

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
2023-09-14	14:02	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support Missing Middle Housing.	Grace Genevieve Kingsley	West End	
2023-09-14	14:02	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	What the HELLL!! Detention tank - 25,000\$ Transformer - 125,000\$ Tree 200\$ 150,000 -225,000 more cost to build a multiplex / or laneway addition THIS IS NUTS!! on top of sewer upgrades, permit, elect upgrade, etc... THIS IS CRAZY - driving up the cost of construction and there for RENTAL COSTS.	Susan Smith	Mount Pleasant	
2023-09-14	14:12	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	How does proposal affect lot use of lengths of 110 feet vs 120 feet? Can 110 foot long lots be used for proposed multiplex dwellings? Thank you	Bruno Loschiavo	Renfrew-Collingwood	
2023-09-14	14:13	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	We need more affordable housing in this city. If young people and new families can't live here then its a slow death march to a dwindling economy.	Thoufeeq Ahamed	Renfrew-Collingwood	

2023-09-14	14:41	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>There is a clear lack of available housing in Vancouver that puts serious negative pressure on the ability of everyday citizens to afford the necessities of life.</p> <p>Large scale projects, such as tall downtown condo buildings, provide a lot of units at once but the delay from planning to approval to actually going on the market makes relying on those types of projects too expensive and slow to alleviate the issue.</p> <p>The "missing middle" strategy works not only for providing more housing on similarly sized lots than an equivalently large single-family house, but should be able to get units to market faster. Those units can also be spread out across multiple neighbourhoods, densifying many areas simultaneously.</p> <p>Current single-family residential zoning has resulted in a stratified city layout, with far too few homes for the growth the city has experienced over the past decades. The restrictive nature of the current zoning laws ensures that inequality is perpetuated, as the value of each individual plot of land continues to accelerate well-beyond the means of the average Canadian to purchase or rent.</p>	Chris Auty	Fairview	
2023-09-14	14:47	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>Building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.</p>	Bill Piggott	Riley Park	
2023-09-14	14:59	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I support adding housing to help support middle class people I Vancouver. It would be great if hearings were not held during times when the same middle class people have to work to pay to live in Vancouver. The hearing time is more accessible to those without a job and retired folks. These folks are not traditionally part of the middle class.</p>	Dylan Naidoo		
2023-09-14	15:00	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I have said I support these measures because something is better than nothing but I think they will make so little difference that it simply doesn't matter if the rezoning happens.</p> <p>The Missing Middle Housing proposals are not nearly sufficient to address the current housing emergency which includes: lack of options for middle class and working class Lower Mainland residents; units being too small for families; displacement of apartment dwellers onto noisy and polluted mainstreets; and embedded materials, resources, and carbon in poorly designed housing.</p> <p>A floor space ratio of 1 is not sufficient to allow 4 families to live on each lot in reasonable sized accommodation. The city should be aiming to ensure families have unit sizes of 1200 sq ft. (with additional bicycle parking and storage--or more), and can afford them. Alternatively, if the aim is only to</p>	Noah Quastel	Shaughnessy	

				<p>encourage triplexes, its hard to see how the number of new units will make much of a dent.</p> <p>City zoning needs to stop making apartments illegal and other forms of exclusionary zoning and NIMBYISM that have created the current situation.</p> <p>The city needs to plan to meet future growth projections in a way that ensures excess demand does not force prices up. CMHC modelling is saying we need a lot more housing in Canada, which would obviously include Vancouver.</p> <p>City zoning needs to plan to ensure there are homes for the people who will work in the city in the future, to reduce long-distance commuting, and not merely provide a pro rata division of new housing (for BC or the lower mainland) based on current population.</p> <p>This requires adding much more density to the city. Issues of quality of life, environmental quality, access to greenspace, freedom from overcrowding, not displacing existing tenants and every neighbourhood taking its share points to higher density levels and zoning for row houses and apartments throughout Vancouver's single family and duplex zoned areas.</p> <p>What we do not need in the current situation is appeal to the aesthetics of single family houses, and low-rises, protections against any change and self-interested foot-dragging. We also cannot afford to have new buildings that use up valuable resources but offer little increase in living space crowd out the possibility for higher density and better resource use.</p> <p>For starters then, I suggest increasing the FAR from 1 to 1.4, and allowing 4 story units on all parts of the city now zoned single family or duplex. These should also be built to near zero efficiency standards.</p>			
2023-09-14	15:37	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I have worked for the city for 8 years, have lived in the city for 14 years and have young children and as of the past year, it is impossible to find affordable 2 bedroom rental spaces that allow children (many skirt it by saying 'two tenants only').</p> <p>We need more affordable middle rental stock.</p>	Janna Pansegrau	Renfrew-Collingwood	

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2023-09-14	15:48	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Excellent idea to get more housing in Vancouver.	Raj Gill	Victoria-Fraserview	
2023-09-14	15:51	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Support more middle housing in Vancouver!	Chelsey Marquez	Mount Pleasant	