

Dragnea, Irina

From: Fernando Medrano s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 4:06 PM
To: Public Hearing
Subject: Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law

As a former homeowner, renter, and frequenter of the area, I support the proposed amendments to the zoning and developments. In fact, I think the City could have been much more generous:

- by expanding the target up-zoning area to include more (if not all) of the neighbourhood;
- by slightly increasing the FSR overall
- by allowing more multi-family, small apartment buildings to be built without lot assembly.
- by allowing and incentivizing the development of much(!) more desperately-needed purpose-built rental housing

After the next election, I expect further relaxation of zoning and the evolution of the current allowable building forms. But with this particular rezoning, I fear that the City might lock-in a incremental change for the Grandview-Woodlands area that is out of step with the city's actual needs. We need more purpose-built rental apartment buildings now. This neighbourhood will be better for it.

Fernando Medrano

Kennett, Bonnie

From: Owen Brady s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 4:56 PM
To: Public Hearing
Subject: Increasing Housing Choice in Grandview-Woodland

To whom it may concern,

I would like to express my support for the rezoning to increase housing choice in Grandview-Woodland. I live in the neighbourhood and see the need for increased affordability and more housing choices.

However, under the circumstances — that we are presently in a housing crisis — I do not find the proposal particularly ambitious. Given that apartment buildings already permeate the neighborhood and in light of the discussion around the city's Making Room initiative, I think it would be appropriate to up-zone the entire neighbourhood to allow some form of four-storey apartment buildings, if not the entire city. In fact and contrary to the logic of this proposal, I attended a recent community engagement regarding the proposed rezoning at 1st and Clark, and many residents were concerned that multi-family homes were being placed so close to an arterial road.

While I expect that re-development in Grandview-Woodland will actually progress at a slow and gradual pace, I am concerned that a great deal of planning resources (throughout the city) are going into development plans that still lock up far too much land in relatively low density forms and result in too much construction activity adding only marginal net homes. The city should be looking to improve the ratio of unit completions to demolitions, which I believe is by a large margin the worst of any major metro in Canada. To be clear, I do think this proposal is a step in the right direction.

Thank you for your consideration of my comments.

Sincerely,

Owen Brady