

Castro, Maria

From: Darren Stott "s.22(1) Personal and Confidential"
Sent: Thursday, September 07, 2017 3:28 PM
To: Public Hearing
Subject: Increasing housing choice

Mayor and Councillors

I am very happy to hear the City is addressing zoning to help increase densification. I am confident you all know the advantages of this. However, for me and many of my neighbours, who are owners of single family homes, it provides more control to us as to how our neighbourhood develops.

For us owners it also provides additional income, to help offset the high price of owning and living in Vancouver.

I urge you to throw caution in to the wind and encourage real densification such as increasing FSR to near 1.0 for single family homes. This would allow me and others to build livable >600 sq. ft. infill/laneway housing.

Thanks

Darren

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Darren Stott
"s.22(1) Personal and Confidential"

Castro, Maria

From: Leclerc, Eleonore "s.22(1) Personal and Confidential"
Sent: Friday, September 08, 2017 9:23 AM
To: Public Hearing
Cc: "s.22(1) Personal and Confidential"
Subject: RE: Statement for Mount Pleasant & Grandview-Woodland communities, Proposed amendments to the zoning and development by-lay
Attachments: Letter of Support RT5 Changes.docx

Good morning,

Would it be possible to confirm you have received the statement emailed in August 17, 2017 regarding the public hearing scheduled on Tuesday September 19, 2017 regarding the increase of housing choice and character retention incentives in MP, GW and adjacent areas?


It is re-attached to this email form your convenience,

Kind regards,

Eleonore

"s.22(1) Personal and Confidential"

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From: Leclerc, Eleonore
Sent: Thursday, August 17, 2017 11:08 PM
To: 'publichearing@vancouver.ca' <publichearing@vancouver.ca>
"s.22(1) Personal and Confidential"
Subject: Statement for Mount Pleasant & Grandview-Woodland communities, Proposed amendments to the zoning and development by-lay

Good evening,

We would like the statement in attachment to be considered for the public hearing regarding the changes in density in RT-5 zoning: Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant & Grandview-Woodland Communities, Proposed amendments to the zoning and development by-law.

Kind regards,

Eleonore

"s.22(1) Personal and Confidential"

Letter in support of Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant & Grandview-Woodland Communities, Proposed amendments to the zoning and development by-law

Dear Mr. Mayor, Councilors,

In light of Vancouver's challenges in growing its stock of ground-oriented family housing, and the growing affordability gap, the proposed changes in zoning and development bylaw are a firm step in the right direction. This balanced approach, both to protect character buildings, and enhance the incentive for moderate density is another great example of a made-in-Vancouver solution to the housing crisis.

The path of least resistance for an owner-developer is to pursue an outright approval – the most incentivized choice. At present the encouragement is given over to no net change in density and a fossilization of the ownership pattern.

This policy proposal takes a very creative approach in allowing for greater, finer-grain ownership patterns and an immediate jump in density. The ease of creating two or three dwellings, with a mortgage-helper suite, especially in a heritage retention project, recognizes the way we live in Mount Pleasant and Grandview-Woodlands already. The change proposed is simple: instead of renting from the owner of a house and living two-families-to-a-lot, families will have the choice to own.

The renewal of housing stock in Mount Pleasant and Grandview-Woodlands is necessary. With a shift to outright 0.75FSR, the most incentive is given over to a housing type that allows fine-grain ownership, but in keeping with current patterns of living. It is not a stretch to say that this is a way to propose a Strathcona neighbourhood growth pattern in other neighbourhoods.

The neighbourhoods under scrutiny constitute areas of considerable importance in rental stock. At present, a conditional redevelopment, from a single dwelling to two, is restricted to a modest 0.75 FSR maximum. This opens the door to new home-owners, but eliminates rental stock. There are many examples of dwellings observable in these zones with basement or secondary suites being converted to two owner-occupied homes with no rental. This results in no gain in density, and a reduction in affordability.

The proposed changes allow for a rental suite – a mortgage helper, granny suite or housing for students – these are housing types that reflect the diversity of our neighbourhood. We have seen our neighbours age-in-place, provided a home to community college students, and lowered our carrying costs with rental income all the while watching the replacement of tired buildings with a deeply conservative suburban model. As much as citizens of Mount Pleasant and Grandview-Woodlands are varied their new housing choices are at present equally simplistic.

As a long-time resident of Mount Pleasant and Grandview-Woodlands, as a renter, student, and property owner, and as a professional in the design and development field I support the changes proposed in this by-law.

Caelan Griffiths & Eleonore Leclerc, residents of Grandview-Woodland/Cedar Cottage neighbor