

Kennett, Bonnie

From: Elizabeth Murphy [REDACTED]
Sent: Sunday, February 23, 2020 2:37 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Blich, Rebecca; Boyle, Christine
Cc: Public Hearing; Correspondence Group, City Clerk's Office; Kelley, Gil
Subject: Vancouver Character House Network: Public Hearing - Increased Passive House Incentives in Bylaws
Attachments: Character House Network-Passive House Public Hearing-Feb.25.pdf

Vancouver Character House Network

February 23, 2020

City of Vancouver
Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Public Hearing - Increased Passive House Incentives in Bylaws

Public Hearing Tues. Feb. 25, 2020 6:00 pm: <https://council.vancouver.ca/20200225/phea20200225ag.htm>
Referral Report <https://council.vancouver.ca/20200121/documents/rr2.pdf>

The Character House Network is in principle supportive of Passive House building standards. However, we have concerns about how this is proposed to be implemented which undermines heritage and character house incentives for retention. Therefore, please register us as being **opposed to the zoning changes unless the following amendments are added.**

We have a **petition on Change.org** that has now over **8380 plus paper signers** at the time of writing.
<https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses>
And the Vancouver Vanishes Facebook has **13,450 likes**, also as a form of support for retention.
<https://www.facebook.com/VancouverVanishes/>

Clearly the public wants to see policies that encourage character house retention, and the city has programs to encourage this through heritage and character house incentives. The incentives for Passive House should not be implemented because they compete with the other City policy for retention incentives that help to provide more housing choice, affordable rentals, and sustainability through adaptive reuse.

Passive House incentives should not be used as a further incentive to demolish heritage and character houses. This undermines existing City programs for their retention.

Houses that are listed on the Heritage register are still allowed to be demolished until they are registered on title at the discretion of the owner. So they are still vulnerable. And character houses are particularly vulnerable in RS zones since there are no disincentives to demolish. The proposed Passive House 16% increased FSR for detached houses and 18% for duplexes would be roughly greater or equal to retention options incentives

for FSR, plus other relaxations proposed, thereby making the character house retention options completely ineffective.

Please amend Recommendation A as follows in red:

- A. THAT Council approve the application to amend the Zoning and Development By-law provisions for Certified Passive House projects (except laneway houses), as generally set out in Appendix A of the Referral Report dated December 9, 2019, entitled "Simplified and Expanded Zoning and Development Regulations for Passive House Projects", including the following amendment:
- 10.23A.6 That the above provisions of 10.23A Passive House not apply on properties listed on the Heritage Register and qualified Character Houses, as defined by the City of Vancouver, unless those houses are retained as part of redevelopment.

While we are pleased to see Passive House being accommodated, however we request the suggested amendments above be made in order to ensure that this doesn't override other City initiatives for heritage and character house incentives that help to provide more housing choice, affordable rentals, and sustainability through adaptive reuse.

Yours truly,

Elizabeth Murphy, Leslie Leader, Marion Jamieson, Carol Volkart

On behalf of Vancouver Character House Network

Reference:

1. TEXT AMENDMENT: Simplified and Expanded Zoning and Development Regulations for Passive House Projects
 - Summary and Recommendation PDF <https://council.vancouver.ca/documents/phea1summary.pdf>
 - Draft By-Law - Zoning and Development PDF <https://council.vancouver.ca/documents/phea1bylaw-ZD-Amend.pdf>
 - Referral Report dated December 9, 2019 PDF <https://council.vancouver.ca/20200121/documents/rr2.pdf>

Kennett, Bonnie

From: jj fahrni [REDACTED]
Sent: Monday, February 24, 2020 9:34 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Public Hearing
Subject: Public Hearing Tues. Feb.25 @ 6 pm - Passive House Incentives

Hello Vancouver Council,

Passive House incentives should not be used as a further incentive to demolish heritage and character houses. This undermines existing City programs for their retention.

The public hearing Tues. Feb. 25 @ 6:00 pm proposes Passive House 16% increased FSR for detached houses and 18% for duplexes would be roughly greater or equal to retention options incentives for FSR, plus other relaxations proposed, thereby making the character house retention options completely ineffective.

Therefore, Passive House incentives should not apply on properties listed on the Heritage Register and qualified Character Houses, unless those houses are retained as part of redevelopment.

Sincerely

JENNIFER FAHRNI



Kennett, Bonnie

From: Mark Gauthier <MarkG56@live.com>
Sent: Monday, February 24, 2020 6:08 PM
To: Public Hearing
Subject: [EXTERNAL] Saving Heritage Register and qualified Character Houses.

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To The Public Hearing, Pertaining to the issue of Passive House incentives undermining the saving of Heritage Register and qualified Character Houses.
Passive House incentives should not apply to properties listed on the Heritage Register and qualified Character Houses, unless those houses and all of their architectural features are retained as part of redevelopment. Other wise, the effort and money spent by citizens to save these houses is being undermined by the city.
Mark Gauthier

Kennett, Bonnie

From: [REDACTED]
Sent: Monday, February 24, 2020 10:58 PM
To: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael
Cc: Correspondence Group, City Clerk's Office; Public Hearing
Subject: RE: Public Hearing - Simplified and Expanded Zoning and Development Regulations for Passive House Projects
Attachments: CVN Letter to Council-Passive House Public Hearing 02.24.20.pdf
Importance: High

Please see attached letter.

Thanks,
Larry A. Benge, Co-chair
Coalition of Vancouver Neighbourhoods



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

February 24, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

RE: Public Hearing - Simplified and Expanded Zoning and Development Regulations for Passive House Projects

Report: <https://council.vancouver.ca/20200121/documents/rr2.pdf>

Public Hearing Agenda Jan. 25, 2020: <https://council.vancouver.ca/20200225/phea20200225ag.htm>

Draft By-Law - Zoning and Development PDF <https://council.vancouver.ca/documents/phea1bylaw-ZD-Amend.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) supports passive house construction, however we have concerns about how this is being implemented. **Therefore we are opposed to the report recommendations unless the concerns raised below are addressed through amendment.**

While we support the objectives of making new construction more energy efficient, this proposal seeks to allow significant increased FSR for new construction that undermines the character and heritage house incentives in RT and RS zones. The report proposes single-family houses would be eligible for a flat exclusion of 16% and duplexes eligible for an exclusion of 18%. This goes well beyond what is required to make up for extra wall thicknesses and creates a large bonus density that undermines retention incentives.

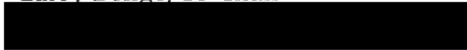
We recently wrote to council about our concerns that there has been no public consultation while the proposal would affect all residential RS, RT and RA zones across the city. These concerns remain.

A change of this scope should have had public consultation with consideration of impacts on other city objectives of reducing demolitions of character houses prior to bringing a report for referral forward to council.

We therefore request that **the report recommendations be amended to exclude heritage and character house properties from the passive house incentives unless the existing house is retained as part of the redevelopment** to avoid creating an incentive for demolition and new development rather than retention options as per city policy.

Sincerely,

Larry Benge, Co-Chair



Dorothy Barkley, Co-Chair



On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

- Arbutus Ridge Community Association
- Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
- Cedar Cottage Area Neighbours
- Downtown Eastside Neighbourhood Council
- Dunbar Residents Association
- Fairview/South Granville Action Committee
- False Creek Residents Association
- Grandview Woodland Area Council
- Granville-Burrard Residents & Business Assoc.
- Greater Yaletown Community Association
- Joyce Area Residents
- Kitsilano-Arbutus Residents Association
- Kits Point Residents Association

- Marpole Residents Coalition
- Norquay Residents
- NW Point Grey Home Owners Association
- Oakridge Langara Area Residents
- Residents Association Mount Pleasant
- Riley Park/South Cambie Visions
- Shaughnessy Heights Property Owners Association
- Strathcona Residents Association
- Upper Kitsilano Residents Association
- West End Neighbours Society
- West Kitsilano Residents Association
- West Point Grey Residents Association