

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	16:23	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Oppose	<p>Can the infrastructure of water, sewer, sanitation handle this type of density on existing systems?</p> <p>If the infrastructure can't support this on a small scale, how can it be increased by so much?</p>	J T`	Kensington-Cedar Cottage	
2023-09-14	17:25	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Oppose	<p>The rezoning proposal is not going to create housing for middle income people. The cost of building exceeds most families incomes for a mortgage and so these units will be bought by the wealthy. For the neighborhoods, built many years ago with infrastructure to support schools, community centres, sewers etc., the increased density will dramatically alter them and require dramatic increases in infrastructure. As well, please consider that fire and police are infrastructure. Increased density will require increases to their budgets for staffing and resources at significant cost to the city and taxpayers. The rental units probably cannot be built at a cost that would translate into low rents. So, more luxury townhouses that the missing middle cannot afford and more rental units that few can afford. This proposal is more of an idealistic fantasy than a reality that will work. The implications, long term, will have many unintended consequences. Please reconsider approving the proposal. It needs a lot more work.</p>	Dave Jones	Kitsilano	