

From: "s. 22(1)
To: Personal and
Subject: Confidential
November 3th Public Hearing - Basements
Date: Tuesday, November 5, 2019 1:44:07 PM

Re: November 5th Public Hearing on proposed amendments to zoning bylaw re: basements

Hello,

I am strongly in favour of pulling density in Vancouver “out of the ground” . Basements are at odds with our goal to build low-carbon projects due to the high embodied carbon in the construction materials associated with basements (concrete and rigid insulation). There is also the issue of the additional cost to build below grade, while making less optimal spaces for livability.

I am strongly opposed to any further design constraints in any zones in Vancouver, as well as incentives that offer additional height flexibility for projects that pursue certain roof forms and slopes. In particular, I take issue with the proposed addition of limitation on roof forms proposed in the agenda for the public hearing, which we have seen already imposed on duplexes and in other RS zones:

“for one-family dwelling with secondary suite: (i) all roofs, except roofs covering only the first storey, have no flat portions, have a minimum slope of 7:12 ratio over the whole roof area and are limited to gable, hip or gambrel roofs.”

Something has to give to allow architects and designers to build interesting and quality homes in Vancouver which can reflect our current time and place. Architecture that can be optimized for the site conditions, natural light, and a purity of form. We do not need a further push for gable, hip and gambrel roofs based on a desire to create faux-heritage housing. I love authentic period architecture, don't get me wrong, and am happy that many of these old homes exist. However, the focus on recreating them in our current time isn't doing the City any favours, and has historically been unsuccessful in creating quality architecture. A checklist of design criteria does not create quality architecture. Restrictions on roof lines and forms leave no room to capture the architecture for which the Pacific North West is actually internationally renowned for, West Coast Modernism, with soaring lower slope mono-pitch roofs, nor to create new architecture and forms which we hope will become Vancouver's legacy from our current era.

Thanks for your consideration,
Allison Holden-Pope, Architect AIBC + Principal

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