

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 11, 2013 7:41 PM
To: Klassen Shirley
Subject: RE: Third Shaughnessy and Laneway Houses

Thank you for your comments.

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

Thank you.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

From: Klassen Shirley **s.22(1) Personal and Confidential**
Sent: Tuesday, June 11, 2013 7:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Third Shaughnessy and Laneway Houses

I am writing in lieu of attending tonight's meeting regarding laneway houses in Third Shaughnessy bounded by Granville and Oak streets, 33rd and 41st:



This a small area bounded by heavy traffic on 3 main arterials. It is also interspersed with more than its share of institutional and

commercial facilities, all of which generate traffic that dekes through our neighbourhood's streets and lanes:

1) Vancouver College-Traffic is generated by the College because parents drop off their children in the morning and pick them up in the afternoon. More traffic is generated when the school schedules sports and other special events.

2) HSBC bank building which consists of a bank, offices and a restaurant also generates traffic through lanes.

3) Sts Peter and Paul church and its manse
The church has several services on Sundays and also some services and events during the week. On street parking often makes parking unavailable for family and friends of residents.

4) The Firehall generates traffic

5) The activities of the Church's Community hall

6) Louis Brier Srs residences and hospital generates a considerable amount of traffic and makes parking extremely difficult for residents. (When the last expansion of Louis Brier was allowed by the City, Louis Brier's promise to the neighbours was that all parking would be underground. That promise has not been honoured.)

7) Nearby Vandusen Gardens and Shaughnessy restaurant (A shortage of parking on Vandusen's special event days makes parking impossible.)

8) In the future, density housing along main arterials will further negatively impact single family houses adjacent to such any increased density.

Clearly this is a neighbourhood that deals with much more traffic than most of a similar size.

The neighbourhood doesn't need to add any more liveability pressures by adding laneway houses to the mix. Most of the older homes have been rebuilt, are expensive and owners pay high taxes. They deserve whatever sunshine, enjoyment and tranquility, they can get from their investment.

Laneway houses:

Can render the yards of neighbouring houses largely useless. when left in permanent shade. They can no longer enjoy the sun or have a garden of flowers and vegetables.

Homes with laneway houses are more difficult to sell.

Neighbouring houses also become more difficult to sell. The value of neighbouring homes are reduced in value just to benefit the neighbour who happens to be there currently.

No neighbour should have the right to inflict this much damage on another neighbour. Nor should the City allow it to occur.

The majority of people in this city don't intend to build laneway houses. But should a resident wish to do so, it should only be permitted if the owners of neighbouring properties approve and are not negatively impacted. Where laneway houses are accepted by a neighbourhood, at least future buyers know what they are getting into. With the prices people have to pay for Vancouver Westside properties, they need to have some assurance about what they are actually buying.

Therefore, approval for the construction of laneway houses anywhere in the city should be done on a case by case basis with the approval of adjacent owners.

Shirley Klassen
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 11, 2013 9:11 PM
To: Gordon Urquhart
Subject: RE: RE Tonights's City Hall (June 11th) meeting on Laneway Housing in our neighbourhood

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From: Gordon Urquhart s.22(1) Personal and Confidential
Sent: Tuesday, June 11, 2013 9:03 PM
To: Correspondence Group, City Clerk's Office
Subject: RE Tonights's City Hall (June 11th) meeting on Laneway Housing in our neighbourhood

Dear Mayor Robertson,

I am writing in lieu of attending tonight's meeting regarding laneway houses in Third Shaughnessy bounded by Granville and Oak street, 33rd and 41st:

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7) Nearby Vandusen Gardens and Shaughnessy restaurant (A shortage of parking on Vandusen's special event days makes parking impossible.)

8) In the future, density housing along main arterials will further negatively impact single family houses adjacent to such any increased density.

Conclusion

Our neighbourhood is already adversely affected by traffic and parking and SHOULD NOT have to bear the burden of additional parking & traffic generated by laneway housing. We DO NOT support laneway housing (in any form) in our neighbourhood.

Thank you,

Marie and William Urquhart

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 11, 2013 9:18 PM
To: s.22(1) Personal and Confidential
Subject: FW: My Opposed position to the laneway housing
Attachments: 2013-06-11-Laneway.pdf

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From: s.22(1) Personal and Confidential **On Behalf Of** David Orchard
Sent: Tuesday, June 11, 2013 9:13 PM
To: Correspondence Group, City Clerk's Office
Subject: My Opposed position to the laneway housing

I've attached a PDF document that represents my presentation

Laneway housing

Just plain ole density
David Orchard

Impact on us

- Continued lowering our standard of living
- Lost our view
- Lost our privacy
- Lost our sun
- Lost our backyard
- Regularly lose our parking
- We even get our neighbour's water

Laneway: ~~Green~~Black

- With the small backyard, our neighbours put a deck over the entire backyard
- Hedge on our side
- That's not eco-density, or green
- It's the opposite of green
- I've always been proud of Vancouver compared to other Metro Vancouver developments
 - Wall to Wall homes with no greenspace
 - Now coming to every new/reno house here.

View from Deck



Back yard at 5pm



Shaded Backyard



Another laneway house



Public Consultation

- You've effectively zoned strata and quadplexes everywhere, without really asking that question.
- We always suspected you would just do do laneway homes everywhere
- You are not getting input from neighbours
 - "it's too late, why speak" regularly said to me
- Reports to you consistently ignore opposition
 - I've submitted verbal and written opposition twice
 - report to council never mentions any opposition

Our request

- Stop the laneway housing program
- Improve outreach (to be) affected citizens
- Solve affordability and income root causes:
 - City's focus on increasing housing supply
 - Alternative: reduce demand for housing
 - City's dependency on developer income
 - Alternative: Better jobs
 - Focus on generating instead of importing wealth