

HOUSING OPTIONS IN MOST* RS ZONES

* except RS-3 & RS-3A

New One-Family Dwelling

One-family dwelling with optional secondary suite

- Home owner
- Optional rental unit

| 0.7 FSR | | 0.16 FSR |

One-family dwelling with optional secondary suite and laneway house

- Home owner
- Optional rental unit

| 0.7 FSR | | 0.16 FSR |

Parking Requirements:

- Minimum 2 spaces for one-family dwelling with secondary suite
- Minimum 1 space for one-family dwelling with secondary suite and laneway house

Character House Retention

Pre-1940 homes (character merit assessment required)

House with addition, secondary suite, and laneway house (up to 3 units)

- Home owner
- Optional rental unit

| 0.75 FSR | | 0.16 FSR |

House with secondary suite and infill (up to 3 units)

- Strata unit 1
- Optional rental unit
- Strata unit 2

| 0.85 FSR |

Multiple Conversion Dwelling (up to 3 units)

- Strata unit 1
- Strata unit 2
- Strata unit 3

| 0.75 FSR |

Multiple Conversion Dwelling with Infill (up to 3 units)

- Strata unit 1
- Strata unit 2
- Strata unit 3

| 0.85 FSR |

Parking Requirements: Please ask staff

New Two-Family Dwelling

New build only

Two-family dwelling

- without secondary suite (on lots <511m²)
- with secondary suite
- with lock-off unit

- Strata unit 1
- Strata unit 2
- Rental unit

| 0.7 FSR |

Note: rental units (secondary suites or lock-off units) are optional on lots up to 510m². At least one secondary suite is required for duplex use on lots 511m² or larger.

Parking Requirements:

- Minimum 2 spaces for duplex
- Minimum 3 spaces for duplex with secondary suite(s)
- Lock-off unit: no additional parking required

Duplex Options by Site Area

Site Area	Duplex (no suite or lock-off unit)	Duplex + Lock-off Unit (max 1 lock-off unit per duplex unit)	Duplex + Secondary Suite (max 1 suite per duplex unit)
334 m ² - <511 m ² (3,595 ft ² - <5,500 ft ²)	✓	✓	✓
≥511 m ² (≥5,500 ft ²)	✗	✗	✓
Minimum Parking Requirement	2 spaces	2 spaces	3 spaces

✓ = permitted

✗ = not permitted

DID YOU KNOW THERE HAVE BEEN A NUMBER OF CHANGES IN RS ZONES IN RECENT YEARS?

Homeowners have options for additional housing units in RS zones, including:

- Secondary Suites
- Laneway Houses
- Character Infill
- Duplex

BEFORE YOU GET STARTED WITH DEVELOPMENT...

Are you aware of the Protection of Trees Bylaw? This Bylaw defines when trees can be removed, when they must be replaced, and more.

You need a permit to remove a tree or hedge on private property if you meet certain criteria.

In most cases you will need a development or a building permit application before you can apply for the tree removal permit. For development sites, we issue the tree removal permit with the associated building permit.

For more information, visit our webpage at: <https://vancouver.ca/home-property-development/tree-removal-permit.aspx>

In addition, please be aware of the Urban Forest Strategy the City has in place, guiding development to retain and protect as many healthy and viable trees as possible. Working with a certified ISA arborist early on in your process is strongly recommended, as a demonstrated tree retention strategy and arborist report will be part of your development application requirements.

USEFUL RESOURCES:

Combined permit webpage:

<https://vancouver.ca/home-property-development/development-building-permit-combined-permit.aspx>

Laneway House How-To Guide:

<https://vancouver.ca/files/cov/laneway-housing-howto-guide.pdf>

Character merit assessment webpage:

<https://vancouver.ca/home-property-development/character-merit-assessment.aspx>

Guidelines for additions, infill and multiple conversion dwelling in association with the retention of a character house in an RS zone:

<https://vancouver.ca/files/cov/G018.pdf>

SUBMISSION CHECKLISTS:

1FD/2FD Outright Checklist:

<https://vancouver.ca/files/cov/1and2familyoutright.pdf>

Laneway House Checklist:

<https://vancouver.ca/files/cov/laneway-housing-checklist.pdf>

QUESTIONS?



604-873-7611

CONSIDERING YOUR OPTIONS IN RS ZONES?

