

From: [Isfeld, Lori](#)
To: [Public Hearing](#)
Subject: FW: June 14 council meeting on zoning changes
Date: Friday, June 10, 2016 11:42:44 AM

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From: Carol Ogden [s.22\(1\) Personal and Confidential](#)
Sent: Sunday, June 05, 2016 1:19 PM
To: Correspondence Group, City Clerk's Office
Subject: June 14 council meeting on zoning changes

June 5, 2016

Dear Mayor Robertson and City Councillors,

I am writing these comments to add my opinion to the scheduled discussions on zoning changes at the June 14 council meeting. In my comments below, I am referring to a list of three items in a notice from the city re: that June 14 meeting that was published in a local newspaper this past week.

1. I say "No" to the the first item about a request to have the heritage status of a dwelling removed due to changes in the dwelling that have now altered it significantly from its state when it was given heritage status.

I say "No" because, although the city may have given permits to the owners of this residence to make some of the changes, I know of homeowners who have made significant alterations inside their residences without obtaining permits from the city. It seems evident that allowing the aforementioned dwelling to have its heritage status removed would not only reward those who have already altered heritage buildings significantly, but it would also encourage others who own heritage status dwellings to make such alterations in order to apply to have the heritage status removed from their buildings.

2. and 3. I say "No" to the second and third items, as well, which refer to requests to have the zoning status of multiple consecutive addresses on Cambie Street changed from single family dwelling zoning to a zoning that allows multi-floor buildings for mixed residential and commercial uses.

I say "No" because I do not believe that Vancouver has fully explored other options for providing dwellings for its residents, and I will describe briefly one such option that could be applied to the two areas on Cambie Street mentioned above. My idea would required rezoning from single family dwellings to the zoning required for conversion of existing houses into strata units with a coach house added. As well, under my idea, such conversions and additions would be required unless a homeowner lived in the house permanently, although in that case, the addition of a lane way house would be required in order to provide rental housing space for the city. Also, jobs related to construction of buildings would not be lost even though the types of construction would not be the same.

First, then, I suggest that Vancouver stop allowing houses to be torn down or moved period , and instead, require owners/developers to renovate the existing houses to accommodate three dwellings, including by increasing the height of the house if it is below the maximum allowed; however, changing the footprint of the house on its lot would not be allowed. As well, the owner/developer would be required to build a coach house on the lot behind the current house.

Secondly, with four dwellings per lot, if my suggestion were applied to the Cambie Street rezoning request, then the multiple converted houses would provide much the same density as multi-floor condo buildings without changing the character of the neighbourhood significantly. As well, if these two areas on Cambie Street were developed in this manner, they would create small communities of residents all living near ground level, and the outdoor spaces between and among the houses and coach houses in each of the two developments would become common areas for the residents to share in each development.

Thirdly, if my suggestion were implemented for the Cambie Street areas mentioned above, some dwellings in these two developments could be designated as rental units, and this mix of owned and rental units would be more readily achievable given the aforementioned nature of such dwellings and developments.

Finally, by applying my idea to the entire city, Vancouver would no longer need to keep reaching

skyward to provide dwellings for its residents, and our beautiful city could maintain what is left of its wonderful and distinct West Coast of Canada character.

I appreciate the opportunity to have my voice heard by council.

Sincerely,

Carol J. Ogden
Vancouver, BC