



**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 Confidential"
- 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



## 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)"  
