

GENERATION|squeeze

RE: Making Room Housing Program (Duplexes) – support with recommendation

Dear Mayor and Council,

I am writing in support with recommendation of item 5: Amendments to the zoning and development for most RS zones to allow Two-Family Dwellings (Duplexes) for the upcoming public hearing on September 18th.

Generation Squeeze is a Canadian, non-partisan, non-profit organization that advocates on behalf of young Canadians who are being squeezed for time and money in the areas of housing, school, work and family, which all together make it harder to make ends meet.

Housing costs, in particular, have reached a generational tipping point. Young people — including renters — looking for a place to live shouldn't be relegated to the margins of neighbourhoods, crammed in towers, or only permitted along noisy roads (as is the current zoning practice). Instead, neighbourhoods should be inclusive and welcome people of all ages and social status — renters, owners, young people, families, and down-sizers alike.

Many of our members and volunteers, including myself, are residents in the City of Vancouver feeling the housing squeeze and have experienced first-hand the difficulty of finding housing options, particularly finding secure rental in areas of the city that only allow very low density and prioritize home ownership, such as single family neighbourhoods.

While it may not provide the affordability we need right away, Making Room — even if only for duplexes at this time — would be a significant step toward allowing people like myself, my friends, and family to have a better chance of staying in our city and will help open up more affordable options in the long term.

We strongly encourage the City of Vancouver to take bold action moving forward with the Making Room Housing Program beyond duplexes, including reviewing external design requirements (such as 4.17.4 "(a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12; (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12") to further reflect and allow for more diverse housing forms.

The Making Room policy is an important step forward and we hope to see it go even further to make room for more affordable housing options — including rental apartments, townhomes and three storey walk ups — adding more homes for more people city wide.

Thank you and regards,

Kind Regards,

s.22(1) Personal and Confidential

Rachel Selinger
Housing Strategist - Metro Vancouver
gensqueeze.ca

Burke, Teresita

From: Robert Isaac-Renton s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 10:28 AM
To: Public Hearing
Cc: Robert Isaac-Renton
Subject: Support for rezoning all RS Zones

To whom it may concern,

My wife and I **support** the rezoning of all RS Zones at today's Council meeting,

Bob and Judy Isaac-Renton

s.22(1) Personal and Confidential

Burke, Teresita

From: Abundant Housing [s.22(1) Personal and Confidential]
Sent: Tuesday, September 18, 2018 11:17 AM
To: Public Hearing
Cc: Aaron Ottho
Subject: Support for Making Room

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Aaron Ottho [s.22(1) Personal and Confidential].

Dear Mayor Robertson and Councillors,

I am writing to express my support for the Making Room proposals being considered on September 18, and especially the one to allow duplexes in RS zones. Similar duplex homes have been allowed in many Vancouver neighbourhoods for decades, so this is long overdue.

It's great that this will apply to the majority of Vancouver's residential land, as city-wide problems demand city-wide solutions. I also appreciate that this will allow small-scale densification away from busy arterial roads.

This will not solve Vancouver's housing crisis on its own, but it is a step in the right direction. I hope you approve it swiftly as a first step toward more more extensive changes later.

Thank you for your consideration.

Burke, Teresita

From: Abundant Housing s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 11:17 AM
To: Public Hearing
Cc: Aaron Ottho
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It's great that this will apply to the majority of Vancouver's residential land, as city-wide problems demand city-wide solutions. I also appreciate that this will allow small-scale densification away from busy arterial roads.

This will not solve Vancouver's housing crisis on its own, but it is a step in the right direction. I hope you approve it swiftly as a first step toward more more extensive changes later.

Thank you for your consideration.

Burke, Teresita

From: Michelle Babiuk s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 11:32 AM
To: Public Hearing
Subject: Sept 18 public hearing - Item #5 (REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice)

I'm writing to express my support for the proposal to allow duplexes in most RS zones.

While I would prefer to see more significant density allowed in most single-family neighbourhoods (ex. apartments, townhouses), I think that allowing duplexes is a reasonable step in increasing density in Vancouver's single-family neighbourhoods.

An increase in available housing units and housing choices is important for ensuring that people, including people who are not established in the housing market (ex. younger people, lower income people and new arrivals to the city) can find affordable and suitable housing. This is important for keep Vancouver vibrant and inclusive. Adding more people to single-family neighbourhoods, particularly in the southern areas of the city is also important for ensuring demand (and thus supply) of frequent public transit and other public and private service.\

Regards,

Michelle Babiuk
s.22(1) Personal and Confidential



Burke, Teresita

From: C. Susannah Tysor s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 12:04 PM
To: Public Hearing
Subject: RE: Making Room Housing Program Support

Dear Mayor and Council,

I am unable to attend the public hearing today, so I am writing in support with recommendation of item 5: Amendments to the zoning and development for most RS zones to allow Two-Family Dwellings (Duplexes).

I have lived and rented in Vancouver for the last 7 years and I'd like to stay here, but I'm worried about getting pushed out by affordability issues and the lack of appropriate living spaces. Finding secure rental in walkable areas of the city that are quieter and don't have a lot of traffic is really hard! I rented in a basement in Dunbar for several years, but couldn't take the dark and mold. Now I rent in a tower in Coal Harbour and have a hard time with the traffic noise.

While it may not provide the affordability we need right away, Making Room — even if only for duplexes at this time — would be a significant step toward allowing people like myself, my friends, and family to have a better chance of staying in our city and will help open up more affordable options in the long term.

Young people — including renters — looking for a place to live shouldn't be relegated to the margins of neighbourhoods, crammed in towers, or only permitted along noisy roads (as is the current zoning practice). Instead, neighbourhoods should be inclusive and welcome people of all ages and social status — renters, owners, young people, families, and down-sizers alike.

I strongly encourage the City of Vancouver to take bold action moving forward with the Making Room Housing Program beyond duplexes. This policy is an important step forward, but could go further to make room for more affordable housing options — including rental apartments, townhomes and three storey walk ups — adding more homes for more people city wide.

Thank you and regards,

Susannah

s.22(1) Personal and Confidential



Burke, Teresita

From: Damian Murphy s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 12:32 PM
To: Public Hearing
Subject: Comment on tonight's hearing

Writing a quick note to express my support for the proposed changes to the RS zoning that will be heard tonight. Personally I feel allowing duplexes/secondary suites doesn't go far enough but at least it is a good start and part of the Making Room plan which I support. It is vital in the midst of a housing crisis that we as a City end the exclusionary zoning of the past and expand the options and areas of our City where new forms of housing can be built.

Sincerely,
Damian Murphy

s.22(1) Personal and
Confidential