

## Dragnea, Irina

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**From:** Jake s.22(1) Personal and Confidential  
**Sent:** Monday, September 17, 2018 10:15 AM  
**To:** Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor  
**Cc:** Correspondence Group, City Clerk's Office; Johnston, Sadhu; Public Hearing; Quinlan, Kevin; Scot Hein; Marianne Lisa Amodio; Michael Mortensen; Bryn Davidson  
**Subject:** OPEN LETTER re: sept 18th RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice  
**Attachments:** Open Letter - With Endorsements.pdf

DEAR MAYOR AND COUNCIL,

Please find attached, an open letter supporting the efforts of the Council and Planning department to allow for a wider verity of housing in the RS neighbourhoods.

The letter was authored by Marianne Amodio, Bryn Davidson, Jake Fry, Scot Hein and Michael Mortensen - This Open Letter is supported by a further 44 professional from the design and building community including the GVHBA

Our letter outlines our significant concerns regarding the current proposal and sets out a set of recommendation that are essential for the Proposed Amendment to have our support.

Yours sincerely

Jake Fry  
per: Smallworks Studios and Laneway Housing Inc.

**Jake Fry**

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September 13, 2018

Attention: City of Vancouver Mayor Gregor Robertson  
Councillors  
Gil Kelley, general manager, planning, urban design and sustainability

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

As members and practitioners in the architecture, design, development, building and urban planning community in Vancouver, we the undersigned seek a more ambitious array of redevelopment options for Vancouver's RS-1 (single detached) zones that would allow for more density and a wider variety housing choices that better meet our social, economic and environmental needs. This type of change is exceedingly overdue - almost 60% of our City is zoned for single detached housing forms that are currently affordable to only 8% of Vancouver households (based on gross household income).

Our analysis and experience suggest that the proposal before the council to allow duplexes with lock-off suites within single-family zones is far too modest; it will not generate the affordability or choice of housing needed by most Vancouver households. We simply need to make better and more intensive use of the land in neighbourhoods already richly served by transit, local shopping, parks and amenities - neighbourhoods that are hollowing out due to unaffordability.

Our professions have documented alternative forms of more intensive development that could be sensitively incorporated in Vancouver's RS-1 neighbourhoods. Vancouver's architecture, design, development and urban planning communities have expressed these ideas on countless occasions, be it through the city's *Housing Re:Set* program and Urbanarium's *Missing Middle* competition. An array of practical and beautiful solutions have been shared and put forward to respond to the question of how to best densify our single-family communities while meeting the strategic goals set in the city's housing plans. These solutions evoke typologies that blend the old concepts with progressive ideas around form, tenure, density and diversity.

The two-family amendments currently before Council fail to draw upon these innovative, rational and creative resources. Rather, the examples shown in the proposed policy look only to modify and reuse antiquated and regressive guidelines. This approach does little to resolve our housing affordability challenges. A simple pro forma analysis suggests that the proposed guidelines will only perpetuate another form of exclusive housing available to only a slightly larger fraction of Vancouver households.

Using old rules to solve current problems will not work. We have documented a number of viable housing forms that could be permitted in RS-1 zones to create much more affordable and attainable homes for people who live and work in this city. An incentive-based approach could generate an array of more affordable new housing choices with more modestly sized homes in forms that remain sensitive to neighbourhood character — to create stronger more livable communities throughout our city. In this light, we recommend that Council revisit and expand the proposed amendments and champion projects that meet the spectrum of needs set out in the City of Vancouver's 10-year housing plan and strategies.

We strongly advocate a more fulsome approach. We have outlined our recommendations below. We are optimistic to see these must-needed changes within our single-family neighbourhoods and look forward to being active participants in creating further solutions in partnership with city staff.

Regards,

Scot Hein,  
Former Senior Urban Designer, City of Vancouver  
Adjunct Professor of Urban Design, University of British Columbia  
Registered Architect, USA

Marianne Amodio, Architect AIBC, LEED AP  
Marianne Amodio and Harley Grusko Architects Inc.

Jake Fry  
Smallworks Studios and Laneway Housing Inc.

Michael Mortensen MA, MCIP RPP  
Director, Livable City Planning Ltd.

Bryn Davidson B.Eng. M.Arch. LEED-AP  
Lanefab Design/Build

**Appendix A:** Proposed changes to *Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice*, as outlined in policy report dated June 27, 2018

1. Duplex should be at least equivalent to RS-1 in terms of total square footage for the site.
2. Additionally, we suggest the following alterations to the example of proposed changes to RS-1 District Schedule re: Section 3.2.1.DW Explicitly allow for Duplex housing in concert with two secondary suites and a laneway home:
  - 3.2.1.DW Explicitly allow for Duplex housing in concert with two secondary suites and a laneway home:
  - 4.3.1. Revise and/or remove Existing Height Envelope restrictions in RS1,
  - 4.6.1.2 Amend rear yard setback to explicitly allow for the inclusion of laneway homes with all typologies,
  - 4.7.1.2. 4.7.1.2. Allow a total site FSR for duplexes at least comparable to current RS (~0.86).  
A duplex housing form should not face a floor area penalty relative to that of a single family house plus laneway house. Revision or removal of separate 'above grade' FSR requirements.
  - 4.17.6 to 4.17.10 Eliminate design guidelines, and
  - 4.17.7. Explicitly state two-door permitted at front elevation or sunken patio with door to basement permitted at front, and
3. Additionally, we advise parking requirements be significantly reduced or eliminated.

Below we've attached a list of 44 endorsements to our proposal

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Alyssa Semczyszyn MBCSLA
Donald Luxton
Toby Mallinder, Partner at BTY Group
Sandra Moore Architect AIBC. A large proportion of our work involves housing projects in Vancouver.
Khang Nguyen, Principal of Architrix Design Studio and homeowner in Vancouver
Timothy Ankenman ... local Vancouver Architect
Kate Snyder - Studio Roslyn
D'Arcy Jones, Principal, D'Arcy Jones Architecture
Janvin Lowe
Daniel Philippot Architect AIBC, MRAIC, LEED AP
Mark George, M.Arch, contributor to Haeccity Studio Architecture's winning Missing Middle entry.
jake fry - Smallhousing BC
Michael Flanigan
Robbie Slade - Marketing - Smallworks
Pedro Serrano, MA in architectural design, Register Architect in Mexico,
Rummie Khakh.
Pintu Panesar. I'm a residential general contractor/builder
BRYDEN SCOTT, DESIGNER AT ARCHITRIX DESIGN STUDIO
M. Katie Henderson, Architect AIBC
Chris Hill - Ritchie Construction
mars koo
Inge Roecker, air studio
Cristina Craiu, Intern Architect, AIBC
Jag Hundal
AnnaLisa Meyboom
Thomas Davidoff
Clinton Cuddington Architect AIBC - Measured Architecture Inc.
Brendan Callander, Intern Architect AIBC
Lambert Chow, Intern Architect AIBC
Bob Ransford

Lindsey Nette, Intern Architect, Home Renter

Tess Prendergast

Cynthia Girling, 1828 Collingwood Street. I am a homeowner in Kitsilano and Professor of Landscape Architecture at UBC.

G Heard

Tony Merola. Realtor

David Nicolay, intern architect, residential designer

Sonia Strobel

Robert McCarthy Designer

Joanne Smith, Architect AIBC

Lance Berelowitz, Principal, Urban Forum Associates

Colby Fackler

Marc Bricault

Bill Pechet, Lecturer in Practice, UBC School of Architecture and Landscape Architecture

Charles Montgomery, author, Happy City

Egor Revenko work in the architecture community