

**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	09:05	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Full support	Wesley Wong	Kensington-Cedar Cottage	
2023-09-14	09:13	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I am writing to add my full-throated SUPPORT for the densification of all neighbourhoods in Vancouver.</p> <p>In the midst of a generational housing crisis, it is unthinkable that 80% of the city's residential land is reserved for the LEAST amount of housing possible.</p> <p>Vancouver is a rapidly growing metropolis, not a suburb. The city's current recipe for accommodating growth, which is to cram as many people as possible into a few hyper-dense pockets while leaving the rest of the city untouched, is unsustainable, inequitable, and simply bad planning.</p> <p>I urge council to recognize that multiple polls have shown STRONG public support for this measure (&gt;70% of respondents approve). Concerns about infrastructure are valid but can be addressed without choking off housing supply.</p> <p>Vancouver must get serious about addressing the critical housing shortage in this city. Please vote in favour of this measure.</p> <p>Thank you, Andrew Plowright</p>	Andrew Plowright	West End	
2023-09-14	09:16	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 and, frankly, excess consultation amid a worsening housing crisis.</p> <p>I support this proposal, but would add that 150 multiplexes per year is not enough. We need tens of thousands more units and you are failing our city with this incremental approach. 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 to support affordable and sustainable living.</p> <p>This proposal is far too little and arrives far too late. While I support any progress, I want to see much more drastic action on housing.</p>	Landon Gilmour	West End	

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2023-09-14	09:19	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>this is an important step in creating a vibrant and livable city. this is one of the steps that must be taken -- the new-built single-family house has no place in the "metropolitan" city of vancouver. It's time to grow up into the city we must be as the leader in the region.</p> <p>That said, we still need more housing in the city as renting (let alone owning) has become insanely expensive in this city. The young folks and families are being squeezed out of the city, and shut down any opportunity for new comers.</p> <p>It feels liek the fabric of the city is at a breaking point, and i hope this helps.</p>	egor revenko		
2023-09-14	09:20	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>These zoning amendments are a necessary part of any strategy to increase housing options for Vancouver.</p>	Lester Bergquist	South Cambie	
2023-09-14	09:22	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I am a 29 year old renter in the West End. My partner and I are well-educated full-time workers. Housing affordability and options in Vancouver are abysmal, and we feel left behind. This is a common sentiment among many of our generation, particularly among struggling working class people like us. It is depressing to think that existing zoning laws, grossly inefficient land use, developer greed, and government inertia on housing policy--to say nothing of existing cost of living issues--are additional barriers to our search for a permanent, stable home in Vancouver. We moved here 5 years ago and love this city, but absolutely despise the horrendous situation with housing here. Why should we even stay, if the city doesn't seem to care at all about making housing affordable for young Canadian citizens who want to live and work in the same city, and not be a part of a permanent underclass that cannot enter the housing market? Missing middle housing is and will be a lifeline for this city's young population. We want it and we want it now. Get to work.</p>	Morgan Sutherland	West End	
2023-09-14	09:26	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I think the FSR is too low, needs to be 1.5 or higher to make a real difference.</p> <p>I think we should be rethinking setbacks. There is a lot of wasted land in the front of properties that we can use better. Even something small that permitted say 6' less setback would make a huge difference.</p>	Tom Keddie	Hastings-Sunrise	

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2023-09-14	09:31	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Let's start by banning AirBNB, or at least impose restrictions like they recently did in New York.	Gareth Jones	Downtown	
2023-09-14	09:34	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	For a city supposedly in a housing crisis, there appears to be surprisingly low density throughout most of the city. I commute through the entire length of Vancouver every day on the bus, and am always surprised by how certain neighbourhoods look when our region, and frankly the entire country, is facing severe housing costs. I've heard Ukrainians telling other refugees not to come to this country because it's so expensive.	michael ma	I do not live in Vancouver	
2023-09-14	09:34	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	This comment pertains to the proposed multiplex regulation. Is there any flexibility to permit the construction of a multiplex on a lot that doesn't fully meet the site frontage requirement but significantly exceeds the minimum lot area? For instance, if a client owns a 42'x127' lot with an area of 5,334 square feet, which falls short of the 44' frontage requirement but exceeds the 5,000 square feet minimum for 5 units, can they still build the 5 unit multiplex?  Thanks	allan balatico		
2023-09-14	09:37	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support adding more density to Vancouver by rezoning single family homes to allow for multi family homes	Thomas Laventure	Mount Pleasant	
2023-09-14	09:42	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	support to bring up supply so housing is more affordable for all	Andrew Dienes	I do not live in Vancouver	
2023-09-14	09:45	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support adding the missing middle. Why have these public meetings during work hours when only the rich and retired can attend. Normally the people that support this can't afford to skip work for these hearings.	Jose Hidalgo	Mount Pleasant	

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2023-09-14	09:54	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Is there a minimum square footage requirement anticipated for each unit within the proposed multiplex regulation?</p> <p>In our client consultations, we've noticed that property owners who wants to build a multiplex and wants to keep one unit for themselves are looking for a larger floor area for that particular unit compared to the others. They want to know the minimum acceptable size for the other units so they can make their plans accordingly.</p>	allan balatico		
2023-09-14	09:57	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I would like to see the entire city zoned for multiple housing, we need more housing.	Harry Dempsey	Grandview-Woodland	
2023-09-14	10:06	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	As someone who has moved to a suburb of Vancouver due to housing prices, having more missing middle available means I would likely be able to move back, bringing my money back to be spent in Vancouver businesses	Matthew Coates	I do not live in Vancouver	
2023-09-14	10:09	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Excited for missing middle housing, finally the city is increasing the density !!!!!!!!!!!!	Tarandeep Angi	Victoria-Fraserview	
2023-09-14	10:13	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	We all know Vancouver is going through a severe housing affordability crisis. One-bedroom rents are approaching \$3k a month, and the top 10% percentile of earners (\$174k) do not even make enough to afford one-bedroom condo mortgage. Drastic measures must be done to create an inflection point towards affordable housing. Rezoning land to allow for missing middle houses is a small yet very important step to towards affordability. Of all the Canadian major cities, Vancouver currently has by far the least amount of land zoned for mixed developments as 80% of land is zoned for only single family housing ( <a href="https://www.datalabto.ca/a-visual-guide-to-detached-houses-in-5-canadian-cities/">https://www.datalabto.ca/a-visual-guide-to-detached-houses-in-5-canadian-cities/</a> ). It is embarrassing how poor the zoning laws are in Canada's least affordable city. I hope that city council will drastically change zoning laws to allow for more supply of all types of buildings including the missing middle housing being reviewed here.	Thomas Hut	West End	

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2023-09-14	10:15	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Support	Georgia Moscovich		
2023-09-14	10:17	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Please approve PBR multiplexes city wide.	Ryan Stevens	Dunbar-Southlands	
2023-09-14	10:17	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	The mayor and council need to make decisions based on what's best for the city as a whole, not based on where neighborhood opposition is loudest. Instead of holding individual rezoning hearings that will be attended only by those economically-fortunate enough to have time available during normal working hours, the city needs to create whole neighborhood plans that address the required infrastructure improvements to ensure we can densify more areas of our city, so that rezoning becomes easier to achieve. Densification will allow people to live closer to where they work, reducing traffic as commutes are shortened. This particular area is located near the "Dunbar Loop" and its multitude of rapid bus connections - this is a prime area where transportation infrastructure doesn't need to be improved so as to not affect local residents!	Elisabeth Hatting	Renfrew-Collingwood	
2023-09-14	10:22	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	As a graduate in high tech, without increases in the variety of housing I don't think I'd be able to ever purchase my own home.	Kyle Saburao	I do not live in Vancouver	
2023-09-14	10:26	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support building more mixed use housing and developments that lower housing costs.	Connor Meinke	I do not live in Vancouver	

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2023-09-14	10:28	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Rent control and accessible housing are necessities for a thriving community. Vancouver is sorely missing both. We need more housing built on a coop system that varies based on income. There's no reason that working professionals are struggling to live in or around the community that they serve. There is a way to allow for unfettered capitalism and accessible housing without areas resorting to a ghetto-like state. By changing the zoning to allow for certain activities, like unrestricted-cost housing and restricted-cost housing, we can provide a future for all of Vancouver's residents.	Reece Mack	Dunbar-Southlands	
2023-09-14	10:30	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! 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 to support 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>	Kenny Sabarese	Mount Pleasant	
2023-09-14	10:32	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>This city is in dire need of unrestrictive support for multiplexes, townhouses and other higher density homes on single family lots.</p> <p>The city currently is too restrictive on what can be built, how high it can be built, and most importantly the FSR allowed on a property.</p> <p>All us to build multi family home on a lot, with a FSR that makes the space reasonable for growing families.</p> <p>In modern times, the the restrictive setbacks, and FSR are just ridiculous.</p>	Jamie Thompson	Hastings-Sunrise	
2023-09-14	10:33	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Bro I need more housing I can't live like this	James Young	Grandview-Woodland	

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2023-09-14	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 Vancouver for 15 years, and it is headed on a trajectory that is leading to complete loss of middle class living. The signs are everywhere that structural changes are needed to meet the needs of future Canadians. I believe addressing the restrictive zoning for residential units to allow the so-called missing middle is an important step to ensure the viability of a future for this city and would allow it to address these issues as other major Canadian cities have done successfully such as in Montreal. We either accept that change is a necessary part of Vancouver's growth, or we allow restrictive zoning to marginalize the middle class and hollow out this city under unprecedented homelessness and suffering. The answer is clear that we need to act swiftly and make sure this city has enough housing.	Jonathan Rosen	Downtown	
2023-09-14	10:51	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I strongly support the proposal to make broad and bold policy changes that allow for and support the construction of missing middle housing. Densification is a clear pathway to solving the housing shortage and making neighborhoods more vibrant and livable. NIMBY SFH owners do NOT represent the interests (let alone the needs) of Vancouverites.	Bradley Klees	Grandview-Woodland	
2023-09-14	10:56	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	We need more middle density housing in Vancouver.	Estefani Rangel	Mount Pleasant	
2023-09-14	10:57	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Please watch Uytay Lee's videos on the missing middle. My personal take is that large condo towers block out too much sunlight and detached or semi detached homes take up too much space; where we could have 2-6 story buildings, with shops on the ground floors, parks and green spaces scattered around, and have the entire street being closed off to traffic. Shops can restock from the side streets. I've experienced this in Europe, China and Japan, it's amazingly convenient and peaceful to be in. These types of streets should be near public transportation hubs, and still have parking, but put the parking underground. I would suggest enforcing a mix of shops, between cafes, restaurants, convenience stores so that it's not just a street of dental care & beauty salons. Put restrictions or tax incentives on how many chain stores can be there. Allow/encourage some shops to be open later at night, for those who work odd hours, or are busy.	Steven Lawler	Mount Pleasant	
2023-09-14	10:57	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	We need more housing and not just small shoe boxes downtown, more 2 and 3 bedroom units	Nolan Mullins	West End	

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2023-09-14	11:06	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	None	C J	Downtown	
2023-09-14	11:15	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. Vancouver needs more housing of all types, and this is a good way to gently increase density in residential neighbourhoods.	Zachary Morris	Fairview	



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2023-09-14	11:16	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Councillors,</p> <p>I am writing in support of the Missing Middle / Multiplex policy proposal going before council tomorrow. My firm, Haeccity Studio Architecture, has been working on Missing Middle housing for many years, including the project that you approved in principle this week at 351 W16th Ave.</p> <p>I am a current Board member of the Vancouver Urbanarium Society and a former member of the Vancouver Heritage Commission. I wanted to highlight several elements that could improve the policy's impact on affordability and heritage.</p> <p>Regarding incentives around character retention, the policy before you allows 0.85 FSR for character retention projects. However, we are currently working on a project in East Vancouver that retains a 1909 character building on a 33' wide single family lot, resulting in 3 units and 1.43 FSR. Through this project, we have worked through many issues and demonstrated that FSR over 0.85 is achievable and still in keeping with the scale of ground-oriented neighbourhoods.</p> <p>Character retention comes with a lot more restrictions and costs including consultant costs, specialty construction etc. I believe there is a way to both retain character and densify at the same time, and hope that the levers can be adjusted to incentivize both. I recommend increasing the allowable FSR for character retention projects to be on par, or in excess of the FSR allowed for new multiplexes (between 1.0 to 1.2).</p> <p>My second recommendation is to include language to encourage and prioritize more non-market tenure types such as cohousing, coliving, and co-ops in order to address the long term affordability of these units. Policy needs to look beyond the strata and rental as the only forms of tenure available to residents, with the ultimate goal of achieving 50% or more non-market housing in the city overall.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Shirley Shen</p>	SHIRLEY SHEN	Fairview	

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2023-09-14	11:16	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	More housing. I support all measures to increase housing availability.	Eugene Lau	Killarney	
2023-09-14	11:24	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I am strongly in favour of council passing any resolutions to increase the housing supply, density, the "missing middle," and simplifying regulations in regards to creating new housing.	Reese Abbet	Shaughnessy	
2023-09-14	11:25	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	It's Needed	Tyler Forbes		
2023-09-14	11:38	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Increase the proposed FAR	John Angle		
2023-09-14	11:42	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I am writing in support of the missing middle housing initiatives. In Vancouvers housing crisis it should not be a question at this point of if we need it. The lack of housing options in Vancouver have real devastating impacts on people’s lives, such deciding factors such as if we can comfortably have/afford/and/or live in a place with a child/children, a reasonable commute to work or the option to work remotely, and the possibility of staying close to friends and family for a price we can afford. When we were buying our condo, my husband and I specifically looked for housing that was not tall towers as we were not interested in the experience living in one, having negatively experienced it as renters. We would have certainly looked for the type of housing in this proposal, had there been more available.	Jamie Witt	Mount Pleasant	

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2023-09-14	11:44	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>As a lifelong resident of Vancouver, I've seen the majority of my high school friends move out of the city away from family and friends, not out of choice, but out of necessity. The cost of living in Vancouver has pushed them away. And I fear the current generation will face even steeper challenges. We can't let this trend continue.</p> <p>The city's proposal to allow multiplexes in low-density neighbourhoods is a step in the right direction. Simplifying the regulations and permitting process will not only create capacity for new housing options like multiplexes but also make it easier to bring these projects to life.</p> <p>I wholeheartedly support the missing middle housing initiative. We need to build a future where working families can afford to live and thrive in Vancouver. Let's take this step now, or we risk the 'missing middle' housing becoming synonymous with a missing middle class in our city.</p>	Craig Cook	Mount Pleasant	
2023-09-14	11:51	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>This is a start but not enough. The entire city should rezone to allow at least 3 FSR everywhere to reduce localized pressure on public amenities.</p>	John Meier	Mount Pleasant	
2023-09-14	11:55	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I am a former resident of Vancouver who was forced to move out of the city due to rising housing costs and a constricted rental market. I accept as a middle class millennial I will never own a property in the city I love, but to have rentals getting so bad that affording to live in the city is impossible is truly disgraceful and reflects incredibly poorly on successive councils, city staff, and the residents of the city who are intentionally forcing people out to maintain their property values.</p> <p>All that being said, I strongly support any initiative to build more housing and give more people who already live here a chance to afford to live in Vancouver.</p>	Nigel Haynes		
2023-09-14	11:58	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>As a grade 11 student, I believe that adding missing middle could largely benefit families, especially the ones that are not considered to have very high salaries. In my neighborhoods, a single-family house costs a lot of money that not everyone can afford. This leads to the scenario that many families cannot improve their living conditions (moving from an apartment or a basement to a larger house). Since multiplexes are rarely to see in my neighborhoods, families have only two options – continue living in the apartment/basement or move to a single-family house. A huge amount of money is required to buy a single-family house; most families would give up their idea of moving. Therefore, I would like to support this policy.</p>	Melanie Li	Dunbar-Southlands	

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2023-09-13	15:26	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I am strongly in favour of the missing middle housing recommendations. It is time for the rest of Vancouver to evolve as one response to the housing crisis.	Chris Fay	Kensington-Cedar Cottage	
2023-09-13	15:51	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Reviewing draft of R1-1 there is no clear direction on max allowable density where an existing character house is demolished in order to allow for new development. Please clarify if you can build to max FSR 1 if a character house is demolished on a standard lot. Or is there any penalty involved for demolition of Character house sim to RT zone?	mahsa adib		
2023-09-13	15:56	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Has there consideration been for mixed use lots? With a cafe, or small office space, or studio, or workshop, for example?	Bertrand Yung	Hastings-Sunrise	

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2023-09-13	16:05	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 writing in regards to the motion "Adding Missing Middle Housing and Simplifying Regulations." I am a Vancouver resident who is deeply concerned about issues of housing affordability in our city. In my view, the principal cause of this unaffordability is due to a lack of growth in housing supply in the face of increased demand and population growth.</p> <p>I support this policy direction in general but believe there is room for improvement for this specific policy. While this has been a long time coming, I fear that it is too little and too late to address the housing shortage in Vancouver. More bold action is needed. My principal concerns are:</p> <p>The height is too low. Under this policy, multiples are limited to 11.5 meters. Increasing that height to 15 meters or more would allow higher ceilings and 4 stories.</p> <p>The proposed density is too low. At an FSR of 1.0, these multiplexes are only modestly more dense than the houses they are replacing. If we want to make a dent in our housing shortage, we must make the most of our redevelopment opportunities. If a house is torn down, we should consider if we are getting the most out of what replaces it. To that end, I believe the FSR should be increased significantly to at least 1.5.</p> <p>The fees are substantial and may limit multiplex development in some neighborhoods. I believe that while capturing some value via development fees can be useful, the proposed fees will serve to concentrate development on the Eastside while leaving the much more in-demand west side untouched. To resolve this, fees should be lowered to encourage more development across the entire city. Additionally, these fees are not responsive to downturns and may limit development in the event that one occurs.</p> <p>With these changes, I would wholeheartedly support these adjustments and envision a better and more affordable Vancouver in the future.</p> <p>Sincerely, Denis Trailin</p>	Denis Trailin	Downtown	

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2023-09-13	16:15	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I support the approval of this multiplex proposal, which is long overdue. However, I suggest the component of this proposal which reduce the allowable FSR for detached homes be deleted from the plan. There is no need to further restrict what one can build on their land, and this would have a particularly negative effect on the many families who have multiple generations living together. Additionally, this plan is woefully unambitious. Projected to produce 150 applications per year, this will have barely any impact whatsoever. We need a much more large scale upzoning city-wide. Every neighbourhood needs to be allowed to develop greater density than allowed in this proposal without going through lengthy approvals processes.	Tyler Knoepfel	Kensington-Cedar Cottage	
2023-09-13	16:17	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Dear Vancouver City Council,  Please see attached my document for reasons I support the adding missing middle housing. Thank you for taking the time to read it.	Patrick Ngo	I do not live in Vancouver	<b>APPENDIX A</b>
2023-09-13	16:44	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	I feel this is a necessary step if the city wants to alleviate some of the housing issues that are being complained about.	Garth Lam	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
2023-09-13	16:47	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I strongly support the decision to increase the square foot ratio of laneway houses and increase the number of complexes in Vancouver.</p> <p>Living in units that facilitate couples and small families to me, is the most important factor of building a community.</p> <p>In the areas from King Edward to 70th Between Oak and Granville hold some of the largest, most open, transit accessible land which the majority of laneways do not exist. I believe encouraging more Laneways, Complexes and multi family dwellings in these neighbourhoods have the largest impacts.</p> <p>I lived in the West-side of Vancouver near Kerrisdale, which residents fell into two categories and the middle class was completely missing. There were no duplexes, and huge lack of working middle class people to fill positions to help grow this neighborhood. I believe these two Neighbourhoods of: South Granville and Kerrisdale are the first targets.</p>	Tristyn Waechter	West End	
2023-09-13	16:47	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<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. I have one friend who would like to live here, she moved to Canada last year to try out the country. She is leaving and moving to Europe shortly because she has concluded that our broken housing system (combined with other issues) just don't make this an appealing place to live anymore for those who aren't sufficiently rich. I'm sad that our broken housing system means that Vancouver, Canada is no longer the welcoming place it once was. I want this to be fixed. This policy won't do that, but it's better than nothing.</p>	Joshua Prowse	West End	
2023-09-13	17:01	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Please comment and provide more details about the following:</p> <p>1) what the dimensions/size/requirements will be for the electrical transformer</p> <p>2) whether each unit will be responsible individually for the garbage similar to duplexes currently or if there will need to be a large common garbage space in the rear of property</p>	Gurbishan Khera	Sunset	
2023-09-13	17:19	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Please see attached letter in the Appendix	organization BCollective Homes		<b>APPENDIX B</b>

**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
2023-09-13	18:21	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> <p>Also, more co-operative housing, with below-market rents, is greatly needed too.</p>	Suzy Konigsberg	Mount Pleasant	
2023-09-13	18:31	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 want to first state that I strongly support this additional multiplex proposal passing, and more housing in general. However, I am bitterly disappointed and upset about how utterly insignificant the overall changes appear to be. With the estimates being that only 150 applications for multiplexes will be made every year, this is so hopelessly inadequate it is almost laughable. Vancouver is in a major housing crisis, with absurd rents not offset by local salaries. We need thousands of new houses built every year, and the regulation changes in the proposal are so minor overall that I am sure hardly any more will be built.</p> <p>We need much more extensive changes to zoning and planning laws to allow proper multi-story (nothing absurdly tall, but 4-5 stories would be a good start) buildings with both housing and businesses legalised all over the city. This would also make the city a more lively and desirable place to live, if you have ever been to Montreal, as I did this summer, you may have seen just how well their dense neighbourhoods work and how nice they are to spend time in.</p> <p>Regarding my personal situation, I have come to Vancouver to study for a PhD in chemistry at UBC. I really like the city and would love to consider staying here after graduating, but with the housing costs being what they are I just do not see a long term future here.</p> <p>Both your council and the province have failed to act on this for so long despite knowing and seeing how much worse the situation is getting, and we need bold action now. Not measly changes that seem specifically designed to maintain the status quo.</p> <p>Please pass a proper bill to actually get more housing built, and show some real leadership for a change.</p> <p>All my best William Chappell</p>	William Chappell	Fairview	
2023-09-13	18:31	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.</p> <p>I grew up in a multiplex community 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.</p> <p>Increased density is desperately needed if Vancouver is to remain a vibrant community where Canadians can live, work, and raise families.</p>	Chris Su		



**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
2023-09-13	18:33	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	great idea	Hugh No Name	Riley Park	
2023-09-13	18:51	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I am a 4th generation Vancouverite in my mid 50s. My great-grandfather immigrated from China in 1896 and my family has lived through the decades of growth and change to the city.</p> <p>I fear that my children will not be able to live in our community as adults. Simply put, the lack of housing, especially affordable housing, is the issue.</p> <p>We need to boldly look forward and enable the housing that is missing today and required for the future. Locally, this means the end of the apartment ban, minimum parking requirements and restrictive zoning altogether.</p> <p>We need courageous political action now. I urge you to pass the multiplex policy as the first step in clearing the roadblocks preventing needed and long overdue housing.</p>	Brent Lew	Sunset	

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-09-13	18:54	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I would like to extend my full support of new zoning that allows for more Missing Middle Housing to be built throughout Vancouver.</p> <p>I am a 38 year old woman working in TV. Me and my husband have a household income exceeding six figures and a hefty downpayment saved up and we can't afford to buy a two-bedroom apartment in this city. We currently live in a wonderful rental, but live in constant fear of eviction.</p> <p>We are seriously considering leaving the country all together. The topic of "where can we live and grow old" is a topic of conversation that frequently comes up with friends and it is a great source of concern for all of us. I want to grow old in the community where I grew up, close to family and friends, and this seems increasingly like unattainable luxury.</p> <p>The City has the power to change zoning laws and building codes to make housing easier to build so that more of us can afford to stay here. We need more missing middle housing, we need more coops, and we need more purpose built rentals.</p> <p>At this point, any concerns - whether they be about trees or parking or any other minor inconvenience I have heard from NIMBY's as an excuse to oppose their any further construction in their cherished neighbourhoods, are feeble excuses given that the future of this city is at stake.</p> <p>Who will work in your coffee shops, in your restaurants, in your schools, in your hospitals, and hotels if even working professionals making more than six figures are priced out?</p> <p>A rich and healthy city is a diverse one across all fronts: not just ethnically but economically, socially, and generationally. I want to live in neighbourhoods where there are both children and seniors, and where everyone from a barista to a nurse, a teacher, a student and a bus driver can afford to live.</p> <p>I would also like to point out that the City should be holding public hearings on such important matters outside of working hours when working class citizens who would benefit most from more housing can actually attend and be heard. Given the 1pm time slot on a workday, I wouldn't be surprised if retired NIMBY's are the main people who will attend this event, and I fear they will be greatly overrepresented because of the time chosen for your so-called "public consultation".</p> <p>I hope the city considers this next time they hold a public consultation on such an important topic.</p>	Candice Vallantin	Kensington-Cedar Cottage	

**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
2023-09-13	19:07	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Hello! I'm writing in support of the resolution. We need to do something about the housing crisis. I've been in my apartment for seven years, and rents in this building have gone up a thousand dollars a month. Everyone I know is worried about what we'll do if we're forced to move. It's terrible.	Nigel Grégoire	West End	
2023-09-13	19:14	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	This policy is a move in the right direction that makes it easier to get new housing built in Vancouver. It provides more options and simplifies zoning. It's also great to see the removal of parking requirements. There is an acute housing affordability crisis in the city and we desperately need more housing supply to bring down prices. I don't understand why additional taxes are being levied on home builders through the "density bonus rates", we should be making housing more affordable, not less. I also find it deeply inequitable that it is more expensive to build on the west side than the east, pushing the bulk of the potential development onto poorer neighborhoods in the east of the city.	David Dvorak		
2023-09-13	20:45	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Overall, I support your measures. However, I would really like to see a relaxation in building height. 3 storeys is extremely limiting and would force everyone into shoebox apartments. Is this good or decent living? What about families? Wouldn't this incentivize home owners and developers to build the maximum number of units? We shouldn't be afraid of shadows. That's why we have parks. Jan Gehl remarks that 6 storeys is a magic maximum for human happiness in a city. I urge you to reinvestigate the height limit.	No Name ReCollect	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
2023-09-13	21:12	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Dear Mayor and Councillors,</p> <p>I am writing in support of the Missing Middle / Multiplex policy proposal going before council tomorrow. My firm, Haeccity Studio Architecture, has been working on advancing Missing Middle housing for many years, including a project that you approved in principle last night at 351 W16th Ave.</p> <p>I am a former member of the Vancouver Heritage Commission and a current Board member of the Vancouver Urbanarium Society. I want to highlight several elements that I believe could make this policy even better from a heritage and affordability point of view.</p> <p>Regarding incentives around character retention, the policy before you allows 0.85 FSR for character retention projects. However, my firm is currently working on a project in East Vancouver that retains a 1909 character building on a 33' wide single family lot, resulting in 3 units and 1.43 FSR. Through this project, we have have worked through common issues that arise from character retention and demonstrated that FSR over 0.85 is achievable and still in keeping with the scale of ground-oriented neighbourhoods.</p> <p>Character retention comes with a lot more complications and costs. Therefore I recommend increasing the allowable FSR for character retention projects to be on par, or in excess of the FSR allowed for new multiplexes (ie. between 1.0 to 1.2) so that densification does not have to equal loss of heritage.</p> <p>My second recommendation is to include language to encourage and even prioritize more non-market tenure types such as cohousing, co-living, and co-ops in order to ensure long term affordability of these units. Policy needs to look beyond the strata and rental as the only forms of tenure available to residents, and as a city we need to aim for at least 50% of housing stock to be non-market in order to keep speculation in check.</p> <p>Thank you for your consideration.</p> <p>Sincerely,</p> <p>Shirley Shen Architect AIBC   RA Washington State Haeccity Studio Architecture</p>	SHIRLEY SHEN	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
2023-09-13	21:24	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. That building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals.	Heather Hay	Riley Park	
2023-09-13	21:33	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>As a young adult born and raised in Vancouver and working at a non-profit, I am struggling to continue renting in this city. I support missing middle housing building as a means to build more affordable housing. Affordable housing is incredibly important to me.</p> <p>Building more infill housing will create affordable housing and resilient neighbourhoods helping the city meet its climate goals. After all the devastating fires this summer, I am reminded how urgent and important it is to take climate action.</p>	Mari Piggott	Mount Pleasant	
2023-09-13	23:23	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 create more affordable housing.</p> <p>Building more infill housing will help create affordable housing and help to meet Vancouver's climate goals.</p> <p>This will also create more walkable neighbourhoods and make neighbourhoods more vital and diverse.</p>	Paula Ford	Fairview	
2023-09-14	01:13	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>The multiplex proposal is long overdue of its proposal. This should have been approved a long time ago, and I urgently urge that you approve this approval but not stopping at that. We are in a housing CRISIS and this drop in the bucket approach means that local government is not serious about addressing it.</p> <p>What I think needs to happen, is that we need to allow for more townhouses and low rise apartments to be built in EVERY neighbourhood in the city. Multiplexes are good but will not be sufficient in creating the housing supplies Vancouver desperately needs. We need to increase the FSR to allow more units to be built.</p> <p>A time of crisis require bold and decisive action from leadership. I encourage you all to step up and do your job. We have discussed and studied increasing middle housing for a long time. It's time that we take action. When the covid crisis hit, did we spend years discussing potential solutions and then having back to back public hearings for years? No. Because we need to address crises with real, bold action! Similarly we need to address the housing crisis with similar urgency.</p>	Sami Nguyen	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
2023-09-14	07:46	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I fully support rezoning neighborhoods to allow for additional density BUT PLEASE protect the green setbacks and trees.</p> <p>The green spaces and trees help keep our city cooler in the summer, preserve history and beauty in our neighborhoods, and have a dampening effect on city noise.</p> <p>Density and green space do not have to be at odds. One need only look to the West End, one of our most dense neighborhoods but also very leafy and green (prior to the development of the last ten years or so, which has unfortunately sacrificed many green setbacks).</p>	Nora Ciurysek	Downtown	
2023-09-14	08:06	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Fully support higher density of all building types, particularly in single family neighbourhoods.	Alison Appelbe	West Point Grey	
2023-09-14	08:32	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	We need more low income and public housing. Developers should be required to build units in all developments, not move obligations to less desirable areas or projects. Social housing and low income units should be in all areas. Schools and daycares should be built alongside dense development areas.	Melanie Reid	Kerrisdale	
2023-09-14	08:34	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	Desperately needed in our city, where “missing middle” housing could rise up to create more vibrant neighborhoods and fill a vast void in our housing supply.	Max Johnson	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
2023-09-14	08:44	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>I write today to urge council to pass the 'adding missing middle...' bylaw reform. It is critically important that Vancouver relax residential zoning restrictions to allow a greater range of housing development. Property owners, not the city government, are the best judge of what housing density to build on their land. The city's arbitrary restriction to small single-family development over the majority of its land has restricted homeowners and forced inefficient land use. As a consequence, the housing shortage is now critical. Forbidding owners from building more housing at this time is perversely counterproductive. I'm cheered to see that the council is considering serious reform to allow the construction of larger buildings (high FSR, more levels) and higher density (multiplexes) in Vancouver's residential neighborhoods. New housing construction should not be limited to skyscrapers in the downtown core or development corridors. This proposal is not perfect, much more could be done to encourage missing middle construction and liberate owners from onerous regulation. This is however an important step that I encourage the council to embrace and pass swiftly.</p>	Daniel Higginbottom	Downtown	
2023-09-14	08:55	PH 2 - 1. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law	Support	<p>Missing middle housing is the top housing item I personally have. We need much more of it, everywhere. I'm lucky enough to live in one of Vancouver's few missing middle neighbourhoods Strathcona, having moved here a couple of years ago from a part of Commercial Drive that also has a few multiplexes and Commercial/Residential split housing.</p> <p>Whenever I see urbanists, designers, politicians talking to the news about about the need for more housing they regular point to Strathcona as the example of good density and working neighbourhoods. Check the real estate listings for Strathcona right now - There's NOTHING listed in that space as they are such a desired property</p> <p>Please follow through and get us more of this, everywhere in the city!</p>	Mike Rhone	Strathcona	

## **Adding missing middle housing and simplifying regulations in low density neighbourhoods is necessary for Vancouver's Growth**

The Vancouver City Council's decision on the missing housing and simplifying regulations will determine Vancouver's future. At a time where we are facing a housing crisis and bearing the front of climate change, it is critical that the City Council approve this plan.

Currently, there are only two types of housing in the city – a house and a highrise apartment. 50% of the city are RS zones, and 90% of the RS zones have single family detached homes. This prevents people from moving in as many of these homes are unaffordable, slowing the growth of the city significantly. Building missing middle provides a hybrid between a house and a highrise where a lot more people can live, but they still have access to the house amenities such as a larger house size and a yard. Missing middle is also more versatile than a house or a highrise since it is highly customizable to provide different demographics such as a large family, a senior couple, or young professionals.

Building missing middle simplifies the housing process drastically compared to a highrise. A highrise requires a lot of planning approval on a case-by-case scenario, public hearings, environmental impacts, and infrastructure upgrades such as storm sewers. The missing middle would reduce the red tape and each missing middle doesn't need to be evaluated on a case-by-case scenario.

Missing middle housing creates lively neighbourhoods. Having more people and denser housing provides more walkable communities, incentivizing setting up businesses nearby. It also incentivizes better transit service and biking infrastructure, encouraging residents to use them. This reduces car dependency and combats climate change.

In 2021, we faced the brunt of climate change. Reaching 40°C for several days in the summer followed by record-breaking rainfall in November have given us a glimpse of climate change. We need to cut our dependency on cars and gas to combat climate change. Given the rising gasoline prices in recent months, increasing sustainable modes of transportation will lower the impacts of climate in Metro Vancouver and reduce the need for oil and gas.

In the 2021 census, the City of Vancouver grew only 4.9%, whereas Metro Vancouver grew by 7.3%. When compared to municipalities, Vancouver's population growth is among the lowest in the region. The slow growth is more apparent when looking by each neighbourhood. Only 8 out of 22 designated neighbourhoods grew by more than 5% in the last census. In fact, West Point Grey, Grandview-Woodland, and Victoria-Fraserview have decreased in population.

As Metro Vancouver continues to grow, more pressure is being added. Without new housing options, RS neighbourhoods become more expensive and exclusive, fewer people will afford to live in these neighbourhoods. This causes local businesses to struggle, making the local neighbourhood less desirable to live in and visit. This also reduces demand on transit, leading to service cuts and fuelling car dependency and climate change.

If we want to address the housing crisis and commit to our climate goals, we need to show strong action on these goals. Approving the missing middle will deliver upon them. Not only will it help our current population, but it will also shape our future generation for Metro Vancouver. It's time that we solve our global problems as a global city.





**Letter in Support: Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law in the City of Vancouver**

September 7th, 2023

Dear Members of Council,

I am writing to express my strong support for the upcoming public hearing regarding the proposed changes related to the Missing Middle and RS1 simplification in the City of Vancouver. It is my belief that these proposed changes have the potential to significantly increase the number of housing options available.

I applaud the proposal to allow multiplexes containing 4-6 strata units or up to 8 secured market rental units on single lots in areas currently zoned RS. This innovative approach to housing can help address the housing affordability crisis that many residents face today. It promotes a diverse range of housing options, making it easier for individuals and families to find suitable homes within our city.

Although many of my peers do not like the reduction in the size of new single detached houses and the increase in the size of new laneway houses. I support this move as it aligns with the values of sustainability and responsible land use. This approach encourages efficient land utilisation and demonstrates the City's commitment to addressing the challenges of climate change and sustainable urban development.

The proposal to combine the current 9 RS zones into a single zone with simplified regulations is a commendable step towards streamlining the planning and development process. This simplification will make it easier for residents and developers to navigate the regulatory landscape, ultimately fostering a more efficient and transparent development environment.

In addition to these important changes, I would like to highlight the potential for incorporating passive house and net-zero incentives into the new development projects. Encouraging and incentivising energy-efficient and sustainable building practices is crucial for our city's long-term well-being. These incentives can motivate developers and homeowners to invest in

environmentally responsible construction, reducing energy consumption and greenhouse gas emissions.

Lastly, I want to emphasise the exciting potential for prefabrication housing components in our new facility located in the Innovation Flats area of downtown Vancouver. (See attached announcement) Prefabrication methods, along with the potential for repeatable building designs, have the capacity to significantly accelerate construction timelines, reduce waste, and improve overall construction quality. Embracing this innovative approach can have a positive impact on the availability, affordability and sustainability of new housing developments in the city.

In conclusion, I urge the City Council to support the proposed changes related to the Missing Middle and RS1 simplification. These changes align with the city's goals of creating a more inclusive, sustainable, and efficient urban environment. By embracing these changes and incorporating passive house and net-zero incentives, we can move closer to a future where communities thrive both socially and environmentally.

Thank you for your time and consideration.

Sincerely,

**s22(1) Personal and Confidential**



Chris Hill  
President and CEO B Collective Homes