

Tuerlings, Leslie

From: Roman Lisagor s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 3:49 PM
To: Public Hearing
Subject: Public Hearing on July 17, 2018: Item 2

Mayor and Council,

I'm writing to express my support for the proposed changes to the Zoning and Development By-law. Specifically, I support item #2, sections (i) and (ii), amending the RS district schedules. The current language enshrines these areas as requiring "single family character" and attempts to hide the glaring evidence to the contrary by mandating that secondary suite doors cannot face the street.

These changes cannot come soon enough. With tens of thousands of secondary suites and laneway homes in these areas, even those who seek to preserve neighbourhood character agree that these areas are no longer just "single family". I hope that you will finally take this step to legitimize the significant renter population by recognizing this in the by-laws.

Thanks,
Roman.

Tuerlings, Leslie

From: Allen Pike s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 3:57 PM
To: Public Hearing
Subject: Public Hearing July 17, 2018: Support for #2 Text Amendments

Dear Mayor and Council,

I write in support of the proposed amendments to RS zones under review today. In particular:

1. RS zones are in fact longer "single-family" zones, given the presence of laneway and secondary suites. Formally recognizing them as "Residential zones" is more than reasonable in 2018.
2. Allowing houses to have two front entrances is a tiny but necessary step to allowing greater housing choice in Vancouver, something that years of consultation has determined is desperately needed.
3. Delightful residential neighbourhoods like Mount Pleasant have many character houses and duplexes with two front doors. It is perfectly in character for a low-density ground-oriented neighbourhood.
4. Making better use of front yard space by allowing larger covered porches would be a nice incremental change to low-density neighbourhoods, many of which have acres of front yard space that is poorly used.

The amendments proposed here are minor, incremental, and common-sense.

Unfortunately, it seems like the Making Room proposal to increase housing choice in low-density neighbourhoods has stirred up opposition to any and all zoning improvements from a vocal minority. Thus, I find myself in the strange situation of writing in support of a text amendment that is merely a tiny step towards addressing the change we need.

Seriously dealing with housing affordability in Vancouver, and making decisions on radical changes to RS zoning, will happen after October's election. In the meantime, I hope that groundwork amendments like this can set up the next Council for success.

Thank you,
Allen Pike

Tuerlings, Leslie

From: Wilmer Lau s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 4:21 PM
To: Public Hearing
Subject: 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

Dear Mayor and City Council:

I am writing this letter of support for the July 17, Public Hearing **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**, Item A. ii. Section 4.17 in the RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules to allow more than one front door.

I am in my forties but I see my friends in their 20s and 30s wanting to settle down and live in desirable neighbourhoods and I often see them rent in below ground rental suites with back hidden entrances. The entrance door design makes them feel like second class citizens. They are Vancouver residents as much as any other and they deserve as much dignity to enter from a front entrance. **For homeowners, they should proudly display their secondary suites with a second front door. For renters, it should not be shameful to live in a secondary suite. Sometimes equality starts at the front door.**

In the future I believe Vancouver must densify throughout all single family neighbourhoods, east and west. I have grown up in Vancouver in a single family neighbourhood and currently own in an RT-11 neighbourhood. When I visit my friends that live in other RT and RM neighbourhoods, I am surprised to see a higher level of social activity. In Dude Chilling park, a park in Mount Pleasant surrounded by RM-4 homes, social activity is constant and buzzing. In Memorial South park, a park in South Vancouver surrounded by RS-1 homes, the neighbourly interaction is comparatively lacking.

When I do my weekly 10k run around RS-1 neighbourhoods on the east and west side of Vancouver, the streets are calm, quiet, but also feels barren. When juxtaposed against the extreme housing prices in Vancouver, the emptiness felt in single family neighbourhoods screams so loud.

I want to see Vancouver bustle with activity, community and equality.

Thank you,
Wilmer Lau

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Tuerlings, Leslie

From: Marianne Lisa Amodio s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 4:38 PM
To: Public Hearing
Subject: 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

Dear Mayor and City Council:

I am writing this letter of support for the July 17, Public Hearing **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**

I thank Council for this brave, timely and morally correct amendments to the bylaw, in particular section 4.17 in the RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules to allow more than one front door. Architecture speaks; it tells us what is important to us as a society and what is meaningful. I am pleased to see these amendments that further address equality across all neighbourhood of our city and will stop the practice of connoting that somehow, renters are relegated to the rear or basement. Architecture should speak clearly and honestly to its use to give dignity to its user.

Thank you.

PLEASE NOTE NEW EMAIL ADDRESS: s.22(1) Personal and Confidential

Marianne Amodio, Principal
Architect AIBC, LEED AP

MA+HG
Marianne Amodio and Harley Grusko Architects Inc.

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Tuerlings, Leslie

From: jesse malm s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 5:01 PM
To: Public Hearing
Subject: Public Hearing July 17, 2018 item 2

Dear council

I am in support of these Amendments.

My primary reason for supporting these Amendments is to ensure the city allows growth without unduly restricting homeowners from using their land to accommodate and welcome a new generation of residents and new Canadians, who will in every way improve the character of neighbourhoods that were designed for a smaller, simpler city almost a century ago.

It is my assessment that, now, after decades of resisting change in zoning in most of the city's land, only bold action to allow true multi-unit dwellings across the city's land base, including secure dwellings for all means and needs, will set Vancouver on a path that will foster more sustainable neighbourhoods in any reasonable timeframe. Such changes would mean:

- Walkable businesses can form;
- People of all backgrounds and means can enjoy and contribute to any and all neighbourhoods; and
- Our public transportation systems can be improved and maintained with sustainable margins with less need for chronic public subsidy.

I hope these Amendments are but the first step on a path towards becoming a truly remarkable and sustainable city for everyone, everywhere, and I support a Council with this goal.

Regards
Jesse Malm
Vancouver BC

Tuerlings, Leslie

From: Brandon Yan s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 5:02 PM
To: Public Hearing
Subject: Public Hearing July 17, 2018

Dear COV staff and Council,

Words are powerful: I am supportive of the language changes to the intent statements for RS District Schedules in Vancouver to remove "maintaining the single-family character" as this no longer reflects our current reality nor the future of this city. As someone who lives in Kitsilano, there's nothing less residential about my 3 storey rental apartment building than the "single-family" home across the street from me. I would also argue that commercial/non-profit places like Arbutus Coffee and Kits Neighbourhood House nearby are also "residential" and we shouldn't preclude those uses large parts of our city either. A just and sustainable city requires shops and services within walking distance. If our policies on paper are not achieving our desired outcomes in the real world, we must and should change them.

I am also very supportive of the ability for RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules to allow more than one front door. This unnecessary and classist restriction is remnant of a bygone era of hiding us renters, preferring that we pay rent to help with the mortgage and not been seen. Further, renters deserve more than basement suites at inflated rents with tenuous protections and housing stability because of a vacancy rate of less than 1%. Renters deserve better.

Additionally, I am looking forward to more progressive solutions to Vancouver's lack of affordable Housing. Our city needs to stop relying on private development as the only solution to housing. It's time to look at land-use reform, non-profit solutions, prioritizing renters, and making housing about homes, not just investments.

Thank you for your time,

Brandon Yan
s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Stephanie Allen s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 5:33 PM
To: Public Hearing
Subject: Letter to Council

I am supportive of all the actions listed in item 2, and I offer 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 nor should we allow existing areas of exclusion to persist, further entrenching inequality.

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 to address Vancouver’s single largest land use and move our city towards a just and inclusive place to live.

2) RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules – Two Front Doors. If the building and its doors meets the fire code, that should be the only factor in evaluating their placement. So many great urban areas feature low density multi-unit housing with all dwellings accessed from the front. Furthermore, it brings the front yard area of a dwelling to life and supports connection to the streetscape in the way that we are sorely lacking in many Vancouver neighborhoods.

Best regards,

Stephanie Allen
s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Andrea Coutu s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 6:15 PM
To: Public Hearing
Subject: Front Doors

Dear Mayor and Council:

Please accept my support for increased residential housing and density, including allowing homes to have more than one front door, so that secondary suites are on equal footing. I am also supportive of increased density and fewer parking spaces, in order to prioritize people over parking. I am a Kits homeowner with two children and I feel underhoused. Please do all you can to increase family housing and address the missing middle.

Andréa Coutu

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Andréa