

Isfeld, Lori

From: Guy Cross s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 4:00 PM
To: Mayor and Council Correspondence; 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; Yarnell, Tanis Knowles
Subject: Public Hearing - September 19, 2017 - Introducing Character Home Retention Incentives and New Housing Choices in RS Zones

Dear Mayor and Council,

I am writing to express my disappointment with the City's failure to follow through with effective measures to curb the regressive destruction of Vancouver's heritage and neighbourhood character. In my view, given broad public support for principled and decisive action, it's remarkable that the City should bring forward a package of incentives that it openly admits are unlikely to have the desired effect. In particular, the subject policy report acknowledges that "*independent economic analysis has shown that an incentives-only approach is not likely sufficient to curb demolitions under recent market conditions*" and, consequently, that "*staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones*". In contrast, the report simultaneously acknowledges that a reduction in outright FSR allowable for new construction "*would have a great impact in retaining character homes*". However, despite establishing a clear balance of public support for a modest reduction in permissible floor area for new construction (a fact absent from the present policy report), this option was "*abandoned earlier this year and the work refocused on an incentives-only approach*". Why?

Unfortunately, because it was vetoed by the same special interests that have delivered Vancouver to the dysfunctional reality that we are facing today. Rather than respecting and responding to the common sense and better judgement of ordinary citizens across Vancouver, the City continues to take its direction from a development industry (including planners and other carefully cultivated allies) that continually cloaks its self interests in "snake-oil" solutions claimed to solve the problems that it is simultaneously creating.

This affliction was painfully obvious in the following summary of "*What we've heard*" (at the City's Character Home Zoning Review webpage) in the wake of a "*Practitioner Workshop*" (Jan. 31, 2017), involving 50 architects, designers, and home builders (notably, compared with "*approximately 1000 participants*" to prior public workshops and "*hundreds*" and "*hundreds*" of public comments received through meetings, telephone calls and written submissions):

"Over the course of the review, we have also heard concerns over an idea to reduce the allowable size of new homes being constructed in certain areas so that they would fit better with neighbourhood scale and to improve the attractiveness of the incentives for retaining a character home. Economic analysis of this idea showed that it could impact the size and number of secondary suites in new homes and single-family land values.

These concerns, along with city-wide issues around housing supply, options, and affordability in Vancouver, are also informing the review.

The emerging directions are to pursue the addition of optional incentives in single-family zones for character home retention, but to not make zoning changes that would affect new home size or unit types. Instead, future reviews of new home construction in single-family zones should be aligned with our Housing Re:set work program. This update will include a coordinated review of questions around the future of low-density areas and meeting housing needs across Vancouver".

Thus, what's clear to anyone familiar with the policy machinery at Vancouver City Hall is that the Character Home Zoning Review is not only concluding in the absence of effective policy adjustments to curb the demolition of heritage and character homes, or to address the lack of compatibility, fit and affordability of new housing -- it is simultaneously providing a segue ("bait and switch") to new city-wide rezoning that is destined to have precisely the opposite effects. Why? Because special interests at the roots of Vancouver's so-called "Housing Reset" (and, notably, not so much the visible face of it) have everything to gain by dividing Vancouverites.

But, fortunately, it's not too late for City Council to correct course, to reject an outcome that intentionally avoids an effective solution, and to acknowledge that what so many Vancouverites rightly perceive as greed-driven recklessness is, indeed, just that. It's time for Mayor and Council to escape the grip of special interests and to advance Vancouver as a community rather than a commodity.

As per the subject policy report, the City clearly understands the nature of measures required to curb ongoing destruction of Vancouver's heritage, neighbourhood character and urban forest. Please reject current recommendations and direct staff to revert to the common sense approach brought forward, and broadly supported, through the initial public consultation process in November and December, 2016.

Guy Cross
Vancouver.

Isfeld, Lori

From: Robert McNutt s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 1:55 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 liveable homes.

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

Sincerely,

Robert McNutt

Isfeld, Lori

From: Bob Angus s.22(1) Personal and Confidential
Sent: Sunday, September 17, 2017 7:55 AM
To: Mayor and Council Correspondence; Mayor Media; Affleck, George; Carr, Adriane; Ball, Elizabeth; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim
Subject: FW: Opposed to CHRZ
Attachments: There is considerable academic literature about the origin and nature of fiduciary duties of public servants.docx; Calculation of Lost Value in First Shaughnessy.docx; The First Shaughnessy Heritage Conservation Area v3.docx

s.22(1) Personal and Confidential

From: Bob Angus s.22(1) Personal and Confidential
Sent: Saturday, September 16, 2017 10:43 PM
To: Robert Angus
Subject: Opposed to CHRZ

Re: Character Home Zoning Retention Incentives and interim Procedure (CHZR)

September 16, 2017

Mayor and Council

Unfortunately, events do not allow me the opportunity to speak at the Public Meeting on Tuesday, September 19th. Perhaps it will go to a second meeting in the subsequent week and I will be able to appear.

Attached to this email are three documents:

The first describes fiduciary responsibilities.

The second is a copy of a letter that I previously sent to Council as to the effect that the HCA has had on First Shaughnessy. It is interesting to note that not one Councillor, the Mayor, or any staff responded to this. I guess 300 million dollars is not considered significant.

The third document describes the method of arriving at **300 million dollars**, but as is evident, the number should actually be **400 million dollars** of lost value.

So, why are the above relevant to the CHZR?

As is evident, the implementation of the HCA was devastating to property values in First Shaughnessy. This may be excused as ignorance on the part of Council, but today Council is facing a similar situation except that it is over a much

larger area and affects many more homeowners. Again the process is marching on with no assessment of the costs involved. In my view, that is an abrogation of your fiduciary responsibilities.

I attended several of the public meetings with respect to the CHZR and can state with certainty that they did not represent consultation. If anything, they were indoctrination meetings. They were heavily scripted and when attendees attempted to discuss costs, they were informed that cost issues were not part of the discussion.

Often, I have heard Councillors and staff quoting numbers from that online polling system as if they justify their actions. There are more than a few things wrong with that system, among which every vote is counted equally, there is no check to prevent multiple voting, there is no check to prevent machine voting, and most egregious are the questions themselves. The polling system even demands that you must fill in a reason if you do not enter the desired response in order to proceed.

It is time for the Council to stand up for the long term residents of this city and not allow itself to be bullied into a deeply flawed policy by a small group of very vocal heritage zealots.

The process behind the CHZR and the interim procedure is so flawed and the total lack of financial information is so evident, that it cannot possibly be considered at this time. It should be voted down and Council should task the planning department to get on with generating a city plan that takes into account the myriad of complex issues facing a growing, vibrant city.

Saving thousands of pre-1940 houses should not trump common sense.

Sincerely

Robert Angus

s.22(1) Personal and Confidential



Virus-free. www.avast.com

There is considerable academic literature about the origin and nature of fiduciary duties of public servants.

Loyalty. Place the public's best interests first. Do not allow self-interest to conflict with the public's interest. Do not benefit at the public's expense.

Care. Be diligent in carrying out responsibilities. Carefully consider and evaluate material facts and alternatives. Exercise prudent judgement, reach logical conclusions and take well-reasoned actions.

Impartiality. Represent all constituents fairly. Act objectively. Avoid targeting or favoring one constituency over another.

Accountability. Provide opportunities for public input and a means for the public to monitor the decision-making process.

Utmost good faith. Connect policy initiatives to serving the good of the governed. Be transparent, candid and deliberative. Engage in honest debate. Assess and monitor public preferences.

Maintain public trust in government. Serve the public good. Avoid impropriety. Exercise good stewardship of public resources. Act with civility and respect toward colleagues and constituents.

Calculation of Lost Value in First Shaughnessy

Data below is from the Coriolis Report

Sq. Ft. Minimum	Sq. Ft. Maximum	Number	Total Sq. Footage (Average) (Max+Min/2 * Number
8,001	9,000	1	8,501
9,001	10,000	6	57,003
10,001	11,000	9	94,505
11,001	12,000	25	287,513
12,001	13,000	39	487,520
13,001	14,000	26	351,013
14,001	15,000	23	333,512
15,001	16,000	14	217,007
16,001	17,000	14	231,007
17,001	17,999	18	315,000
18,000	20,000	39	741,000
20,001	25,000	26	585,013
25,001	30,000	27	742,514
30,001	35,000	24	780,012
35,001	40,000	7	262,504
40,001	45,000	2	85,001
45,001	50,000	0	0
50,001	55,000	7	367,504
		307	5,946,125

Quote below is from Gordon Clark – April 27, 2017

Just before deadline on Thursday, I got a call from Jason Grant, the acting vice-president of assessments for B.C. Assessment. He confirmed that B.C. Assessment did apply a 12-per-cent downward adjustment on land values on 315 properties in First Shaughnessy this year over last because of the heritage designation. That doesn't mean values fell by 12 per cent — a quick review shows they went up — only that the increases were lower than they would have been without the designation. "It could be different for next year," Grant said.

A random test of some pre-1940 properties, chosen from a variety of property sizes, below:

Year Built	Size	Assessed Land 2017	\$/sq ft
1911	10,139	\$6,626,000	654
1912	12,588	\$6,293,000	500
1913	13,950	\$6,829,000	490
1918	15,753	\$8,144,000	517
1925	16,800	\$8,329,000	496
1912	17,932	\$9,495,000	530
1911	19,698	\$8,121,000	412
1912	20,000	\$9,114,000	456
1912	32,727	\$14,457,000	442
Totals	159,587	\$77,408,000	485

City staff probably has access to the full BC Assessment Database and could provide actual figures for the entire 300 plus affected properties, but the figure of an average value of \$485/sq ft is a reasonable approximation.

Without the 12% reduction in assessment, the value per square foot would be \$551/sq ft for a difference of \$66/sq ft.

As there are approximately 5,946,125 square feet of affected properties, a reasonable estimate of lost value is 5,946,125 x 66 or **\$392,444,250** or almost 400 million dollars.

The First Shaughnessy Heritage Conservation Area – One year later.

This designation was imposed on the neighborhood of 600 houses without any meaningful consultation and without consent. The effect was expropriation without compensation.

A number of the neighbors got together and filed an action in the Supreme Court of BC to have the HCA removed or modified. Unfortunately, this petition failed, largely because the judge looked upon the petition as being solely about money. What the judge failed to understand was that it was not only about money, it was also about pride of ownership and property rights. It was at about this time that the neighborhood was informed that unlike almost all of the developed countries in the world, that Canadians do not have property rights. The legal details are that the Province granted the power to municipalities to effectively expropriate without compensation if the magic word “heritage” is used in the legalese.

The penalties are heaviest on owners of pre-1940 houses who are no longer allowed to renovate any external features of their house and gardens without going through an extensive, complex, and highly subjective review of any proposed changes. Unlike all other areas of the city, where an owner can appeal to the Board of Variance, there is no appeal process. The lack of any clear rules and always in fear of the “heritage zealots” trumping logic has caused a crash in the values of all of the properties in First Shaughnessy, including the post-1940 houses.

BC Assessments has recognized this even though the politicians may not have yet been informed, by reducing the assessed value of all pre-1940 houses by 12%. In the case of First Shaughnessy, this represents a destruction of value in excess of \$300 million which has been mostly saddled upon the unfortunate 317 pre-1940 homeowners. Sales of houses in First Shaughnessy are down by 90% over the last year. Almost no pre-1940 houses have sold. To put this in perspective, if this loss of value was evenly divided among Vancouver’s 600,000 inhabitants, it would result in a cost of about \$500 for each man, woman, and child.

In fact, the loss of value is probably much greater than \$300 million and the rather curious effect is that this results in a loss of about \$1 million of property taxes which will have to be made up by other taxpayers.

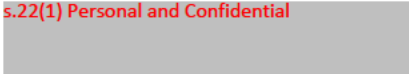
Contrary to what the Mayor states, for most homeowners, the value of their house is their largest investment. For a small group of “heritage zealots” to state that the owner does not deserve this wealth – we want you to maintain your property as a museum for our enjoyment, but we do not want to pay for it – is theft. If the City had actually had to compensate owners for this theft, they would never have done it.

Not many Vancouverites will feel sympathy for anyone in Shaughnessy, but they should be aware that this is only the first step in a much larger program for the “heritage zealots”. The program that all homeowners should be aware of is the Heritage Action Plan or HAP which is targeting 12,000 pre-1940 houses. At this point, the City Council wisely listened to potentially affected homeowners and has preliminarily voted down the planned 10% FSR penalty on pre-1940, (or possibly pre-1950) homeowners in a wide swath of the city. The zealots reacted immediately by claiming that City Council was kowtowing to developers. This issue will come to a public meeting within a few weeks, and homeowners should participate to protect their interests.

First Shaughnessy, instead of being a source of pride for the City, is now a poison pill.

Robert Angus

s.22(1) Personal and Confidential

A grey rectangular redaction box covers the text below the header.

Isfeld, Lori

From: s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 8:05 PM
To: Public Hearing
Subject: Proposed By-law No. 3575 regarding Character Houses, Multiple Conversion Dwellings

Dear City Councillors,

I am opposed to the approval of the proposed Zoning and Development By-law No. 3575 regarding Character Houses, Multiple Conversion Dwellings and Infill Dwellings in RS zoning districts (the amendments); the Sept. 7, 2017, Memorandum on related amendments to the Strata Title Policies for RS zones (the memorandum) And the July 14, 2017 policy report, Introducing Character Housing Choices in RS Zones (Single-family)- Proposed Amendments to the Zoning and Development By-law (the Report). The changes proposed in these documents would radically alter the character and livability of our neighbourhood. I support the following recommendations which were submitted earlier to the City:

Recommendation #1:

Reduce outright FSR for New Construction The Character Home Zoning Review (CHZR) focused on encouraging retention of character homes. The most effective retention option proposed was a reduced outright FSR for new builds, an incentive that would put the brakes on demolition of character homes & rapid gentrification of our neighbourhood. While this incentive was widely supported, it has been removed without adequate explanation. The Report states that, "Reducing the floor area for new construction would have a great impact in retaining character homes but is not recommended"

and that "there will continue to be character homes demolished and rebuilt with new, larger homes." It refers to a vague review of RS zones at some unspecified date that "may result in denser housing forms such as duplexes and triplexes". Our residents were optimistic that the City had heard and was acting on ongoing demands to preserve neighbourhood character & affordability. But this was shattered when the obvious course of action was substituted with a consultation process promoting zoning amendments for densification. Our residents have made it clear that we want character houses retained and gentrification of our neighbourhood and city halted. But The Report suggests the City is not obligated to consider the interests of people in RS zones.

We urgently request that a low outright FSR of 0.50 be used as an incentive to effectively address the ongoing and increasing demolitions of homes & their replacement with outsized, unaffordable homes. This would not require a radical upzoning but tweaking existing zoning to increase affordability & character retention.

Recommendation #2:

Limit the size for retention to 0.7

The current FSR in RS-5 of 0.75 is already too large, encouraging outsized houses that gentrify the neighbourhood and are not in accordance with neighbouring character. These changes propose an even higher FSR, up to 0.85 with an infill, for retention of a character house. If new builds are restricted to 0.50 FSR, an FSR for retention of .7 will provide an excellent incentive, along with improved approval times and relaxed building code requirements to promote retention of character traits. As an aside, if a character house is demolished for a new house, a laneway house should not be permitted.

Recommendation #3:

Character House definition should include pre-1950 homes and smaller houses.

The pre-1940's definition of character houses is arbitrary and would ensure the loss of the few remaining WWII-era bungalows. Also small character houses should not be considered "underutilized" since there could easily be provisions to offer them extra FSR for a larger laneway house instead of demolishing them and building new with associated waste & pollution.

Recommendation #4 :

Include rate-of-change provisions to limit the # of new build and renovation permits in a given area.

Without the changes recommended above, the proposed changes will increase the current constant construction to an unlivable level. Vancouver neighbourhoods are serving as the industrial heartland of BC and have been forced to sacrifice the quiet enjoyment of their homes in order to be the number one revenue source for governments at all levels. Council has a responsibility to protect the interests of its citizens and rate-of-change provisions in the RS zones are already long overdue.

Concentrated permits for demolition/new construction and renovations should be avoided through staggered & spaced approvals.

Recommendation #5 :

Additional Suites for Rent not Multiple Conversion and Infill Dwellings Upper Kitsilano is not well suited to MCDs and infills as the character homes tend to be modest and lots small. The increased FSR needed for conversion to MCDs and infills would involve rebuilding the original house beyond recognition and the loss of trees and other biodiversity. Instead, second, secondary rental suites should be allowed under the Secondary Suite Program as a simple incentive for retention that would also increase density & low-cost rental stock. Such a rental conversion to three suites: main floor, basement and an upper floor suite would reduce building code and zoning regulations so as to be more affordable than MCDs.

Again, building code requirements must be relaxed and additional resources for permitting allocated to promote more affordable suites in older homes.

Recommendation #6:

Strata-titled MCDs and infills permitted in RS zones will reduce rental stock Stratification would exacerbate the affordability crisis for both low & middleincome renters through the loss of this affordable rental stock. Permitting MCDs for sale would discourage construction of secondary suites, decreasing the supply of safe, affordable housing for those most in need. A city with a perilously low rental vacancy rate and getting worse every year cannot afford to lose rental accommodation. These changes would benefit homeowners and those who are wealthy enough to buy in a triplex or quadraplex at the expense of those least able to pay. Clearly renters who currently live in secondary suites or even laneway houses would be unable to purchase MCD units for \$1 - 2 million each.

We are also concerned that these changes are designed pave the way for the administration's' stated intention to allow subdivision of auxiliary dwellings in the RS zones, to which we are opposed.

Recommendation #7:

Radical changes in zoning should not be made through top-down policies on a city-wide basis.

Any changes to RS zoning should be developed by working with neighbourhoods to identify areas best suited for specific zoning changes. A clearly effective approach is 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. This is far better than the blunt instrument of repeatedly layering sometimes contradictory policies city-wide.

The stated goal, according to the Report, is to densify the RS zones, even though these neighbourhoods have already been densified through increased secondary suites & laneway house. They are 3 family not single-family zones. The proposals before Council are not minor amendments but radical changes to the character of the RS zones. After the last election, the Mayor promised to consult with neighbourhoods and respect their aspirations, but these proposals represent an autocratic style of decision-making and manipulation of consent. The Open Houses and survey used to justify these proposals did not represent meaningful citizen involvement and the results should not be used to suggest endorsement of the proposed changes.

Recommendation #8:

If Council approves these amendments and the direction represented by the Report, a set of performance measures must be developed before further actions are taken.

While the Report includes performance measures, they measure the progress of the strategy but not progress in achieving the overall goals which are: to address the escalating housing affordability crisis and assist families, renters, and seniors while retaining the character of RS neighbourhoods. A more robust review, in consultation with RS zone Residents Associations, would measure whether the proposed changes are functioning as incentives for character home retention or decreasing affordability by acting as a further boost to gentrification city-wide.

There have been too many city initiatives that have backfired in terms of stated goals with inadequate monitoring of outcomes.

Performance measures for any changes to the RS zones should include:

. a fine-grained analysis of the # of character homes retained or demolished by neighbourhood, . a detailed analysis of character home criteria retained after MCDs (ie detailed before & after photo comparisons), . concentrations of new builds & renovations (ie # per square block) . MCD & infill units sold to locally resident families, renters & seniors, . Contribution of MCDs & infill units to housing affordability city-wide using CMHC criteria, . All houses, MCD & infill units not occupied full-time (ie is 6 month criteria working or being abused), . Number of new secondary suites created compared to baseline data, . Rents for new secondary suites compared to previous & existing units, . Number of new and existing rental units not occupied full-time, . Number of previous renters who have been able to buy, and . impact of any changes on rental vacancy rate.

After one year, data & information about the impacts of any amendments made should be thoroughly reviewed to measure whether the overall goals of the Report are being achieved and made public. If this review shows that any amendments to zoning are not achieving the stated goals, they should be immediately further amended in consultation with RS zones Residents Associations and using the recommendations in this submission. Better yet, this top-down, heavy-handed approach should be shelved and an experienced and knowledgeable community advisory committee made up of local residents set up in each neighbourhood to work with City planners on all aspects of zoning changes. Their goal is densification not retention of character homes, so these zoning changes would increase the loss of character houses due to up-zoning.

- * The Hearing is about rezoning our neighbourhood from single to multi-family zoning which is far too radical a change to be approved without meaningful consultation with our neighbourhood.
- * There is no change in the size of new houses so there will continue to be character homes demolished and rebuilt with new, oversized homes.
- * They pave the way for suites and laneway houses to be strata-titled and sold and for laneway houses to be subdivided into separate lots.
- * There are no monitoring or performance measures proposed to determine whether these changes would promote character house retention and create affordability. There is no mention of what will happen if zoning changes fail to achieve these goals.

From my perspective the rezoning is a golden opportunity for developers to extract more profit from our neighbourhood. Low income renters, like the students and family renting at least 6 of the older houses on our street will be evicted to be replaced by the offer of \$2 or \$3 million condos which will be principally be bought by offshore buyers - in the process more of our local heritage will be heading to the landfill. The only interests that seem to be protected are those who can afford to buy new developments on the west side - people who have lived here all their life and students desperate to find a low cost rental are being thrown out

Kind regards, Anne Rooney

Isfeld, Lori

From: Anita Romaniuk s.22(1) Personal and Confidential
Sent: Thursday, September 21, 2017 8:49 AM
To: Public Hearing
Subject: Re: Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law

I am writing to ask Council not to proceed with these proposed amendments in haste. Like many other Vancouverites, I am concerned about the loss of character homes throughout the city, and welcome incentives to retain character homes, especially in older neighbourhoods such as Mount Pleasant and Grandview-Woodlands which have many of them, often entire blocks, albeit in various degrees of condition and/or alteration. However, I don't think there has been adequate public consultation around these proposals in these two neighbourhoods. I don't live in Mount Pleasant, but I serve on the Board of Directors of a non-profit that is located there. Many of the people who I come in contact with who live in Mount Pleasant didn't know about the new proposals for east Mount Pleasant and Grandview-Woodlands until a couple of days before the hearings. I know that there were Open Houses, but these were in the summer when many people were away, and I don't think the advertising for these Open Houses was adequate. Please give the residents of these neighbourhoods more time to give feedback.


In reading various posts on the City website and other websites and in social media, it appears that there are several concerns that need to be addressed:

1. Although the intention is to provide incentives to retain character homes, even with the rezoning and "incentives" (which, if I understand correctly, allow various degrees of densification), it appears as if a significant number of these character homes could still be torn down. Along with the "incentives" to retain character homes, there should be "disincentives" for replacement housing. As in, "No extra density if you insist on tearing down a house in this zoning area!".
 2. There are concerns about the massing on single-family lots as a result of the "incentives". This comes in the form of laneway houses and renovations to allow secondary suites which might mean additions to existing houses as long as the character is retained. This can result in adverse consequences for the neighbours, such as:
 - i) Loss of mature trees that provide habitat for birds and squirrels, and shade during our increasingly hot summers. Smaller replacement trees do not replace the canopy of mature trees. As a former parks commissioner, the loss of tree canopies on single-family lots is very disturbing, countering the good work done to put more street trees in place.
 - ii) Intrusion on the privacy of neighbours, looming over patios and blocking sunshine from gardens.
 - iii) Lack of parking for an increased number of cars, which has happened in the past when several laneway houses were built on a single block.
- There have been suggestions that the massing could be alleviated by allowing smaller units in secondary suites, and smaller laneway houses, which would not take up as much of the lot. This would provide for retention of trees and/or provide an extra parking space. I realize that there is a view, by some, that smaller units reduce quality of life. However, when micro-suites have been offered in apartment-style condos or rental units, they are often snapped up because they are more affordable. Some of these micro-suites use ingenuity to provide the basics: kitchen, bathroom, bed, work station, living room (including some doubling up through foldable furniture). Something to consider.
3. Some types of zoning apparently allow massing of lots for multi-family developments. I am not sure how this fits with retention of character. If a couple of character houses are retained but discordant multi-family units are built around them, is this still retaining "character" and does it deserve the extra density? This is dubious at best.

I think this idea of providing incentives for Character Home Retention has potential, but it needs to be tweaked, and the residents need to have time to provide feedback. Please refer this for further consideration.

Anita Romaniuk

s.22(1) Personal and Confidential



Isfeld, Lori

From: Neville Weir s.22(1) Personal and Confidential
Sent: Thursday, September 21, 2017 12:17 AM
To: Public Hearing
Subject: Public Hearing on Character Home Retention Incentives

Dear Mayor and Council,

This afternoon our street lost yet another beautiful house. The sound of it's one hundred year frame cracking, glass shattering and groaning as it was torn down was very sad to say the least.

This particular house is opposite Maple Grove Park on Yew Street. It will be replaced by a larger house without character or pride of craftsmanship or likely any pride of ownership to follow. It's neighbouring house to the north (corner of 51st avenue and Yew), a large white house sits empty as it has done for two years - it replaced not only a beautiful character house but also many large trees were lost in this particular "**carnage of character**". Now its lights are on every night, shades pulled, what a waste and what a waste of electricity.

It really leaves me speechless and the sound of that house coming down is haunting, maybe you should (the council) spend an afternoon and watch it happen and enjoy the sound of what you would call progress. We know many citizens have voiced concerns but it has fallen on deaf ears. I doubt the interests of your property tax base hold any sway compared to the lobbying by developers who probably have your ear whereas I am sure my words will count for little. But rest assured my vote will be governed on this issue and I will lobby everyone else to do the same.

Given I am a international businessman, a chartered accountant and a former CFO plus I retain board memberships in managing airports in Cyprus and Jamaica, let me provide you with economics 101:

- Foreign investors who do not contribute to the economy but speculate in our housing market (aided by a mislead council) have driven up housing prices and has caused the historical and yawning gap between incomes and housing prices,
- Forget any useless attempt to lure Amazon to this City. We know firsthand in our business that attracting top management and skill to this City is nearly impossible (see first point for this reason). You are not only losing the City's heritage but also it's economic future - this Council will bear responsibility for this,
- The future of the City is driven now by foreign investors who do not reside in this market. You and we are now governed by foreign economic conditions, not Vancouver nor Canada. The emptying of our houses will force our labour market to either re-locate or to move further into the valley, beyond the reach of our beloved bike lanes (which I mean sincerely as an active user) they will be driving - hardly a green solution for our City, for what - foreign real estate speculation? Is that a sustainable industry?
- We lose opportunities to grow and develop like Seattle has - since affordability of housing will remain an obstacle until such time, **all foreign ownership is forbidden in what I would call economic zones** - Greater Vancouver. If the foreign investor wishes to invest in real estate then they can do so in designated recreational zones e.g. Tofino, Whistler. Since, this in theory is where a foreign investor would benefit - spending their income when they visit, plus developing a healthy vibrant tourist product for international tourists.

Finally you are more than welcome to come to our house on ^{s.22(1) Personal and Confidential} and see what a renovation looks like, our house is one of two Cape Cod houses built by the same family nearly 100 years ago in this area. A painting of our house was dropped on our front steps last year (don't know who kindly did this) by a well known local artist who painted many years ago houses of character, our house was in this collection it seems.

Our family are active participants in our small community (even smaller by this afternoon, see earlier comment re house opposite Maple Grove Park) and we are well known to all families and children at halloween. Both my wife and I greet all newcomers to our neighbourhood with a hello or good evening - we are Canadian Citizens and welcome everyone of any race, the above is not a racial issue it is an economic issue.

So with that introduction, 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.

Do the right thing, not what a developer or Mr Rennie would say to you, you know deep down that you are losing history, losing an economic future for our children and causing a speculation bubble that could have dramatic and unknown consequences for our future.

With best regards
Neville Weir

^{s.22(1) Personal and Confidential}

Isfeld, Lori

From: Owner s.22(1) Personal and Confidential
Sent: Wednesday, September 20, 2017 10:37 PM
To: Speaker Request
Cc: Public Hearing
Subject: URGENT: RE: Item 8, Character Retention

Dear Mr. Mayor & Councillors:

I attended Tuesday night's council meeting regarding item 8, Character Retention, and am not able to attend it's continuation on Thursday so decided to send you some thoughts on the matter.

I am opposed to the proposed amendment for the following reasons.

First: The proposers of this amendment are attempting to dictate taste. Taste is a personal matter—a highly individual matter. What one person finds esthetically appealing another may find totally unappealing, even distasteful. Just because the style of a bygone era is not being built anymore doesn't mean that it was superior to what is being built today. Just different.

Second: When I bought my house I bought it with the understanding of being able to do whatever I wanted to do in order to suit mine and my family's desires. Create what we wanted since we had paid for it. What gives an unelected group of people the right to decide for other citizens what they can and can't do with their own private property as long as building code and safety regulations are adhered to? I should have every right to put improvements on my property.

Third: What was in vogue in the 1920's and '30's may not appeal to private property owner's today. Society is different today and has different desires and needs than those of our grandparents and great grandparents. Like everything else that has evolved since the 1920's, so have houses. People want kitchen/family rooms, ensuites, media rooms, and even indoor swimming pools, which are not achievable in most pre-1940 houses. There is no reason that if a private property owner can afford such amenities that he should be denied them due to the whims of an unelected group of people.

Fourth: According to the 2016 property tax notice, my land was assessed at 4.2 million dollars and my house built in 1924 was assessed at \$37,700. Who is going to pay millions of dollars for property and inherit a house that is valued at approximately \$38,000? Houses that are 70, 80, or 90 years old are expensive to upgrade. There is no incentive to spend money on them when they are so lowly valued by the assessment authority. They simply become money pits that don't return value for their maintenance. Regardless of the money spent on a house it still ages and hence continues to decline in value.

This would be a very different matter, if private property owners were being asked to voluntarily preserve their houses. In what democracy are some citizens subjected to the likes and dislikes of a group with a special interest? Two houses are up for sale that are side-by-side on comparable property, one built in 1939 and the other built in 1941. The 1941 house would most likely become the choice of a buyer whether he wanted to build a new house or not since he would always have the choice to do so, as would any future purchasers to whom he may sell this house. The 1939 house is going to be more difficult to sell because there would be no choice about its retention. Common sense implies there would be fewer buyers for this house, therefore its value will be impacted negatively even though the two may be virtually identical houses. Downgrading the value of a private property owner's house, which is probably his most valuable asset would negatively affect his equity, his future choices and his retirement.

I worked hard to be able to afford my house and no unelected group with a personal bias should have the right to decrease its value or its salability. This is very personal to me. You are asking me, the owner of the property to spend 4.2 million dollars to preserve a \$38,000 asset which works out to 0.009% of the total value of the asset. In other words this group is asking me to maintain an asset that is worth less than 1% of the total value of the property because they like its looks. This is unequal treatment--not a level playing field and consequently this action would be prejudicial, discriminatory and punishing.

The proposers of the amendment should not have the right to supplant their desires over my rights as a private property owner.

Yours sincerely,

Suzanne Mah

P.S. Please let me know if you received this e-mail. Thank you.

Isfeld, Lori

From: M.Slater s.22(1) Personal and Confidential
Sent: Wednesday, September 20, 2017 3:13 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives.

Dear Mayor and Council,

Preserving the character of homes and livability of neighbourhoods is an important issue for many residents of the GVRD. I am saddened and distressed to see beautiful old homes demolished and replaced with massive buildings that have little respect for fitting in with established neighbourhoods. Further, demolition is incredibly wasteful and counter-productive to green and sustainable values on which Vancouver prides itself.

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, yet 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. I understand 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 requires immediate and decisive action.

Sincerely,

Melinda Slater

s.22(1) Personal and Confidential

Isfeld, Lori

From: Robert Andrew 5.22(1) Personal and Confidential
Sent: Wednesday, September 20, 2017 10:58 AM
To: Public Hearing
Subject: Rezoningn for Character Home Incentives 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."

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, Robert Andrew, Mt Pleasant, owner of Frederick Vernon House[1913], 850 East 13th Ave