

Amendments to the Zoning By-law to Allow Two-Family Dwellings in Most RS Zones to Increase Housing Choice

Public Hearing
September 18, 2018

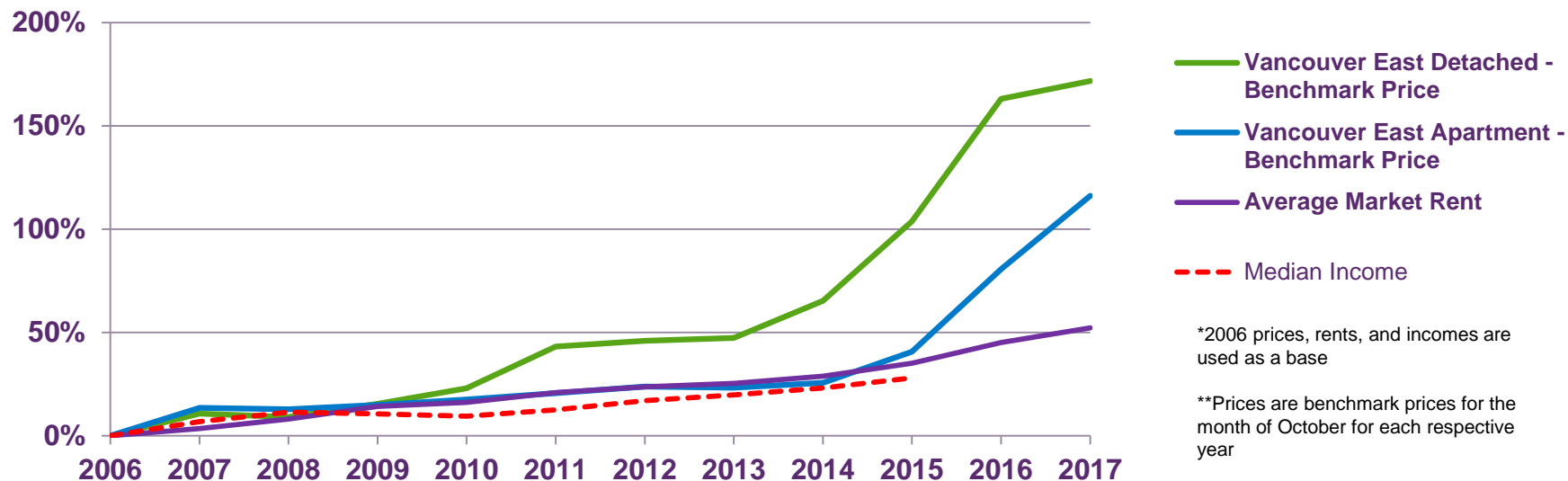
Background & Context

Vancouver's Housing Affordability Crisis

- Housing costs in Vancouver have far outpaced local incomes
- Many households, including younger people and families are facing increasing pressure to find and maintain secure housing






Cumulative Change in Housing Costs and Income, 2006-2017

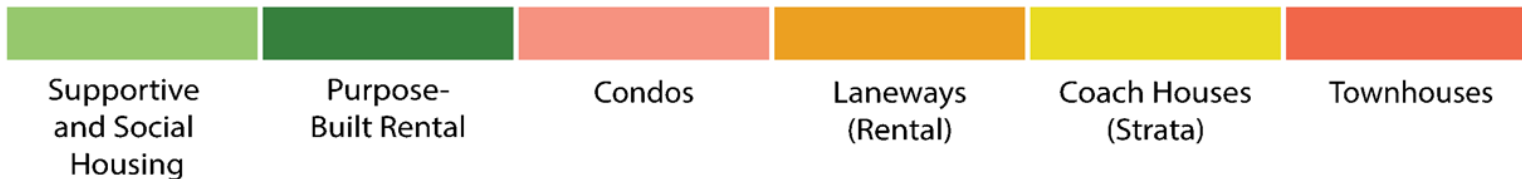


Background & Context

Housing Vancouver 10-Year Targets

- Focus on the 'right supply' of housing
- Linking new supply to local incomes, housing type, tenure and location

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
 Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
				6,500	16,500	7,000	30,000	42%
 Infill				2,000	2,000		4,000	5%
					300	700	1,000	1%
 Townhouse					1,700	3,300	5,000	7%
Total	5,200	1,600	4,500	23,500	26,200	11,000	72,000	100%
<i>% of Total</i>	<i>7%</i>	<i>2%</i>	<i>6%</i>	<i>33%</i>	<i>37%</i>	<i>15%</i>	<i>100%</i>	



Background & Context

Making Room Housing Program: Key Goals

Provide more housing choice for families, downsizing seniors and other households seeking housing that sits in the “missing middle” between detached houses and higher density homes

- Shift toward “right supply” of housing
- Address options for affordability
- Address livability and equity of housing



Making Room Housing Program

Initial Actions to Increase Housing Choice:

1. Add a duplex option in most RS zones city-wide



2. Add housing options in existing RT zones

- A. Kitsilano RT-7 and RT-8
- B. Kensington-Cedar Cottage RT-10 & RT-10N

Key Objectives: Duplex Use in Most RS Zones

- Shift towards the “right supply” of housing
- Modest introduction of Missing Middle type housing
- Introduce an ownership opportunity (duplex) that is less expensive than a detached house



Initial Action: Duplex Use in Most RS Zones

Proposed duplex option for RS Zones

Legend:

- City of Vancouver boundary
- Street network

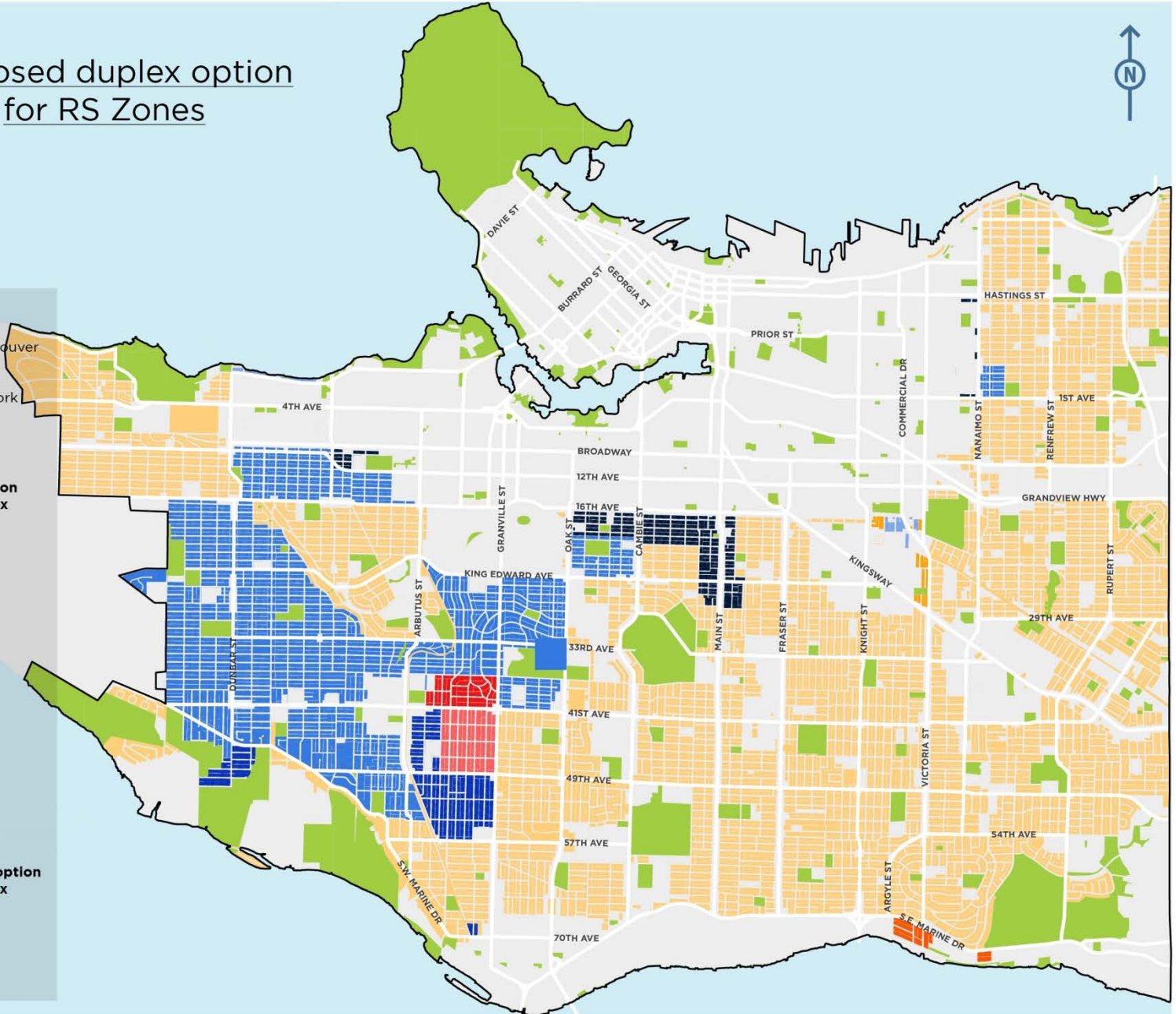
Parks

RS zones with option to develop a duplex

- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-5
- RS-6
- RS-7

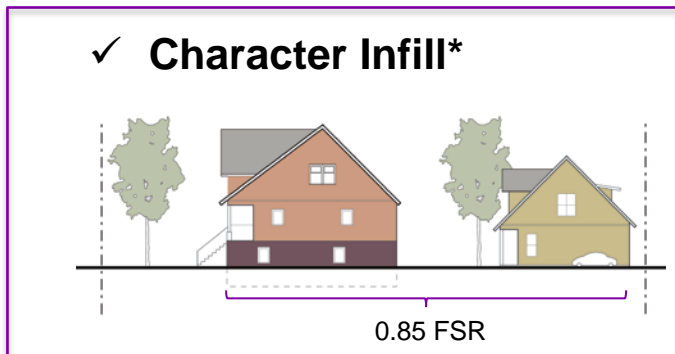
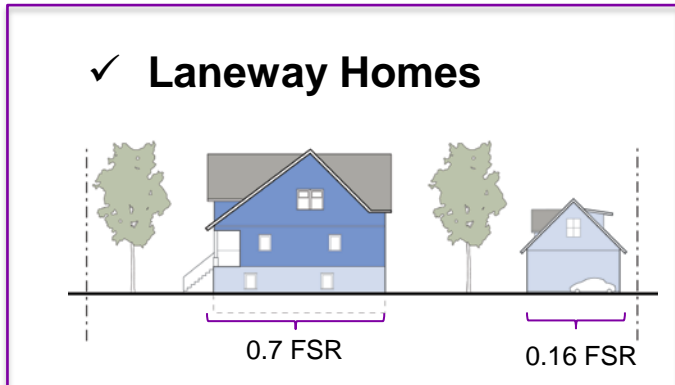
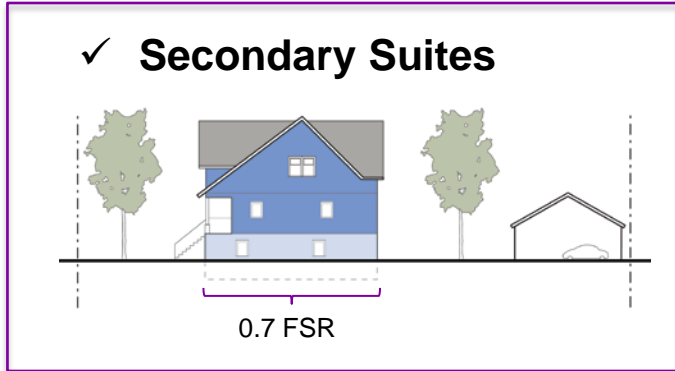
RS zones without option to develop a duplex

- RS-3
- RS-3A



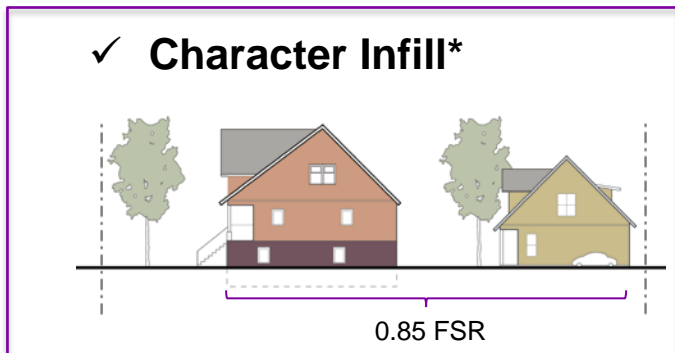
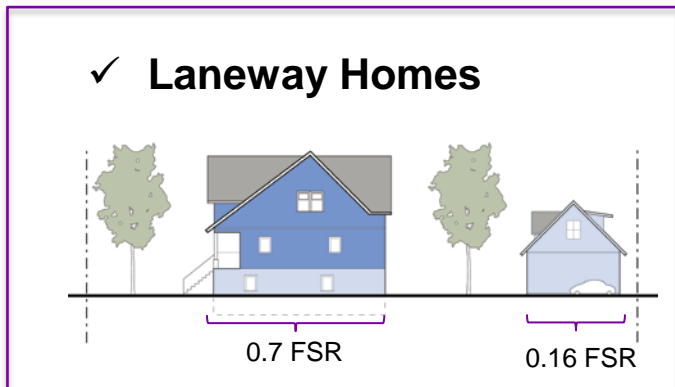
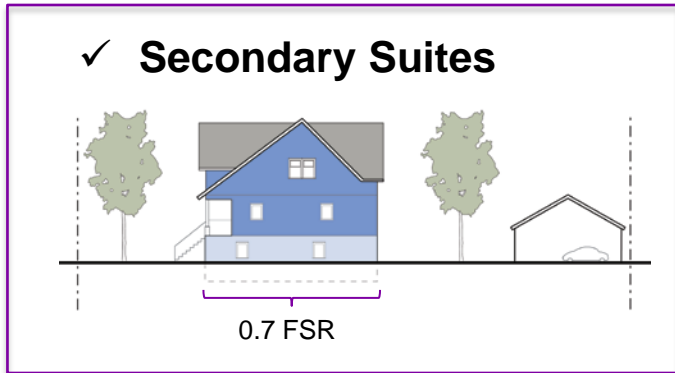
Initial Action: Duplex Use in Most RS Zones

Existing RS Zoning Allows:



Initial Action: Duplex Use in Most RS Zones

Existing RS Zoning Allows:



+ Duplex



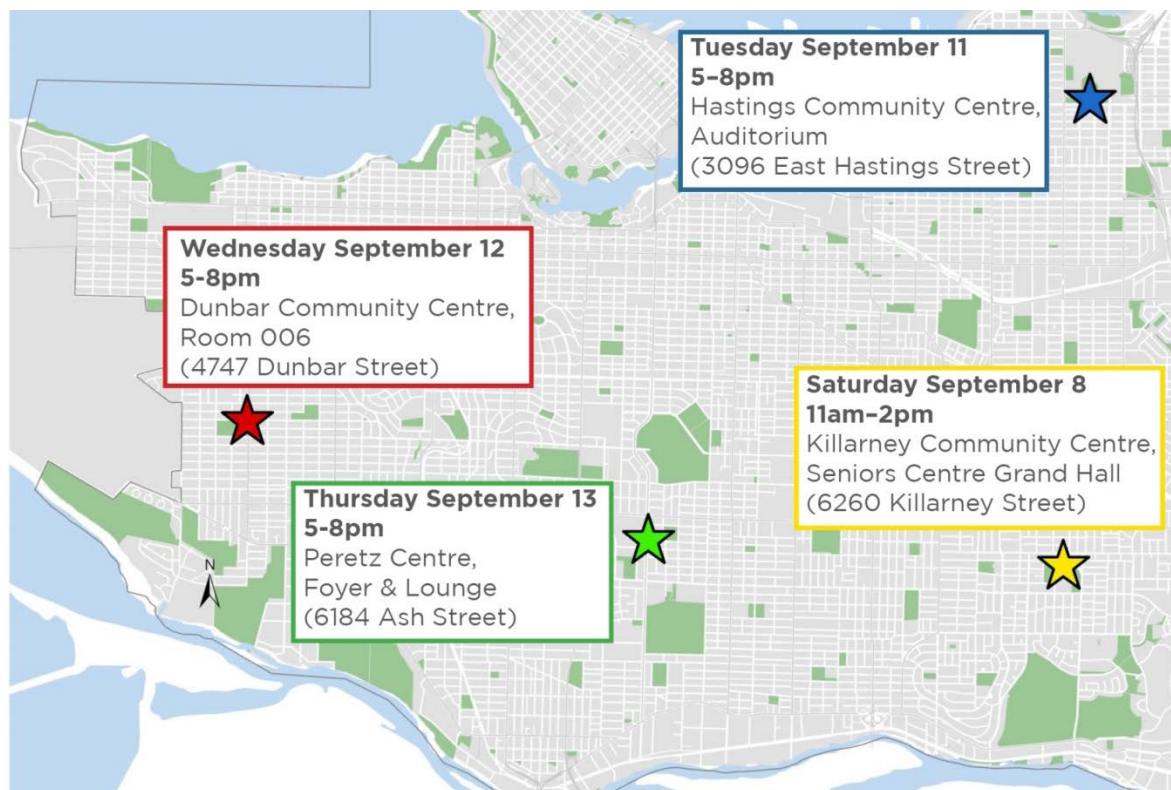
Initial Action: Duplex Use in Most RS Zones



Proposed Regulations

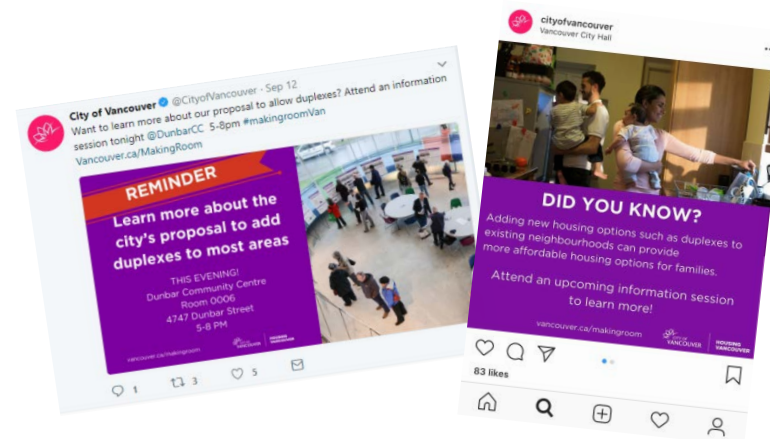
Density	0.7 FSR
Site Area/Use	334m² to <511m²: Duplex with or without Secondary Suite or Lock-off Unit
	≥511m²: Duplex with Secondary Suite
Height	10.7m (35ft) / 2.5 storeys
Site Coverage	45%
Building Depth	40% of site depth
External Design Regulations	Main Entrances Covered Porches or Verandahs Pitched Roof and Dormer Regulations Exterior Windows
Parking	No Change from Current Parking by-law

RS Information Meetings



Key Comments/Concerns:

- Good option to provide more housing choice
- Zoning change did not involve residents
- Impact on neighbourhood – tree loss, privacy, parking



Key Questions

1. What is the impact on land value?

- Strata opportunity, but no increase to FSR and no LWH
- Limited impact

2. How does this help with affordability?



House w/ Secondary Suite and Laneway House

RT-5 (Grandview-Woodland)

Built 2010

2018 Assessed value: \$2.32M



Duplex

RT-5 (Grandview-Woodland)

Built 2009

2018 Assessed value: \$1.23M

Yellow Memo / Clarifications

Refinements to Proposed Regulations Since Referral (July 24, 2018):

- Clarify permitted uses by updating the language in regard to Lock-off Units
- Clarify that new regulations are supported by related amendments to guidelines and policies.
- Clarify that a maximum site area applies to duplexes with Lock-off Units
- **Amend the site area regulations to clarify that 511m² is the break point at which a duplex must include at least one secondary suite.**
- **Adjust the maximum building depth for duplexes from 45% to 40%**

Next Steps

Duplex Regulations:

- Report back before the end of the year on adjustment to duplex regulations
- Monitor duplex take-up and report back in spring 2019

Making Room Housing Program:

- Continue mapping & research
- Engage with residents on what they want to make room for
- Analyze new housing options beyond duplex including triplex, 4 plex, townhouses and apartments
- Explore ways to improve affordability
- Evaluate opportunities and impacts
- Develop recommendations on future changes

Questions?