

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 27, 2013 1:15 PM
To: s.22(1) Personal and Confidential
Subject: FW: Letter to Mayor and Council Attached
Attachments: SHBCLettertoCouncilMay 28.pdf

Thank you for your comments.

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Thank you.

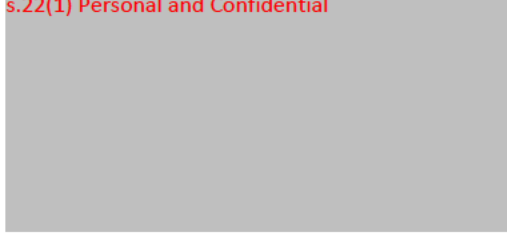
From: Bob Ransford s.22(1) Personal and Confidential
Sent: Monday, May 27, 2013 12:49 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter to Mayor and Council Attached

Please include the attached letter with correspondence for the June 11 Public Hearing.

many thanks

Bob Ransford, CNU-A
COUNTERPOINT Communications Inc.

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small housing
BC

a public voice for small housing & advanced urbanism

May 28, 2013

via: mayorandcouncil@vancouver.ca

Mayor and Council
City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

**Re: Amendments to the Laneway Housing Regulations and Guidelines and Expansion
of the Laneway Housing Program - June 11, 2013 Public Hearing**

Small Housing BC is a provincial registered non-profit society established approximately a year ago to support the development and promotion of small housing as a sustainable housing form by contributing to research, knowledge transfer, education and the achievement of excellence associated with small forms of housing and related advanced urbanism.

We support the City of Vancouver's efforts to encourage more sustainable development through low-impact urban intensification by permitting laneway housing development. These small detached, in-fill houses increase the diversity of housing choices available to residents, they provide a ground-oriented alternative to typical multi-family dwellings, they provide more affordable housing options and they promote intergenerational living while maintaining the character of Vancouver's single-family neighbourhoods.

With more than 500 laneway homes now sensitively situated in neighbourhoods across the city and almost the same number of permit applications in process, much has been learned about this relatively new form of housing for Vancouver. Based on monitoring that we have done and the monitoring the City has undertaken since laneway houses were permitted, it is clear that, as residents grow accustomed to the modest changes that laneway in-fill housing brings to their neighbourhoods, they become more supportive of laneway houses. It makes good sense, therefore, to expand the laneway housing program to the remaining single family zones.

Moreover, the accumulated experience with planning, design and construction of laneway houses in the city and the livability experiences residents have offered have provided valuable intelligence upon which decisions have been made to recommend a number of refinements to the regulations and guidelines. We endorse these recommended refinements. We are confident that they will result in fewer neighbour-to-neighbour and neighbourhood-wide impacts, while providing enough flexibility in design to meet the diverse range of needs of residents who desire to live in these smaller homes.

As laneway housing begins to mature as a housing option in Vancouver, it is important to remain flexible in responding to both the evolving housing needs of a changing population and the needs of neighbourhoods as they accommodate change. Innovation and changing realities of urban living may

allow further planning, design and construction improvements in the future. We also encourage the City to remain open to considering future options for the tenure of laneway houses, beyond simply the rental option. Creative forms of home ownership could broaden the appeal of these smaller, more sustainable and more affordable homes.

In the meantime, we encourage Council to approve the recommendations in the staff report.

Respectfully submitted,

SMALL HOUSING BC SOCIETY

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Bob Ransford
Director

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 27, 2013 1:33 PM
To: s.22(1) Personal and Confidential
Subject: FW: Smallworks LWH - bylaw endorsement
Attachments: Microsoft Word - bylaw approval.docx.pdf; PastedGraphic-1.tiff

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Thank you.

From: jake fry s.22(1) Personal and Confidential
Sent: Monday, May 27, 2013 11:48 AM
To: Correspondence Group, City Clerk's Office
Cc: Jackson, Brian (CSG); Pickering, Jane
Subject: Smallworks LWH - bylaw endorsement

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC

Dear Mayor Robertson and Councillors:

Re: Amendments to Laneway Housing Regulations and Guidelines

I am writing to support the proposed amendments to the Laneway Housing Regulations and Guidelines.

Smallworks was an early proponent of laneway housing in Vancouver. Our initial work advocating laneway homes as an affordable, sustainable form of housing was fuelled by not only our passion for smaller, more sustainable forms of housing, but also by the considerable experience we gained through applied research and development around a variety of smaller building forms, including accessory buildings in Vancouver neighbourhoods.

Since the introduction of the Laneway Housing Program in Vancouver, we have built 43 laneway houses which are now occupied, we have a further 10 currently under construction and an additional 21 homes in the development stage. We are extremely proud of our pioneering work with this housing form that is both environmentally sustainable and economically viable, offering an additional housing option for people across social, income and demographic spectrums.

It is also worth understanding the local economic impact of the Laneway Housing Program. Our company, alone, has grown from the ground up to a thriving small business employing a current total of 12 staff members working in design, sales, project management, construction supervision, carpentry, general labour and accounting. Our total annual internal payroll exceeds \$650,000. In addition, we work with numerous local sub-contractors, with our contracts with them totalling more than \$3.5 million annually for skilled trades work. They, in turn, employ 38 people that work exclusively on the homes we build. Our materials and supplies purchases total another \$1.16 million annually. We also have a joint venture with a pre-fabrication factory in the region that employs more than 30 people in engineering professions, skilled trades and general labour.

Obviously, the foregoing data from our company demonstrates that the Laneway Housing Program, when measured across the full extent of this new housing development sector, is contributing significantly to the local economy, both directly and indirectly.

The amendments you are considering are the product of the evolution of a program that has demonstrated the true potential of intensifying existing residential neighbourhoods with a gentle form of density, while maintaining neighbourhood character, especially by paying attention to the objective of mitigating the impacts of change through design that promotes neighbourliness. The incentives the new regulations offer for single-storey structures will ensure greater diversity in housing form, that leads to greater choice for residents with diverse needs, while addressing some of the concerns that might exist around the impacts of massing. It is also vital to retain the storey-and-a-half building form to ensure that the laneway housing option is available to the widest population. We have demonstrated that the design process works in ensuring this building form is context-sensitive.

Council is very wise to be considering extending the Laneway Housing Program to all of the single-family residential zones in the City. This brings fairness to the Program and also opens up the opportunity for all neighbourhoods across the City to change over time, as demographics change, as the economy changes and as lifestyles change.

Finally, we wish to thank Council for the vision and leadership you are demonstrating by ensuring a legislative and regulatory environment exists to encourage the kind of innovation necessary to meet the needs of our changing world. We also thank City staff for their leadership and diligence in working within that legislative and regulatory environment to manage real change on the ground.


We recommend to Council adoption of the staff recommendation.

cc to Brian Jackson and Jane Pickering

Yours sincerely

Jake Fry
per:
Smallworks Studios and Laneway Housing Inc.

Jake Fry
s.22(1) Personal and Confidential



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Susan Fielden

s.22(1) Personal and Confidential

May 27, 2013

City Council
3rd Floor, City Hall
453 W 12th Avenue
Vancouver, BC V5Y 1V4

To Whom It May Concern:

Re: Laneway Housing Expansion - Zone RS7

I am writing to express my interest and support for Laneway Housing Expansion into my neighbourhood at 3516 Manitoba at 19th – Zone RS7. I became interested in adding a laneway house to my property about three years ago and contacted Small Works to obtain information about requirements and availability of their services.

I discovered that my neighbourhood was not zoned for laneway housing. In the meantime, I have seen several laneway houses go up around me, south of 20th Avenue.

I have lived in my home for 35 years and would like to age in place. I love my neighbourhood and over the years I have seen it change and diversify both in terms of homebuyers, renovations and rebuilding.

I have kept in touch with Small Works and understand there is a public meeting on June 11 to discuss laneway housing expansion before a final decision is made. I sincerely hope that it will be approved as I can see down the road that I will be required to move to accommodation with fewer stairs and a smaller area to look after.

Yours truly,

s.22(1) Personal and Confidential

Susan Fielden

s.22(1) Personal and
Confidential

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 03, 2013 9:54 AM
To: Leanne Bao
Subject: RE: Lane way housing

Thank you for your comments.

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Thank you.

From: Leanne Bao s.22(1) Personal and Confidential
Sent: Saturday, June 01, 2013 1:29 PM
To: Correspondence Group, City Clerk's Office
Subject: Lane way housing

To whom it may concern,

I support these following amendments to lane way housing.

Sincerely,
Leanne

The proposed amendments include:

- Increasing the permitted floor area to .16 times the lot area, to a maximum of 900 square feet;

- Allowing an additional 40 square feet for storage space (either for closet space or a separate storage room, e.g. for bike storage);
- Increasing the permitted footprint of a one storey home by allowing it to extend into the rear yard up to 6 feet so that all floor area can be built at grade;
- Continuing to require a 16 foot separation between a LWH and the main house to maintain backyard open space;
- Limiting the height of one storey units to the maximum allowed for a garage (12 to 15 feet depending on roof form);
- Allowing a 2 foot side yard on one side;
- Allowing a 5 percent increase in site coverage (area that buildings can occupy on a site) to a maximum of 45 percent.

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 31, 2013 10:02 AM
To: s.22(1) Personal and Confidential
Subject: RE: Laneway housing rules

Please disregard my previous response regarding Laneway Housing Rules since it is scheduled for Public Hearing on June 11.

Thank you for your comments.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Melissa Walter s.22(1) Personal and Confidential
Sent: Thursday, May 30, 2013 5:58 PM
To: Correspondence Group, City Clerk's Office
Subject: Laneway housing rules

I'm writing in support of the proposed laneway housing changes. They sound like they will be very practical and good for neighborhoods. I would like to put a laneway house in my back yard in the future. I live near Trout Lake.

Melissa

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 04, 2013 11:31 AM
To: s.22(1) Personal and Confidential
Subject: FW: Public Hearing re: Laneway Housing Amendment (PH item 2)

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Linde, Maiu [VA] s.22(1) Personal and Confidential
Sent: Monday, June 03, 2013 10:41 AM
To: Public Hearing
Subject: Public Hearing re: Laneway Housing Amendment

Please register me for the public hearing about this matter.
It is very important to me, and I **wish to have** a laneway house too!
There are 5 or 6 laneway houses in a two block radius from my house, already and they look lovely!
Also there are a number of "dense" living areas **one** block away from my house: eg. At corner of 21st/Quebec and at 43 East 20th, a 10 unit Townhouse development.
I think it is only fair I have this choice as well!

Thanks so much

Maiu Linde
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