

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|--------------------|----------------------------|------------|
| 2023-09-06 | 13:45 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>The housing crisis may be the largest problem to face Canadians this generation, along with the climate crisis. The climate crisis is tougher to solve, but common sense proposals like missing-middle rezoning in dense urban areas like Vancouver are a no-brainer.</p> <p>For the sake of Vancouver remaining a place where families can continue to exist, please pass this proposal.</p> <p>And as an aside, greater than 1.0 FSR considerations, a change to setback rules, along with streamlined approval processes, should be considered to make sure proposals like this one don't end up dead-on-arrival.</p> | Christopher Vidito | Kensington-Cedar Cottage | |
| 2023-09-06 | 13:34 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I strongly support this movement | Michael Xu | I do not live in Vancouver | |
| 2023-09-01 | 10:17 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more middle housing! No more NIMBYS | Rebecca Power | Grandview-Woodland | |
| 2023-09-06 | 14:20 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I'm writing to voice my support of the amendments to the Zoning and Development Bylaw that make it easier to build "Missing Midd'e" housing, as more density is desperately needed in Vancouver -- especially in areas that are currently overwhelmingly single-family housing. I am fortunate to live in a low-density apartment building in Mount Pleasant and would like to see these types of developments made easier across the board around the rest of the city. | Hailey M | Mount Pleasant | |
| 2023-09-06 | 15:26 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am writing in support of the rezoning that will make it easier to build missing middle housing in Vancouver. I am in favour of consolidating the SDR zoning types, increasing the size of laneway houses, and increasing the FSR. I am in favour of increasing the FSR further.</p> <p>I am, however, in opposition to the density bonus contribution, as this disincentivizes density and incentivizes more SFH development. If anything, there should be bonus contribution for lack of density.</p> <p>Overall, I am in support of this amendment, even with the density bonus contribution.</p> | Katrina Stevenson | Strathcona | |

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| 2023-09-06 | 15:37 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support the change of zoning to allow missing middle housing, but I think that this proposition doesn't go far enough. We need more housing ASAP and should incentivize it more strongly. There is no need to have a density bonus fee (if anything there should be a density bonus DISCOUNT). If there is a need for additional income, get that by charging more for AirBNB permits and enforcing the short term rental laws. Similarly, an FSR ratio of 1.25-1.5 would make much more sense here than 1.0. | Eduardo van Rhede van der Kloot | Kensington-Cedar Cottage | |
| 2023-09-06 | 15:58 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more types of housing in this city! Missing Middle is essential!!!! | Brett Kelly | Mount Pleasant | |
| 2023-09-06 | 16:14 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>This is a good step towards the current housing affordability crisis and I believe there is room to make it better.</p> <p>First, I encourage a higher maximum FSR above 1.0 FSR to increase builders/developers flexibility to build more middle housing supply. Second, the "density bonus contribution" seems like a huge restriction in delivering more middle housing supply as we need to encourage more builders/developers to be a part of the housing affordability solution. The structure of this "density bonus contribution" has to change from scaling with unit numbers and geographic location to a flat rate per buildable sq.ft. area.</p> | Guangyow Low | South Cambie | |
| 2023-09-06 | 22:31 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Neighbourhoods are meant to change and evolve to build community. Density must follow with infrastructure. Transit, walking and biking is what makes Vancouver so accessible. We were fortunate enough to have family support in buying a two bedroom apartment before covid, and now have two young children in the same city where our families started (East Van). We want support for everyone that needs a home, and if possible room to grow within! Would love to see a ban on short term rentals (until vacancy rates reach an appropriate level) while we build more homes and build creatively for rentals. Thank you! | Daniel DeVita | Grandview-Woodland | |

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| 2023-09-06 | 22:53 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Neighbourhoods are meant to change and evolve to build community. Density must follow with infrastructure. Transit, walking and biking is what makes Vancouver so accessible. We were fortunate enough to have family support in buying a two bedroom apartment a few years before covid, and now have two young children in the same city where our families started (East Van). So many of our neighbours want to continue to live here, and so we have to support change to do that. We want support for everyone that needs a home, and if possible room to grow within this city! Neighbour-hood parking permits are a necessity city-wide, and would welcome other creative solutions. We also support a temporary ban on short-term rentals like Airbnb. Thank you!</p> | Daniel DeVita | Grandview-Woodland | |
| 2023-09-07 | 07:52 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I would like to see FSR increased to 1.5 instead of the proposed 1.0 for multiplexes, and FSR increased for laneway houses.</p> <p>I would also like to see the ability for a smaller front yard. In recent years, front yard usage to have decreased; most front yards near me are completely empty. Some or most of this empty space can be claimed for more density</p> <p>Often, people will talk about "preserving community feel," however, on my block, there are just 3 families left that have lived here since I was young. Everyone else has moved away. By "preserving community feel," we push away the communities that live here.</p> <p>Of the people near me, over half are renters.</p> <p>If "community feel" was so important, why have so many people moved away for cheaper options.</p> <p>while some people may really care about it, most people would much much prefer affordable housing.</p> <p>People choose to live here for the convenience of being in vancouver, being closer to busy areas. If the price goes up or if they decide it's not worth it, they'll move. often to somewhere with a totally different "community feel". when choosing a home, they didn't even consider "community feel"; their choice was made mostly with price, availabilty, and location.</p> | Caleb Tran | Sunset | |

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| 2023-09-07 | 14:59 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am writing on behalf of the non-profit organization Small Housing to applaud Vancouver's leadership on this topic, and the diligent efforts of City staff to move this initiative forward. Our organization is working with jurisdictions throughout the province to support similar initiatives and create a community of practice to share information and resources to advance zoning reform. We are also forging strong connections with an international network of professionals doing this work. We invite City staff and elected officials to take part in this growing movement.</p> <p>As the City evaluates development uptake, we're here to support the evolution of this program. There will likely need to be additional work in support of development feasibility, and the attractiveness of participation in producing affordable units.</p> <p>Again, we commend this work as an initial step in updating the zoning framework, and we welcome the opportunity to support staff in further calibration of program requirements.</p> | organization Small Housing | Mount Pleasant | |
| 2023-09-07 | 15:17 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am writing in to express my lukewarm support for this proposal. It is insanity that a majority of Vancouver is currently zoned for SFH. This type of housing is desperately needed but this does not do enough. The current FSR cap and number of units allowed is too limiting for these constructions. Please increase the FSR cap, and increase the number of units allowed. This will actually create nicely sized homes for people to move into and allows for these homes to be more viable to be built. In addition, I would urge Council to remove the density bonus contribution. Margins on these constructions are small and this only serves to disincentives those who are capable of making more homes for us while we are in a housing crisis. Lastly, I would suggest that Council ask Staff to adopt a similar approach used for the Vancouver Special (pre-approved plans that would make these missing middle homes more viable - no public hearing required).</p> | Stephen Juwono | Kensington-Cedar Cottage | |
| 2023-09-07 | 15:38 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>We are in a housing crisis for goodness sake! Improve density, reduce setback requirements, create protected bikelanes, and add smale scale retail.</p> | Jessica O'Sullivan | Fairview | |

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| 2023-09-07 | 18:17 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I'm very much in favour of making it easier to build new multifamily housing and discouraging new SFH construction. | Ursula Ellis | | |
| 2023-09-06 | 13:18 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I live in a tired old single family home with my two adult daughters. They need their own homes, which they can't afford due to a lack of supply. I'd like to knock it down and build a triplex/quadplex so I can age in place and they can live in place and start their families. Make it happen. | Carmen Castrucci | Kensington-Cedar Cottage | |
| 2023-08-24 | 11:23 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I am in full support of the city's multiplex initiatives and understand the need of Density Bonus Contribution to help develop community infrastructures. I am writing to appeal for some exemptions in the case of multi-generational living. Example: I am a widow and have one adult son. I hope to build a triplex as future homes for myself, my son and my nephew (also a young adult). They can't afford to live in the area that they grew up in without my help, and I am thrilled to have them as my future neighbours as I grow old. I can also help support their future young families. Maybe it's not the most fashionable thing to do but the three of us are in full agreement with this vision. Such arrangements promote healthy community living for all parties and can alleviate future childcare and senior care costs for the governments. If I am deemed the 'developer' for this triplex project, I certainly don't have the same deep pockets as a big or small commercial builder. Again I urge the City to consider DBC exemptions for multi-generational ownership within the same multiplex building. I would understand if there are restrictions to avoid loop-holes. Thanks for your consideration. | Cynthia Fung | | |
| 2023-09-08 | 13:10 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need denser housing. I've seen peoples concerns that there is not enough parking space for a 6 unit development on one lot, but to me, this is laughable. A car is not even affordable to me. I prefer to use Evo, public transit or my bike. I grew up in this city and if we don't get more affordable housing, I will be priced out. I support this proposal. Those who oppose this proposal because they're worried about the "character" of their neighbourhood being ruined are hoarding their wealth and don't want "the poors" to come near them. | Lia Pennefather | Kitsilano | |

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| 2023-08-24 | 11:00 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I am in full support of the new multiplex initiative. However it looks like that the West Southlands area is excluded. It is a very low density area close to UBC, downtown and Richmond, and within walking distances to parks and shops. It is now primarily composed of large land lots with single family houses. If multiplexes are allowed, the area can create many housing opportunities to serve UBC and young families. | Cynthia Fung | Dunbar-Southlands | |
| 2023-09-06 | 13:11 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am in favor of the changes to zoning in Vancouver to allow more missing middle housing. It is clear that increased density is needed in order to prevent housing prices in Vancouver from going up even higher (and ideally to bring them down). I own a condo in Vancouver and I would like others to be able to afford to live in this great city.</p> <p>I only have one concern with the plan: Given that Vancouver needs more density, and given that denser neighborhoods cost the city less per-person to provide services, it seems backwards to charge developers for providing density. It would make more sense to charge developers a non-density fee if they want to build single-family homes, especially on large lots. We want to encourage density, not penalize it. Denser neighborhoods means more efficient transit, fewer roads to maintain, shorter power lines and sewer pipes, and many other savings compared to sprawl and lower density. Those savings should be passed on to the developers, instead of subsidizing single-family homes.</p> | Bruce Dawson | Mount Pleasant | |
| 2023-09-06 | 12:31 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am writing to support the missing middle zoning bylaw. I like that it would simplify zoning and allow for multiple units on one lot, something that is desperately needed in the current housing crisis.</p> <p>I do believe that this proposal could go further, in particular the 1.0 FSR is too limiting, however it should still be passed as it is a step in the right direction.</p> | Michelle Spencer | Fairview | |
| 2023-09-06 | 12:30 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | It is near impossible for anyone young in this city to afford to buy a home (and if they can its a shoebox) and raise a family. Increasing the housing supply plays an essential role in this. Every possible step should be taken to address the affordability issue in Vancouver, because if is not dealt with the city will have no future, and certainly one without families. In conjunction with this the city should also be looking at removing regulations to make it easier for small businesses to operate in neighbourhoods, as this will increase and strengthen communities. | David James | West End | |

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| 2023-08-20 | 10:22 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>We are one of the small builder/developers that this policy change is targeting.</p> <p>Overall a great step forward and we are actively looking for lots for Multiplex projects.</p> <p>Please consider eliminating the Development Permitting portion. It should just be a Building Permit application. The additional 12 month delay caused by this step will have a significant impact on feasibility of many potential projects. The carrying cost and uncertainty in todays lending/financing environment must be taken into consideration, if impactful change is desired.</p> <p>Thank you.</p> | Ramin Towfigh | | |
| 2023-09-01 | 19:45 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am strongly in favour of this project!</p> <p>My partner and I currently live in a small basement suite in East Van. As an aspiring family in our early 30s, the challenge of finding affordable housing big enough to start a family is one of the largest barriers. The idea of actually owning a home feels impossibly distant.</p> <p>The idea of increasing density, and allowing for a more diverse housing options in residential neighbourhoods is something myself, and all of my peers has been speaking of for a long time.</p> <p>Triplexes, Fourplexes, and other similar configurations allow for intergenerational families to live together, they allow for more tight-knit communities, and they allow for financial security of home ownership for a wider array of people. The issues they bring are all solvable; parking is easily scaled by demand and can be included on site, schools are buildable, and sewers and other city infrastructure can always be built.</p> <p>As our population continues to grow, density simply must be one of the tools we use to increase the livability and affordability of our cities. We're out of time to solve this.</p> | Lukas McCormick | Mount Pleasant | |

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| 2023-09-01 | 18:10 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Dear Mayor and Council, It's high time we start approving more housing in this city, and throughout the entire city. The missing middle housing initiative will not solve our housing shortages but it will be a step in the right direction by providing more option and desperately needed supply. Please, I beg of you, to approve this proposal and all other proposals that will make it easier, faster, and more cost effective to deliver housing to this city, as you promised in the last election. | Ezequiel Perdomo | Fairview | |
| 2023-09-01 | 17:48 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We are in a housing crisis. We need to allow for densification. | Tom Coppola | Fairview | |

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| 2023-09-01 | 16:49 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Vancouver is facing a pressing housing affordability crisis, and it's becoming increasingly difficult for individuals and families to find suitable housing within their means. By allowing for the development of missing middle housing, such as duplexes, triplexes, and townhouses, we can expand the range of housing options available to our residents. This will not only make housing more affordable but also create more inclusive and diverse neighborhoods.</p> <p>Here are some key reasons why I support these changes:</p> <p>Affordability: The cost of housing in Vancouver has become a significant burden for many residents. By diversifying our housing stock and increasing the supply of affordable options, we can help address this issue and ensure that Vancouver remains an inclusive and accessible place to live for people of all income levels.</p> <p>Sustainability: Encouraging denser housing in appropriate areas can support sustainable urban development by reducing the need for long commutes and promoting the use of public transportation. This aligns with our city's commitment to environmental responsibility.</p> <p>Community Vibrancy: The introduction of missing middle housing can foster a sense of community and create vibrant, walkable neighborhoods. It can also support local businesses, contributing to a thriving local economy.</p> <p>Streamlined Development: Simplifying regulations can make the development process more efficient, attracting investment and development opportunities that benefit our local economy.</p> <p>I understand that change can be met with resistance and concerns about neighborhood character and infrastructure. However, I believe that thoughtful planning and community engagement can address these concerns while still achieving the overall goal of creating a more livable and affordable Vancouver.</p> <p>I urge you to consider the long-term benefits of these proposed changes and to take action in favor of adding missing middle housing and simplifying regulations. Our city's future prosperity and inclusivity depend on bold and forward-thinking decisions.</p> <p>Thank you for your dedication to making Vancouver a better place to live, and I hope you will support these important reforms.</p> | Pranshu Shelat | Fairview | |

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| 2023-09-01 | 22:26 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | yes, we need to allow multiplexes containing 4-6 strata units, or up to 8 secured market rental units on single lots in areas currently zoned RS. fully support reduce the size of new single detached houses, increase the size of new laneway houses and combine the current 9 RS zones into a single zone with simplified regulations. | Ziming Yange | Arbutus Ridge | |
| 2023-09-01 | 22:48 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | The city of Vancouver needs radically more housing. The multiplex proposal is a modest first step in this direction, and I strongly hope to see more and bolder steps as soon as possible. The fact that 80+% of the city is still set aside for single family homes during a housing crisis and a climate crisis beggars belief. The solution is clear as day: rezone all this land. Preferably the rezoning would be far more ambitious than this proposal — more in line with what works well all over the world (minimum of 3-8 stories, zero lot line, mixed use, with significantly denser areas around transit lines and hubs). That said, let's get this tentative first step done and go from there. | Roy Cloutier | Kitsilano | |
| 2023-09-01 | 16:24 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>We are in a housing crisis and the main way out is to increase the housing supply.</p> <p>I support this as a good starting point, I believe we need to go even father and allow large townhouse complexes you see on oak to be anywhere within the city. We should increase the FSR so we can build more livable units. We should increase it even beyond what is in this proposal.</p> <p>I don't think that limiting the size of a single detached is a good solution either, as many single detached houses have a rental suit. By limiting the size those who do choose to build a single detached are no longer able to put in a rental suit, in effect lowering density.</p> | Colin Redmond | Kitsilano | |

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| 2023-09-01 | 16:07 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am reaching out to indicate my strong support of the proposed changes to zoning laws.</p> <p>In a time when housing affordability is in crisis, urgent change is needed to keep Vancouver affordable. As Vancouver's population rapidly grows, greater density infill is desperately needed to address additional supply. Streamlining the zoning process will simplify the development cost on new builds which will make the cost of development cheaper, and greater flexibility in build types will allow for greater density while still maintaining neighbourhood character.</p> <p>Furthermore, the proposed changes put control of land back in the hands of the property owners themselves. Allowing property owners the freedom to choose for themselves what manner of dwelling suits their lifestyle. Those that wish to live in a single family home will still be more than welcome to do so, but people who are looking to extract additional value from their land through a duplex or laneway house will have the option to do so. This flexibility will make it easier for people from all walks of life to comeingle harmoniously amongst the community.</p> <p>I hope council will vote in favor of the best interests of the city and in favor of the proposed amendments to the zoning code</p> | Dawson Church | Grandview-Woodland | |
| 2023-09-01 | 23:24 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support this measure it is very necessary and will increase housing supply and affordability | Neelam Monga | | |
| 2023-09-01 | 15:24 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support the proposed changes. | Rebecca Bonham-Carter | Kitsilano | |

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| 2023-09-01 | 15:20 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Vancouver is facing a housing crisis and we are in dire need to increase the housing supply. Adding missing middle housing is a CRUCIAL step in order to BEGIN to address this problem. Triplexes and Fourplexes and Townhouses should be legal to be built LITERALLY EVERYWHERE in the city. Housing development projects that increase density should also not be subject to such a lengthy approval process like they are currently.</p> <p>Once again I want to stress that we are in a housing crisis. People who work essential jobs holding up the economy of the city are being driven out because of increasing housing cost. Local government have to prioritize the need to make the city affordable and liveable for its citizens first and foremost, not the complaint of some nearby neighbours on "noise", "building shadow" or "character of neighbourhood".</p> | Sami Nguyen | Downtown | |
| 2023-09-01 | 23:39 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>My name is Dylan Lane and I fully support increasing affordable housing in Vancouver.</p> <p>We need postwar era level mobilization to build more housing in this city and I dare say we need to keep the profit motive out of it. All the speculation, money laundering, foreign investment, airBnb, etc. is ruining the livability of our city.</p> <p>Time to flood the market with affordable housing and regulate the Wild West feeding frenzy. Let's go!</p> | Dylan Lane | Grandview-Woodland | |
| 2023-09-01 | 15:18 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Add missing middle housing. Make all Vancouver zoning to allow townhomes and 3-4 storey condo buildings everywhere on residential property without any restrictions and red tape! All over the city, without any area missing. Townhomes should be allow at a minimum. Single family zoning was created as a mechanism of division of poor (non-white ethnicities) and wealthy (white ethnicities). Stop this racist outdated practice. Make 100% of residential Vancouver land zoned for townhomes and low rise condos</p> | Irina Berdyanskaya | Killarney | |
| 2023-09-01 | 15:05 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Step in the right direction for freeing up more land that additional housing can be built on, consultations have been thorough. Not overly ambitious but on the right path.</p> | Robin Fan | | |
| 2023-09-02 | 00:32 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Support adding missing middle housing</p> | Katherine Carbeck | Riley Park | |

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| 2023-09-02 | 08:42 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Strongly support this as a way to provide more housing as our population grows in the midst of a housing and affordability crisis! | Annie Jensen | Kensington-Cedar Cottage | |
| 2023-09-02 | 11:00 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Simply put, this city needs more housing. Too much of the land we have is dedicated to single-family homes, which is unsustainable given current vacancy rates and high demand for housing. So many of my friends, family, and colleagues have long commutes and live outside the city because housing within the city is too unaffordable. While multiplexed housing is a good start, it's not enough. Even so, this proposal is certainly a step in the right direction. | Jordan Chiu | Arbutus Ridge | |
| 2023-09-02 | 14:45 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more housing. We have a housing shortage at the moment. We need to meet the demand to live here with enough housing, otherwise Vancouver will be unaffordable. Vancouver's housing crisis affects the entire lower mainland. And pushes lower income people further away from the city. | Cole Chaloner | I do not live in Vancouver | |
| 2023-09-01 | 14:50 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Given the current global housing crisis, and more specifically within Vancouver where housing and living costs are rising rapidly, it is ridiculous that the majority of the city still remains zoned as single family lots. If this city's council truly cared about making this city more livable for the lower and middle class, this application wouldn't even be up for debate. | Michael Williams | Mount Pleasant | |
| 2023-09-02 | 15:29 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more housing and different types of housing. Largely we are stuck with single family homes, or small condos. We need larger condos, townhomes, and small apartment buildings with 3 bedrooms. Anyway this can be achieved is critical and must be done. | Megan Hopson | Grandview-Woodland | |
| 2023-09-01 | 14:50 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Time to put the needs of the many over the wants of the few. | Ashish Shetty | Downtown | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|------------------|-----------------|------------|
| 2023-09-02 | 20:05 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Pro-density housing in Vancouver has emerged as a crucial solution to address the city's housing challenges. With its stunning natural beauty and a growing population, Vancouver faces the dual pressures of skyrocketing real estate prices and a shortage of affordable housing. Embracing pro-density housing strategies, such as high-rise apartment buildings and mixed-use developments, is a practical approach to maximize land use efficiency and promote sustainable urban growth. These initiatives not only provide more housing options but also contribute to reduced urban sprawl, decreased commute times, and increased access to public transportation and amenities. By fostering vibrant, walkable neighbourhoods, pro-density housing in Vancouver not only meets the needs of its residents but also aligns with the city's commitment to environmental sustainability and social inclusivity. | Matthew Gorlitz | West Point Grey | |
| 2023-09-01 | 14:38 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We are living in crisis and people are literally arguing over shadows. MOVE THIS CITY FORWARD. | Derek N | Mount Pleasant | |
| 2023-09-01 | 14:21 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I strongly support this project. I am a young professional who has struggled to find affordable adequate housing in Vancouver and question the viability of my future here unless significant action is taken to address the housing crisis. To respond to the housing shortage in our city, we need a lot more builds all throughout the city that can be approved quickly. The multiplex proposal is a step in this direction. Please approve this for the sustainability of our city. | Avery Milne | Kitsilano | |
| 2023-09-01 | 14:11 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We are in desperate need of new housing in Vancouver and this proposal will allow for more housing. I cannot see any reason why views, culture, etc should trump basic amenities in this city as important as a roof over people's heads. We need to densify quickly and allowing the market to dictate where they should go up makes sense to me. | Anson Lai | Killarney | |
| 2023-09-04 | 11:07 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support the building of multiplexes across the many residential neighbourhoods of Vancouver that are primarily made up of single-detached homes. We need more housing and low and mid-rise apartments are a great way to add density. | Nicole Lomangino | Killarney | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-----------------|------------------|------------|
| 2023-09-04 | 14:27 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Hello! This is a statement of support for higher density in the Rupert/Renfrew station area plan. I have grown up at Lillooet and 8th and Lillooet and 17th (both family homes), and have seen the neighbourhoods rapidly change alongside the rest of the city. I'd love to see 4-6 units being built on SFH lots, and the option to build 4-6 storey apartment buildings on 1-3 adjacent lots. Please consider the proximity of cycling and transit infrastructure and whether there is an actual need to regulate the number of parking spots. | Chantelle Chan | Hastings-Sunrise | |
| 2023-09-01 | 13:40 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Vancouver needs more actually AFFORDABLE housing. We're in a housing and cost of living crisis. Please support this and if anything, strengthen the affordability requirements! I'd also like to comment that the documents are pretty inaccessible to those without a background in planning etc. I understand by-laws have to be legally tight but a summary document should be easy to understand. | Sara G | Mount Pleasant | |
| 2023-09-01 | 13:26 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | The city of Vancouver needs a lot more housing - vacancy rates are near zero, driving up prices and rents. Right now, 80% of the residential land in the city is occupied by single-detached houses and duplexes. High-rises add more housing, but they take a long time to plan, to get approval, and to build. To more rapidly respond to the housing shortage, we need a lot more low-rise and mid-rise housing that can be approved and built quickly. The multiplex proposal is a modest step in this direction. Opponents are concerned about increased demand for street parking. I'd encourage council to leave it to each project to decide, instead of making off-street parking mandatory: in a location where street parking is difficult, people will be willing to pay for off-street parking spaces. | Baldeep Dhillon | West End | |
| 2023-09-01 | 12:53 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more housing. I am someone who worries about a future here in Vancouver. Everyone deserves to be able to exist here. | Katie Martin | Mount Pleasant | |
| 2023-09-05 | 06:14 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We absolutely need more missing middle housing, to help alleviate our housing crisis. We need to rezone all neighbourhoods of the city, the vast majority of which are zoned strictly for single family homes, to support this higher density. | Oliver Austin | Downtown | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|----------------|--------------------------|------------|
| 2023-09-01 | 12:18 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more housing and we need it ASAP. Younger generations are so far priced out of any home stability in their futures and the only way to avoid this problem getting bigger is by addressing it now. It's time to do the math and accept that the only reasonable path out of this is to BUILD.MORE.HOUSING. I live in Mount Pleasant, but this is true for everywhere in the lower mainland. | Ana Jimenez | Mount Pleasant | |
| 2023-09-05 | 10:43 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more housing, single family zoning is preventing these new housing to be built. | Kyle Kung | Fairview | |
| 2023-09-05 | 10:47 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | This is exactly the type of housing the city needs. Not only is it more affordable to a large portion of Vancouverites, it is also more desirable. Many people do not want to live in detached homes that are difficult to heat and with giant gardens to maintain. My ideal home for my family is an apartment in a midrise building. Unfortunately these are not available in most of the city, and where they are being built is almost exclusively along busy roads with noise and pollution. I also support the simplifying of regulations. Vancouver is in a housing crisis and making building more homes for more people should be a no brainer. | Marcia Kishida | Kensington-Cedar Cottage | |
| 2023-09-05 | 12:23 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I currently write this comment from my desk in a slanted cramped room in Kerrisdale. My office chair rolls down my room because the house was built on uneven ground and is barely held together with 50 year old nails and plywood. As a student, I look at the state of housing in this city and realize I can never afford to live here, my children can never afford to live here and my grandchildren can never afford to live here. Who can afford to live here? I'm studying at a top school in the country at a top program and I'm barely able to afford renting a room in someones second house. Without a change in zoning laws, this city will collapse into an unaffordable wasteland with BMWs outside empty houses. | Frederic Huige | Kerrisdale | |
| 2023-09-05 | 14:44 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support this idea but support that our detached home are a Canadian thing that mast be saved by ugly square box looking house. that look like in the middle east or African shack, , we have a sloped roof with veranda, bay windows ,trims woodworks ,ect that is English like our forefathers ,our Architects and planner should take a course of design and quality not cheap and tear down in 40 years and nowhere to put demolition trash bonus should be given to owner that retain existing front building and add behind by creating small gardens or court yard with Spanish style architecture I support the style even if the people are no longer what they used be | Vincent Fodera | Grandview-Woodland | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|---------------|--------------------|------------|
| 2023-09-01 | 11:55 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | In relation to the "Adding Missing Middle Housing & Simplifying Regulation" Public Hearing, scheduled for Thursday, September 14th at 1:00 pm. I support. We need more realistically affordable housing in the city. Policies like this will go a long way to helping. | Randy Lee | | |
| 2023-09-01 | 11:33 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more missing middle housing that can be built fast with less red tape. I support any initiative that takes a step in this direction. | No Name | Mount Pleasant | |
| 2023-09-01 | 11:26 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | There must be changes to single lot zoning. As a millennial, I have no hope of starting a new family in this city, but hopefully if things change and new housing opportunities become available, there is hope that my children will someday be able to enjoy living in this city. | Jesse Brame | Grandview-Woodland | |
| 2023-09-05 | 21:05 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I am in agreement with the proposal to add missing middle housing by allowing greater multi family density on single family lots. We need gentle density across the city, within all neighbourhoods and not just on busy streets. I am a home owner, business owner and resident of Vancouver for more than 20 years. I want to raise my children in this city and I hope that, one day, they can find housing in Vancouver if they choose to stay here. | Connie Buna | Grandview-Woodland | |
| 2023-09-01 | 11:23 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | City of Vancouver requires new missing middle housing immediately. This rezoning will encourage our Vancouver residents to remain in the City as multiplexes will provide more affordable housing. The proposal is progressive and as a leading city in the country we can be at the forefront and considered a model city in our fight against the housing affordability crisis. | Gurpreet Ghag | Killarney | |
| 2023-09-01 | 10:47 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I was born and raised in Vancouver and I love this city. However, I must watch, with great sadness, as my friends, family and colleagues move away due to extreme lack of affordable housing. These people moving are successful professionals who should be thriving. Instead, the cost of housing has driven them to take their skills and contributions elsewhere. I am very supportive of any measure that has a chance at improving the overall affordability of housing in Vancouver. | Louie Dinh | Fairview | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|------------------|----------------------------|------------|
| 2023-09-01 | 10:44 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I have lived in New Westminster my whole life (20 years) and I have accepted the fact I won't be able afford my own place in the lower mainland (I'm lucky I can still live with my parents). If affordable housing was important to me, I would move to the interior or elsewhere in BC. However, if better housing existed, I would much prefer that. My family lives here. I grew up here. Vancouver is a beautiful city and I wish it was within my grasp to live here. | Callum Eaket | I do not live in Vancouver | |
| 2023-09-01 | 10:35 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Allowing for increased density and more diverse housing options would help by addressing Vancouver's pressing need for more housing. Moreover, the decision to reduce the size of new single detached houses while increasing the size of new laneway ones would be a great move towards optimizing land use. This proposal not only promotes sustainable urban development but also offers more opportunities for people to find homes. | Sarah Zamponi | West Point Grey | |
| 2023-09-06 | 09:18 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Thank you staff for the immense effort undertaken to comprehensively review our Zoning Bylaw. As a young person seeking a place to start a family in Vancouver, I am in strong support of simplifying our Zoning regulations and enabling more missing middle housing choices. Regarding the changes proposed, I would prefer up to eight units (regardless of strata or rental) on large lots to maximize the total amount of homes built as a result of these changes. This is an amazing opportunity for Council to lead a historic, positive and urgently needed change in our beloved city. I look forward to the outcome. | Emily Rennalls | Grandview-Woodland | |
| 2023-09-06 | 10:54 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | My neighborhood already has some of the most dense zoning south of downtown and is better for it. There is no sensible reason that Vancouver should be a suburb of single family houses. No one will be forced to sell their single family home, allowing denser dwellings on those lots will only provide the option for more affordable housing. | Aaron Brisbin | Mount Pleasant | |
| 2023-09-01 | 10:34 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | The city needs to address the issue of housing and has the most agency to do so by changing the archaic zoning laws that have prevented additional high density housing from being built. This proposal is a step in the right direction by allowing mid-rises. | Luke Kershaw | Mount Pleasant | |
| 2023-09-01 | 10:34 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | adding Missing Middle Housing | Mitchell Morales | Mount Pleasant | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-------------------|--------------------|------------|
| 2023-09-01 | 10:29 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | This is long overdue, world class cities are dense, always have been, always will be. Do it well, do it often, and pretty soon, we'll have a proliferation of success stories like the West End neighbourhood. | Paul Shoebridge | Grandview-Woodland | |
| 2023-09-01 | 10:23 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | would like to see multiplexes allowed in low density housing areas | Bridget Gallagher | Mount Pleasant | |
| 2023-09-06 | 11:19 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support this! Vancouver needs more "missing middle" housing, in all neighbourhoods across the city. Increased density benefits us all. | Rachel Empson | | |
| 2023-09-06 | 12:02 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Love the proposal to add much-needed density to Vancouver. I think FSR needs to increase given the target number of units per lot - we should be building for families, not just individuals. The increase in density across Vancouver will also necessitate greater access to shops, restaurants, and amenities. This change to zoning should also allow for more neighborhood businesses (e.g. corner stores, restaurants, etc.) to meet the needs of the increased population. | Fisher Xue | West Point Grey | |
| 2023-09-01 | 07:25 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | If I get rent evicted from the house I'm currently living in, I'll have to move out of the city. This is my 11th home in 20 years here strictly due to being rent evicted. Having to continuously fight with landlords and be in talks with the rental board because landlords didn't move their family in and now I have to find sufficient evidence to prove my case, it's getting really tired. I'm going to support anything that adds more rental units to this city. We're adding millions of people a year to this country, but how many houses and current buildings are being built? I'm not seeing them in the millions. This is needed! | Angie B | Hastings-Sunrise | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-------------------|--------------------------|------------|
| 2023-08-14 | 14:03 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Dear Mayor and Council Members,</p> <p>I am writing to show my support for the Missing Middle Housing initiative and share my thoughts on the proposed regulations.</p> <p>I fully endorse the idea of increasing housing supply through this policy. However, I have concerns about certain aspects including measures like set-rate density bonus payments that could discourage participation. A city-wide approach can naturally discourage land speculation by increasing the number of building lots available. By including set-rate density bonus payments you are introducing a poison-pill to the policy.</p> <p>I also disagree with limiting property owners' ability to adapt to market demands with the reduction of FSR for new single-family homes. Such limitations may lead to unintended consequences like favoring existing large homes and reducing their redevelopment. Allowing flexibility would better serve our housing needs and give property owners choice.</p> <p>I would like to suggest considering laneway builds on top of garages, a successful model in other areas. This could address parking challenges and make the policy more appealing.</p> <p>Thank you for your efforts in addressing our housing issues. I hope you consider these points as you finalize the regulations.</p> <p>Sincerely,</p> <p>David Barwin</p> | David Barwin | Renfrew-Collingwood | |
| 2023-08-25 | 14:40 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I live in the Kingsway and Slocan area and the improved density here has been just fine. I am also trying to secure stable housing on which to start a family, and while I've worried about moving away to find housing elsewhere, I'd just love to build a small house amongst others on a large lot, as this zoning change would make possible.</p> | No Name ReCollect | Kensington-Cedar Cottage | |
| 2023-09-01 | 07:31 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Adding missing middle housing | Jet Simon | | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-------------------|---------------------|------------|
| 2023-09-01 | 07:19 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Given the absurd cost of living, it is imperative that barriers are removed to densification - this is a good first step to making the changes needed | Eric Brace | | |
| 2023-08-28 | 10:48 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I used to live in Vancouver (Mount Pleasant) and was planning on doing my engineering PhD at UBC. But last year I decided to move to Montreal instead. One of the major reasons I chose Montreal over Vancouver was the sky-high rents in Vancouver, which I didn't think I'd be able to sustain as a PhD student, seeing as I was barely able to afford to live in the city as a young professional. I now live in a cozy little apartment in a classic Montreal triplex - the exact type of structure this proposal is meant to facilitate. There are tens if not hundreds of thousands of young people like me who have left Vancouver because of housing scarcity, and our voices are not factored into council decisions at all. If council actually cares about housing affordability, it will take inspiration from cities like Montreal which combine middle-density housing with a high quality of life, and more affordable rents. Please don't keep kicking the can down the road, and maybe someday I'll be able to come back. | Leopold Wambersie | Mount Pleasant | |
| 2023-08-14 | 14:10 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | It is a wonderful idea to build more affordable strata units on a lot. We do not need so many new big Vancouver special houses in RS 1 area. The new build strata units will be more affordable to middle class people if they want to live in Vancouver Michael Fong | Michael Fong | Riley Park | |
| 2023-08-14 | 13:49 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support the principle of increased density across the city. I don't have the technical expertise to comment on the details of the regulations. | Duncan Etches | Renfrew-Collingwood | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|--------------------|----------------|------------|
| 2023-08-14 | 14:35 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I strongly support Council and Mayor voting in favour of the missing middle housing amendments to zoning and development bylaw to encourage more housing in Vancouver. In addition, I urge Mayor and Council to consider strengthening this motion by directing staff to: 1) explore options promoting multiplex developments that include small commercial units (corner stores/café/shops/etc) 2) propose measures to ensure that multiplexes with secured rentals are economically viable 3) ensure that multiplex developments are highly incentivized and 1-1 single family home replacements are highly disincentivized in Vancouver | Shreyas Patankar | Fairview | |
| 2023-09-01 | 05:51 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need more density everywhere, particularly Shaughnessy and Kerrisdale. No excuse for massive single-family dwellings to be built in an urban centre during a housing crisis. | Mario A | | |
| 2023-08-28 | 10:50 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Just wanted to add my voice saying that I would fully support zoning the entire city so that apartment buildings of up to 5 floors would be allowed in every lot. It would be especially fantastic to allow businesses on the first floors, especially on corners, and residential on top, throughout the entire city. | James Marshall | West End | |
| 2023-09-01 | 01:12 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Please allow for more housing | Philip Solimine | | |
| 2023-09-01 | 07:35 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | In next meeting, convene to support for more zoning for multiplexes. Thnx | Robert Szczurowski | Mount Pleasant | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-------------------|---------------------|------------|
| 2023-08-28 | 10:59 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Hello,</p> <p>We live in a neighborhood full of multi-family dwellings (56th and Kerr) with seniors homes, coops and threeplexes.</p> <p>I have lived here for most of my life and I can say that these create vibrancy and a friendly neighborhood appeal where I see people walking around all the time.</p> <p>If we see this expansion in the Killarney Area, I can see an expansion of things I'd like to see more off - small businesses, bike lanes, more transit etc.</p> <p>I'd like to see more pedestrian friendly options and maybe even a neighborhood policing option here in the Killarney Area.</p> | Enrico Niedo | Killarney | |
| 2023-09-01 | 08:11 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support densification | Vanessa Christner | Renfrew-Collingwood | |
| 2023-09-01 | 08:15 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | To solve the housing crisis, we need to revise our zoning laws to legalize the missing middle - making it easy to add townhouses, row-houses, and multiplexes. Upzone single family houses across all of Vancouver! | Stuart Maxwell | Mount Pleasant | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|------------------|--------------------|------------|
| 2023-09-01 | 01:06 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>As a Vancouver resident who has been struggling to start a family in this beautiful city due to the formidable housing challenges we face, I wholeheartedly support the proposal to allow missing middle housing in areas currently zoned RS. These proposed changes, which include the allowance have the potential to significantly alleviate the housing crisis we are grappling with.</p> <p>The housing affordability crisis in Vancouver is no secret, and it's disheartening to see how many of my generation are being priced out of the market and the dream of home ownership by a few who have no regard for vitality and longevity of our city. The current zoning regulations have not kept pace with the growing demand for housing in our city, leading to skyrocketing prices, bidding wars, and the erosion of the dream of homeownership. It's become increasingly challenging to find a home that's not only suitable for our family but also within our budget.</p> <p>Allowing for multiplexes and simplifying the regulations by combining the current 9 RS zones into a single zone is a step in the right direction. It promotes densification making efficient use of our limited land resources without compromising the unique character of our neighborhoods.</p> | Shahriar Pedram. | Grandview-Woodland | |
| 2023-09-01 | 06:42 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>The plan is ok, but you gotta crank up the FSR way higher otherwise you're only increasing density at the cost of living space. The low FSR is the real problem. The number of units isn't really a factor since we already can upgrade to double the capacity with duplexes being allowed on all RS zoning anyway and no one takes advantage of that. Also, tell city planning to eat a bag of dicks and get off their fucking high horse about neighbourhood look. They should have absolutely no say in the visual appearance or "character" of a neighbourhood; that's already the sole responsibility of the people that actual live in the neighbourhood.</p> <p>Another one: stop making developers pay for amenities. That's the biggest fuck up your council and planning department allow. Only the lowest intelligence morons or evil assholes make one property pay for all the expenses that taxes are already supposed to be covering. And at the same time the neighbourhood has to wait for some rich asshole to come along and build up in their area before the city even gives a shit about providing the services the neighbourhood already paid for via taxes! So, do your fucking jobs right, you unbelievably incompetent fucking pieces of shit and stop terrorizing the citizens of this city with your shit policy and shit for brains attitudes. Fucking morons.</p> | Jason Verhiel | Kitsilano | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-------------------|---------------------|------------|
| 2023-08-28 | 11:27 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | While not perfect, this policy is a significant improvement over the existing RS zoning and will help bring much needed missing middle housing options to residential neighbourhoods that have previously been reserved for single detached dwellings or more recently duplexes. Even at 1.0 FSR, project viability will be challenged on many potential building sites and lower density bonus charges would create more housing. I encourage Council to expand this policy into the RT zones that do not fall under higher density within their community plans. As an example, much of the land area in Kitsilano is zoned RT. These areas are walkable and well oriented to arterials and rapid transit options, but they will be held to 0.6 or 0.75 FSR. This is a missed opportunity to add much needed housing in these established and highly walkable neighbourhoods. | Charlie Keay | | |
| 2023-08-31 | 23:55 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>The best-feeling neighborhoods in the lower mainland are those in close proximity to medium-density housing: Mount Pleasant, North Commercial Drive, Hastings Heights are a few examples.</p> <p>I am so, so happy to see the huge increase in medium-density purpose-built rentals across east vancouver. Like many young people in this city, I'm unlikely to attend a council meeting, but I'm guaranteed to get excited about the changes that are happening to these neighborhoods. Please don't lose momentum.</p> <p>I eagerly await a future when these neighborhoods make up the majority of our city's area. High-volume transit infrastructure, bustling local restaurants and groceries, active community centers and more. Please let it happen.</p> | Max Dixon Murdock | Renfrew-Collingwood | |
| 2023-08-31 | 23:50 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>This city desperately need to reform zoning to let neighbourhoods currently dominated by single-family homes grow organically. Council should immediately-- without delay, without any more "studies" or navel-gazing "consultations"-- legalize apartments by-right in the entire city.</p> <p>There is no neighbourhood in Vancouver that would not be improved by low-rise apartments, with some small businesses (a coffee shop, a pharmacy, a daycare) on the ground floor. Vancouver has allowed property owners to dictate what is built beyond their property lines for far too long.</p> <p>If this council does not take action on this matter, it will gain the reputation of some councils past-- impotent, dysfunctional, "do-nothing". On the other hand, this council has the opportunity to go down in city history as the one that fixed this generational problem and made our city a vibrant, healthy one for all its citizens.</p> | Marcus Weber | Mount Pleasant | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|--------------|-------------------|------------|
| 2023-09-01 | 08:55 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I support the Council's proposal to Add Missing Middle Housing and Simplify Regulation. We need more housing as Vancouver grows. | Elise D | | |
| 2023-09-01 | 09:32 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>The city of Vancouver needs a lot more housing - vacancy rates are near zero, driving up prices and rents. Right now, 80% of the residential land in the city is occupied by single-detached houses and duplexes.</p> <p>High-rises add more housing, but they take a long time to plan, to get approval, and to build. To more rapidly respond to the housing shortage, we need a lot more low-rise and mid-rise housing that can be approved and built quickly. The multiplex proposal is a modest step in this direction.</p> <p>Opponents are concerned about increased demand for street parking. I'd encourage council to leave it to each project to decide, instead of making off-street parking mandatory: in a location where street parking is difficult, people will be willing to pay for off-street parking spaces.</p> | Russil Wvong | Riley Park | |
| 2023-08-25 | 20:52 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Where a laneway home will be built on a lot as an added second residence, please allow stratification. This would allow for 2 legal owners for the shared lot, similar to rules for a duplex. Having 2 stratification options (duplex/laneway) will help add to housing supply. Property owners could choose between building a new duplex, or keep their existing single-family home and only add a laneway unit, which is lower cost and allows the option to sell the laneway, similar to duplex. | David Cheung | Dunbar-Southlands | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|---------------|--------------|------------|
| 2023-09-01 | 07:09 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>With the current state of housing in this city and country it is important to look at what we really want from our cities. One could replace 4-5 single detached homes with a tower and that is a great option for areas directly adjacent to a major road or existing density area, however in lower density areas it can cause issue with sight lines and shadows.</p> <p>Opening up and simplifying single family zoning to allow for large multi unit dwellings on a single lot allows for increased density over a much wider footprint. We can maintain the feeling of our neighborhoods while increasing density by many factors simply by replacing some single family units with multi unit dwellings.</p> <p>This is something that has already happened in many areas of Fairview where I live and the neighborhood still retains a charm and quietness that is standard in a single family residential neighborhood.</p> <p>I support the simplification of residential zoning and the increase in density multi unit and large laneway housing will bring to our city. Thank you.</p> | Colin Ebbeson | Fairview | |
| 2023-09-01 | 07:02 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>The city of Vancouver has a moral responsibility to change these archaic zoning laws to allow for more density and more housing. This city is reaching a breaking point and is beyond crisis level. Housing is a human right and drastic changes are required to improve this situation.</p> <p>Adjust these zoning laws to allow for more density and providing affordable homes.</p> | Emily Peden | | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-------------------|---------------------|------------|
| 2023-08-28 | 11:35 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am in support of the amendments without further changes. In short: just build.</p> <p>I anticipate many comments from naysayers who will tell you zoning changes will affect neighbourhood character. Good. Vancouver remains a top destination for Canadians and people from around the world to build their lives. It is not a retirement community. It is unsustainable to ignore the demand, we must meet the demand with an abundance of supply.</p> <p>A desirable city should be the dream of urban planners and city councillors. People want to live here and we should let them. We can turn Vancouver into the New York of Canada: a cultural and economic powerhouse to supersede Toronto or Montreal. The demand is there and the incentives for growth are omnipresent.</p> <p>More housing means more diversity. It means sustainable options for blue collar and service workers, artists, and just about everyone else who isn't driving a BMW, who otherwise have to make long commutes or have multiple roommates.</p> <p>Vancouver should strive to reclaim its glory as a bastion for diversity and opportunity, which has too long been stifled by the ignorance and greed of those who have sought to profit off their supposed "community".</p> <p>Don't let this city become a soulless tax shelter for the wealthy like San Francisco. By approving these amendments we take a first step in restoring the spirit of Vancouver.</p> | Lochlan Wansbough | West End | |
| 2023-09-01 | 09:41 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I support adding Missing Middle Housing. The City of Vancouver is over zoned for single-family-only. We need to expand like other major cities to keep up with our population growth. Quality of life increases with more dense cities. More dense cities allow for agglomeration affects, which make possible cultural events, social niches, more businesses, schools, inventions, and the possibility for more inventions, innovations, art.</p> | Kallista Meyers | Renfrew-Collingwood | |
| 2023-09-01 | 09:57 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>As a immigrant that has moved to this beautiful city to work here as a Software engineer, the only thing that makes me think of leaving Vancouver is the housing situation. I believe that this proposal is key to get us out of this housing crisis, and will be a direct impact in the lives of all young Canadians, no matter if by birth or if by choice.</p> | Andre Ferreira | Downtown | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|--------------|---------------------|------------|
| 2023-09-01 | 10:08 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Adding Missing Middle Housing is important and matters because it addresses several critical issues in our communities. First and foremost, it promotes housing affordability by diversifying the housing stock with options like duplexes, triplexes, and townhouses, which are often more affordable than single-family homes. This helps to combat rising housing costs and enables a broader range of people to access quality housing. Additionally, Missing Middle Housing fosters sustainable urban development by promoting infill and reducing urban sprawl, thereby conserving valuable natural spaces and reducing the environmental impact of transportation. It also encourages social inclusivity by creating more diverse and integrated neighborhoods, fostering a sense of community and reducing socioeconomic segregation. Ultimately, embracing Missing Middle Housing is a key step in creating more equitable, sustainable, and vibrant communities that meet the evolving needs of our society. | Gokhan Gunes | Renfrew-Collingwood | |
| 2023-09-01 | 10:14 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | We need to take at least one step in the right direction to adding "missing middle" housing to this city and help alleviate the housing crisis. Single family residential character is a value that is long lost on the young and the financially pressured citizens of Vancouver. | Jan Lintag | | |
| 2023-08-28 | 11:48 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I fully support this proposal to streamline RS zonings and also allowing higher density on the RS zones. One thing to note for staffs is to look at the RT zoning next - as these zones will provide more missing middle housing such as townhouse through simple consolidations of 2 or more RT lots. | Carl Chen | Fairview | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|--------------------|-----------------|------------|
| 2023-08-28 | 12:08 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am writing in support of this referral report and its recommendations only because not supporting it would be a worse option and a step backwards after years of work. While I am supportive of these changes, I am critical of the proposed changes being insufficient and lacking ability to make any impactful change or allowing these multi-plex proposals to be financial viable.</p> <p>I am currently looking at the September 12 Public Hearing agenda for a wonderful 50-foot-frontage rezoning for a 13-unit secured rental proposal at 351 West 16th Avenue for 1.43, that has 4 existing units on site as permitted under its existing RT zoning. Why are 50-foot lots in the Multi-plex policy limited to 8 rental units and only 1 FSR?</p> <p>Currently, most RS lots are allowed 4 units. Under the proposed Multi-plex policy, the maximum units for 50-foot-frontage lots is 8 rental units. There is a serious disconnect with this proposed policy on the need to increase housing during our ongoing housing crisis, the ability for more rental to be built on single lots, and for this all to be possible while remaining a Part 9 building.</p> <p>Lastly, while I support this deeply flawed policy, many small alterations can make this a decent interim policy as the City and Staff continue to slowly implement components the Vancouver City-wide Plan.</p> | Methodius Hawryluk | West End | |
| 2023-09-01 | 06:49 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>We need changes to simplify the rules in order to create capacity for new options like multiplexes and to help make it easier to build new housing.</p> | Kevin Shillitto | West Point Grey | |

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|------------|-------|---|---------|--|------------------|----------------|--|
| 2023-08-31 | 23:22 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>My partner and I earn decent wages. We've been doing what we do for 10+ years. We have two work desks at home and live in a one bedroom unit. Space is limited. We'd love to one day have a family, but we can't fathom the additional cost of housing we would need to take on to make it happen. It would not make financial sense to remain employed in our city by any means.</p> <p>Immigration numbers are high, certain jobs are tied to being in the city, including ours which require us to work from the downtown office and from home a portion of the time.</p> <p>We need more homes, particularly those with 2+ bedrooms, to make room for families and individuals or couples that work from home.</p> <p>We need more housing, and we need it quickly.</p> <p>Please reduce regulation, speed up processing times, and allow folks to build multiple residential complexes on their land, but also support this growth with the additional infrastructure it requires.</p> <p>Thank you for attempting to address this pressing issue.</p> | Sabrina Nunes | Downtown | |
| 2023-08-28 | 21:34 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I am an early 30s professional in Vancouver. Most of my friends are in the same age group. All of us have moved here in the last 5-8 years. We all make over \$100,000 annually. None of us can afford reasonable housing. All of us will leave unless housing becomes significantly more affordable. Removing single family zoning and adding massive new supply of missing middle housing is crucial.</p> | Zachary Redekop | Marpole | |
| 2023-08-29 | 02:13 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>My concern is whether the recommendations go far enough to increase the density and affordability of housing in Vancouver. A similar policy has been implemented in Victoria unsuccessfully, do these recommendations account for the reasons of that failure? What other policies/changes must be realized in order for an increase in density to have an impact on housing affordability?</p> | Amanda Mutsaerts | Mount Pleasant | |
| 2023-08-29 | 03:18 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>If you don't build more housing I will cry.</p> | Mitchell Kennedy | Marpole | |
| | | | | <p>August 28, 2023</p> <p>Re: Adding Missing Middle Housing and Simplifying Regulations in Low Density Neighbourhoods</p> <p>Dear Mayor and Council,</p> | | | |

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|------------|-------|---|---------|---|--------------|----------|--|
| 2023-08-29 | 09:01 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Thank you for the opportunity to comment on the proposal to change the zoning regulations in RS neighbourhoods to allow for low-scale densification. On balance, I support the changes proposed, and especially the simplification of regulations.</p> <p>However, I believe staff has missed an important opportunity to increase housing options, especially for people with low incomes. There are hundreds of churches located within RS zones throughout our city. In addition to the spiritual connections these churches foster, many of them also provide important community spaces – community halls, daycares and pre-schools, meeting spaces for groups like AA and Scouts, and music venues for local talent. Why not allow these churches to also provide small amounts of housing, as will be the case with the other RS properties all around them?</p> <p>Church properties would be the ideal location for a 4-plex, or a few tiny homes, or some apartments within the church building itself. Chances are these homes would be offered to people who need them most at rates that are affordable. Can you say that about the homes that will be built under the “Missing Middle” proposal?</p> <p>In the current environment, churches must go through a full rezoning process to provide even one unit of housing on their property. Few are willing to go through this exercise, which can last many years. The few that do generally find themselves in a major redevelopment process to build many units of housing, requiring funding and operational partnerships that are complex and scarce. What is missing here...just like the Missing Middle...is the opportunity for churches to provide small amounts of housing within the Conditional Zoning stream. Such housing could be accomplished more quickly, and likely even without the need for government funding. Impacts would be no greater than what might occur from the Missing Middle proposal before you.</p> <p>Two years ago, when the Missing Middle review process was initiated, I met with planning staff to pitch this idea. The response was “this is out of scope.” I reached out again more recently and was simply told that zoning regulations do not allow for two principal uses (i.e. church and housing) on one site. So I am asking you, Mayor and Council, to consider as part of this zoning review, making the amendments necessary to include church properties.</p> <p>Thank you for your consideration,</p> <p>Vicki Potter</p> | Vicki Potter | West End | |
|------------|-------|---|---------|---|--------------|----------|--|

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|------------------|------------------|------------|
| 2023-08-29 | 10:20 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>What is your definition of affordable housing? If multiple units are created on one lot and developers price each unit at a million or more dollars this is not affordable. This is another 'cash cow' for developers or for those who already own the property. Units in each development priced between \$350,000-\$600,000 might allow first time home buyers into this market. Try saving up for a down payment when rents in this city have sky-rocketed.</p> | Cheryl Hoover | Arbutus Ridge | |
| 2023-08-29 | 18:35 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Hello, My mom, myself and my brother purchased a home together in Vancouver in 2018. We recently built a laneway house. The main house is very old and we have plans to tear it down in the future. I hope the new rezoning will allow for us to build a duplex at least while keeping our laneway home. My brother and I cant afford to move out and this would be our best option to live separately from one another. We support this move and feel like it is time to densify the city.</p> | May Wong | Hastings-Sunrise | |
| 2023-08-14 | 15:20 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I fully support this motion. I think it is long overdue for Vancouver to modernize it's zoning laws.</p> <p>In fact I think this upzoning doesn't go far enough. We should also upzone all land with a 15 minute walk of a major tranist corridor (Skytrain Lines or Rapid Bus Lines) to allow for 5 story apartment buildings without requiring rezoning.</p> <p>I also agree with amending design requirements. It would be interesting to see if the city could also provide pre-approved designs that are guaranteed to get approved. A modern Vancouver Special turn-key solution to our housing crisis.</p> | Hugi Fitzpatrick | West End | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-------------------------------|--------------|--------------------------|
| 2023-08-14 | 15:25 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>There are a few things that I would recommend amending in the Zoning. For example:</p> <p>4.2.1 (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height. * This should be to the underside of the Roof Joist or Ceiling as it is calculating square footage based on "ceiling height" and your ceiling would be calculated to the underside of the ceiling not to the top of the roof.</p> <p>4.2.2 (d) for multiple dwelling, floors or portions thereof that are used for heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m2 per dwelling unit; * Mechanical Room exclusions should be extended to all forms of housing so that is standardized and fair to all types of housing that need mechanical rooms. This would also reduce the requirement for an additional exclusion for Passive House mechanical rooms.</p> <p>Additionally with regard to Laneway Homes there is a current interpretation that Laneway Homes cannot have side patios but it is not stated anywhere in the Bylaws. We would like this to be clearly stated as either being allowed or not instead of being up to interpretation.</p> | organization Phase One Design | | Appendix A Appendix B |
| 2023-08-29 | 18:52 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>i) Restore previous sideyard rule. 4 feet will take way 1.4 feet of building width. ii) Increase Duplex FSR to 1.0 as it provides four residential units. This will provide decent secondary suites. iii) Retaining FSR of 0.7 for single family and increase LWH FSR to 0.3 including a car garage that will ease some parking issues.</p> | Nirmal Chander | Sunset | |
| 2023-08-14 | 17:41 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>Most fathers may wish their grow up children live near by; specially after they form their families, Their children may have a good wage job but they cannot afford to buy home in Vancouver. They can apply a mortgage to build a bigger unit on the existing lot. Also, if the new building by law allow the parent to keep his existing house, the new build unit is bigger a lane way home. The new home can have 1,500 square feet. It may have 3 bedrooms plus a den. It can have a function floor plan Also, the new by law may allow to build 2 more units for his other grow up children.</p> | Michael Fong | Riley Park | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|--------------------|---------------------|------------|
| 2023-08-15 | 09:30 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | Great way to add much needed additional density to the City quickly while avoiding the lengthy development process. Hopefully this will provide some affordable housing to the City. | Nelson Chan | Renfrew-Collingwood | |
| 2023-08-15 | 11:10 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | As someone currently looking for housing, it is unaffordable to live in Vancouver. I support this proposal to reduce the cost of living | Eli Carlin-Coleman | Mount Pleasant | |
| 2023-08-16 | 10:47 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | I am in support of this proposal. I believe that allowing multiplexes in lower density neighborhoods is a suitable tool to increase available housing in Vancouver. | Caroline Ramsay | Fairview | |

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-------------|--------------|------------|
| 2023-08-17 | 10:31 | PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law | Support | <p>I wanted to take a moment to extend my heartfelt appreciation on behalf of the building community for the recent proposal outlining new housing rules concerning size, multiplex units, and larger laneways within the city.</p> <p>As an active participant in the Vancouver construction sector, specializing in a diverse range of residential developments spanning from affordable low-income housing to single-family homes, townhouses, duplexes, and row houses, I commend the city for its dedicated efforts in pursuing these progressive changes. I am fully aware of the complexities and challenges associated with navigating the intricate landscape of regulations, and I recognize the substantial commitment it takes to introduce such transformative rules.</p> <p>The commitment and determination exhibited by the city administration to bring about these changes do not go unnoticed. On behalf of the entire construction community, I would like to express our sincere gratitude for your dedication and hard work in shaping a more dynamic and inclusive housing market.</p> <p>The concept of introducing multiplex homes and expanding housing options through larger laneways resonates deeply within the building community. We firmly stand behind the proposed changes and applaud the vision to enhance housing diversity within our vibrant city. In fact, some members of our community are even enthusiastic about exploring possibilities to surpass the current proposals, although we acknowledge that such steps may be taken at a later stage.</p> <p>It is heartening to witness the alignment between the city's administration and the collective goal of increasing housing availability, a commitment that was at the core of their election platform. As builders and homeowners, we believe that the proposed changes are instrumental in fulfilling this promise and will contribute positively to the evolving landscape of Vancouver's housing.</p> <p>Once again, thank you for your diligent efforts and proactive approach in addressing the housing needs of our city. Your dedication is a source of inspiration for the entire building community, and we are excited to continue our collaborative journey toward a more inclusive and thriving housing market.</p> <p>Please feel free to reach out if you require any further insights or perspectives from the building community. We stand ready to support and contribute to this important endeavor in any way possible.</p> | Harvey Gill | Sunset | |

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.

4.2.2 Computation of floor area must exclude:

- (a) the floor area of a laneway house;
- (b) for multiple dwelling, where floors are used for off-street parking or bicycle storage, those floors or portions thereof that are contained within an accessory building or a rear building, provided that:
 - (i) each parking space is open on at least 2 sides and does not exceed 7.3 m in length, and
 - (ii) bicycle storage to a maximum of 24 m²;
- (c) for all other uses, where floors are used for off-street parking, loading and bicycle storage, those floors or portions thereof up to a maximum of 48 m², that are located in:
 - (i) an accessory building or a rear building,
 - (ii) a principal building where a site has no developed secondary access, or
 - (iii) a principal building on a corner site where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R district,provided that each parking space does not exceed 7.3 m in length;

- (d) for multiple dwelling, floors or portions thereof that are used for heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m² per dwelling unit;