

Dragnea, Irina

From: Warren Schmidt s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 1:02 PM
To: Public Hearing
Subject: Support for RS-1 zoning changes

Good afternoon,

On behalf of my wife, Shannon Baker, and I, I am writing to express my strong support for the proposed changes to the RS-1 zoning bylaw to allow duplex housing. Vancouver is in need of dramatic change to return it to the status of a truly livable city, and this proposal is a very gentle way of moving in this direction.

WS

Warren Schmidt
s.22(1) Personal
and Confidential

s.22(1) Personal and Confidential



Contact Details

Name: Bruce Haden

s.22(1) Personal and Confidential



Request Details

1. Describe details (who, what, where, when, why):

I am an architect and founding Board Member of the Urbanarium, who recently completed the Missing Middle housing competition. I was a co-organizer of this competition and Jury Chair. Attached are my comments on the proposed Duplex Zoning going to Public Hearing today.

s.22(1) Personal and Confidential



Additional Details

Public Hearing Item. Forwarded to publichearing@vancouver.ca. Responded to citizen. Do not add to report.

Delete.

Map and Photo

- no picture -



Unit 204- 1551 Johnston St.
Vancouver, BC
V6H 3R9

City of Vancouver Mayor and Council
453 W. 12th Ave.
Vancouver, BC
V5Y 1V4

September 18, 2018

Re: Comments on Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

Dear Mayor and Council,

I am an architect and founding Board Member of the Urbanarium, who recently completed the Missing Middle housing competition. I was a co-organizer of this competition and Jury Chair. However, I write this comment not on behalf of the Urbanarium but as an architect and citizen knowledgeable about the issues.

I believe the affordability crisis and the counter intuitive hollowing out of our neighbourhoods will only be addressed with bold action to transform single family neighbourhoods to allow many other housing types. The Urbanarium has presented to City of Vancouver staff a list of recommendations to support this objective. The proposed changes will not meet this goal.

However, I write in support of the proposed Duplex amendments. The reason for my support is that the document clearly states the following:

"...on June 20, 2018 Council directed staff to advance work on zoning amendments to enable duplex use in some or all RS areas of the city as an interim measure as a way to reset the baseline in RS to allow two principal ownership units on most RS zoned lots. Additional housing opportunities including triplex, four-plex, townhouses and apartments will also be explored and advanced over the coming year."

Accordingly, I am choosing to read this proposal as an interim step towards a broader rethink that will be much bolder in its ambition. On its own, the proposals will do very little to revitalize our too often dormant single family house neighbourhoods or address housing costs, but seen as a step in the right direction I believe this change deserves your support.

In terms of addressing specific concerns I would like to note the following:

On page 6 the following text is included:

"In the future as work progresses on Making Room, we anticipate that the RS regulations, including the duplex provisions, could change to be more intentional about the types of housing that staff want to see built in neighbourhoods across Vancouver. Following the

approach used in RT-5 (duplex), floor area allowances combined with parking relaxations could be increased to incentivize duplex/triplex/fourplex development while floor area reduced to discourage new single-family homes (especially houses built without secondary suites). “

Put simply, one of the critical issues that we need to address as we move towards an experientially richer and denser city with more life, we need to address the fundamental challenge that providing on-site parking on small lots is a dramatic constraint on providing a variety of livable and affordable units. And, importantly, providing units without parking reduces the speculative price pressures on those units.

Accordingly, I would recommend adding at the end of the paragraph quoted above– or elsewhere if appropriate, to set the stage for a more progressive parking strategy:

“Part of the Making Room parking strategy could include mandating a maximum number of on-site parking stalls in order to support the creation a range of high-quality housing types whose design is less negatively impacted by the need to provide for automobiles on site. This strategy also supports walking, biking and transit use and so supports activated streets and the City of Vancouver Greenest City objectives”

Thank you for your consideration,
s.22(1) Personal and
Confidential

Bruce Haden, Principal
Architect AIBC, MRAIC, LEED AP

Dragnea, Irina

From: Kevan Tacq s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 1:06 PM
To: Public Hearing
Subject: RS-1 Rezoning to Duplex

Good Afternoon,
I support this proposal and the increased flexibility with regard to housing typologies within the various RS districts.

Regards,

Kevan Tacq
B.Arch.Sc. LEED AP BD+C
Designer

s.22(1) Personal and Confidential



Dragnea, Irina

From: Abundant Housing s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 1:10 PM
To: Public Hearing
Cc: Cara Ng
Subject: Support for Making Room

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Cara Ng 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.

Dragnea, Irina

From: Abundant Housing s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 1:11 PM
To: Public Hearing
Cc: Nadya Repin
Subject: Support for Making Room

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Nadya Repin 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.

Dragnea, Irina

From: Abundant Housing s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 1:45 PM
To: Public Hearing
Cc: Kevin Green
Subject: Support for Duplex Rezoning/ Making Room

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Kevin Green 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. This action will have an insignificant effect on property owners adjacent to redevelopments, and if anything is far too soft. An action of this magnitude, given the current housing context, shouldn't even be up for debate. The city needs even bolder action.

It is ideal this will apply to the majority of Vancouver's residential land, as city-wide problems demand city-wide solutions. This type of unilateral zoning will spread out the effects of re-development and reduce the risk of 'homogenizing' neighbourhoods (not that this is truly a reasonable or realistic concern). I also appreciate this will allow small-scale densification away from busy arterial roads. This action will also ultimately benefit the neighbourhoods opposing such action. Many neighbourhoods are struggling in many ways due to a lack of population density. Schools and local businesses are closing, and for them to be viable they need people to live in the area.

This will not solve Vancouver's housing crisis on its own, but it is a small step in the right direction. Do not (continue) to allow the selfish self-interest of property owners block actions in the public interest. It is already too late for these types of remedies; we are already playing catch up and this is a bare minimum first step.

Thank you for your consideration.

Dragnea, Irina

From: John Turner s.22(1) Personal and Confidential
Sent: Tuesday, September 18, 2018 2:30 PM
To: Public Hearing
Subject: 5. rezoning increase housing choice.

Hi Council,

Please approve this much needed choice. Comparable cities like Seattle were already doing this. Dual income family wont be able to afford detached homes. Duplex would help me and other typical dual income families to live in vancouver and raise a family. Please pass this.

Best regards
John