

Case Summary

Case ID	201000847680
Case creation date:	9/11/2023, 1:53:03 AM
Case created by	Service Account
Channel:	WEB

Location and request details:

Location:	none
Advised Your name and comments will be made available publicly as part of the official record for the hearing Contact information will not be made public	true
Subject (address if applicable):	Adding Missing Middle and Simplifying Regs
Position:	Other
Comments:	Dear mayor and council,

My wife and I were looking forward to being able to build a multiplex as soon as they were approved, we engaged with a design / build company to assess our lot and do a cost proforma, so we were shocked to learn that we won't be able to move forward with this if the current proposal is passed as is.

This is because our house is located in the Cambie corridor area, and specifically, that our block is one of the blocks that was identified as having sufficient infrastructure for a city initiated rezoning to RM-8A. This meant developers didn't have to go through the expensive and time consuming rezoning process. Great for them, but now bad for us because multiplexes have not been included in RM-8A even though they are 100% compatible.

We have been proponents of the multiplex idea from inception and wanted to build 6 new housing units, that this city desperately needs but we, and many other owners with our zoning, won't be able to. Considering the housing crisis, I would think the city would take every opportunity to add new housing choices.

When the RM-8A zoning was being put forward for our area, RS-1 homeowners, like us, were assured that we would still be able to do anything we were able to do before under RS-1. We were told that choices would not be taken away. So it's disappointing that all other former RS zones will be allowed to build multiplexes but we will be excluded, even though we can still build anything else that can currently be built under RS-1... Now we ARE having a choice taken away from us compared to RS zones.

It also seems to us there is no good reason to exclude multiplexes in RM-8A as they would be compatible with and fit in perfectly with the RM-8A townhouses that are being built in the neighborhood. Why not simply include the line "Multiplex - regulated by R1-1" just like the current RM-8A zoning includes the line "Single detached house - regulated by RS-1"

Staff has said to us that we have a better option of building a townhouse under RM-8A that permits a higher maximum density of 1.2 FSR (vs. the 1.0 FSR limit proposed for the R1-1 multiplex

option). But the proposed multiplexes have a bonus possibility of 19% for using low carbon building practices like passive and net zero, so can be virtually the same... 1.19 FSR vs 1.2 FSR. Plus, multiplex guidelines don't call for any parking requirements versus a single lot townhouse where those requirements under RM-8A are hard to achieve without doing an underground parkade, which is cost prohibitive on a single lot, not to mention the embodied carbon footprint. RM-8A townhouses also have far more onerous hoops to jump through using Part 3 versus multiplexes using Part 9 of the building code.

Basically, most single family homeowners likely would not be able to take on an RM-8A townhouse project but many would be able to navigate the simpler multiplex guidelines that were written with homeowners and smaller builders in mind.

Multiplexes are the best option compared to townhouses for us and other homeowners in our zoning for the following reasons:

1. Cost
2. Complexity
3. Time
4. Parking requirements
5. Risk
6. Carbon footprint

We don't see any advantage to being in RM-8A. We just see limitations in what we can do on our land because of a zoning change a few years ago, that we didn't ask for, and that was supposed to still allow us to build anything under RS-1.

The city of Vancouver is forging ahead with new options for housing, which is a great thing, and we have supported this for many years. Without help, my two adult children will never be able to live in this city if something isn't done about the housing crisis.

Until the city is successful in implementing additional higher density areas, such as around transit stations, multiplexes will hopefully help fill the shortage to some extent. Additional housing is still desperately needed.

In summary, our main concern with the proposal and being excluded from building a multiplex is that it goes against the intent of keeping our choice to build anything originally under RS-1 when the city initiated the RM-8A re-zonings. It doesn't seem to make sense that if we lived just a block away where it's still RS-1 (but can be RM-8A with a developer initiated re-zoning) we could build either a townhouse or a new multiplex. It is certainly unfair that we don't have that choice. We are asking you, Mayor and council, to allow us, and many others, that choice by adding Multiplexes to RM-8A.

Maybe it could help play a part in supplying some much needed housing.

Thank you for your consideration,

Clive Bottomley

Neighbourhood:	South Cambie
Subject classification:	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law

Contact information

Phone number:

Name: Clive Bottomley

s22(1) Personal and Confidential

Back

Save