

Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-09-16	01:30	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan	Other	<p>Comments on Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan</p> <p>Be careful what you wish for.</p> <p>-----</p> <p>First things first, I am not opposed to these new city initiated prezonings if it will help build new housing, Vancouver needs more housing.</p> <p>But, if it just locks land owners into a box that doesn't actually result in new housing being built then there will be a problem.</p> <p>There are some Coriolis Research reports that say much of Vancouver's zoning isn't at an FSR level that is viable. I think these new prezonings will have a hard time being viable, and fear that the land contained in these zones may be locked out of future initiatives that could be viable.</p> <p>This is the case for us. My wife and I want to build 6 MultiPlex units on our single family lot, one and a half blocks from the King Edward train station, but are being told NO! You can't build that with your zoning.</p> <p>The question is ... Why? Most single family lots in the city can be built into MultiPlexes.</p> <p>Plus, If we want to, we can build a new single family house or laneway home and use R1-1 guidelines to do that on our lot, why is the city refusing to let us build a new MultiPlex under R1-1 on the same lot?</p> <p>We would really like a logical answer to this question.</p> <p>Let's back up, we have owned our single family house since 2005. Bought as an RS-1 zoned house. It's still a single family house, with mostly other single family houses on the block.</p> <p>But, a little while ago we had a city initiated pre zoning forced upon us. We didn't ask for this and when we inquired about the ramifications we were told by the city not to worry, that we could still do anything that we could do before under RS-1, (which was being re-aligned into the new R1-1 zone), we could still build a new house, build a laneway home, etc. "don't worry, nothing has changed for you".</p> <p>Only a tiny amount of RS-1 lots were pre-zoned to RM-8A, most became the new R1-1. Right across the lane from us, maybe 15 feet away is an R1-1 lot, that can build what we assumed we would be able to do... the new MultiPlex housing which came into existence just after the change to R1-1. NOT SO for us! Why?</p> <p>When we inquired about doing a MultiPlex we were told that wasn't allowed, because it wasn't part of our RM-8A prezonning. What happened to "you can still do anything you could have done if you were RS-1" (now R1-1) ?</p> <p>Most RM-8A townhouses have to be re-zoned first so the idea was help developers in certain areas, where infrastructure would allow it, to do away with that step. While I agree that if it's</p>	Clive and Carey Bottomley	South Cambie	

			<p>viable that would be a good thing to help get housing built, but when it's not viable (as is the case currently) it has become a problem of locking us in a box that no one wants.</p> <p>If our lot was still in the non prezoned part of the larger townhouse area we could do a MultiPlex.</p> <p>Again, we can build a new house or laneway house under R1-1... so why not a multiplex?</p> <p>Doesn't it seem silly that, in a housing crisis, the city, that says they are trying to build housing, cut away red tape and streamline the process, is telling people they can't build new units?</p> <p>And before someone says, "just build a townhouse", first, RM-8A townhouses are no longer financially viable, they take too long to get approved and too long to build, plus they have to be built under a much more onerous part of the building code that even seasoned developers have difficulty with, where as building a MultiPlex is a much more streamlined process under a much easier part of the building code. Plus, on our lot, the amount of MultiPlex units (6) is the same amount of townhouse units we could build. No benefit to the amount of housing stock one over the other, but one is viable and being built right now all over Vancouver, and one is not.</p> <p>Oh and don't start saying but you're in the TOD (Transit oriented development) area. That's also not viable, we've looked into it, plus there's a Coriolis report about that as well.</p> <p>Why is the city insisting that we can only build unviable housing types vs allowing a viable MultiPlex?</p> <p>When 15 feet away one of our neighbours could build a MultiPlex...this is just zoning gone mad.</p> <p>So what will happen down the road for these new prezones? Will they lose out on any new initiatives that come to R1-1? Will it be more madness like we've experienced? Be careful what you wish for.</p> <p>When will the city start to rectify the roadblocks they, maybe unintentionally, have created in front of people, and take a common sense approach to help them build more housing?</p> <p>When someone comes to the city and says I'd like to build 6 new units of housing, it would be great to have the attitude be "OK, let's see how we can accomplish this, maybe a variance will work here, maybe we can rezone you back to R1-1, let's look into this for you."</p> <p>Instead of "No, we will not support this"</p> <p>Regards, Clive Bottomley <small>sg:14 Freedom of Information and F</small></p>			
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