Sustainability planning holds at its core, among other things, principles of efficiency through residential densification. This thesis focuses on zoning ordinances that increase density in single family neighborhoods using existing lot and building envelopes. Using average city wide property values, I investigated the impact of this type of zoning change on housing affordability in Vancouver, Canada. I found that the implementation of an ordinance that allows for additional units on detached home lots increases property values over controls. These findings have implications for city housing plans and the consideration of housing tenure and affordability in relation to sustainable densification initiatives.