

PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-09-14	14:09	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Oppose	For the sites that don't meet the multiplex/duplex/laneway guidelines, reducing the FSR from .7 to .6 will impact the allowed buildable size of the house negatively. Will there be exemptions for those?	Amir Afrah	Mount Pleasant	
2023-09-14	14:42	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Oppose	<p>Hello</p> <p>I am opposed to the rezoning of 4 units on a 33 ft lot and 6 or up to 8 if rental on 50 ft. lot</p> <p>Please reconsider.</p> <p>There are other options to increase housing.</p> <p>this will Not help, the units will be very expensive, they will get rid of trees and green space, and light, badly needed in dark winters in Vancouver for mental health,</p> <p>they will mean demolition of perfectly good heritage and character homes, already in place, already more affordable.</p> <p>Plus consider this much density, there is NO plan for more schools, no plan for more healthcare/doctors, no plan for more water and sewage infrastructure.</p> <p>Instead, please consider:</p> <p>up to 2 secondary rental suites allowed -in Existing houses only, within the footprint, plus a laneway if desired. Also for character homes as already allowed the laneway can be a coach house, allowed to be strata.</p> <p>This provides up to 3 rental units, will cost less to the homeowner, will help people age in place, will keep heritage and character homes intact, while maintaining green space.</p> <p>there are only a few styles of character and heritage homes in Vancouver. I suggest a design template be provided at low cost for a variety of modifications to each style that could allow for example for two secondary suites, they need not be basement suites necessarily.</p> <p>Provide incentives to those who keep their homes and build additional rentals on their existing homes and retain the character and heritage features, and greenery.</p> <p>This is a lower cost, faster solution that will help many people, while retaining neighbourhood character and green space. (take a look at Strathcona as an example) from the front you see heritage structures.. the streetscape looks the same, but many have adapted more units into the original structure without giving away all the green space or character which makes this such a well loved and attractive neighbourhood.</p> <p>Thank you, please give this some very serious consideration.</p>	penny noble	Kitsilano	

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2023-09-14	15:22	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Oppose	I am horrified with this plan!. It is not going to make land more affordable, it will increase the value of the land. We have a failing sewer system and we're now adding more homes on one lot. With no parking requirements the existing homeowners who now park in front of their homes (most old homes don't have functional garages if they are lucky to even have one.. We will be circling around trying to find parking to unload groceries, children, sports equipment, the elderly. Permit parking will NOT make a difference.	Barb Rufer	Kitsilano	