

From: Bryn Davidson
To: [Public Hearing](#)
Subject: Comments re: RS basement suite policies
Date: Tuesday, November 5, 2019 1:15:17 PM

Hi - re basement policy updates coming to council tonight:

The intent if this work is great, but the proposed implementation is unworkable and needs to be fixed before adoption.

At a high level: We need to make it possible to get all FSR above grade for every project that wants it, independent of soils or style of house.

Removing basements will dramatically increase accessibility and rainwater permeability and decrease the climate impact of construction (by the equivalent of a Prius driving 50,000 km. This is done by removing a lot of unneeded concrete and steel for foundations and light wells).

Removing basements also reduces the cost of a house by ~\$20k.

At-grade houses without basements will look a bit bigger, but we need to prioritize accessibility and climate above short term anxieties about massing.

Changes we need:

- delete the reference to "2.5 storeys" in the RS intro
- remove the 'above grade FSR' cap (the proposed increase to only 0.6 fsr is useless and will still require a partial basement)
- make the height increase accessible for all roof types not just gable roofs

If we do the above then we don't need to change the basement depth from 6' to 5'.

6' is a reasonable limit, 5' is unworkable if you have a decently thick roof and floor assembly and would like a 9' basement. The 5' limit will just lower the ceiling heights.

Thanks

Bryn

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