

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 11, 2013 3:18 PM  
**To:** Howard Raphael  
**Subject:** RE: Laneway house

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.

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Thank you.

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**From:** Howard Raphael s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 11, 2013 3:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Laneway house

Sirs

We are a senior couple living in a heritage home on the West Side of Vancouver and we very much would like to stay in "The Family Home". Since our kids are now grown the cost of maintaining the house is infringing on our retirement plans and we very much hope to build a Laneway house to help to defray some of the costs to keep this 100 year old Heritage B Home from the Wrecking Ball.

Additionally, with my aging parents failing and my young adult children making their way in the world, we anticipate that the Laneway House may well be utilized to provide housing for one or other of these family members.

We have been working with an architect to develop a design that will adhere the City's requirements, not encroach on neighbor's life and meet our personal requirements.

We very much support the amendments and hope that the new regulations and zoning will pass so that we can proceed.

Howard & Jill Raphael  
s.22(1) Personal and Confidential

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 11, 2013 4:03 PM  
**To:** Brent Toderian  
**Subject:** RE: Comments for Tonight's Public Hearing, Council consideration of Laneway Housing Program Amendments

Thank you for your comments.

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Thank you.

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

**From:** Brent Toderian s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 11, 2013 3:57 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Pickering, Jane; Burpee, Heather  
**Subject:** Comments for Tonight's Public Hearing, Council consideration of Laneway Housing Program Amendments

Hello Mayor and Council:

I am briefly writing to provide my support as a citizen of Vancouver, and as Vancouver's former Director of Planning who led the initial creation of the Laneway Housing Program, for Planning Staff's report with proposed amendments to the Program, being considered by Council at this evening's Public Hearing.

The proposed new rules, including the addition of the last 6% of single detached housing lots across the city; new interior garage exclusion rules; the new approaches to encourage single-story laneway houses; and the proposed ability for the Director of Planning to approve laneway homes on lots as small as 24 feet in width if supportable designs are proposed, are all positive changes to the program.

Although it would be positive to see more single story laneway homes, I remain very supportive of the program's success in achieving many one and a half story laneway units. While single-story laneway homes can be made easier and cheaper, 1.5 storey homes should not be made harder.

I understand that Council may be considering a motion to limit the number of laneway houses on individual blocks. This possibility was entertained in the original creation of the laneway housing program, and was not recommended by Planning Staff. Staff recognized that the creation of a more complete "lanescape" is actually a positive thing, providing enhanced lane design, greater safety, activity and "life" in the lanes, and other benefits. Further, the limiting of the number of homes on a lane would create a "race goes to the swiftest" condition which would create issues of fairness, certainty and neighbour relations. Council will also recall, taxation implications were discussed. For these and other reasons, no such limitation was created, and no such limitation should be created now. It should be considered a positive thing that certain lanes across the city are seeing an accumulation of laneway homes, as the City has the opportunity to observe and learn from these examples. I have no doubt, that the learnings will be positive.

Vancouver's laneway housing initiative has been a tremendous success, and it is exciting to see the City approach 1000 approved laneway homes. The City should continue to improve the program, as we had always intended, and staff have done a very good job with this current review.

I strongly encourage Council to support Staff's recommendations, and make our laneway housing success story even better.

Thank you, and best regards:

Brent Toderian

Sent from my mobile device

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, June 11, 2013 12:23 PM  
**To:** s.22(1) Personal and Confidential  
**Subject:** FW: Public Hearing - 11 June 2013 - Laneway Housing Program Amendments  
**Attachments:** Ltr - Laneway Housing - 11 June 2013.pdf

Thank you for your comments.

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Thank you.

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**From:** Mark Sakai s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 11, 2013 12:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing - 11 June 2013 - Laneway Housing Program Amendments

Please see the attached letter regarding the proposed amendments to the Laneway Housing Program.

### Mark Sakai

Director of Government Relations  
Greater Vancouver Home Builders' Association  
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*The Voice of the Residential Construction Industry in the Greater Vancouver Area*

11 June 2013

Mayor Gregor Robertson and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC

Dear Mayor Robertson and Council:

**Re: Laneway House Public Hearing – 11 June 2013**

As the voice of the residential construction industry in Greater Vancouver, the GVHBA would like to commend Council and staff in advancing this innovative form of housing, and support the amendments to the program.

In our opinion, this form of gentle densification provides many advantages to evolving neighbourhoods:

- Encourages inter-generational living and 'aging-in-place', two trends which will become increasingly dominant in the next two decades;
- Provides an opportunity to increase the supply of housing stock in areas where it is often difficult to achieve;
- Provides opportunities to increase the social and demographic diversity in existing neighbourhoods without dramatic changes to the form of housing; and
- Creates more options for affordable housing beyond the traditional secondary suite.

We believe that the amendments proposed address many of the issues which have been raised by concerned citizens. We also applaud the City's flexibility in responding to these concerns, while continuing to support innovative ways to deliver affordable housing.

Yours truly,

Mark Sakai  
Director of Government Relations



Canadian  
Home Builders'  
Association



Canadian  
Home Builders'  
Association



**British Columbia**  
Building A Better BC