

Castro, Maria

From: Arun Mehta "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 5:02 PM
To: Robertson, Gregor
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Vancouver Housing

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Arun
Arun Mehta
Vancouver, BC

Castro, Maria

From: thebloomerieflorest "s.22(1) Personal and Confidential)"
Sent: Thursday, September 14, 2017 5:44 PM
To: Affleck, George; Carr, Adriane; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil

URGENT!!! PLEASE WRITE, SHARE and SIGN UP TO SPEAK!!!

Public Hearing on Character Home Retention Incentives
Tuesday, September 19, 2017, at 6 pm
City Hall, 453 West 12th Avenue
Third Floor, Council Chamber

Sample letter to cut, paste and personalize (emails and information follow):

Subject Line: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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Sincerely,

Emails: clraffleck@vancouver.ca, clrball@vancouver.ca,
clrcarr@vancouver.ca, clrdeal@vancouver.ca, clrjang@vancouver.ca, gregor.robertson@vancouver.ca
clrlouie@vancouver.ca
Andrea.Reimer@vancouver.ca
clrstevenson@vancouver.ca
heritage.commission@vancouver.ca
anita.molaro@vancouver.ca
gil.kelley@vancouver.ca

Documents:

<http://council.vancouver.ca/20170725/documents/p2.pdf>

<http://vancouver.ca/files/cov/character-home-zoning-review-questionnaire-summary-april-2017.pdf>

Information:

vancouver.ca/character-home-review

Please register to speak before 5 pm, September 19, 2017, by emailing publichearing@vancouver.ca or by calling 604-829-4238.

You may also register in person at the door between 5:30 and 6 pm on the day of the Public Hearing.

You may submit your comments by email: publichearing@vancouver.ca

Sent from my Samsung Galaxy smartphone.

Castro, Maria

From: Karen Gram "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 6:05 PM
To: Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil; ciraffleck@vancouver.ca; cirball@vancouver.ca; circarr@vancouver.ca; cirjang@vancouver.ca; Robertson, Gregor
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Karen Gram

"s.22(1) Personal and Confidential"

Castro, Maria

From: Shawn Anderson "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 6:22 PM
To: Robertson, Gregor
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Shawn Anderson, NHI
"s.22(1) Personal and Confidential"



THE INSPECTOR

Castro, Maria

From: Jason Allum "s.22(1) Personal and Confidential)"
Sent: Thursday, September 14, 2017 6:47 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

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Sincerely,
Jason Allum

Castro, Maria

From: Diane Rae "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 7:06 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Diane Rae

"s.22(1) Personal and Confidential"

*"My advice to you is not to inquire why or whither
but just enjoy your ice cream while it's on your plate."
Thornton Wilder*

Castro, Maria

From: Christine Ballantine "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 7:25 PM
To: Public Hearing
Subject: Spam: Rezoning Application for Character Home Incentives.

Dear Mayor and Council,

Many local municipalities look to the City of Vancouver for leadership on issues that impact us all. Character of houses and neighbourhoods is a huge part of what makes us such an attractive place to live. Over my lifetime of living in the GVRD I have watched neighbourhoods and beautiful homes demolished and ugly monstrosities take their place.

In West Vancouver the population has decreased slightly - while built form density has increased! That is just wrong on so many levels. (morally, environmentally, etc.)

The measures proposed to protect fast disappearing character homes are inadequate.

Even your staff agree the incentives are not enough but that FAR reductions WILL make a difference - but this is exactly what is missing!

No reduction in floor area of new buildings and the lack of design guidelines will mean that neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

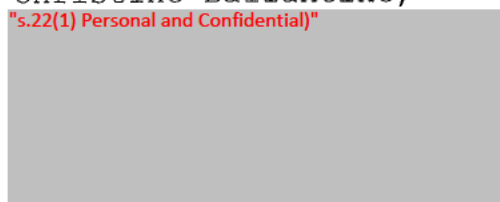
If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will encourage everyone I know to vote accordingly at the upcoming municipal elections.

Sincerely,

Christine Ballantine,

"s.22(1) Personal and Confidential"



Castro, Maria

From: Deb Copeland "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 7:29 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Rezoning Application

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

The greenest house is one that already exists.

Sincerely,

:) Deb

Sent by my SMRT phone.

Castro, Maria

From: barbara silver "s.22(1) Personal and Confidential)"
Sent: Thursday, September 14, 2017 7:36 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Subject Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes. Many renters are also being displaced due to demolitions.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Barbara Silver

Resident in Vancouver for 35 years

Castro, Maria

From: Georgia Scott "s.22(1) Personal and Confidential)"
Sent: Thursday, September 14, 2017 8:21 PM
To: Vancouver Heritage Commission
Cc: Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil; Robertson, Gregor
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Yours truly,
Georgia Scott

Castro, Maria

From: Deb Rhodes "s.22(1) Personal and Confidential"
Sent: Thursday, September 14, 2017 8:22 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes. I do not want to hear that the City has no power to do this; we all know that the City is raking in obscene amounts of money from demolition permit application fees. Please stop putting money before residents.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal election (and by-election next month).

Deb Rhodes

Castro, Maria

From: Orah Chaye "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 8:16 AM
To: Public Hearing
Subject: Stop demolition of livable homes which end up in landfill!

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Orah

Orah Chaye

Castro, Maria

From: Myrna Franke "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 10:00 AM
To: Public Hearing
Subject: Rezoning hearing to review incentives to protect character homes

Dear Mayor and Council,

I have been a resident in Vancouver since 1951 and unfortunately have witnessed the appalling disappearance of Vancouver's character homes. During my life here I saw the incredible "monster" houses built in Arbutus, Point Grey and Kerrisdale areas. We have personally known the owners of homes with quality construction and historical features whose homes were replaced after sale by cheap and unsuitable (stucco and fake stone) materials. These replacement houses had degraded quality, proportions and character intrinsic to the neighbourhood. What a terrible loss and waste.

Recently due to a grandchild's birth my husband and I visit Victoria often and it has been eye-opening to see so many well-preserved character historical homes. We learned that Victoria actively encourages homeowners by providing financial help from a heritage home fund.

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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This is a priority issue for me and we will be voting accordingly at the upcoming municipal elections.

Sincerely,

Myrna Franke and Martin Arlidge

September 15, 2017

The City of Vancouver

Dear Mayor and Councillors, (cc City Staff) :

Re: Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family)
– Proposed Amendments to the Zoning and Development By-law

Our group, West Point Grey Heritage Action agrees with the intention to provide incentives to retain character houses in RS (Residential Single-family) zones. However, the purpose of this letter is to outline our concerns and requested changes to the proposed zoning amendments.

We note that the city staff report under the heading "Potential Neighbourhood Impacts" states that incentives alone will not work without some disincentives to demolish character houses. Despite this, the staff proposal neglects to include strong disincentives to their demolition.

The staff report says: "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." Further it states: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

Responses to the questionnaire in the Character House Zoning Review showed high support for reduced floor area of new buildings, with 59% selecting approved and strongly approved. It is clear that the vast majority of citizens want real results to reduce demolitions of character houses, which this proposal will not effectively provide.

The report does suggest a future consideration of implementing into the RS zones a new RT5 as presently proposed in Grandview and Mt. Pleasant. But this raises many concerns since RT5 also allows much more development for new construction which undermines character retention incentives. We would prefer Kitsilano's RT7/RT8 instead, which has proven to be successful for both character house retention and increased housing units that fit well with the character streetscape due to the existing effective design guidelines. This is the model the city should be using.

Further density related specifically to retention of character homes is a more sustainable way to accommodate future growth, rather than have more demolition with new multifamily development. This would be consistent with our 30 year WPG Community Vision approved by Council in 2010.

Responses from our members to our survey indicate a number of concerns that are outlined in the attachment. We support the broad benefits to our city that flow from character house retention incentives. However, we appeal to you Mr. Mayor and to your Council to address the above issues and attached concerns and to further revise the proposed rezoning for West Point Grey and all RS zones in our city.

With respect,
Les Leader,
for Heritage Action.

Attachment

These comments are based on feedback from a survey of members, who are long-time residents of West Point Grey and parties interested in the protection of character houses in West Point Grey.

We have the following concerns and requested changes to the report recommendations:

1. There is no disincentive to demolish a character house as there is in conditional zoning like Kitsilano's RT7/RT8.

In parts of Kitsilano zoned RT7 (north of Broadway) and RT8 (north of 4th Ave.), there is reduced floor space ratio (FSR) if a character house is demolished, while allowing additional new units under effective design guidelines that fit well into the character streetscape. This has been very successful in stopping demolitions and preserving neighbourhoods without undermining property values when the overall incentives to retain are economically balanced.

2. Some of the incentives are more likely to be attractive to the community than others.

Generally, options that benefit the main house are more of an incentive for retention than infill since they have less negative impact on capital gains tax exemption for principle residence or loss of yard space or parking. Infill also requires the full code upgrade of the main house which is very expensive.

3. The proposed report is missing an additional secondary suite as a character house retention incentive.

If there were two secondary suites allowed through the Secondary Suite Program, it would provide more options for owners with much less cost. Secondary suites are non-strata so they would provide more options for rentals or family use with less impact on capital gains. The Secondary suite Program would allow relaxations to the Vancouver Building Bylaw and zoning bylaws, rather than a multifamily conversion dwelling (MCD) which would require that the whole building be brought up to code, which is very expensive.

4. There is a lack of character design guidelines for new construction.

In Kitsilano's RT7/RT8 zones there are design guidelines required for new construction on lots that do not have character houses and for renovations. This has been successful in protecting neighbourhood character streetscapes and better quality house design. This is the kind of detailed design guidelines we should be included in the current proposal.

5. The city's report suggests implementing in future a newly proposed RT5 zoning in RS zones, but there are many concerns about this proposal and we would prefer Kitsilano's RT7/RT8 instead, which has proven to be successful.

New RT5 doesn't include adequate character design guidelines for new construction as exists now for the RT7/RT8 zones. RT5 also allows much more development for new construction (such as four units on a 33 ft. lot with only two parking spaces or multifamily development on assembled lots of 50 ft. frontage). These are not supported by the vast majority of our members.

6. Building code relaxations and fast tracking of permits for character house renovations and projects are essential incentives required.

It is currently much too difficult to renovate character buildings. Revise the Vancouver Building Bylaws (VBB) to allow relaxations for character houses with fast tracking permit approvals through a dedicated stream in the City planning, development and permits departments.

Castro, Maria

From: Patricia Tomlinson "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 11:03 AM
To: Public Hearing
Subject: Spam: Rezoning Application for Character Homes Incentives.

Dear Mayor and Council,

Many local municipalities look to the City of Vancouver for leadership on issues that impact us all. Character of houses and neighbourhoods is a huge part of what makes us such an attractive place to live. Over my lifetime of living in the GVRD I have watched neighbourhoods and beautiful homes demolished and ugly monstrosities take their place.

In West Vancouver the population has decreased slightly - while built form density has increased! That is just wrong on so many levels. (morally, environmentally, etc.)

The measures proposed to protect fast disappearing character homes are inadequate.

Even your staff agree the incentives are not enough but that FAR reductions WILL make a difference - but this is exactly what is missing!

No reduction in floor area of new buildings and the lack of design guidelines will mean that neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will encourage everyone I know to vote accordingly at the upcoming municipal elections.

Yours truly,

Patricia Tomlinson.

"s.22(1) Personal and Confidential"



Castro, Maria

From: Cheryl "s.22(1) Personal and Confidential)"
Sent: Friday, September 15, 2017 5:07 PM
To: Public Hearing
Cc: Mayor and Council Correspondence
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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Sincerely,
Cheryl McGregor
"s.22(1) Personal and Confidential)"

Cheers,
Cheryl

From: William Hall "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 5:34 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil; Public Hearing
Cc: lleader@telus.net
Subject: Re: Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law

Dear Mayor Robertson, City Councillors and City Staff,

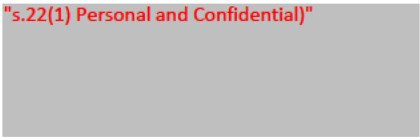
I am a long time resident of West Point Grey, and a member of West Point Grey Heritage Action. I am writing to strongly endorse the letter on this matter sent to you from our chairman, Mr. Les Leader, dated 15 September, 2017.

I do not intend to enlarge upon the letter, but I wish to underline that it reflects my long considered and strongly held convictions, and those of most of my neighbours. There is a deeply felt concern that the cherished character of our neighbourhood has been steadily ebbing away. In the *Character Home Retention & Proposed Amendments to Zoning*, initiatives that you have before you, you have the opportunity to resolve this concern.

I urge you to do so.

Sincerely,

William Hall,

"s.22(1) Personal and Confidential"


Castro, Maria

From: Carol Volkart "**s.22(1) Personal and Confidential**"
Sent: Friday, September 15, 2017 6:41 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

Recent media reports about the difficult time UBC students are having finding accommodation this fall remind me of all the older houses in Point Grey, Dunbar and Kerrisdale that once offered affordable basement suites for students and other low-income earners. Now, most of those houses are gone -- replaced by gigantic luxury buildings that are unaffordable to everyone except the very rich. (Many, in spite of your vacant-housing tax, are as empty as ever, according to what I see, as I walk these areas several times a week.) The loss of this low-cost housing convenient to UBC is just one of the many problems caused by your decision a few years ago to increase the square footage of houses allowed in these areas. Also gone is a huge amount of greenery that contributes to the city's air quality, plus well-built houses that could have served for many more years and the beauty and character these houses added to the city.

While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable-housing crisis. Just this past year, a beautiful older house on my block -- on a 50-foot lot full of mature trees at the corner of 26th and Dunkirk -- was ripped down and replaced by a huge modern spec house surrounded by today's standard monoculture plantings. (And the three-car garage that still seems to be essential in a city supposedly encouraging alternative transportation.) Pricetag: \$7.1 million.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Carol Volkart

"s.22(1) Personal and Confidential"

From: Celena Benndorf "s.22(1) Personal and Confidential)"
Sent: Friday, September 15, 2017 8:38 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Regards,

Celena Benndorf

Castro, Maria

From: Kathryn Gjernes "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 9:26 PM
To: Public Hearing
Subject: Rezoning application for Character Home Incentives

Dear Mayor Robertson and Council members,

If you are sincere about your greenest city initiatives and about creating affordable housing, please act immediately to stop the rampant demolition of liveable and beautiful character homes in Vancouver.

I vehemently protest the inadequacy of the measures proposed thus far.

While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections. I have voted twice for this mayor and council. I will not be persuaded to vote for any of you again, if this disgraceful issue is not dealt with effectively and immediately.

Cheers,
Kathryn Gjernes

Castro, Maria

From: John Hill "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 9:46 PM
To: Public Hearing
Subject: Rezoning application for character home incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes.

While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report." Why isn't it recommended as part of this report? To cater to wealthy landowners, rather than the public at large? What is the difference between bonus density with character home retention or meeting design guidelines, and the bonus density incentives give to condo developers that has resulted in so many positive civic amenities?

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and much of the public supports it. Please do not start ignoring the public interest again, as council did before the last election!

Sincerely,
John Hill

Sent from my Samsung Galaxy smartphone.

From: Penny Street "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 10:34 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to say that the measures being proposed to protect our quickly disappearing character homes are completely inadequate.

Also, in Grandview-Woodland, where I live, character homes are where you'll find most of the area's affordable rental suites and shared rental housing.

While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones."

I don't believe that the rezoning proposed for the main character area of Grandview will result in a change in the trends either. There are not enough incentives to keep character houses.

The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report." I agree. Provide more/adequate incentives to persuade home owners or home buyers to retain their character houses; stiffen up the DISincentives for those who want to tear down character houses and build new.

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable-housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your Greenest City initiatives and about creating affordable housing, you must act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will definitely be voting accordingly in the upcoming municipal elections.

Sincerely, Penny Street

"s.22(1) Personal and Confidential"

"s.22(1) Personal and Confidential"

Isfeld, Lori

From: Nick "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 10:35 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I have visited many other cities, and I enjoy seeing the history and the character homes. Here in Vancouver, we do not preserve any, they just are torn down. Creating huge waste, and lack of character in the neighbourhoods. These homes are well built, and if restored will be around for many generations ahead to appreciate. I believe with laneway housing, and suites that these homes are capable in addressing the affordability issue in our city. Having brand new luxury homes built to sit vacant are not a solution.

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Kind Regards,

Nick Moroso

Isfeld, Lori

From: Jane Donaldson "s.22(1) Personal and Confidential)"
Sent: Friday, September 15, 2017 11:00 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

Another potential list of disincentives to the tearing down of liveable homes is requiring that all reusable materials be taken out carefully and donated to "Habitat for Humanity", or be re-used in the new build, that all shrubs and plants be dug up, potted, and offered to the neighbours or replanted in local parks, and that all new builds meet very high standards of energy efficiency (require solar panels for hot water and electricity and or ground source heat-with proper geological survey done prior to digging to avoid the disaster like the one on Beechwood street)

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

I am literally sick of watching beautiful homes in my neighbourhood disappear, three in the last two weeks!! There are some beautiful places that, if threatened, will have me chaining myself to the bulldozers. The replacement homes are ugly, without character, have a huge ecological footprint, and stand empty.

Sincerely,

Jane Donaldson
"s.22(1) Personal and Confidential)"

Owner of a home that was renovated to preserve the character of the house and include a beautiful basement suite, thus allowing two families instead of one to live on our property

Isfeld, Lori

From: Dan Blake "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 11:31 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Dan Blake

"s.22(1) Personal and Confidential"

Isfeld, Lori

From: Nancy Hundal "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 11:52 PM
To: Public Hearing
Subject: Protection of character homes

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

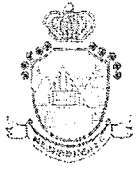
You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Nancy Hundal
Vancouver



Shaughnessy Heights Property Owners' Association

September 16, 2017

Mayor & Councillors
City of Vancouver
453 West 12 Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor and Councillors,

Re: Character Home Zoning Retention Incentives and Interim Procedure

The City staff has said that while the CHZR plan contains "incentives" to retain older pre-1940 homes, there would be no downzoning, but upon review of the **Heritage or Character Buildings Review - Interim Procedure**, "Interim Procedure", it seems apparent to our Board that there will in fact be downzoning.¹

The report includes a provision that extends the Interim Procedure for another year. The Interim Procedure effectively downsizes any replacement new houses in 2nd or 3rd Shaughnessy (also much of Dunbar, Kerrisdale, Point Grey, Upper Kitsilano and Southlands) that are built on a lot that had a pre-1940 house on it.

Our Association asks that the Interim Procedure be rescinded. It is our view that COV's focus on keeping pre-1940 houses at any cost is problematic for a number of reasons, including:

1. **Interim Procedure does nothing to increase affordability or to provide living accommodation for more people.** Surely these goals are more important than retaining every old house. New construction is most likely to achieve affordability and density objectives as it is much less costly and effective than retrofitting old homes to include extra living space for suites or additional generations. Of course, we recognize that not all homeowners will use the densification options of laneway homes or suites due to the negative capital gain tax implications and /or effect on Principal Residence Exemptions.
2. **Interim Procedure is bad from an environmental and health perspective.** Most pre-1940 homes have materials that are not friendly or healthy to the environment or people. Some older homes have rot and mould, some have no insulation, some have knob and tube wiring, lead based paint, wood burning fireplaces, and on and on. It is not fair to require people to live in unhealthy homes. The cost of renovating such homes is exorbitant. Environmental objectives are not achieved by incentivizing the retention of the unfriendly environmental footprint of pre-1940 homes - it is contrary to the "green" vision of Vancouver.

¹ Footnote: If a pre-1940 house is deemed to be "character" and the owner chooses to demolish and build a new house, that new house will not be allowed to have a 0.7 FSR for complying with the strict design guidelines as provided for by RS5, but would rather be penalized by virtue of a complex formula limiting the development of the above grade floor area to 0.16 + 1400 sq. ft. as opposed to 0.24 + 1400 sq. ft when the Director had the latitude to permit the increase. To illustrate, on a 9500 sq ft lot, this would result in a 2920 sq. ft house plus basement as opposed to a 3680 sq ft house plus basement.

3. **Cosmetic appeal is not sufficient to justify the Interim Policy.** Character can be replicated in new construction and the result is virtually indistinguishable from an older home. New materials are easily as good as, and often superior, to those materials available pre-1940. None of the RS-5 zoned areas requested this "downzoning" as there was, and is, general satisfaction with the RS-5 guidelines. Let's keep and reinforce RS-5 guidelines.
4. **Reducing Landfill is not sufficient to Justify the Interim Procedure.** Given what is happening currently with post-1940 demolitions currently occurring in Vancouver to facilitate the construction of multi-family residences, it is absurd to suggest that retaining pre-1940 homes will reduce the amount of old construction material being landfilled in any meaningful way.
5. **Interim Procedure devalues pre-1940 homes.** The net result of the Character Home Zoning Review and the Interim Procedure for owners of pre-1940 homes is the devaluation of their properties. The City is, in effect, creating two classes of homeowners which is not equitable. Given the negligible benefits produced by the Interim Procedure, this is not appropriate. The value of homes should not be arbitrarily harmed and homeowners are entitled to property rights.

In light of the above points, we ask that you immediately rescind the Interim Policy. Then the COVs statements regarding "no downzoning" will be correct.

Yours truly,

"s.22(1) Personal and Confidential"

Mary Ann Cummings
Director and Secretary
SHPOA

c. Gil Kelley, General Manager, Planning, Urban Design & Sustainability

Isfeld, Lori

From: Kathryn Whyte "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 7:04 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. I sit with my 12 year old watch show after show of other cities restoring what they have worked so hard to build, and yet Vancouver smashes our hard work, our history like it is an embarrassment.

While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Kate Hatton-Whyte
Pierce Whyte

Isfeld, Lori

From: Chris Paton "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 9:23 AM
To: Public Hearing
Subject: Subject Line: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to to add my voice to the protest of the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Christina Paton

Isfeld, Lori

From: "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 9:25 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Tracey



"s.22(1) Personal and Confidential"

Isfeld, Lori

From: Martha Cheney "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 10:27 AM
To: Public Hearing
Subject: Fwd: Character home retention/zoning

Begin forwarded message:

From: Martha Cheney "s.22(1) Personal and Confidential"
Subject: Character home retention/zoning
Date: 15 September, 2017 9:59:19 AM PDT
To: george.affleck@vancouver.ca, raymond.louie@vancouver.ca,
kerry.jang@vancouver.ca, andrea.reimer@vancouver.ca, elizabeth.ball@vancouver.ca,
geoff.meggs@vancouver.ca

Begin forwarded message:

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal

elections.

Sincerely,
Martha Cheney

Isfeld, Lori

From: Martha and Jon "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 10:28 AM
To: Public Hearing
Subject: Fwd: Character home retention/zoning

Begin forwarded message:

From: Martha Cheney "s.22(1) Personal and Confidential"
Subject: Character home retention/zoning
Date: 15 September, 2017 9:59:19 AM PDT
To: george.affleck@vancouver.ca, raymond.louie@vancouver.ca,
kerry.jang@vancouver.ca, andrea.reimer@vancouver.ca, elizabeth.ball@vancouver.ca,
geoff.meggs@vancouver.ca

Begin forwarded message:

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal

elections.

Sincerely,
Jon Lambert

Isfeld, Lori

From: Julie Holden "s.22(1) Personal and Confidential)"
Sent: Saturday, September 16, 2017 10:58 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Julie Holden

Isfeld, Lori

From: Michael Laycock "s.22(1) Personal and Confidential)"
Sent: Saturday, September 16, 2017 11:17 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Michael Laycock
"s.22(1) Personal and Confidential)"

Related documents:

<http://council.vancouver.ca/20170725/documents/p2.pdf>

<http://vancouver.ca/files/cov/character-home-zoning-review-questionnaire-summary-april-2017.pdf>

Information:

vancouver.ca/character-home-review

Isfeld, Lori

From: rob howatson "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 12:32 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Rob Howatson
"s.22(1) Personal and Confidential"

Isfeld, Lori

From: TW Chau "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 1:55 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

TW

Isfeld, Lori

From: D Osoba "s.22(1) Personal and Confidential"
Sent: Saturday, September 16, 2017 4:05 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Isfeld, Lori

From: Karen MacPhee Irvine "s.22(1) Personal and Confidential)"
Sent: Saturday, September 16, 2017 10:10 PM
To: Public Hearing
Subject: Re: public hearing on character home retention incentives

Public Hearing on Character Home Retention Incentives Tuesday, September 19, 2017, at 6 pm City Hall, 453 West 12th Avenue Third Floor, Council Chamber

Subject Line: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

It is disgusting, the destruction of our neighbourhoods. Greenest city, what a joke! The amount of beautiful character homes, of which many have been renovated, in the landfill. Along with their beautiful gardens. No more land assemblies!!!

As a resident who lives on Dunbar St. We don't want Dunbar to turn into the disgusting mess that Cambie, Oak and King Edward sadly, now are.

Sincerely,
Karen Irvine

Sent from my iPhone

Isfeld, Lori

From: Rita Pape "s.22(1) Personal and Confidential)"
Sent: Sunday, September 17, 2017 3:28 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Rita Pape

Isfeld, Lori

From: tania kollia "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 4:17 AM
To: Public Hearing
Subject: Rezoning for character home incentives

Dear Mayor and Council,

I received this email (which sounds like an unnecessary additional hoop to lessen responses, but anyway) so am writing again as per instructions.

The destruction, zoning and unregulated new building is going to affect the face of Vancouver for decades. People can expect change - but there is scale - they should not have to watch their character neighbourhoods destroyed and changed beyond recognition with the loss of well-built, unique West Coast character heritage homes to such a degree.

Please start listing/grading these homes/neighbourhoods as is done elsewhere - it's not new - use grandfather clauses, make assessments on whether the proposed loss exceeds the cost to the environment, enact "fit in with the neighbourhood in size and character" regulations for any newbuilds... whatever it takes to retain Vancouver's charm.

The city has already lost too much from, to my mind, a negligent lack of attention or wilful ignoring, by the people who are supposed to safeguard the city - including from change purely driven by greed and/or lack of respect for the city's character - for future generations.

No more excuses. Please show you are competent and strong enough to act. Strong words but I don't know what else I can say to ensure that the necessary changes are made, and as soon as possible.

Thank you and regards,
Tania Kollias

Sep 16, 2017 — Dear Heritage Supporter,

It was brought to our attention that letters to individual councillors are not counted at a public hearing. For those of you who sent letters, please resend them to: publichearing@vancouver.ca . For those who wish to send them, the information, including a sample letter, follows.

Public Hearing on Character Home Retention Incentives
Tuesday, September 19, 2017, at 6 pm
City Hall, 453 West 12th Avenue
Third Floor, Council Chamber

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me.

Sincerely,
Tania Kollias



Virus-free. www.avast.com

Isfeld, Lori

From: Doug & Lynda Macdonald "s.22(1) Personal and Confidential)"
Sent: Sunday, September 17, 2017 12:37 PM
To: Public Hearing
Subject: PUBLIC HEARING ON CHARACTER HOME INCENTIVES 19 SEPTEMBER

Dear Mayor and Council,

I am writing to protest the measures proposed to protect our fast disappearing character homes. While I do not support the actual incentives outlined in the report, as I believe your focus should be on new construction, preserving old houses per say is of no value. Allowing for the construction of new homes, while maintaining the neighbour character is the way to go. Maintain old houses with their poor electrical, questionable plumbing, structural and heating issues etc. makes no sense.

You may have some public support to pursue an effective solution, however the proposed solution is not an effective solution, thus I could not support it, in its current form.

If you are sincere about your greenest city initiatives , then the rebuilding of liveable efficient homes is important.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Doug Macdonald

Isfeld, Lori

From: Fiona Lam "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 5:22 PM
To: Public Hearing
Subject: Character Homes Incentives public hearing on rezoning

Public Hearing on Character Home Retention Incentives Tuesday, September 19, 2017, at 6 pm City Hall, 453 West 12th Avenue Third Floor, Council Chamber

Subject Line: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

As a Chinese-Canadian who has lived in Vancouver since 1968, and who has lived in various homes in various neighbourhoods around the city since, then, I strongly urge the City to take action to enact stronger measures to protect our fast disappearing character homes.

The report that you have before you states what will make a huge difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes."

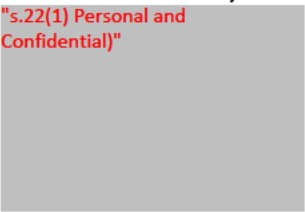
No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved. That is a huge proportion, more than a majority.

You have sufficient public support to pursue an effective solution: please have the courage and will to take that important step to reduce floor area for new construction to be consistent with greenest city initiatives and goals of creating affordable housing.

Please act immediately to stop the rampant demolition of liveable homes.

Yours truly,
Fiona Tinwei Lam,
Ted Belch, and
Robbie Lam-Tolliday

"s.22(1) Personal and Confidential"



Isfeld, Lori

From: p birch "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 6:28 PM
To: Public Hearing
Subject: Rezoning for Character Homes

Dear Mayor Robertson and Councillors,
Unfortunately, I am unavailable to speak at the public hearing on character home retention, but would like to submit the following.

I cannot say strongly enough how disgusted I am by the complete inadequacy of measures to protect the older homes in Vancouver from wanton destruction.

Other than developers, I have yet to meet anyone who believes that any of the City's proposed approaches are appropriate or will work. I am supportive of reducing the floor-to-lot area but anything short of a drastic reduction (not proposed in the report) will not work, something that is stated in the report itself.

Nothing short of a complete and immediate moratorium is adequate, while you figure out what WILL work, and nothing other than this will persuade me that you are taking this issue seriously.

Regardless of whether you care for architectural style, the neighbourhood character, or the poor quality of many new replacement houses, surely you must understand the immense waste of perfectly good housing stock. The greenhouse gases in the new concrete alone are obscene, to say nothing of the destruction of old growth timbers, and mature gardens. The "greenest city" is the biggest joke in Canada as is the "recycling" of these old houses.

My own neighbour's house, one of seven demolished recently on our short block, is an excellent example of this wastage. The house, built in 1927, was immaculately and tastefully upgraded to meet current environmental, health, and safety standards just 6 years before its demolition. There were previously five or six people living there, with plenty of room for a productive garden.

The house was sold, sat empty for 7 months before demolition; then took 20 months to build. The owners have just moved in but are here only part time, preferring instead to use their other house on the North Shore that is closer to their child's private school. The house is gigantic, towering above the neighbourhood, yet somehow it meets the City's standards.

I do not blame these new neighbours. They presumably followed the rules. As part time residents of Canada, probably they do not have a vote has yet. But I do. And I will vote for the single most important issue in the next election. Protection of character homes and neighbourhoods.

Sincerely

Patricia Birch

"s.22(1) Personal and Confidential"

Isfeld, Lori

From: Glynnis Tidball "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 8:29 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of livable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Glynnis Tidball

"s.22(1) Personal and Confidential"

Isfeld, Lori

From: Margaret Doyle "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 9:04 PM
To: Public Hearing
Subject: Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Margaret Doyle

Sent from my iPhone

Isfeld, Lori

From: Joy Munt "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 10:24 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Joy Munt

Isfeld, Lori

From: "s.22(1) Personal and Confidential)"
Sent: Sunday, September 17, 2017 11:57 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council:

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved. If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

L.Fraser, Resident
City of Vancouver

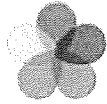
Isfeld, Lori

From: Larry Benge "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 11:10 PM
To: Deal, Heather; Carr, Adriane; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor; Public Hearing
Cc: Johnston, Sadhu; Quinlan, Kevin; Kelley, Gil; Munro, Kent; D'Agostini, Marco; Anita Molero; Pecarski, Randy; Huber, Paula; Alison.Dunnet@vancouver.ca; Hiebert, Karis; Cho, Edna
Subject: Character incentive RS zoning amendment of bylaws - public hearing
Attachments: CVN Letter to Council -RS Character zoning-Sept 17-2017.pdf

Please see attached letter.

Thank you,

Larry A. Benge, Co-Chair
Coalition of Vancouver Neighbourhoods



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

September 17, 2017

City of Vancouver Council

Dear Mayor Gregor Robertson and Councillors,

Re: Character incentive RS zoning amendment of bylaws - public hearing

The Coalition of Vancouver Neighbourhoods (CVN) includes many member groups that are affected by the proposed rezoning of RS zones across the city. We are concerned that the process for public consultation and implementation has not considered what would be the most appropriate options based on neighbourhood needs.

A more effective approach would be one where an experienced and knowledgeable community advisory committee made up of local residents works with city planners on all aspects of zoning changes, as was done when Kitsilano was rezoned to RT7/RT8 or through the CityPlan process.

The current rate of wasteful demolitions of solid character houses does not reflect the Greenest City goals. Adaptive reuse of character houses through incentives is a better way to accommodate growth than demolition and multi-family development, but the incentives may need to vary on a neighbourhood-by-neighbourhood basis.

One incentive for retention that has not been included is for two secondary suites. This would provide for more affordable rentals and mortgage helpers for owners. Through the Secondary Suite Program there would be more building code relaxations for suite conversions rather than the more onerous multi-family conversion dwellings. Secondary suites are more likely to be attractive to owners.

However, even the city's own report says: "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones."

We are concerned that there are no real-time ongoing monitoring or performance measures proposed to determine whether these changes would promote character house retention and create affordability, or an outline of steps that would be taken if zoning changes fail to achieve these goals.

The staff report further suggests using the new proposed RT5 zoning schedules for the RS zones in the future. This is very problematic since neighbourhoods such as Grandview and Mount Pleasant are currently raising concerns about many of the aspects of the proposed RT5 zoning changes.

Perhaps rather than RT5, neighbourhoods would instead consider other options such as Kitsilano's RT7/RT8 that some neighbourhoods have raised as preferred models. This needs a much broader discussion.

Overall, neighbourhoods support using incentives for character house retention. However, what is implemented and how it is implemented needs a much more fine-grained approach that varies based on a better consultation process for each neighbourhood.

Sincerely,

Larry Benge, Co-Chair
"s.22(1) Personal and Confidential"

Dorothy Barkley, Co-Chair
"s.22(1) Personal and Confidential"

On behalf of the Coalition of Vancouver Neighbourhoods
Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association	Kits Point Residents Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions	Marpole Oakridge Community Association
Cedar Cottage Area Neighbours	Norquay Residents
Chinatown Action Group	NW Point Grey Home Owners Association
Citygate Intertower Group	Oakridge Langara Area Residents
Community Association of New Yaletown	Raycam
Crosstown Residents Association	Residents Association Mount Pleasant
Downtown Eastside Neighbourhood Council	Riley Park/South Cambie Visions
Dunbar Residents Association	Shaughnessy Heights Property Owners Association
False Creek Residents Association	Strathcona Residents Association
Grandview Woodland Area Council	Upper Kitsilano Residents Association
Granville Burrard Residents & Business Association	West End Neighbours Society
Joyce Area Residents	West Kitsilano Residents Association
Kitsilano-Arbutus Residents Association	West Point Grey Residents Association

Reference:

Agenda <http://council.vancouver.ca/20170919/phea20170919ag.htm>

Report <http://council.vancouver.ca/20170725/documents/p2.pdf>

Draft Bylaw <http://council.vancouver.ca/20170919/documents/phea8draftbylawZD.pdf>

Isfeld, Lori

From: Public Hearing
To: Correspondence Group, City Clerk's Office
Subject: RE: Rezoning Application for Character Home Incentives

From: Leona Rothney "s.22(1) Personal and Confidential"
Sent: Sunday, September 17, 2017 1:19 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for Character Home Incentives

Subject Line: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

L. Rothney
RAMP

Re: Rezoning Application for Character Home Incentives

September 18, 2017

Dear Mayor Robertson and Council,

I am writing to protest the inadequacy of the measures proposed to slow down the rapid decimation of Vancouver's dwindling stock of high-quality character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

Not reducing the floor area of new buildings, plus the lack of design guidelines means that our older neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

The public support is there to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

Please live up to your initiative to make Vancouver the greenest city and your promises to create more affordable housing; please take the feasible and admirable steps to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections, as well as encouraging my professional and social network to do the same.

Sincerely,

Zsuzsi Gartner

Home owner:

"s.22(1) Personal and Confidential"