

Isfeld, Lori

From: Arden Beddoes s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 3:41 PM
To: Mayor and Council Correspondence
Cc: Grandview-Woodland
Subject: Granview-Woodlands proposed rezoning (message in support)

Hi there,

I am a resident of Grandview-Woodlands. I live in and own the property at 1932 Kitchener St, along with my spouse and two children.

I am writing to express my strong support for the proposed rezoning of the neighbourhood. Clearly increasing the allowable density of this neighbourhood is just one of many avenues the City has to address the ongoing issue of a lack of affordable housing. Further, the neighbourhood is relatively central and well served by transit and a host of other services. In my view it is precisely the sort of neighbourhood that ought to be rezoned so as to allow increased density.

As a family homeowner, I am not at all concerned that the proposed rezoning will compromise the neighbourhood's character. On the contrary; I think increased density – including a range of affordable housing options – will add to the vitality of the neighbourhood. Frankly, I would prefer that my young children grow up in a dynamic mixed-income neighbourhood, rather than a more cordoned-off lower density neighbourhood accessible only to those with significant financial means.

So please take this email as strong support for the rezoning of the neighbourhood from a current resident and homeowner. I am grateful to live in a City that so carefully and thoughtfully addresses matters of zoning such as it is doing for Grandview-Woodlands.

Best regards,

Arden



Arden Beddoes
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Thank you.



Mayor and Council Feedback

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Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Arden Beddoes

Address: ,

Address2:

Phone:

Alt. Phone:

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Request Details

1. Comment:*

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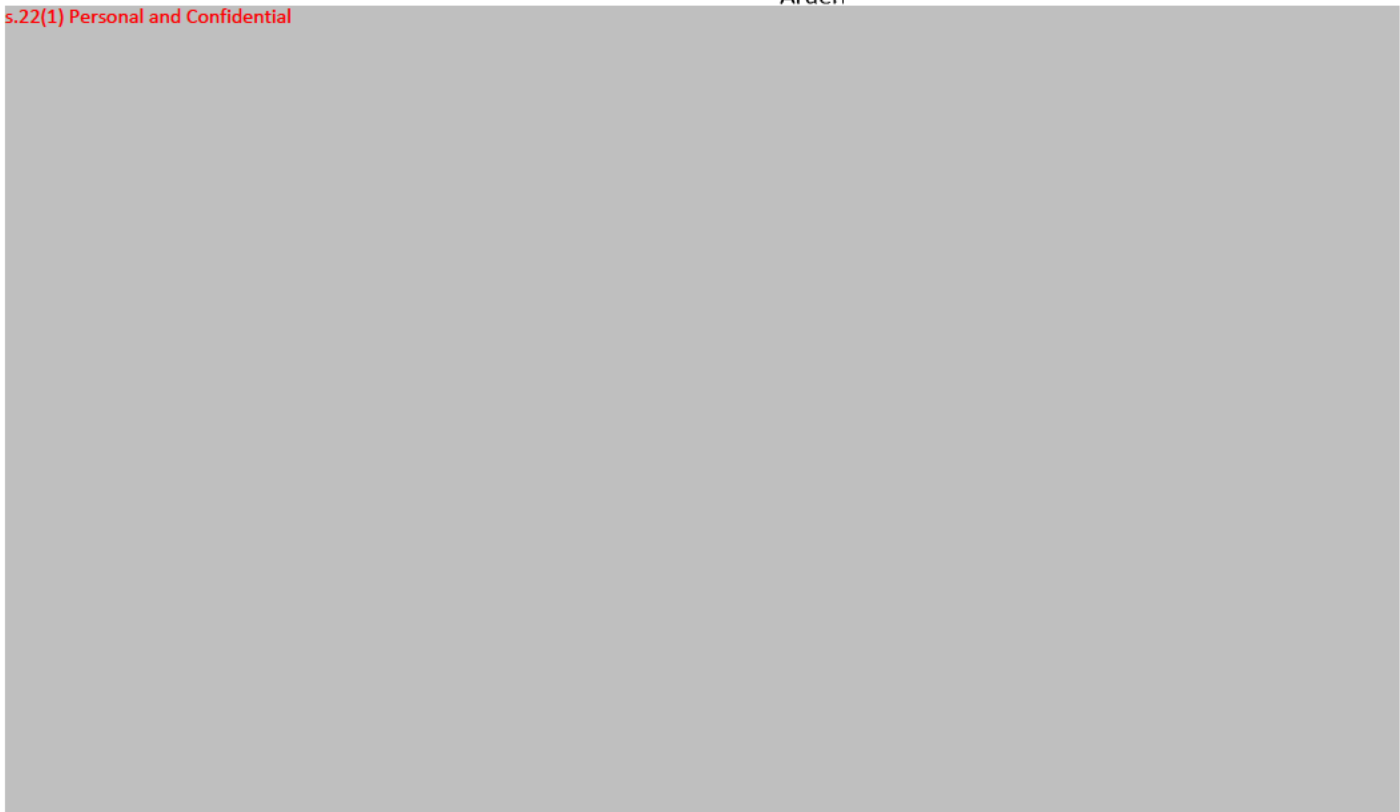
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Best regards,

Arden

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Isfeld, Lori

From: Nick Petrie s.22(1) Personal and Confidential
Sent: Wednesday, September 20, 2017 6:51 PM
To: Heritage Action Plan; Public Hearing
Subject: Document for Council Meeting on Sept 21 at 6 PM Items 8 & 9
Attachments: Character House Renovations - COV Meeting.pdf

Hi,

I could not find the right place to send this so I am hoping that you will be able to get this to the Council submission before 4pm

Please note that I am in support of both of the proposals and am suggesting minor amendments. We drafted this document after speaking with Mark Sakai of the GVHBA and we think it may be relevant to the policies being made.

Sincerely,

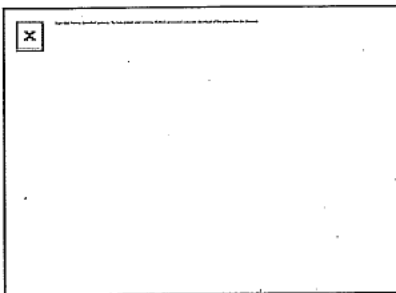
Nicholas Petrie
CBDO, Draft On Site Services Inc.

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Review of COV Upgrades, Their Unintended Impacts on Character Homes And Recommendations

On the advice of Mark Sakai, Director of Government Relations for the GVHBA, Shira Rosenberg and Nicholas Petrie, Principals of Draft On Site Services, to produce a document discussing a review of current City of Vancouver insulation and RSI upgrade requirements and their unintended impacts.

We have redrafted the document at the request of Brady Fought, Green Building Planning Assistant for the COV, so that it more clearly demonstrates these impacts.

For reference, Draft On Site currently designs approximately 150 projects each year, 30+ of those being renovations for houses in the City of Vancouver. Draft On Site has been a member of the GVHBA since 2015 and is active in several councils and committees.

Unintended Impacts of Renovations on Character Homes

Draft On Site staff have noticed many impacts on Character Homes generated by upgrade requirements of the VBBL.

The upgrade requirements for renovating Character Homes, or renovations to any house that is generally more than 25 years old, result in a cascade of further upgrades to meet Building By-Law requirements and City upgrade triggers. Part of the issue with upgrade triggers is that the value of the upgrades themselves then trigger other upgrades which quickly cascade into a series of issues that can double and even triple the cost of the renovation.

Specifically, the Planning Department includes the value of the millwork, plumbing fixtures, appliances and other non-structural elements in the construction value of the project when applying for a Permit. If the cosmetic aspects of the renovation have bearing on the construction value when applying for a Permit they will quickly trigger every upgrade possible. For example, if a client removes a pony wall in a Kitchen, a \$1000 value in construction costs, and then installs new cabinets, appliances and fixtures valued at \$50,000 as a result, the project has now hit 3 or 4 triggers which quickly escalate the costs to then trigger other upgrades which result in every upgrade now being required. Commonly the dollar value of the renovation is either downplayed or just the pony wall is discussed so that the City Clerks do not enforce all of the triggers. If instead the applicant had just applied for a Pony Wall renovation and then added the cosmetic components separately (as they require no Building Permits by themselves) no Upgrades would have been triggered.

Other upgrades, like increasing insulation values, can impact wall and ceiling thicknesses requiring changes to stair and washroom placement as they are pushed away from the exterior walls by fur-outs or no longer have sufficient clear height, once again due to fur-outs. These changes to the stairs and washrooms then trigger further unintended alterations as they have to be brought in line with Vancouver Building By-Law.

A common result of all of these factors is that the Home Owners are advised by Design Professionals and City Staff that they cannot get a Permit for their renovations without each of these upgrades and the upgrades now exceeded their budget. This is what is contributing to the volume of unpermitted work.

Another common issue is that many "Basements" in character homes do not meet the current definition of a Basement as the floor surface of the storey above is located marginally more than 2.0 m above finished grade, usually due to original construction, the ground settling or even later landscaping, so the lowest floor instead counts as the 1st Storey. This results in a 2 1/2 Storey house that was usually built with an approximate foot print of 25% having a maximum achievable FSR of 62.5% (25 + 25 + 12.5). And unless either the definition of a Basement is adjusted for Character houses then the best solution for any home owner or developer to reach a 75% FSR is to demolish the Character House and build a newer, larger house.

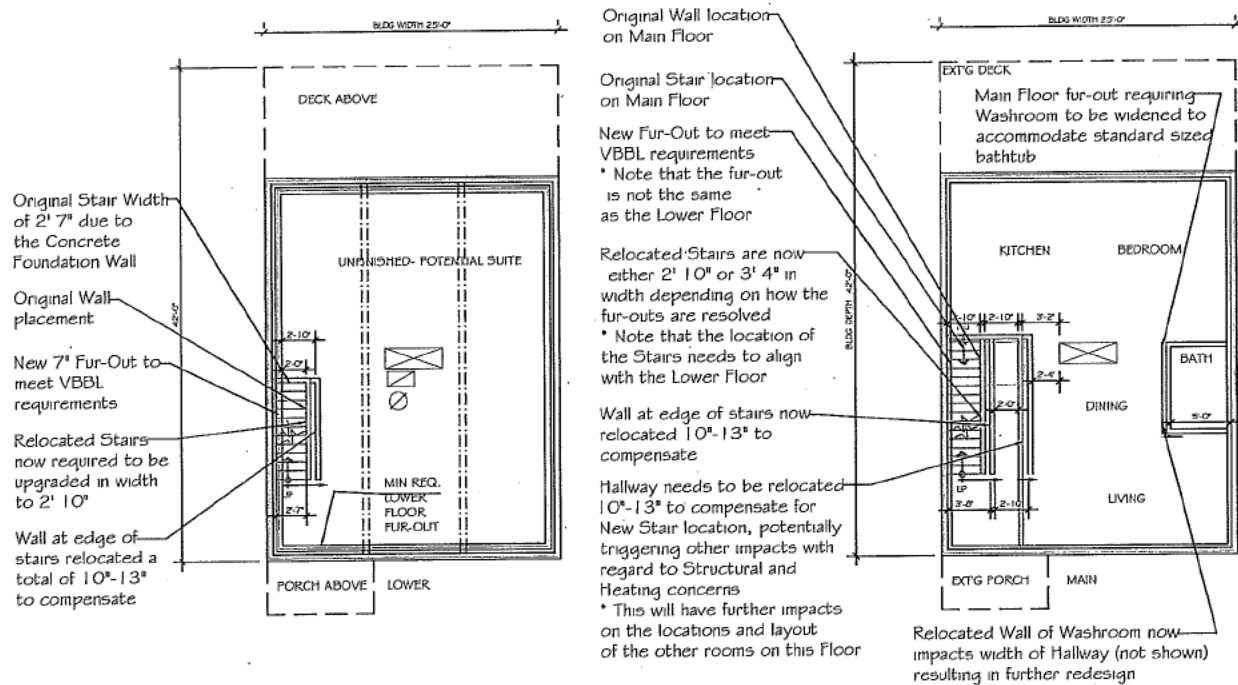
Please see our recommendations sections for what we recommend to address all of the above points.

Examples

We have drafted examples of this based on a number of different projects that we have designed for in the last couple of years.

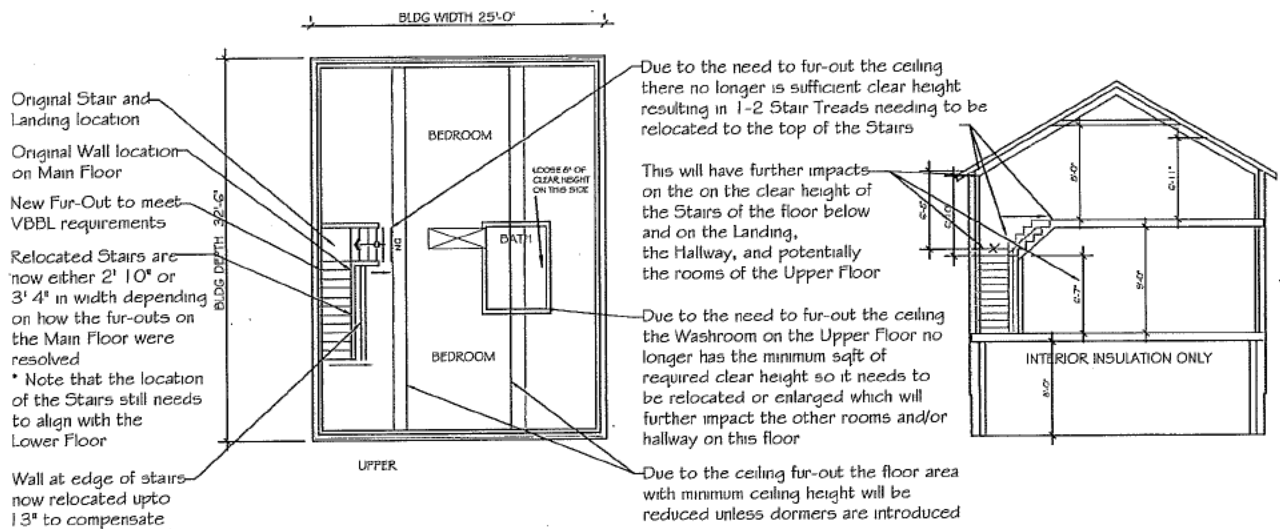
In the example below you can see how the stairs need to be relocated to be outside of the furred-out exterior walls. This is due to the basement needing a 7" fur-out to meet RSI requirements, this 7" fur-out on average results in a 5.2% loss in usable floor area, more if the ceiling needs to be furred-out as well (see next paragraph). This then triggers that the new stairs be upgraded from 28"-31" width, common width for stairs Basements to allow space for the Foundation Wall, to 34" width resulting in the outside edge of the stairs to now be 10"-13" from where they originally were relocated.

This then impacts the Floor above as the stairs now result in the adjoining hallways no longer having sufficient width, requiring relocation of walls, potentially affecting structural and heating elements.

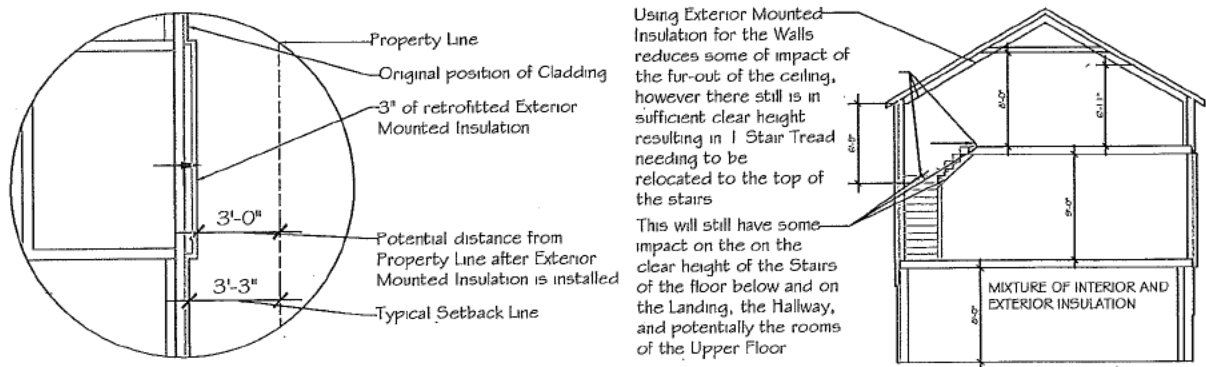


Washrooms have similar issues as the minimum floor area or ceiling height for a Washroom can be impacted, which then requires the washroom be enlarged or relocated which in turn impacts hallways or structural elements. (see figure on upper right of next page for Upper Floor Washrooms)

With the alterations required to the Basement and Main Floors the Uppermost Floor then needs to be adjusted to compensate. However, before this compensation can occur the ceiling usually needs to be furred-out to increase the insulation, commonly a 6.5" fur-out. A fur-out of that size will reduce the overall clear height for the that floor, which in turn affects the clear height over the stairs and frequently results in the stairs needing to be extensively redesigned. Another potential consequence of this is that the amount of floor area in each room that has minimum ceiling height may be reduced. If it is reduced too much then that room may no longer meet VBBL and may need to either be renovated, absorbed into another room, or in extreme cases then that storey may need to be reclassified as storage space. This commonly results in a 2% loss in usable floor area.



In most cases one or all of these consequences could have been avoided if exterior mounted insulation had been used. However, exterior mounted insulation cannot be used on most character houses, or really the majority of houses designed before April 1, 2016, as those houses were designed with the Setbacks calculated to the Foundation not to the Cladding, also houses that were designed pre-1980 were generally built on or, occasionally, over the current Setback Lines. This results in most or all of these houses having insufficient room to allow for exterior mounted insulation. This is due to Fire Safety reasons and is part of the VBBL.



Recommendations:

Changes to Insulation Requirements for Renovations

Exterior Mounted Insulation

Increasing the opportunities to use Non-Combustible Exterior Mounted Insulation by

- Calculating the Setbacks to the Outside Face of the Foundation only for houses built before April 1, 2016
 - Not calculating the setbacks to the Outside Face of the Cladding can impact Fire Fighter Access paths
 - *Note: If this option is approved we recommend requiring interconnected CO2 / Smoke Detectors in every bedroom and hallway for both Primary and Secondary Suites to promote earlier detection, reduce the potential extent of a fire and reduce the work required by Fire Fighters*
 - *Note: Recommend requiring a minimum of 2" of Non-Combustible Exterior Mounted Insulation*

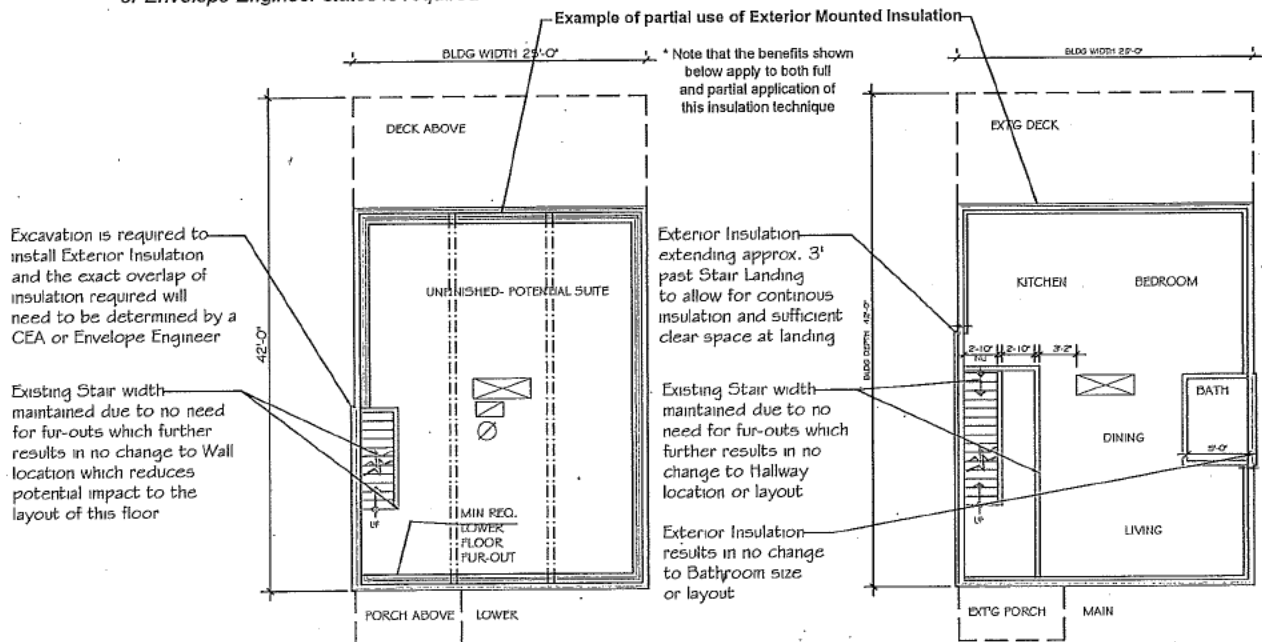
In-Wall Insulation

Allowing Trade-Off Path Analysis for

- Reduction or elimination of the thickness of the Insulation required to reduce the Fur-Outs for both Walls and Ceilings

Around Stairs and Washrooms, allowing the use of a mixture of In-Wall and Exterior Insulation so that Stairs and Washrooms do not need to be relocated, even if this impacts Setbacks

- Stairs and Washrooms impact the cost of the renovation the most if moved so this will allow those areas to be retained as they are
- *Note: If this option is instituted then Stairs will no longer necessarily be required to be upgraded to meet VBBL as there would be no change to the existing stairs, which then removes all need to upgrade the stairs in the rest of the House*
- *Note: If this recommendation is instituted we recommend requiring the Exterior Mounted Insulation extend far enough past the ends of stairs to allow for a 3' landing at each end that is the full width of the stairs, or to whatever extent a CEA or Envelope Engineer states is required*



Providing a Square Footage Exclusion

On each Floor that is upgraded allow a 5.0% FSR exclusion if all walls on that floor are furred-out to meet current VBBL in a Character House

For Ceilings that are upgraded to meet current VBBL in a Character House either allow

- An additional 2.0% FSR exclusion,
- larger Dormers with a relaxation to when and where they can be used (particularly around stairs), or
- increase the options for Trade-Off Path Analysis to reduce fur-outs on ceilings
- *Note: allowing the Applicant the choice of any of these options will create a better variety of solutions to unique scenarios*

Note: These exclusions will further incentivize Home Owners & Developers to renovate houses and upgrade them rather than demolish and build new

Increase to Building Depth for Character Homes

It is common for Character Homes to have extra FSR that cannot be utilized without adding another Floor to the House as the House is already at the Building Depth and/or there is an Existing Non-Conforming Deck that is currently occupying, or potentially past, the remaining Building Depth

A 5% - 8% increase in Building Depth, to a maximum of 50%, will allow Character Homes the ability to renovate and extend the house while still retaining a deck

- 8% is an average of 9.75' of additional Building Depth which is a comfortable depth to have a table and a BBQ on a deck
- 5% is an average of 6.1' of additional Building Depth is the minimum comfortable depth to have a table or a BBQ on a deck

Definition of Basements for Character Homes

Basements are defined as "a space between two floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade"

This definition results in many Character Homes, with an average above finished grade height of just over 2.0 m (many are 2.04 m - 2.1 m), to count as 2.5 Storey homes instead 1.5 Storey + Basement homes, meaning that even though there is Building Height and FSR still available these houses cannot be increased in size as they have reached the maximum number of Storeys allowed

The recommendation is to

Alter the final point of this definition for Character Homes to be "2.2 m above finished grade"

- This would allow many Floors that were clearly intended as basements to still qualify as basements.
- This would also mean that many Character Houses that have had the extensive landscaping to create a "level" lot or yard would still count as having a Basement

Note: This would not apply to Houses with Slab on Grade Lower Floors, only to Houses with Lower Floors that are partially submerged

Isfeld, Lori

From: Anne Vavrik s.22(1) Personal and Confidential
Sent: Thursday, September 21, 2017 2:58 PM
To: Public Hearing
Subject: Support of Items 8 and 9 for discussion tonight

To Whom it May Concern,

I am writing because I am in support of both items 8 and 9 which were added to the agenda for tonight after the Tuesday meeting concluded. I am a working professional in my 30s and am unlikely to be able to buy a condo, much less a single family house in Vancouver. If I were to lose my current basement suite, I would likely have to leave the city. I cannot afford current rents for most available apartments. Many of my friends are planning to leave Vancouver because of lack of housing and how much our rents have gone up. I am aware that you receive far more letters against densification than for it. There are numerous factors in this: people like me are alienated due to feeling like this City doesn't care about our situation. We often work multiple jobs to make rent and student loans. I urge you to look beyond those who do not want to live beside renters or the paper millionaires who enjoy a standard of living that my peers never will simply because we lost the generational lottery. Please consider the fact that my whole generation as well as subsequent ones are being priced out of this city and the impacts this will have.

Thank you.
Anne

Isfeld, Lori

From: Lucy Ling s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 5:13 PM
To: Public Hearing
Subject: RT5 Zoning - Increasing Housing Choice and Character Retention Incentives in Mount Pleasant, etc

Hello,

I would like to add my thoughts to the proposed changes to the RT5 zoning in the Mount Pleasant, Grandview-Woodlands and Adjacent Areas. While I agree with the incentives for properties with character homes, I feel like this creates too much of a gap between character homes and non-character homes. The FSR for character homes has increased to at least 0.83 (infill) and up to 0.91 (addition + laneway). In comparison, no changes in FSR have been made to non-character homes.

One new advantage is that for a new build, one can build a lock off suite for each duplex. However, there is no additional square footage, so this lock off suite will be taking away from the owner's home. A new duplex in the RT5 zone still needs to keep with character retention and be built with an exterior look that matches that of a character home. I feel that it promotes the character streetscape, and homeowner's now that are purchasing duplexes are looking for more room than townhouses and condos. They need the mortgage helper of the lock off suite, but if this takes away the extra space they get, then they may consider townhomes/condos instead.

I think that there should be a slight incentive for building the much needed additional rental space of the lock off suite and the FSR should match that of a character home, 0.83 FSR.

Also, the city should be considering the future of 12th Avenue as the Broadway line comes in. 12th will become a more major arterial road, and I know that the city would like to widen it in the future. However, you do not get back the land until the property sells, which can be a slow process for single family zones. If 12th is rezoned for townhomes, then there will be a lot more incentive for ownership turnover.

Thank you, I hope that my comments will be considered.

Lucy

Isfeld, Lori

From: Jack zhu s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 5:48 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear City:

My name is Jack Zhu. I am a home owner at RT8 zoning.

My suggestion is to allow laneway house in RT Zoning. It is such a waste to build garages for cars instead of for people to live in. It could well accommodate a small family in such nice neighbourhood no matter to rent or own. In fact, we should give people incentive to build laneway house instead of garage. why should cars sleep in a better place than a lot of people could.

Cheers

Jack Zhu