



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

June 13, 2016

City of Vancouver Council

Dear Mayor Gregor Robertson and Councillors,

Re: Motion for Increasing the Supply of Affordable Townhouses and Row Houses in the City of Vancouver, June 14, 2016

While we support solving the housing affordability crisis, we are OPPOSED to the above motion for the following reasons.

1. It is in conflict with current planning processes such as the Heritage Action Plan and Character House RS Zoning Review currently underway.
2. High land values are what makes housing unaffordable. Upzoning puts additional inflationary pressure on land values that just makes land even more expensive.
3. There is no single family zoning in the City of Vancouver. Most every house in RS zones can already have up to 3 units per lot: the main house, a secondary suite, and a laneway house. These must be for owner use or rental as mortgage helper. Demolition and replacement with new strata townhouses or row houses will result in a loss of affordable existing rentals.
4. New townhouses and row houses will likely be more expensive on a per square foot basis (for owners or renters) than existing housing that it may displace through demolition.
5. Any new townhouse or row house zones should be only considered on a neighbourhood by neighbourhood basis and only where broadly supported by the local community as per the CVN Principles and Policies process. <http://coalitionvan.org/principles-and-goals/>

Please do not pass this motion. Instead, direct staff time towards completing the Heritage Action Plan and Character House RS Zoning Review currently in process, but taking far too long while demolitions continue.

Sincerely,

Larry Benge, Co-Chair
labenge@telus.net 604-736-0190

On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

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| Arbutus Ridge Community Association | Kits Point Residents Association |
| Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions | Marpole Oakridge Community Association |
| Cedar Cottage Area Neighbours | Norquay Residents |
| Chinatown Action Group | NW Point Grey Home Owners Association |
| Citygate Intertower Group | Oakridge Langara Area Residents |
| Community Association of New Yaletown | Raycam |
| Crosstown Residents Association | Residents Association Mount Pleasant |
| Downtown Eastside Neighbourhood Council | Riley Park/South Cambie Visions |
| Dunbar Residents Association | Shaughnessy Heights Property Owners Association |
| False Creek Residents Association | Strathcona Residents Association |
| Grandview Woodland Area Council | Upper Kitsilano Residents Association |
| Granville Burrard Residents & Business Association | West End Neighbours Society |
| Joyce Area Residents | West Kitsilano Residents Association |
| Kitsilano-Arbutus Residents Association | West Point Grey Residents Association |

Reference:

From the motion to Council for meeting dated June 14, 2016
Council Committee Meeting: <http://council.vancouver.ca/20160614/regu20160614ag.htm>
Motion: <http://council.vancouver.ca/20160614/documents/motionb1.pdf>