

**Received December 20, 2014:**

The reason that I am writing is as a reaction to a couple of statements that Scot Hein made. I have had a conversation with him as well and he really is a great source of expertise and information. I have great respect for his experience and ideas.

I have two comments to make about what he said.

1. I agree with him that GWCA should really push to create something more than an aspirational document with vague statements that will be interpreted any way the City wants. The idea of developing detailed zoning is excellent. However, I do not see how this is possible without having a firm number from the City as to how many new units you are expected to create. Otherwise, how could you know whether you need 4 storey, 6 storey, etc. over how many blocks of the neighbourhood to get the result that you need.

If they don't give you numbers, then it seems to me that the neighbourhood response should be "Well then, we will just put forward what we really think would be beneficial to the neighbourhood and ignore the regional and city drive to densification targets."

I do not see how they can push a neighbourhood to agree to be transformed in order to meet a completely undefined goal.

I really hope that GW will make some noise about this because (I admit that I am also thinking of my own concerns for my own neighbourhood), they are coming to Kitsilano next and we are determined to put this idea forward ourselves, along with a demand that they give us the existing capacity numbers as well.

2. My second comment relates to his statement that the rest of the densification was going to be in the form of stacked townhouses along the arterials. Have you looked at some of the recent dev apps for stacked townhouses in the city? They are terrible in my view. I have heard many others say that stacked townhouses are a very poor form of development with too much space taken up in stairs which also mean that the top unit has no garden area and too many stairs for children, babies, groceries, etc. I would suggest that rowhouses with partial below grade basements, that could be rental units if wanted, would be a much more useful and attractive form of development. {Personally, I would prefer to see that mixed with four storey apartments on the corners to get to the same density if necessary, rather than all stacked TH's) Anything but streets of stacked townhouses! If more density was needed, you could also add strata or rental laneway houses at the rear of the sites.

I really hope that stacked townhouses do not become the norm for arterials in Vancouver. I was just in a number of areas in and near Amsterdam and was analysing their very careful design of streetscapes - seldom or never using a whole block at 4 or 5 storeys but a mix of 3 and 4 or 5 to allow light to still get into the street for parts of the day. Top floors are usually set inside the gables and roofs to minimize their impact, and the rear of most of the rowhouses back onto lovely gardens. And yet Amsterdam is extremely dense.

And I hope you will insist on more recycling and reuse of the existing character buildings rather than redevelopment.

Anyway, this is just my 2 cents worth that I have been wanting to pass onto someone!

I hope that all goes well with the Citizen's Assembly and that the neighbourhood is able to find its way to a plan that works well for you. You all have your work cut out!

Happy holidays.