

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
2023-09-12	20:53	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I am writing to express my support for the proposed amendments to the Zoning and Development By-law that aim to promote Missing Middle Housing and streamline associated regulations. I believe that these proposed amendments are a vital step towards addressing the pressing housing needs in our city.</p> <p>While I support the proposed amendments, I urge the City Council to consider allowing even greater density than currently proposed. As our city continues to grow and evolve, it is imperative that we adopt forward-thinking policies to tackle the housing crisis.</p> <p>City staff have indicated that proposal will only create a few hundred additional units per year. In order to make any difference to affordability or availability, we need to enable far more development.</p> <p>By embracing more ambitious density targets, we can further address the urgent need for affordable and accessible housing options. This will not only benefit our current residents but also lay the foundation for a more inclusive and thriving community for generations to come.</p> <p>I implore you to consider the long-term benefits of a bolder approach to density, one that reflects Vancouver's progressive spirit and commitment to creating a vibrant and equitable city for all.</p> <p>Thank you for your dedication to the betterment of Vancouver, and for your thoughtful consideration of these crucial amendments.</p>	Andrew Nolan	Riley Park	
2023-09-12	17:18	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Middle housing building will help increase housing affordability and make better neighbourhoods in the City.	John Bechhoefer	Mount Pleasant	
2023-09-12	22:59	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support adding missing middle housing and simplifying regulations in low density neighbourhoods	Nart Barileva	Fairview	

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2023-09-12	22:03	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support the multiplex policy but think that the policy is woefully inadequate to meet the shortfall in affordable housing in Vancouver. It should be strengthened to allow higher floor space ratio and low-rise apartments in addition to multiplexes for a greater overall number of housing units across the city.	Mark Lister	West End	
2023-09-12	14:03	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Re: Missing Middle Housing and Simplifying Regulations report</p> <p>I support missing middle housing building as a means to build more affordable housing</p> <p>Building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.</p> <p>If adopted, these proposals will align with the city’s Climate Emergency Action Plan goal of creating complete, connected neighbourhoods.</p> <p>If the council adopts the report and subsequently increases density and inclusivity, Vancouver can significantly reduce carbon emissions and create more affordable housing. Increased density leads to more walkable and diverse neighbourhoods, a crucial step in creating sustainable cities for generations to come.</p>	Theresa Hunter		
2023-09-12	12:57	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support increased density and inclusivity to reduce carbon emissions and create affordable housing.	Eleanor Coffey	Downtown	
2023-09-12	12:53	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I have been in the process of expanding our home so that it can accommodate more people for more than 3 years. City Permits have been so slow and the process so fussy, my wife and I (now in our 70's) have almost given up. We have spent close to \$10,000 to this point and we still have no answer. This department needs to be more than streamlined, it needs a complete overhaul. Our application should have had an answer, approval or otherwise, in a much more reasonable time frame.	Alan Kelly	Grandview-Woodland	

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2023-09-12	12:50	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I strongly support adding missing middle housing. I live in a small multiplex that's afforded me a great quality of life. Sadly, not enough of this housing exists and I've watched many friends and colleagues struggle as a result. Increased density is desperately needed if Vancouver is to remain a vibrant community where Canadians can live, work, and raise families.	Jonathan Hnit	Kitsilano	
2023-09-12	12:44	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I can't be at the public hearing, so here are my comments. I support missing middle housing building as a means to build more affordable housing in Vancouver. Building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.	Amy Newman	Mount Pleasant	
2023-09-12	12:41	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	The multiplex proposal is a step in the right direction. I urge counsel to approve this motion.	Vincent Pierce	Fairview	
2023-09-12	12:20	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support missing middle housing building as a means to build more affordable housing I believe that building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.	Gretchen DuMoulin	Kensington-Cedar Cottage	
2023-09-12	12:11	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	support missing middle housing building as a means to build more affordable housing, with limited middle housing buildings in my neighbourhood, building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals. keep high rises out of low density neighbourhoods	Peter Ballin		
2023-09-12	12:08	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I strongly support missing middle housing building as a means to build more affordable housing Building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals. We need fewer condo towers, and more affordable and middle income rental housing and other options.	Fiona Lam	Kitsilano	

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2023-09-12	12:06	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support missing middle housing building as a means to build more affordable housing I believe that building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals	Chris Shirley	I do not live in Vancouver	
2023-09-12	16:29	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	For a more liveable city and cleaner environment we need more infill denser housing in all residential areas of Vancouver.	Judy Storr	Kitsilano	
2023-09-12	16:27	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	One way to address the housing affordability issue is to do away with the restrictions limiting houses to single family. All neighbourhoods should at least be allowed low density. Many areas near transit should be allowed to be high density. I'm very much in favour of making the whole process simpler and less costly so that developers are encouraged to build affordable housing.	Mairy Beam		
2023-09-12	15:56	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support adopting this report	Tannis Hugill		

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2023-09-12	14:25	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Vancouver has an AFFORDABLE housing crisis. When will this issue be resolved by effective actions to rectify this crime against citizens.?</p> <p>I understand that the report listed above proposes adding missing middle housing (duplexes, triplexes, townhomes and low-rise apartment buildings) in low-density neighbourhoods.</p> <p>The report recommends ways to simplify permitting and regulations to make it easier to build diverse housing.</p> <p>If adopted, these proposals will align with the city’s Climate Emergency Action Plan goal of creating complete, connected neighbourhoods.</p> <p>I also support ensuring that Not For Profit Housing Agencies have first access to purchasing buildings that are for sale to ensure that Real Estate Investment Trusts are no longer able to scoop up affordable housing which then become investments for their shareholders.</p> <p>HOUSING IS A HUMAN RIGHT NOT AN INVESTMENT FOR SHAREHOLDERS.</p>	Onni Milne	Kitsilano	
2023-09-12	14:21	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I whole heartedly support the missing middle proposition. In fact, I support even less restriction on this density, up to three stories and 2 times the living space as there is square foot of land. Increased density will not only be better for the environment but also make these projects more viable to build and allow more affordable units.</p> <p>Vancouver can significantly reduce carbon emissions and create more affordable housing. Increased density leads to more walkable and diverse neighbourhoods, a crucial step in creating sustainable cities for generations to come.</p> <p>Please remove all the barriers both in the application process, the fees required to move forward and reduce restrictions on size and density.</p>	Dan Cohen	Renfrew-Collingwood	
2023-09-12	14:03	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I support missing middle housing building as a means to build more affordable housing.</p> <p>That building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.</p>	Kyoko Hata	Fairview	

2023-09-13	12:46	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Seems like a no brainer! Lots of affordable housing will result from this.	Tej Dhaliwal	Sunset	
2023-09-13	09:23	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Council,</p> <p>Please approve this multiplex proposal, which is long overdue after years of discussion amid a growing housing shortage.</p> <p>That said, 150 multiplexes per year is not sufficient. We need tens of thousands more homes to meet the demand to live in Vancouver, stabilize housing prices, and in due course, to lower them. Many of the social issues plaguing Vancouver -- high cost of living, unaffordability to raise families and children, wealth inequality -- stem in large part from high housing prices caused in part by a lack of housing quantity available</p> <p>Council needs to triple housing starts, and this isn't even a drop in the bucket. Please allow apartments in every neighbourhood, with local shopping and frequent transit service, to support local commerce and affordable, green, car-light living.</p> <p>This proposal is far too little and arrives far too late. I want to see real action on housing.</p>	Austin Wu		
2023-09-13	09:52	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I support allowing multi-plex zoning in RS areas. However, as proposed, the city still artificially limits to viability of these projects by restrictive FAR limits and set back requirements. As seen in Victoria, with restrictive limits, we will see limited up take.</p> <p>The city is currently in a housing crisis. The city should reduce the set back limits and increase the FAR for multi-plex housing to allow as many projects go forward as possible and to increase the housing supply.</p>	Mike Benn		
2023-09-13	12:17	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Building resilient and climate smart communities requires density and a diversity of housing options, particularly more affordable options, to ensure a diversity of ideas, perspectives, skills and cultures within any given neighbourhood. NIMBY is the death of interconnected and interdependent communities.	Catherine Strickland	I do not live in Vancouver	
				<p>Dear Vancouver Mayor and Council,</p> <p>As a homeowner in Vancouver and the author of the book, Happy City, I'm writing to comment on the multiplex proposal coming before Council on</p>			

2023-09-13	09:58	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Sept. 14.</p> <p>Please approve this proposal. While other cities have been taking bold action, our City has been studying and consulting on the question of missing middle housing for a decade. It's time to act.</p> <p>Having said that, I want to note the insufficiency of this proposal. Vancouver is experiencing a housing emergency, caused in large part by our persistent ban on multi-family housing in most of the city. City of Vancouver staff have noted that this legislation is only expected to produce 150 new multiplexes a year. Given that many of these will be replacing existing homes with accessory suites, the net addition to housing units in the city will be minimal.</p> <p>It's also important to note this proposal's miserly approach to home size. On most lots, the proposal only allows an extra 560 square feet of floor space. After years of public consultation, hundreds of hours of staff time, and huge effort from homeowners, all we'll achieve in some cases is one extra apartment per lot! This proposal could be improved by allowing more FSR per application, and relaxing building setback requirements.</p> <p>After you pass this proposal, I hope council can take bold action on the affordability crisis:</p> <p>The evidence on housing supply and affordability is conclusive. When we build more homes—especially rental homes—overall rental costs go down. When places such as Auckland, Minneapolis and Berkeley legalized significant new supply of apartments, they dampened rental housing costs. Cities that haven't taken such action have failed.</p> <p>When my neighbours and I built our home, Little Mountain Cohousing, we realized that the project would have been impossibly unaffordable if we were not able to build to 6 stories. When you zone market housing for less than that, you are locking in unaffordability, and locking out the people who work and study here.</p> <p>Please take meaningful action on housing by legalizing 4-6-story apartments across the city. All of us suffer when working people can no longer afford to live here.</p> <p>Thank you,</p> <p>Charles Montgomery Author, Happy City</p>	Charles Montgomery	Riley Park	
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2023-09-13	09:59	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Please consider making Vancouver's low-density neighbourhoods more available for construction of new rental and co-op housing. There is currently a desperate shortage of affordable housing in Vancouver, and residential neighbourhoods with low dwelling density are extraordinarily wasteful of city resources.</p> <p>Thank you.</p>	Alaric Posey	Mount Pleasant	
2023-09-13	12:09	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>infill housing has been a traditional means of creating affordable housing in areas such as Strathcona. It can happen again, in areas where land can be made available below market rates.</p> <p>otherwise, infill will likely not be more affordable, but will still provide environmentally sound density in a more livable fashion than high-rises.</p>	charles reif	Kitsilano	
2023-09-13	11:49	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Please allow for more density in the single-family housing areas of Vancouver. If we don't act now with significant policy change, the existing housing supply and affordability crisis will become increasingly challenging. The crisis is already very damaging to the city's prosperity and its residents' standard of living. 4-plexes on typical lots (e.g. 33x122) and 6-plexes on larger lots (e.g. 50x122) makes complete sense, and can still maintain the appearance of small-scale residential. Please offer density bonuses for low embodied carbon / low-energy homes (not just passive-house), and additional height to disincentivize basements, which are problematic for many reasons (more expensive, environmentally-damaging, maintenance issues, damp issues, mental-health impact due to lack of natural light etc etc). But please also provide adequate setbacks / height so that designers are not forced to design boxes in order to maximize density, and can instead have freedom/space to design buildings of architectural merit and community value.</p>	Nick Bray	Fairview	

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2023-09-13	11:45	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Council,</p> <p>Please approve this multiplex proposal, which is long overdue after years of discussion amid a growing housing shortage.</p> <p>However, the projected result of 150 multiplexes per year is vastly insufficient to address the thousands of new homes required to address people's need for housing. As a not-quite-so-young professional and 10 year resident of Kitsilano, the increasing prices to rent or purchase a home and limited availability of housing options is increasingly likely to push me out of not just my neighbourhood but the entire city and region. I've watched while my neighbourhood has been in a stasis of housing form; a small number of people are vocal about any new development "changing the neighbourhood" blocks away from an apartment building constructed in the 1930s, but multiple single family homes which were already financially out of reach of any median-income family have now been demolished and replaced - now even more expensive and out of reach.</p> <p>We need tens of thousands more homes! Council needs to triple housing starts, and this isn't even a drop in the bucket. Please allow apartments in every neighbourhood, with increased FSR limits that truly allow construction of homes that are affordable to median-income residents. Increasing density in every neighbourhood, providing local shopping, and improving transit will also allow car-light living that keeps more money in the pockets of those who it would help the most, reduce traffic as the city continues to grow, and make more economical use of infrastructure.</p> <p>This proposal is far too little and arrives far too late. I want to see real action on housing.</p>	Geoff Appleby	Kitsilano	
2023-09-13	11:43	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	we desperately need more housing! Please support widening the zoning regulations and increasing density.	Jennifer Malcolm	Dunbar-Southlands	
2023-09-13	10:00	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>This multiplex plan is a miniscule step in the right direction. There shouldn't be any debate.</p> <p>Council should be focusing its energy on much bigger upzonings, like allowing 6-storey apartments in every neighbourhood.</p>	Michael Wiebe		

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2023-09-13	11:11	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I completely support the multiplex on RS lots and the consolidation of various RS zonings.</p> <p>One concern is that my property is a corner lot that is 6000 sf but has no back lane. I was hoping to do the 8 rental units on it... can there be some exceptions be given to properties without back lanes?</p>	Jim Law	Renfrew-Collingwood	
2023-09-13	10:38	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I live in Richmond and work in Vancouver. My family of five cannot afford to buy or rent a place of adequate size in Vancouver even though we would like to. Every time I see new construction advertising "luxury" condos and homes I feel anger and despair. Where are the solid, well-built, basic amenity homes that a family can live comfortably in? We do not need granite counter tops and designer finishing touches. Simply healthy, well-built, energy efficient homes. Our family on two incomes makes too much to qualify for "affordable" housing or subsidies, but not enough to manage the average home price in Vancouver.</p> <p>Middle housing is desperately needed and building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.</p>	Kiersten Moore	I do not live in Vancouver	
2023-09-13	10:30	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I believe that creating the missing middle housing profile will help the city achieve its climate change targets</p>	Earle Peach	Renfrew-Collingwood	

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2023-09-13	10:15	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>As leader of a group of 5 households looking to ideally jointly develop a shared multi-generational multiplex on an East Vancouver lot, I am strongly in favour of the current multiplex zoning regulations. However, the current draft doesn't go far enough in encouraging the innovative residential development that our city desperately needs.</p> <p>There are a number of projects in the city already doing good work under existing legislation (1108 E 53rd being a notable example) under zoning variances at higher density than multiplex as proposed seems to allow outright, so it *can* be done.</p> <p>In working with the draft legislation, we have a number of concerns. Proposed multiplexes on 33' lots are limited to 3 units + laneway, of which 1 must be 2br+. This effectively forces the laneway to be 2br as well (unless you need the extra parking) to cover the increased build costs. While this ostensibly incentivizes the building of much-needed 2br units, given the costs of construction it does nothing to increase affordability as the construction cost, permit wait time, and carrying costs involved results in a more expensive unit for less benefit than buying an existing unit downtown. Ideally, we'd be wanting to build one 2br unit, 4 1br units, and ground-floor common kitchen/living/social space to make the 1br units smaller and more affordable.</p> <p>We suggest:</p> <ul style="list-style-type: none"> - clearly allowing 4 units in front + a laneway on a 33' lot, and allowing the laneway to be the required 2br unit (increasing accessibility, density, housing choices, and affordability, all at once) - allowing built forms that don't include a gable-roofed half floor as their top storey, enabling green roofs + roof decks + more flexible/efficient solar; or possibly allowing taller laneways (Everett, WA does this in their heritage areas to great effect) - increasing base + bonus FSR beyond 1 to 1.2 or 1.5 (and keeping the current bonus density for Net Zero/Passivehouse). 	Martin Knowles	Downtown	
2023-09-13	10:17	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>As Principal of Haeccity Studio Architecture, Adjunct professor at UBC SALA, and now Board member at Urbanarium, I have been an active advocate of Missing Middle housing for many years. I presented our housing research to the City of Vancouver in 2018, and have continued to be an active part of the expert workshops informing this policy as it has developed. I am happy to say that much of our research and input has been thoughtfully incorporated, and I strongly urge Council to pass this important milestone, and move diligently toward implementation.</p>	organization Haeccity Studio Architecture Inc	Mount Pleasant	

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2023-09-13	14:54	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	We need more housing, and rezoning for infill and multiple family on single housing lots makes sense	Audrey Cook	Riley Park	
2023-09-13	14:39	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support missing middle housing building as a means to build more affordable housing Building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.	John Hill	Mount Pleasant	
2023-09-13	14:37	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Adding more housing option should definitely be a big push now. Housing is simply not readily available to everyone who wishes to live in Vancouver, especially younger families. This new proposal will help provide small size houses so they're more affordable to buy/rent. So I strongly support this movement!	Maggie H	Killarney	
2023-09-13	04:23	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Dear Mayor and Council, Please approve this multiplex proposal immediately. Not only is it long overdue, but it is wholly insufficient to address the housing crisis. Vancouver needs to build thousands of new units every year, not an additional 150 multiplexes. This proposal is far too little and arrives far too late. I want to see real action on housing. Legalize apartment buildings citywide!	Taylor Curran	Fairview	

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2023-09-13	13:15	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Council,</p> <p>I kindly urge you to approve the multiplex proposal, which has been under discussion for quite some time amid a worsening affordability crisis.</p> <p>The current plan of 150 multiplexes per year falls significantly short of housing needs. To adequately address the housing crisis, we must significantly increase housing starts, aiming for tens of thousands more homes. I urge the Council to consider permitting apartments in all neighborhoods, accompanied by local shopping amenities and accessible public transportation.</p> <p>The current proposal is insufficient, but a microscopic step in the right direction. Our community requires substantial and immediate action to address the housing challenges we face.</p> <p>Respectfully,</p> <p>Ryan McLaughlin Economist</p>	Ryan McLaughlin	Downtown	
2023-09-13	13:24	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Council,</p> <p>I am in support of the multiplex proposal and would like to see it approved. This type of policy is much needed and long overdue after many many years of engagement and amid a critical housing shortage.</p> <p>However, this policy is not enough to effectively address the extreme housing shortage that Vancouver residents experience. We need to see more policy changes that dramatically increase density in all areas of the City, in parallel with the development of commercial and community amenities that create walkable and accessible hubs.</p> <p>The Adding Missing Middle Housing and Simplifying Regulations Amendments is a step in the right direction but I am asking for housing policy that is an appropriately scaled response to the extremely scarcity and unaffordability of Vancouver housing.</p>	Juliette Mollard Thibault	Kensington-Cedar Cottage	

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2023-09-13	13:42	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor Sim and Council,</p> <p>Please see my attached comments regarding support and non-support of this rezoning.</p> <p>Sincerely,</p> <p>Owen Brady</p>	Owen Brady	Hastings-Sunrise	Attachment 1
2023-09-13	13:49	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Council,</p> <p>I encourage you to pass the multiplex policy.</p> <p>However, I do so only reluctantly.</p> <p>This policy falls below even the bare minimum of what Vancouver needs. Planners have designed this policy to be ineffectual – even they admit they only expect about 150 applications or so per year.</p> <p>Vancouver needs to be building thousands and thousands of net new homes every year. This isn't even a drop in a bucket. It feels like a waste of time.</p> <p>This council was elected on a promise to triple housing starts. But 2023 starts will be lower than 2022. And so far, this is the only meaningful housing policy you've considered – and it's just leftovers from the previous mayor, Kennedy Stewart.</p> <p>The housing crisis is getting worse every day, and multiplexes are just too little, too late. It's a policy that might have helped if it had been passed in the 1980s. We need housing policy that looks forwards, not backwards. That means legalizing apartments, on every street in every neighbourhood.</p> <p>Don't accept another planning failure. The housing crisis is choking the life out of this city. We need leadership, not weak ineffectual policies like this multiplex proposal.</p> <p>Sincerely,</p> <p>-Peter Waldkirch</p>	Peter Waldkirch	Fairview	

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APPENDIX A

Dear Mayor Sim and Council,

I (very unenthusiastically) encourage you to approve this rezoning. And then move on to much better proposals. It is technically better than nothing, but not in a way that will be discerned at the city-wide level, and comes with some negative consequences.

On a positive note, I am very glad to see no minimum parking requirements. A standard parking space built out to 3 FSR as part of an apartment building would be about 450 sq.ft., a good-sized studio that might rent for over \$2000/month. Why should space for cars be free while space for human beings is obscenely expensive? Many people do not own cars and it is not something the "Greenest City," or any city, should be subsidizing anyway.

That leads nicely to the less positive aspects of this proposal. The referral report states "Adding ... multiplexes will advance several of the Climate Emergency Action Plan's "Big Moves." This is simply not true. The most likely outcome of this policy is that 150 redevelopments that mostly would have been houses with laneways at 0.86 FSR will now be 1.0 FSR multiplexes, which is the equivalent of an additional ~560 sq.ft. condo, on about 150 lots per year. This is too small of a change to meaningfully advance any of the Big Moves. In the case of Big Move #1, it may actually be counterproductive, because it adds population to areas that are not "complete communities" without adding any services, public transit, or even enough population density to support future services.

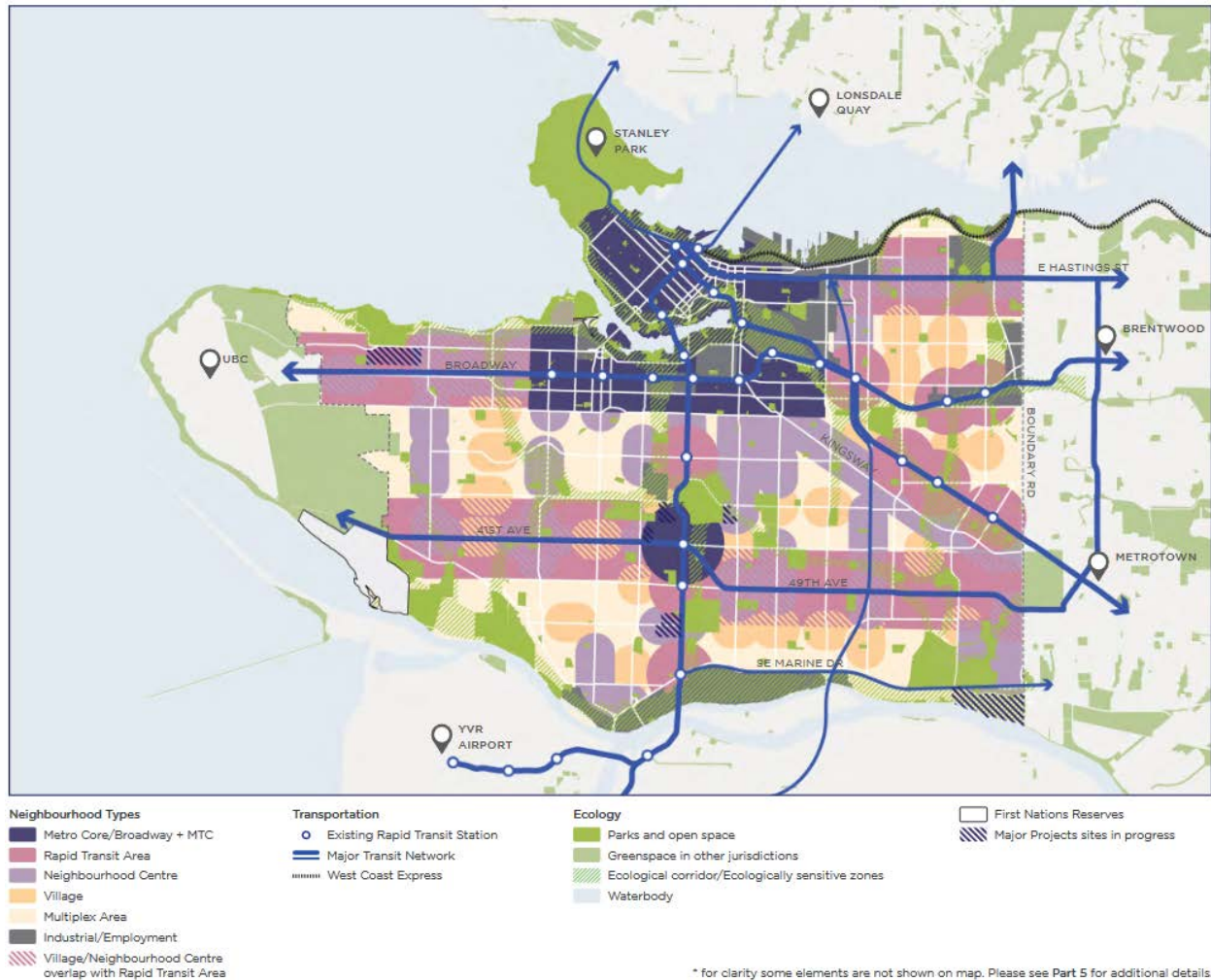
It's a very similar story with housing affordability. This policy covers only the smallest end of the "missing middle" and is a tiny increment on what is already allowed, designed specifically to have low uptake. Whether it was tripling housing starts, legalizing apartments, or a 3% vacancy rate, every member of Council has committed to ambitious action to address the housing crisis. This is not that.

But it gets worse. This policy will add more competition for the same land where apartments can be built under the Secured Rental Policy. I asked about this issue at one of the rental open houses, and was told that the density incentives under the SRP are much more lucrative than strata multiplexes and so competition is not an issue. You might be surprised to hear this, given that the City-commissioned report from Coriolis directly contradicts that claim: "At most RS lots, rental development likely requires a minimum density of 2.0 FSR (or more) to be financially viable." (Appendix R, page 6). It should be noted that their 2.0 FSR requirement does not even include any cost for land assembly or the spot rezoning process; the reality is certainly more challenging. This matters a lot: at a single night of public hearings, Council can easily approve more homes under the SRP than the impact this policy is expected to have in an entire year. For example, last July 11th, Council approved about 420,000 square feet, easily enough for 420 three-bedroom homes, using only 43 standard lots. Tenants displaced by apartments will receive benefits & protections under the TRPP, those displaced for multiplexes will not.

It gets worse still. I live near a Rapid Bus stop on Hastings, in what the Vancouver Plan designates as a Rapid Transit Area/Neighbourhood Centre, but there is no active planning

process in my area and it is totally unclear when that process might be completed (as long as 30 years, per the Vancouver Plan). Every four-plex that gets built, and there are many nearby houses that will likely be replaced after their next sale, will lock-in poor land use for at least a generation. This is applicable outside of Hastings-Sunrise too, the large majority of the City is **not** envisioned to be multiplex areas under the Vancouver Plan.

Map 3: City building blocks



Imagine if two land assemblies for future 75-unit apartment buildings are preempted by new four-plexes. That would fully cancel out the impact of an entire year of the multiplex policy. This should not be a problem, the City could simply plan much faster and get these important area plans in place before much damage is done, but the fact that this ineffectual policy has taken over 6 years to develop does not bode well for planning faster. We are now in the fifth year of the 4-year Vancouver Plan process; with the path we are on, I think its vision of an inclusive, vibrant, convenient city will increasingly be overshadowed by the reality of \$1.5 million units in triplexes. Given what happened with CityPlan, this should not come as a surprise; failure was always the most likely outcome.

But we have a new City Council and I encourage you to not accept failure, even if it has been the core operating assumption of the City. You can achieve the Big Moves of the Climate

Emergency Action Plan (though not by 2030 anymore). You can triple housing starts, and legalize apartments, and increase rental vacancies to bring down rents. But it starts with acknowledging that the ineffective & undemocratic processes that led us here are not acceptable. It is not acceptable that staff cannot plan infrastructure upgrades fast enough for basic renewal, nor that 125% of the way through the city-wide plan no one can confidently say what or where our infrastructure capacity is. It is not acceptable that it takes over 6 years to create a "missing middle" policy that will do basically nothing to address the housing and climate crises, and creates very little missing middle. It is not acceptable to approve ambitious climate action goals and then do basically nothing to reach them. At this point it is clear that the Province needs to step in as Vancouver, and many other cities, are not responsible nor responsive. But it would be redeeming if a local government could earnestly address some of these problems instead of wasting everyone's time (and tax dollars) on consultation for insincere policies that will never change anything on the ground.

While multiplexes are not and will never be a serious way to address the issues Vancouver faces, here are some actions this Council could take to mitigate some of the issues with this proposal:

- Fix the Secured Rental Policy by increasing FSR, proactively rezoning to allow apartments, expanding the areas that viable rental proposals are allowed, and either increasing subsidies for below-market units or reducing below-market unit requirements for 6-storey buildings (requirements that are currently leading to mostly 4-storey applications).
- Start more area plans and constrain the time they are allowed to take. Focus on the places, like rapid transit areas, with the biggest potential for the effort and coordinate with existing and planned infrastructure upgrades. (I volunteer my neighbourhood of Hastings-Sunrise [North of Parker], I have lots of ideas for improvements.)
- If Staff cannot manage upgrades fast enough, such as to replace sewers at more than a 1.2% rate, hire outside managers as needed to break up the work in different parts of the city. These crises demand actions greater than the City's long-term permanent capacity, by Staff's own admission.

Best regards,

--

Owen Brady
Abundant Housing Vancouver