

Swanston, Denise

From: Adam James <[REDACTED]>
Sent: Monday, April 01, 2019 11:34 PM
To: Public Hearing
Subject: Public Hearing - 2 April 2019, Text Amendments for Outright Two Family Dwellings (Duplexes) - SUPPORT

Dear Council,

I write in **support** of the proposed text amendments to the existing zoning bylaws concerning design guidelines for two family dwellings.

The decision by Council to move forward with alternate housing forms such as duplexes in existing residential areas is to be applauded in response to the increasing demand for housing in the City. The duplex form of development is now decided and enacted in the current zoning bylaws. In my considered opinion, and having attended public consultations led by the Planning Department, these text amendments do not seek to increase density or Floor Space Ratio (FSR) but rather provide refinement to the existing bylaw design guidelines. These refinements appear to have been informed from a review of some of the less successful aspects of recent duplex developments. In particular, attention seems to have been made to now achieving a better fit for duplex massing within existing residential areas.

The proposed text amendments are common sense and will result in better design responses within the existing RS, RT and RM zoning framework.

Council should approve these amendments.

Kind regards,

Adam James
Architect AIBC RIBA

Burke, Teresita

From: Shaun St-Amour <[REDACTED]>
Sent: Tuesday, April 02, 2019 1:12 PM
To: Public Hearing
Subject: Public Hearing - 2 April 2019, Text Amendments for Outright Two Family Dwellings (Duplexes) - SUPPORT

Dear Council,

I write in **SUPPORT** of the proposed text amendments to the existing zoning bylaws concerning design guidelines for two family dwellings.

I approve the proposed text amendments which will result in better design responses within the existing RS, RT and RM zoning framework.

Council should approve these amendments.

Sincerely

Shaun

Shaun St-Amour, *CPHT*

