

## Dragnea, Irina

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**From:** Daniel Varga s.22(1) Personal and Confidential  
**Sent:** Monday, July 16, 2018 8:41 PM  
**To:** Public Hearing  
**Subject:** TTEXT AMENDMENTS: Development and Building Regulatory Review

I strongly support these changes, they are minor and shouldn't have to be voted on. I've seen more than one entrance to single family homes in many neighborhoods. Neighborhood groups should stop preventing any possible change, we are in a housing crisis we need to focus on increasing the number of units. The building I live in has two entrances, this is a safety aspect of the building if someone sketchy is outside one entrance I will often go to another entrance of my building.

Daniel Varga

## Dragnea, Irina

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**From:** Reilly Wood s.22(1) Personal and Confidential  
**Sent:** Monday, July 16, 2018 9:21 PM  
**To:** Public Hearing  
**Subject:** Support for Item 2 at hearing July 17 (Text Amendments)

Hello,

I'd like to express my strong support for item 2 at public hearing on July 17. I especially support the recommendation to allow more than 1 front door in RS zones; the current policy of forcing basement suite dwellers to "use the back door" is reprehensible.

I hope that council supports these amendments, and many thanks to the councillors who put it forward.

Reilly Wood  
s.22(1) Personal and Confidential

**Dragnea, Irina**

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**From:** Matthew Shields s.22(1) Personal and Confidential  
**Sent:** Monday, July 16, 2018 11:27 PM  
**To:** Public Hearing  
**Subject:** Public hearing July 17, 2018

Mayor and Council,

I am writing to express support for the proposed amendments to the Zoning and Development Bylaw (item 2).

I believe the proposed amendments are an appropriate statement of the value of renters to our community. I believe the amendments are the first step toward gradual, systematic change to Vancouver's single family neighborhoods that will increase the supply of housing, slow down displacement from existing rental districts, and allow owners more choice in how to disburse or maintain their property.

I urge council to approve the proposed amendments and continue to investigate pathways to the reform of RS-1 zones.

Thank you for your consideration,

Matthew Shields  
s.22(1) Personal and Confidential

**Dragnea, Irina**

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**From:** Randall Sutton s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 12:10 AM  
**To:** Public Hearing  
**Subject:** re Tuesday, July 17, 2018 council meeting.

Just a quick note to say I support agenda item no. 2, and the Making Room proposals in general.

I am a homeowner living in Fairview and own no investment properties. It is my belief that if this city is to survive it must make room for all its residents, old and new, and not at the expense of the most affordable existing housing.

Thank you.

Randy Sutton

Sent from my iPhone

**Dragnea, Irina**

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**From:** P Cox s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 12:21 AM  
**To:** Public Hearing  
**Subject:** Public Hearing July 17, 2018 - 2. TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law

Dear Mayor and Council,

I am strongly in favour of the proposed change to "allow more than one front door" in all RS zones. Although a very small change, this will hopefully mark the first step towards finally making duplexes and many other types/forms of 'Missing Middle' housing legal in Vancouver's RS zones (which cover between 60-70% of our residential land).

Multi-family housing should be legal in all residential zones in Vancouver. This multi-family housing, whatever architectural form it takes, should be diverse and plentiful enough that it is available in the form of both condos and purpose-built rental. Further to this, both market and non-market options should be allowed. The massive indirect subsidies that Single Family homeowners have received via the heavily restrictive 100 year old zoning code must come to an end. I look forward to future revisions over the coming 1-2 years under the "Making Room" program.

Kind regards,  
Peter Cox

## Dragnea, Irina

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**From:** Stuart Smith s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 12:36 AM  
**To:** Public Hearing  
**Subject:** Support / change "single family character" to "residential character"; 2 doors

Dear Mayor and Council, this is a short note in support of item 2 "TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines" at public hearing on July 17, 2018.

I am in general support of all the actions listed in item 2, and I have some specific comments:

### 1) RS District Schedules - Intent Statements

I strongly support moving RS district schedules toward more flexibility and choice and stepping away from their exclusionary past. This change of intent, from "maintain single family character" to "maintain residential character" is a small step in that direction. No area of Vancouver should be exclusive. No area of Vancouver should be segregated by income or wealth. Land use bylaws that mandate minimum land purchases per household do exactly this and cannot be defended by any interpretation of justice or equity.

While this change, on its own, is small, it will help us start a new conversation about how Vancouver's single largest land use in the 21st century and I urge you to go ahead.

### 2) RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules – Two Front Doors

I cannot conjure any good reason why council, staff, or indeed anyone but an architect, should spend any time whatsoever deliberating over the right number of doors a building should have, or what side of the building they are located. If the building and its doors meets the fire code, whether it has 1 or 12 is hardly the business of anyone but those who live inside it. By all means allow 2 doors or 20 doors. Neighbours so offended by a visible door to a legal suite that they are willing to pass laws against it are not very good neighbours.

Thank you

Stuart Smith  
s.22(1) Personal and  
Confidential

## Dragnea, Irina

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**From:** Adam James s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 3:56 AM  
**To:** Public Hearing  
**Subject:** City of Vancouver - Public Hearing - 17 July 2018 - Comments in Support of Item 2

Council,

I am writing in **support** of item 2 on the agenda for the Public Hearing of 17 July, that of proposed text amendments to Development and Building Bylaws.

I support all of the amendments proposed by item 2.

**In particular I am supportive of amendments to s.4.17** in the district schedules to allow more than one front door to residential properties.

As a design professional, I am acutely aware of the incongruity and inequity of allowing three dwellings on a typical RS lot but only allowing 1 front door to face the front of the property. The ability to locate two entrances to the front of the property will allow greater flexibility and design freedom when seeking to increase housing choices in the City.

I do note that the proposed bylaw wording limits the proposed entrances to being located at or above grade and the policy report suggest that future review of below grade access entrances will be investigated to provide even greater flexibility. In my opinion this is an further artificial barrier to increasing housing choices in the City and limits the ability of a designer to accommodate the policy objective on sites which are not flat which is frequently the case. I would **urge** Council amend the proposed bylaw wording **now** to allow two entrances to the front of the property and simply omit the proposed grade restrictions.

Additionally, limiting two entrances to locations at or above grade conflicts with another policy objective scheduled for Public Hearing on the 18 July 2018. That being item 1 on that Agenda which looks to improve accessible paths of travel to low density housing. Although this item does not look to mandate an accessible path of travel to One or Two Family Dwellings with or without Secondary Suites, it recognizes that voluntary measures to provide an accessible path will be supported and that secondary suites provide affordable and liveable rental basement suites. It seems to me that these policy objectives will not be achieved if two front doors are limited to a location at or above grade. For this reason I again **urge** Council to simplify their implementation of both policy objectives by allowing two entrances to the front of a property **without** grade restriction. This affords building designers greater flexibility in delivering increased **and accessible** housing choices while meeting the intents of the District Schedules.

Thank you for your consideration of the above comments.

Kind regards,

Adam James  
Architect AIBC RIBA

**Dragnea, Irina**

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**From:** Dustin Rivers s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 8:07 AM  
**To:** Public Hearing  
**Subject:** re: TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law

Dear Mayor and Council:

re: TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law

I understand the city is considering zoning by-law amendments that will allow multiple street-facing doors and additional infill floor space in RS zones.

I am strongly in favour of the proposed changes to allow more types of housing in our city.

I have been a renter in this city for 4 years. I've lived in basement suits, houses, and apartments. I applaud the city for moving to create more forms of housing for more people. Please consider supporting the suggested amendments so we can allow people to live in more types of housing throughout more of our city.

City neighbourhoods are not reflective of the diversity of our city today and in the future. I believe we need more housing and more types of housing for the different needs of our citizens.

Thank you for your time.

Dustin Rivers



## Dragnea, Irina

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**From:** Ian Robertson s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 8:33 AM  
**To:** Public Hearing  
**Subject:** RE: Public Hearing July 17 in support of "Making Room" #2. TEXT AMENDMENTS:

Hello,

I am writing to offer my strong support for the 'Making Room' text amendments.

It seems that most of those opposed to these proposed changes see as bugs what I and most of my generation see as features.

The simple math of the Single Family House no longer works for my generation. No longer can a teacher, a nurse, a firefighter or even an architect or a doctor afford a freestanding house in Vancouver, that which was the expected course of life events is now simply impossible. Unfortunately, it is those who saw it as a right, and then were able to buy a house, who now stand in the way of my generation's even living in their vague proximity ... they might not be against any specific neighbours per-se, but on aggregate, their focus on maintaining the status quo acts to segregate the city just as effectively by income/age as any law might hope to have by race/creed.

I went on a bike ride this afternoon looping around Belmont Ave, touching a number of other west-end streets, and marveled at how those areas seem to operate just fine with limited setbacks, small sideyards, and large houses. Continuing home through Kits, passed by numerous undoubtedly illegally subdivided rental mansions, next to duplexes, next to cute little character houses ... in neither case did this density or lack of setback or added number of suites have a single detriment to its neighbor. Finishing my ride in Fairview, I passed by dozens of 'missing middle' type townhouses, again interspersed with historic character houses, interspersed with modern condo, each sitting happily next to the other, with out any sturm und drang to be found.

The density that Vancouver needs is already in Vancouver, it has already been proven to work, it has already shown itself to be successful, and this alone should prove as sufficient consultation to meet any critic.

My only criticism of this proposal is that it doesn't actually go far enough to allow a true discovery of 'affordability'.

Doing some basic napkin math on property prices ... the cheapest you get right now is about \$1Million ... which requires something like 3-4x whatever sort of median/average household income you might want to define as 'normal' in Vancouver.

So, someone simply working in Vancouver, without a large injection of funds, really won't ever be able to consider a Single Family House again.

Perhaps Duplex is an option? No, add ~\$1.1Million of build cost to build a new house on that \$1Million dollar lot and you have two \$1.1Million dollar lots ... and this is where people criticize the 'Making Room' idea ... that it 'doesn't produce affordability' ... but that is only true if only Duplexes are allowed.

For a Triplex, build costs go up a bit, but the per-unit cost goes down to ~\$800k ... still expensive but only 2x household median income

Quad-plex again has a few more build costs, but it breaks down to closer to ~\$600k.

5 units on a lot brings it closer to ~\$500k.

And finally, 6 units on a lot comes in at between \$400-450k ... and \$442k with 20% down needs about \$1700-1800/mo to pay off for 25 years (with 3.77% interest it would be \$2200 @ 6% interest).

\$1800 is 30% of \$6000 so \$72k/yr ... almost precisely the median income.

A more expensive lot West of Main/Cambie area would need to be split further, into 3.0FSR condo territory to achieve similar costs, requiring 5-6 stories.

So it is quite simple, just as a corporation with expensive stocks which can't be easily traded engages in a 'stock split' whereby each stock becomes 2, 3, 4 ... 10 pieces of paper instead, allowing the high value to be shared amongst multiple units and become again affordable to the average trader, allowing existing properties to do the same is also necessary, but we must also do so to a sufficient degree as to allow someone working in Vancouver to again have a hope of ownership in the vast majority of the city where they are effectively banned from owning.

We still have plenty of titles in Vancouver with covenants banning ownership based on race/nationality. We find ourselves now with just as binding generational/fiscal limitations in those same neighborhoods.

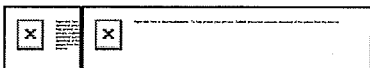
There was a court decision in the United States which found that De-Facto segregation was just as illegal as De-Jure ... and Vancouver has a very strong de-facto ban on any one of my peers owning in most of the city. This is unconscionable and must be fixed.

Please be bold, please consider this my strong support of the Making Room Amendment, please consider this my strong encouragement to be bold in the future and expand these provisions yet further ... because I'm afraid as helpful as the provisions of the Making Room amendment will be, I fear they are still not enough.

Again, please be bold, my generation supports you in your doing so, and we have years and numbers at our side. We can literally build hope if only you will let it be so.

Best Regards,  
-Ian

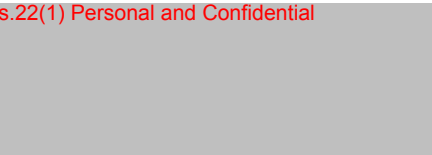
Ian Robertson  
Fairview Vancouver



**Ian Robertson, Senior Designer**  
*M. Arch.*

*Engaging Design™*

s.22(1) Personal and Confidential



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**Dragnea, Irina**

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**From:** Warren Schmidt s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 8:53 AM  
**To:** Public Hearing  
**Subject:** Support for RS Zoning changes

Good morning,

I am writing to express my support for the proposed amendments to the RS Zoning District Schedules that would allow two front doors on a property, as well as extending porches into front yards.  
I also urge council to consider and enact further and deeper changes to zoning and land use policy that would encourage greater affordability, density, and livability in our city.

Kind regards,

**Warren Schmidt**  
Architect AIBC MRAIC  
Principal

s.22(1) Personal and Confidential

**Dragnea, Irina**

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**From:** David Guo s.22(1) Personal and Confidential  
**Sent:** Monday, July 16, 2018 10:36 PM  
**To:** Public Hearing  
**Subject:** re: Supporting text amendments to RS zoning by-laws in July 17 public hearing

Greeting,

I strongly support the change that allows more than 1 front door in various RS zoning by-laws.

I rented a whole house before, and I didn't use the basement because it was infested with bugs and filled with smell of gas. I can't imagine any renter can live in that kind of condition, or sometimes even worse conditions, with a door to the backyard, which poorly dignifies them. These back doors, in thousands of single family houses across east side and west side, are not any different from the "Poor Door" of Woodward. It's a shame and symbol of discrimination toward the poor, while we're currently in a housing crisis.

If our housing value is limited to aesthetics but not about the functions and equality to any human beings, we just make it hard for anyone who doesn't own a single family house to live in this city. Not to mention all of these basement suites charge renters at market rate, which is much higher than property tax and utility bills combined, I do not understand why we have to enforce aesthetics and character of a neighborhood over basic human dignity. It does not make any sense in a housing crisis.

I know there are landlords complaining about us being nuisances and damage their neighborhood looks, but I don't apologize for that. We need to allow more density and commercials to spread into low density neighborhoods so that local businesses and entrepreneurs can have a chance to thrive. Separating everything apart and making additional dwellings difficult are the causes fueling housing prices, triple net leases, oligopoly of developers, and all sorts of bad things in our housing crisis. Who are the victims? Renters and homeless people, not landlords.

Please do consider these minor changes. Compared with all the outdated zoning codes, these are actually very minor. We need to start to increase equality in our housing, not the other way around.

Sincerely,

David

## Dragnea, Irina

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**From:** Davidoff, Thomas s.22(1) Personal and Confidential  
**Sent:** Monday, July 16, 2018 9:47 PM  
**To:** Public Hearing  
**Subject:** Comments regarding public hearing on July 17

I understand that some text changes to zoning are being considered on July 17 that will allow multiple street-facing doors and additional infill floor space in RS zones. The text strikes me as excessively restrictive, but much better than the status quo. There is no legitimate public purpose to retaining single-family character or to allowing only a single family-sized dwelling on each lot in any part of Vancouver.

As long as a high level of amenity can be maintained, more density enriches owners, can enrich the city if appropriate CAC or other profit sharing tools are used, lowers housing prices and rents, and improves the environment by discouraging sprawl. Some of the highest amenity neighbourhoods in the world feature yardless townhomes. Much of Vancouver is as expensive as Park Slope, Brooklyn today, and they have been building townhomes there since the 1800s. And no one says Park Slope lacks character.

Some will make the incorrect argument that upzoning single family areas increases land value and thus increases housing costs. This is wrong. Land zoned for single family is worth less than land zoned for multifamily. Converting single to multi increases the upzoned lot's value by expanding owners' choices, but lowers the price of multifamily-zoned land by increasing the quantity of such land. It is true that upzoned single family homes sell for a higher price (but not necessarily a higher rent), but single family homes are not realistically affordable to anyone the City needs to worry about. What is important is that you are increasing the number of multifamily homes available, lowering their price and hence (because land supply is relatively inelastic in Vancouver) lowering land prices for multifamily-zoned land.

Another incorrect objection that may be raised is something like: "new multifamily homes are built for rich people overseas who leave units empty and thus do not improve affordability." Given Provincial measures and the Vancouver Empty Homes Tax, it is unlikely that new units will sit empty. If they do, they will generate very significant revenues the City (and Province) can use to help those with low or moderate incomes.

I will now address some objections from the Upper Kitsilano Residents Association ("UKRA"):

Objection: "Zoning is in place to provide community stability, not startling transformations in use."  
Response: The startling transformation horse has left the barn. As prices and rents rise, status quo is not an option. We can preserve status quo zoning, but not at the same time the historical economic diversity of neighborhoods.

Objection: "unseemly haste."  
Response: City planners have been discussing the need to add new housing choice throughout the city for years.

Objection: replacing single family homes, some of which have rental suites, with multifamily homes will make rental housing less affordable.  
Response: It is difficult to house a family comfortably in a basement suite or particularly a laneway home (which most homes do not have). Generally, economists believe that adding quantity reduces prices. And of course replacing single family plus maybe ADU with multifamily increases non-single-family quantity.

Objection: Four-plexes will be unaffordable  
Response: they will be more affordable than single family homes, and there will be more of them, pushing down prices.

Objection: All the benefits will go to developers, and all the costs would be paid by neighbourhoods like Upper Kitsilano

Response: Real estate development is a competitive business. Most of the benefits of land lift will go to land owners. In either case, the city can and should charge significant CACs to capture the benefits on behalf of those with low or moderate incomes.

Objection: Council lacks a mandate to act because there will be an election soon.

Response: That attitude gave us Neil Gorsuch on the US Supreme Court.

Objection: A better way to increase affordability is to allow sales to local workers only

Response: And ban landlords who don't live in Vancouver? Empty Homes Tax is a great way to handle housing units not occupied by locals, and the Speculation Tax may build on that.

Objection: Because UKRA doesn't like "Making Room" its purpose must be to enrich developers.

Response: Are you angry yet?

I recommend that you also consider charging people who tear down existing homes to build new single family homes large CACs. This would encourage building multifamily homes that are more affordable and raise a lot of revenue.

Regards,

Thomas Davidoff

Vancouver, BC

## Dragnea, Irina

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**From:** Albert H. s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 9:32 AM  
**To:** Public Hearing  
**Subject:** Making Room - July 17

Hello mayor and council,

I'm writing to express my support for having staff continue to explore housing options as part of Making Room's changes to RS zones. This direction has been over due for a generation or two. And is a necessary step in providing Vancouverites, now and in the future, with access to the amenities of the city, dignity of housing that isn't treated as an encroachment.

It has been true for far too long that all net new housing in the City has been kept out of RS areas, and in effect, amplifying housing and displacement pressures in neighbourhoods like Chinatown. This would be one small but necessary step towards correcting this.

## Dragnea, Irina

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**From:** Brendan Dawe s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 10:06 AM  
**To:** Public Hearing  
**Subject:** Item 2 July 17th Public Hearing

Dear Mayor & Councillors:

I write in support of the proposed measures in Item 2 of today's public hearing agenda, amending the zoning and development bylaw and in particular Part A.

The RS Zoning that covers most of the city's residential area desperately needs to be brought into the 21st Century in order to better use our land base to meet the needs of Vancouverites for more affordable and more secure housing. As such, updating the intent of the RS Bylaw and abolishing the requirement that secondary suites be accessed through a hidden door are a positive start.

While RS zoning seems set to continue to prioritize neighbourhood character over basic human needs in most of the city, this is an improvement, and I applaud moves by this council and the next council to further these goals.

Sincerely,

Brendan Dawe



## Dragnea, Irina

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**From:** Saj Karsan s.22(1) Personal and Confidential  
**Sent:** Monday, July 16, 2018 10:31 PM  
**To:** Public Hearing  
**Subject:** more housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I cannot attend tomorrow's public hearing, but I wanted to write in to ensure council can hear my views. I support the plan to allow higher density in Vancouver neighbourhoods. We should not be pulling the ladder up behind us just because we are able to afford to live in such a beautiful city.

Thank you!

Saj

**Dragnea, Irina**

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**From:** Christopher Miller s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 10:31 AM  
**To:** Public Hearing  
**Subject:** Re: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines.

Dear Mayor and Council,

Re: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines.

I am writing in support of the "Making Room" proposal including this specific amendment.

I believe that vast areas of the city could support an increase in population and in the specific types of buildings allowed. All kinds of housing options such as duplexes, tri-plexes, row-houses, apartment buildings etc. should be allowed across the city. Efforts should be made to ensure that people of all income levels can have the options to live throughout the city. Secured rental buildings should also be encouraged.

I also support Council's recent proposal to increase the allowable density in various neighbourhoods even further than duplex zoning.

Regards,  
Chris Miller

**Dragnea, Irina**

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**From:** Jonathan Bleackley s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 10:35 AM  
**To:** Public Hearing  
**Subject:** Strong Support for "TEXT AMENDMENTS: Development and Building Regulatory Review" - July 17th, 2018 Hearing

Hello Mayor and Council,

I am writing today to voice my strong support for Item 2: "***Text Amendment: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines***" for the July 17, 2018 public hearing.

I believe this motion is an important first step in making Vancouver a more equitable and prosperous city by opening up all of the City's neighbourhoods to the kind of housing Vancouver so desperately needs. ***Ultimately, I hope the city opens up every lot in the City to the possibility of "4 Floors and Corner Stores"*** - 4-6 stories of multifamily and small retail. This is the kind of City I want to live, build a future for me and my family in and invest my life and money in.

I appreciate the CoV taking this first step and I look forward future action on this issue.

Jonathan Bleackley

**Dragnea, Irina**

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**From:** Duane Brown s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 10:49 AM  
**To:** Public Hearing  
**Subject:** July 17th, 2018 Public Hearing Item #2 Text Amendments

Hi

I want the city to know that I 100% support the making room policy we are looking to approve for Vancouver. It's important we continue to make large and small movements that help us increase the right kind of supply in the city. This supply needs move beyond single family home and large condos. We need to look at low and mid-rise buildings, duplex and triples. We need to look at developments that are not just in the main city streets of the city as well. The only way we are going to change the last decade is by making sure the next decade is about building supply beyond what we think we will need. People are never going to stop wanting to move to the great Vancouver region and thus we need to make sure we continue to supply all types of homes that move beyond single family home and large condos.

Sincerely,  
Duane Brown

**Dragnea, Irina**

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**From:** Philip Storey s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 1:11 PM  
**To:** Public Hearing  
**Subject:** Amendment Support

Hello

I'm writing today to express my strong support for item 2 at the public hearing on July 17. I especially support the recommendation to allow more than 1 front door in RS zones; the current policy of forcing basement suite dwellers to "use the back door" is unnecessary. I hope that council supports these amendments.

Thank you,  
Philip Storey

s.22(1) Personal and Confidential

**Dragnea, Irina**

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**From:** Owen Brady s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 2:25 PM  
**To:** Public Hearing  
**Subject:** 2. Development and Building Regulatory Review

Mayor and Council,

I would like to express my support for the amendments to regulations regarding RS zones. "Single-family character" in residential zoning was originally intended to be discriminatory and exclusionary and continues to be so today.

Removing this language and allowing more than one front door is a first step toward creating the types of housing that can realistically be affordable to local families with typical incomes. Allowing more families to live in these neighbourhoods will not only help affordability, but make the communities themselves more vibrant and sustainable.

Thank you,

Owen Brady  
s.22(1) Personal and Confidential

## Dragnea, Irina

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**From:** s.22(1) Personal and Confidential on behalf of Anne s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 17, 2018 2:56 PM  
**To:** Public Hearing  
**Subject:** July 17 Public Hearing: Item 2.TEXT AMENDMENTS: Development and Building Regulatory Review

Dear Council,

I am writing in support of this amendment. It is ludicrous that Vancouver continues to prioritize "neighbourhood character" in the form of exclusionary zoning over the creation of housing needed for residents. It is equally ludicrous that some of the best amenities such as rapid transit, seawalls, parks, schools and community centres are inaccessible for anyone who isn't a paper millionaire or inheriting a millionaire's land wealth.

Living in 80% of the city should not come with a multi-million dollar entry fee, nor should renters be confined to often illegal, subterranean, "mortgage helper" secondary suites. I am a human being, not part of someone's investment portfolio. I am not allowed to have a pet, cannot conceive of moving in with a partner or having a child, all because I cannot find suitable housing. I worry about being renocted again, cannot live in walking distance to friends or my job in what is meant to be a green city.

Despite being an educated professional in a unionized government job, I can only afford a basement suite on the outer edge of East Van. That is a sign that this is not a functioning city. Please do not let the memories homeowners have for the character of their neighbourhoods exclude the futures of those of us who want to live, work and raise children in them.

My one caveat on this plan is that knowing what has happened in the Cambie corridor be avoided. Please build, protect and invest in social housing, purpose built rental and co-ops so that you "make room" for people to actually live in new homes rather than just use them as safety deposit boxes for wealth.

I will not be attending the public hearing on this issue because I do not feel safe among homeowners who refer to renters as criminals or prefer empty parking lots to social housing.

Thank you for your time,  
Anne Mueller

# GENERATION|squeeze

July 17, 2018

**RE: Public Hearing Item #2: Development and Building Regulatory Review**

Dear Mayor and Council,

I would like to express my strong support this evenings Public Hearing Item #2: Development and Building Regulatory Review. I especially support the recommendation to allow more than one front door in RS zones; the current policy of forcing basement suite dwellers to “use the back door” further reinforces the misplaced – but all too familiar – notion that renters are second class citizens.

I hope that council supports these amendments, and many thanks to the councillors who put it forward.

Best regards,

s.22(1) Personal and Confidential



Rachel Selinger

s.22(1) Personal and Confidential



*Housing Strategist - Metro Vancouver*

[gensqueeze.ca](http://gensqueeze.ca)