

**Castro, Maria**

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**From:** s.22(1) Personal and Confidential [redacted] on behalf of Linda Diano s.22(1) Personal and Confidential [redacted]  
**Sent:** Monday, September 11, 2017 9:48 AM  
**To:** Public Hearing  
**Subject:** re Hearing to "Increasing Housing Choice...in Grandview-Woodland - Amendments to Zoning and Development By-Law"

Mayor, Council, and Staff,

I am against this rezoning and development by-law.

Regards,

L. Diano

s.22(1) Personal and Confidential [redacted]

## Castro, Maria

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**From:** Emily Chu s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 13, 2017 1:41 PM  
**To:** Public Hearing  
**Subject:** RT5 zoning Bylaw amendments : Existing smaller Front yards are a heritage issue too!

Dear Councillors and Planning Staff

Some streets in Grandview Woodlands , ( e.g. Napier street between Templeton and Lakewood where I live ), have a significantly smaller front yard setback than the default minimum in the RT5 draft district schedule (7.3 m or 20% of lot depth) .

The smaller front yards are a heritage feature that most people want retained. This doesn't affect the ability to build more density. (On the contrary, it may help for infill)

The draft districts schedule for RT5 (section 4.4.4) allows a relaxation of the 7.3 m (by the Director of Planning or the Development Permit Board) provided that consideration is given to the existing front setbacks.

However, contractors applying to build the new larger duplexes (FSR 0.75) won't be asking what the neighbours think. They will just submit plans and apply for a permit with the default setback.

The city will then have no powers to require a smaller front yard to respect the heritage nature of the street.

And the new duplexes will extend unnecessarily further back - past the existing houses adjacent to their back yards.

This is not the situation that what we have now (the existing design guidelines for RT4 indicate that adjacent setbacks should be respected! ).

Please amend the draft schedule before its too late!

Regards

Peter Trainor

s.22(1) Personal and Confidential

Castro, Maria

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**From:** warren paley s.22(1) Personal and Confidential  
**Sent:** Thursday, September 14, 2017 11:51 AM  
**To:** Public Hearing  
**Subject:** proposed rt-5 zoning changes trout lake & mount pleasant area

1. the lot sizes in the area are bad for this kind of thing, laneways and duplexes. etc.... duplexes are bad enough at the current square footage allowable.[ i cannot stress this enough, 33'x122' you have got to be kidding ] . 50'x130' and up i'd say would be ok . 2. does not make sense to increase density in this way. the area is already dense enough, a condo with dirt on the roof and parking spots in the basement would be better. 3. ie. laneways next to duplexes etc... will look ridiculous. 4. will impede light into neighboring yards. # its all fine and well to want to "try to" save old character homes, and try to help young familys some way, but this isn't it. as time goes on they would be looked upon as the poor family living in the lane or garage or alley or jakes back yard and so on. how about incentives financial or otherwise., of some kind, not including laneway homes.. thanks  
mr. paley [e.13th ave. resident]

**From:** Jeanette Jones s.22(1) Personal and Confidential  
**Sent:** Thursday, September 14, 2017 3:30 PM  
**To:** Public Hearing  
**Subject:** Re: Comment on September 19 Public Hearing Item #9:

**COMMENT ON SEPTEMBER 19 PUBLIC HEARING AGENDA ITEM #9: REZONING TO RT-T AND RT-6 IN MT. PLEASANT AND GRANDVIEW-WOODLAND**

The City of Vancouver is encouraging the building of low-density housing forms in RS zones. The proposed RT-5 and RT-6 zoning regulations for duplexes, infill and multiple conversion units will affect about 4800 parcels in Grandview-Woodland, Mt. Pleasant and Cedar Cottage. Other zoning regulations for rowhouses, stacked townhouses, and low-rise apartment buildings will be specified at some future date for these neighbourhoods.

Norquay has already become a demonstration project for many of these new housing forms. Within the past four years, 1,912 parcels have been rezoned to RT-11 (small house/duplex), RM-7 (rowhouse/stacked townhouse), and RM-9A (4-storey apartment buildings). As of August 30, 2017 fifty development applications have been posted on the City of Vancouver's Development Applications web page. Thirteen projects have been completed so far, eleven in the RT-11 zone.

Two major deficiencies are clearly evident in many of the completed projects.

**1. Living rooms and bedrooms are often too small.**

A large number of units, especially in the RT-11 zoned area, consist of 3-bedroom units that are expected to house families. In small house, duplex and townhouse units of less than 1500 sq. ft., the kitchen area and the living/dining area usually occupy a single room. After space has been allocated to the kitchen and dining functions, the remaining space can often only hold a 3-seater sofa. This amount of living room is inadequate for families.

Some bedrooms in these units are extremely small. A recent RT-11 application shows bedrooms that are 8 x 6 ft. or 8 x 7 ft. This space is barely large enough to accommodate a single bed. Many 3-bedroom units have at least one bedroom smaller than the 92 sq. ft. specified in the BC Housing Design Guidelines as a minimum bedroom size for social housing units.

It seems that no guidelines govern room sizes in Norquay's RT-11 zone or in the proposed RT-5/5A and RT-6 zones for Grandview-Woodland and Mount Pleasant. The city's Housing Design and Technical Guidelines apply only to social housing units. The High-Density Housing for Families with Children Guidelines apply only to "residential development, both market and non-market, of 75 and more units per hectare in density." (p. 1) Units in the RT-11 zone and in the proposed RT-5/5N and RT-6 zones have a maximum unit density of 74 per hectare. The City of Vancouver urgently needs a new set of guidelines for low-density housing forms.

**2. Landscaping is not being maintained.**

For the most part, landscaped areas are being planted with drought-tolerant plants. But these new plantings are not being properly watered. In some cases, the developer fails to water and the landscaping shows signs of

severe stress even before the units are ever occupied. In other cases, the new residents fail to water the plantings, either through ignorance or lack of interest. In a worst-case scenario, both the developer and residents have failed to water. Irrigation systems usually have not been required. Failure to water and otherwise care for the landscaping is especially evident where there is shared "semi-private" open space. No one appears to feel responsible for these, or for city boulevards. Here are three examples of landscaping planted in 2017:







Much of the sod that has been laid down does not look as if it will survive. Many trees have dead branches, and some entire trees have died but have not been replaced. While established plantings may recover to a large extent after a hot summer like this one, new plantings are much more vulnerable.

These deficiencies can be anticipated to be even more acute in the RM zones, where units are likely to be smaller and virtually all ground-level open space will be semi-private shared space.

Solutions need to be found to the two serious problems outlined above before these new housing forms are allowed in other areas of Vancouver. Developing new guidelines needs to be given urgent priority. Failure to address these issues in a timely fashion could spread similar degradation across the city.

We ask that you do not approve new regulations for the proposed RT-5 and RT-6 zones until measures are in place to ensure that living rooms and bedrooms are adequately sized and that landscaping is being maintained.

Jeanette and Joseph Jones

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