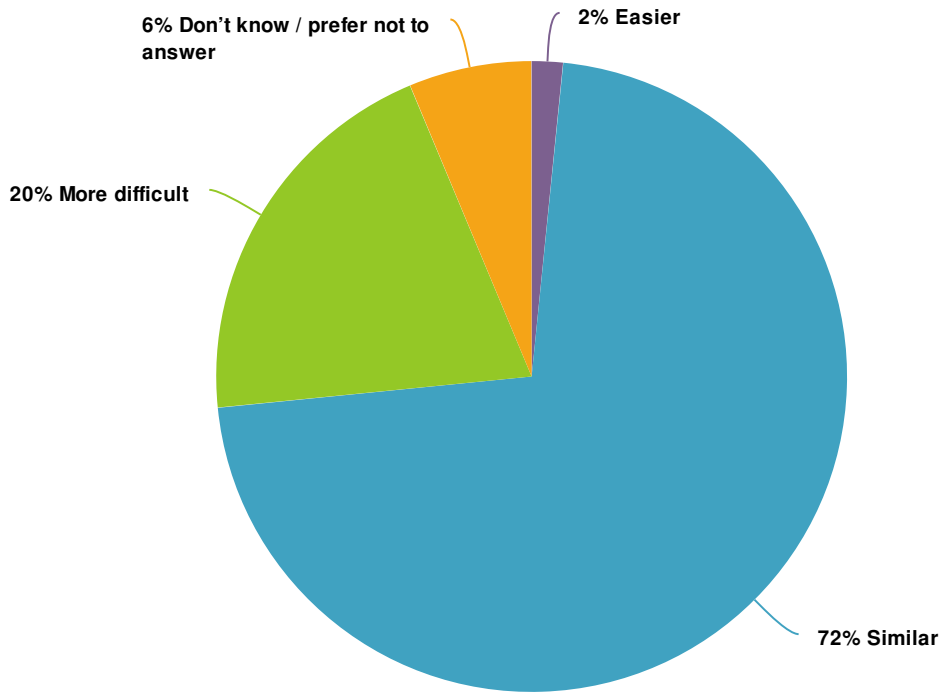
Value		Percent	Responses
3 or more bedrooms		81.3%	52
More than 1.5 bathrooms		42.2%	27
More than 1000 sqft		59.4%	38
On-site parking space		12.5%	8
Rental suite		46.9%	30
Finished basement		14.1%	9
Private outdoor / yard space		17.2%	11
Other (please specify)		6.3%	4
None of the above		1.6%	1

5. 5. What can the City do to encourage more duplex construction over one-for-one single family house replacement?



- Shorter permit processing times to incentivize 2FD (8 wks max)
- 2 legal suites can help affordability
- Increase FSR to be > 1FD + LWH
- Relaxations/flexibility:
  - 6' deep porch
  - higher spring height
  - 7:12 roof pitch
  - restriction on dormer width
  - Eliminate crawlspaces
  - height
  - setbacks
  - exclusion for walls, balconies, 1/2 storeys
  - Width of sunken patio
- Address competing planning requirements and restrictions (tree retention, parking reqs., setbacks, impervious areas)
- >2 units on larger lots
- Allow one tree removal (still require replacement)
- Burnaby is faster than Van
- Allow LWH
- Buyers want 1500+ sqft for 3 bd

6. 6. Which of the following best reflects your experience in obtaining a building permit for a duplex, compared to a house? \*



Value	Percent	Responses
Easier	1.6%	1
Similar	71.9%	46
More difficult	20.3%	13
Don't know / prefer not to answer	6.3%	4

Totals: 64

### 7. Please explain your response to the previous question.

- Many suggestions to make process for both faster - they both take too long
- Some suggest making the process for 2FD better to incentivize

More difficult:

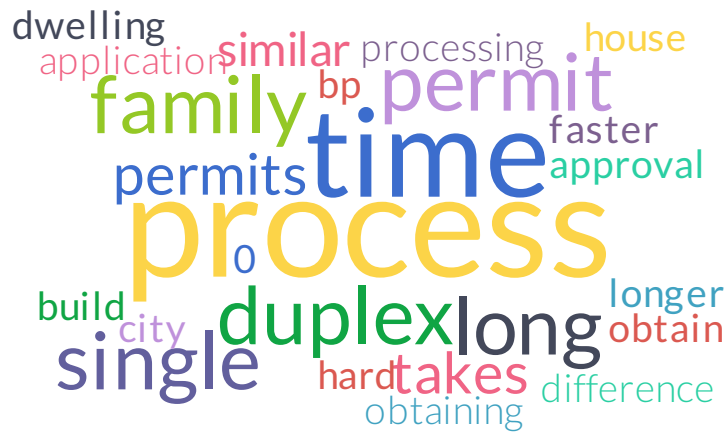
- Parking space issues
- It is hard for a 33' lot (hard to design a reasonable/comfortable duplex)
- Getting the permit takes longer than to build the duplex itself

Same:

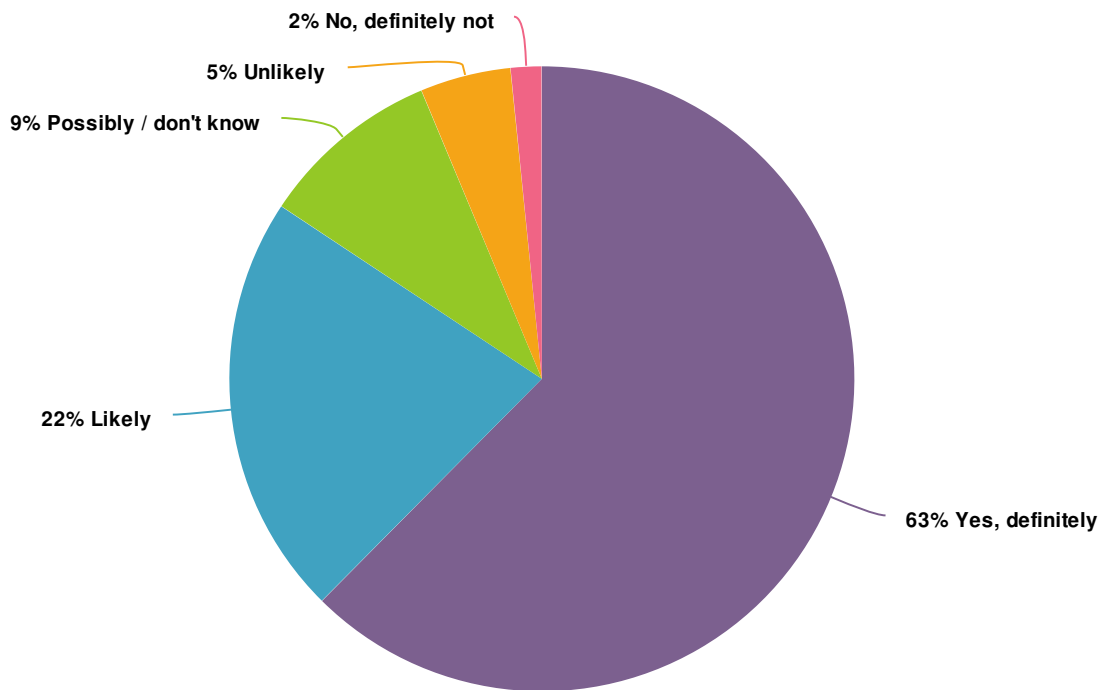
- City treats 2FD same as 1FD application
- Landscaping adds time
- Too many processes and overarching regs that increase processing time
- same but cost is higher

Easier:

- Landscaping a tad bit faster, no LWH involved



8. 7. Do you plan to build more duplexes in RS areas in the future? \*



Value		Percent	Responses
Yes, definitely		62.5%	40
Likely		21.9%	14
Possibly / don't know		9.4%	6
Unlikely		4.7%	3
No, definitely not		1.6%	1
			<b>Totals: 64</b>

### 9. 8. Do you have any other comments on duplex regulations?



- Many suggestions to increase FSR (many suggestions re: 0.85)
- One comment to give density bonus for passive house
- Relax some requirements and add more flexibility
- Allow dedicated storage space exemptions
- more heel height for the trusses to make the suites work in units. especially on larger lots where we are trying to achieve 2 suites
- 2 x 8 walls thick is absolutely ridiculous on a 33 foot wide lot. Should be 2 x6 walls max. (building code)
- Rainscreen for free standing garages is absolute overkill. (building code)
- Cancel requirement for main floor having 3x3 bat - not enough space (code)
- Permit processing times are too long - make it more simple, allow more than 2 units as an outright process
- Consider online application process
- Some considering not building in Vancouver due to permit processing times
- Good program
- Secondary suites should be encouraged
- Allow infill
- Some regs achieve opposite from intended outcome (re: livability) - need to do better impact assessment
- Encourage 2FD over 1FD through increased FSR
- Improve transit to reduce parking requirements
- Buyers want 2 bedroom rental basement - hard to achieve, door size of 2'10" is barrier
- Consider more triplex or fourplex in RS
- reconsider eliminating gas boilers & furnaces in the 2021 building code (expensive)