

Public Hearing - July 23, 2020 - Item 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts (OTHER)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/23/2020	12:31	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Other	Thanks again for all your hard work! Please consider more opportunities for public engagement of this significant change to many Vancouver neighbourhoods. Here are some thoughts re design: Appreciated, Irma Sewerin Vancouver resident of several neighbourhoods (eastside & westside) for many decades	Irma Sewerin		s.22(1) Personal and Confidential	Unknown	APPENDIX A

July 23,2020 Public Hearing C -zones changes

Considering the lack of community planning or further discussion though open houses, and respecting the desire to simplify planning, maybe minimize planning staff and save expenses to the city

then

(If we had a chance for further dialogue) I would propose to create off-the-shelf design to high quality, community enhancing, livability and diversity

- **Livability: purposeful design for modern living,** soundproofing of residential units, pugs for electric vehicles including bikes and scooters, large balconies for all units
- set-backs at ground level to accommodate wider pedestrian walking area, commercial area tables or displays, for example sandwich boards, customer bicycle/scooter parking
- **Impacts on surrounding neighbourhood, design to enhance the livability of a mixed used zone**

- stepbacks; a wider podium and slim upper stories both front and back to enhance street scale and provide a more seamless rear fit toward other residential neighbours
- Massing, residential upper storeys should be limited to portions of a block with sizeable breaks created by lower storeys throughout the block
- shadowing should not impact neighbours across alley, buildings should be slender to allow light to stream through at many times of the day
- Minimize noise from loading zones, use covered bays for deliveries with enclosed space for recycling containers then utilize roof for added green space , container gardening, or solar panels,
- added street greenery to offset added traffic for example short hedges/bushes around street trees

- **Diversity: building should include at least one unit respecting the diversity of our population:**

either one of:

low income unit,

rent to own unit,

fully accessible unit,

senior oriented large balcony unit with step-in shower