



Mayor and Council Feedback

Case number: 101010172470 Case created: 2017-09-15, 05:42:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311
Address2:
Location name:

Contact Details

Name: ANNALEA PIPPUS
Address: s.22(1) Personal and Confidential
Address2:
Phone:
Alt. Phone: Preferred contact method: Either

Request Details

- 1. Comment:* I'm writing to express my approval for the:

Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities ? Proposed Amendments to the Zoning and Development By-law?

Housing density is an important objective for any vibrant, sustainable city. I fully support this and any initiatives that increase density, preserve heritage, and improve access to affordable housing.
- 3. Department: MayorandCouncil
- 6. Did caller indicate they want a call back? Unknown
- 11. Name: Anna Pippus
- 12. Email:* s.22(1) Personal and
- 13. Address:
- 99. Attachments 0

Additional Details

Isfeld, Lori

From: John Edwards s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 6:30 PM
To: Public Hearing
Subject: Public hearing comments - Grandview-Woodland area

Dear Mayor and Council,

My family and I fully support the proposed changes on RT-5 etc zoning changes in the Grandview-Woodland area.

We hope City will continue to increase density in other parts of Vancouver, so that City can have more housing choices and be more affordable.

Thank you!
John

Isfeld, Lori

From: Bryn Davidson s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 8:23 PM
To: Public Hearing
Subject: letter of support for infill options and character incentives

Hi - I'm a resident and business owner in Mt. Pleasant and would like to express strong support for new infill housing options.
I also strongly support new housing options to encourage character home retention.

thanks
Bryn

Bryn Davidson
s.22(1) Personal and Confidential



Isfeld, Lori

From: Reilly Wood s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 10:18 PM
To: Public Hearing
Subject: Hearing tomorrow - comment in support of item 9

Hello,

I'm signed up to speak for item number 9 (9. REZONING: Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities – Proposed Amendments to the Zoning and Development By-law) tomorrow but I'm not sure I'll be able to make it. Please accept my comments on behalf of Abundant Housing Vancouver in support of the proposed rezoning.

Good evening mayor and council, my name is Reilly Wood. I'm here tonight to speak on behalf of Abundant Housing Vancouver and also as a resident of Mount Pleasant.

We would like to express our qualified support for the proposed changes. These zoning changes will allow more people to live in Mount Pleasant and Grandview-Woodland and that's fantastic. These are great neighbourhoods, and we should be giving many more people the chance to live in them.

That's not to say that the proposal is perfect. For starters, we have some concerns about the indiscriminate use of character designation.

The policy report says that this will affect about 2400 parcels with pre-1940s houses, and that about 80% of those are considered to have character merit. Mount Pleasant and Grandview Woodland have a lot of historically and architecturally important homes, but it's a big stretch to say that nearly 2000 homes should be kept as is. We think you should make better use of your heritage designation powers to protect the most important character homes, instead of taking such a broad-brush approach.

We're also especially concerned about how unambitious these plans are. This is mostly a step in the right direction, but it's a very small step.

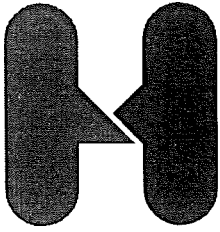
Both of these neighbourhoods are within walking distance of frequent transit, and when the Broadway Line is built a lot of this area will be within walking distance of the Skytrain. Even after this rezoning, this is still going to be a lot of central, walkable land that is kept off-limits to apartment-dwellers.

And if maintaining neighbourhood character is important, it's worth noting that both neighbourhoods already have a number of lovely historic low-rise apartments. We've done walking tours through Mount Pleasant and people *love* the little apartment buildings. If anything, this rezoning is ahistorical because it continues to stop people from building small apartment buildings on central land.

I just want to leave you with one final thought. Earlier this year, Mayor Robertson said that "Nothing is off the table as the City aggressively pushes forward in delivering as much affordable housing as possible".

When we see that changes like this will still forbid small apartment buildings in central Vancouver, we have to wonder: did you really mean that nothing is off the table?

Thank you for your time,
Reilly Wood



Heritage Vancouver

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September 19 2017

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: Character Home Review - Comments prior to Public Hearing

Dear Mayor and Council,

As we celebrate Canada 150 Plus, Heritage Vancouver Society (HVS) is highlighting threats to the physical, social and cultural fabric of historic urban landscapes.

For the first time, HVS has two No. 1's on our 2017 Watch List: the **historic urban landscapes of Chinatown and Character Homes and Neighbourhoods** are tied as the most endangered places.

We are pleased to see the City of Vancouver is exploring ways to address the dual issues of heritage conservation and housing options in the Character Home Review and Vancouver Housing Strategy.

HVS supports the zoning incentives that the City is exploring for retention of pre-1940 homes as a part of the Character Home Review and recommends the following areas of improvement:

1. Apply an integrated strategy to Heritage Management and develop neighbourhood wide statements of significance.
2. Modernize and update character merit criteria
3. Improve the development review process for heritage and character
4. Integrate the RT Zoning Review process and Housing Action Strategy with the Character Home Review.
5. Test and review the success of the policy (including specific FSR #s) after an appropriate number of projects have been processed. Conduct a periodic review where new City directives and by-laws can be incorporated into the policy.

The details of our recommendations are on the following pages. We would be pleased to share detailed textual amendments with City staff for consideration and inclusion in the policy, for brevity we have not included them here.

1. Apply an integrated strategy to Heritage Management

We believe in taking an “ecosystem” approach to neighbourhoods as historic urban landscapes that embrace a sense of place and the diversity of communities. Specifically with respect to these current planning initiatives, we continue to recommend that an integrated approach to neighbourhood character and housing policies/actions be developed with the following four guiding principles:

1. The character of our neighbourhoods is ever evolving, diverse and unique to each place.
2. Pre-1940—and post-1940—houses are important to retain where their architectural quality, or uniqueness, is integral to place character.
3. Contemporary architectural expression is essential for place character in historic areas to evolve through the inclusion of heritage for the future.
4. A diversity of housing types and tenures in older neighbourhoods enables more people to enjoy living in historic areas with cultural and built heritage.

We believe that the future of our neighbourhoods includes both retention of pre-1940—and post-1940—homes, established streetscapes and special historic areas, and high-quality new houses and infill in the form of new houses, duplex, and multi-unit housing.

As noted in the most recent staff report (dated April 2017), neighbourhood character cannot be managed through new zoning incentives alone. What is needed is community planning that integrates how to retain, and layer onto, the diversity of buildings and streets including all eras of city building, from pre-1940 to today, with tools that can manage area-wide (versus site-specific) changes, e.g. heritage conservation areas.

2. Modernize and update character merit criteria

Issue #1:

A pre-1940 definition of “character home” falls to support the retention of the diversity of periods and styles in older neighbourhoods.

Recommended action:

Update the “character home” definition to embrace post-1940 housing that contributes to neighbourhood character and to fully align with building age thresholds that are already eligible for incentives, e.g. conversions of pre-1977 homes to multiple units allowable in the R-T9 Zone.

Issue #2:

The existing character merit criteria reflect a bias towards certain styles.

Recommended action:

Update the character merit criteria for pre-1940—and post-1940—styles to embrace cultural and social diversity, rather than only reflecting British and American architectural movements, e.g. Arts & Crafts, English Cottage.

The proposed criteria would be difficult to meet for pre-1940 styles without a veranda (e.g. Art Deco, International Style variants) and post-1940s (e.g. Vancouver Special).

While we appreciate the introduction of potential incentives for post-1940 houses “with exceptional architectural merit”, this is a vague policy that will be difficult for staff and applicants to interpret and apply. It is also inadequate for supporting the retention of layers of urban fabric from all decades in our neighbourhoods, which is considered to be best practice for historic districts in other cities, and internationally.

3. Improve the development review process

Issue #3:

Staff interpretation and use of the Vancouver Building Bylaw has sometimes unfortunately led to removal and replacement of original features of pre-1940 houses, which defeats the retention objective.

Recommended action:

Amend the Vancouver Building Bylaw (VBB) to remove the provisions for energy efficiency in character home renovations and to replace them with the less intrusive standards for houses on the Heritage Register.

We are pleased to see that changes to the VBBL are planned and we look forward to further information.

Issue #4:

The present review and approvals process for development permits and building permits are untimely and costly.

Recommended action:

Introduce a “green door” in development permit and building permit-application review and approval processes for multi-unit house conversions, multiple secondary suites, new unit additions, or new infill, specifically for the sites where a heritage or character home is retained. This should also apply to Heritage Revitalization Agreements for unique projects.

Similarly we welcome the improvements to application processes that are mentioned and await hearing details.

Issue #5:

Streamline the Heritage Revitalization Agreement approach to retention.

In many character neighbourhoods there are still significant historic assets (original farmhouses, wartime housing, historic mansions, odd shaped lots) that might not fit into the zoning-based incentive approach outlined above. These places may need additional incentive for retention (the HRA).

Recommended action:

Streamline the HRA application and review process make guaranteed timelines for staff decision making and review. Make staff decisions transparent and accountable. At the same time enforce the expiry date, maintenance bylaws and other provisions related to applications so as to make owners and developers accountable to their promises.

Issue #6:

Staff interpretation and use of the design guidelines for new construction in single-family neighbourhoods has encouraged "fake history", and obstructed high-quality contemporary design.

Recommended action:

Revisit and make changes to the design guidelines for heritage and character homes and new houses to ensure they are outcome-oriented, not prescriptive, and that staff approve good contemporary design. New housing and infill can be compatible and complimentary complementary to the existing context without imitating a particular historical period. We recommend replacing the wording under "character home criteria" with new wording that embraces a broader diversity of housing styles, and eras, something like the following:

"Conversion and infill projects should be designed to be lasting, quality additions to neighbourhoods. Changes to existing character houses should maintain their original form and character in keeping with the character house criteria, and additions should be compatible but distinguishable. A variety of architectural styles will be considered for infill development, so that neighbourhoods are encouraged to evolve, in ways that respect the character of existing buildings and streetscapes and allow the creation of future heritage."

4. Integrate the RT Zoning Review and Housing Action Strategy with the Character Home Review

Issue #7:

The present parking regulations discourage infill and retention in RS zones.

Recommended action:

We encourage the City to consider the results of the parking study underway for RT zones in Grandview Woodland and Mount Pleasant, and to use this information to reconsider the parking requirement for one stall per dwelling unit in the RS Zone. The ability to have a greater portion of a site for new infill will indirectly support the objective to retain historic houses.

5. Test and review the success of the Character Home incentives

Issue #8:

Proposed FSR incentives may not be sufficient to encourage retention.

Recommended action:

We encourage the City to include specific testing, review and tweaking (if required) after a representative number of projects have been processed successfully to confirm that the incentives are working.

We look forward to continuing to working with the City as detailed policies are developed on this important topic.

Respectfully submitted

s.22(1) Personal and Confidential

s.22

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Pers

Javier Campos
President, Heritage Vancouver Society

Ludwig, Nicole

From: Owen Brady s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 10:15 AM
To: Public Hearing
Subject: Today's Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor and Councilors,

I currently live in Grandview-Woodlands. I would like to express my support for items 2, 8, and 9 on tonight's agenda and encourage council to push even further toward making housing in Vancouver affordable. Specifically:

2. I encourage council to approve delegating re-zoning authority as described, but for this to also apply to areas currently zoned for single family detached, duplex, and row-houses. If we all agree there is a housing crisis then I believe we should start genuinely acting like it's a crisis.

8. & 9. I support these measures. Please also consider allowing higher FSRs and some low and mid-rise condo construction in these areas, with reasonable limitations on overall density. This would allow for much more economical and environmentally-friendly construction than laneway houses can realistically achieve, and could eventually relieve some of the market pressure that is encouraging the demolition of character homes and the demolition of affordable multi-family housing elsewhere in the city and the metro region.

Sincerely,

Owen Brady

Isfeld, Lori

From: Brendan Dawe s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 3:36 PM
To: Public Hearing
Subject: Character Home Zoning Review

Dear Mayor & Council:

As a Grandview-Woodland Renter, I write in support of the proposed changes. I broadly support more and more diverse housing options in more of the city.

I am troubled by the tepidness of the changes proposed. In most areas, it will still be illegal to build a small apartment block. There will still be too much required parking and land assembly. In a time of crisis, the city needs more bold action to bring down the barriers to more affordable housing and reduce the scarcity of multi-family sites artificially created by existing exclusionary land use policy. Moreover, the housing crisis is not a neighbourhood problem. It is a metropolitan area problem, and it must be resolved through overarching policy changes on a scale large enough to impact housing everywhere rather than just create localized land rushes.

I especially urge the council to reject attempts by unrepresentative groups like GWAC to demand more process and delay, after previous rounds of process failed to go their way. I would remind councillors that such groups represent no one but themselves.

In summary, more housing, less parking and more focus housing availability are what I would like to see out of this and future plans.

Sincerely,

Brendan Dawe
s.22(1) Personal and Confidential

