

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 11, 2013 4:04 PM
To: the jeffs
Subject: RE: Laneway Housing

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: the jeffs s.22(1) Personal and Confidential
Sent: Tuesday, June 11, 2013 3:44 PM
To: Correspondence Group, City Clerk's Office
Subject: Laneway Housing

Dear Mayor and Council.

I regret that I am unable to attend tonight's meeting at which you will consider expanding the areas where laneway housing is permitted. I would like to express my disapproval of this for the following reasons.

I do not believe the city is moving in the right direction when it chooses to add density to our remaining single family residence areas. There are already secondary suites and now to add what could be a third living situation is simply not going to improve our neighbourhoods. There are many studies that show that increased density leads to increased strife and tension and I have personally found this to be true. If the intention is to supply lower cost housing this will not address that. Just today I saw a laneway house offered for rent for \$3300. Who is this helping? The lucky homeowner gets a windfall at the expense of his neighbours who choose to live in a single family home? Has the council a mandate to undo the livability of our city in order to increase density? I believe that council should not change the zoning to allow the extension of laneway housing and that in fact, should probably reduce the number of areas where such building has previously been granted.

There are in fact two issues at hand. The first being that of increased population in the city as a whole, and the second being where this increase should go. As to the first issue, the cities that achieve high ratings on international assessments for livability, such as that done by The Economist magazine, all have a population at about where Vancouver's is today. As for the second issue I believe single family neighbourhoods contribute to the character and stability of our city. We tamper with this at our peril.

Respectfully yours,

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 11, 2013 9:24 AM
To: Philip Hill (Vancouver)
Subject: RE: Public Hearing June 11 - Amendments to Laneway Housing Regulations

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Thank you.

-----Original Message-----

From: Philip Hill (Vancouver) s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 9:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing June 11 - Amendments to Laneway Housing Regulations

To Mayor and Council

My wife and I purchased a single family home because we wanted the privacy of a backyard and garden. For this we willingly paid a premium compared to duplex or townhouse housing. Several laneway houses have been constructed in our neighbourhood. They interfere with neighbours privacy as they often incorporate a second floor balcony, shade gardens, increase light pollution, and increase the number of cars parked on the street. I have yet to see evidence of a car being parked in the garage portion of the structure nor do I see any evidence of the City inspecting these for occupancy consistent with their permit. Laneways were devised to provide servicing to houses (garbage collection, deliveries, electricity, and communications). How desirable is these activities to the potential residents of laneway homes?

Laneway houses do not provide meaningful affordable housing. At \$250K per unit a reasonable rent for return on investment is in the order of \$1,800/month for a 500 sq.ft. dwelling. In contrast a typical basement suite is 900 sq.ft. and rents for \$1,200/month.

Eventually freehold ownership of laneway houses will be desired by their occupants. Has the City considered this eventuality?

It seems to me that there are better opportunities to increase population density by redeveloping along corridors such as Broadway and zoning for duplexes where appropriate. The new residents in such an area would have far better access to local amenities and transit than in Vancouver's residential neighbourhoods. In my view the decision to allow laneway housing better supports the interests of developers, speculators, and other opportunists than those of hard working families.

Yours truly,

Philip Hill