

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Friday, June 07, 2013 4:52 PM
To: katherine reichert
Subject: RE: Regional Context Statement & Official Development Plan

Thank you for your comments.

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Thank you.

-----Original Message-----

From: katherine reichert [mailto:kreichert@vancouver.ca] s.22(1) Personal and Confidential
Sent: Friday, June 07, 2013 4:46 PM
To: Correspondence Group, City Clerk's Office
Subject: Regional Context Statement & Official Development Plan

2013

June 7,

Dear Mayor Robertson and Councillors,

The ARKS (Arbutus-Ridge, Kerrisdale and Shaughnessy) Visioning Committee do not support the Regional Context Statement and the Official Development Plan. Although the Statement and Plan have many positive elements, this plan does not take into account existing community visioning plans such as the ARKS document which has been approved by the city. Also, this new plan has the potential to override existing plans without involving a public consultation process. It should be noted that the Mayor has stated that community consultation is a priority that the city is trying to achieve.

We are very concerned about the lack of public input into this plan. Surely the people of Vancouver should be allowed to work with the city to achieve increased density and still maintain the character of their neighbourhoods without the Regional Context Statement and Official Development Plan dictating all new zoning.

Sincerely,

Katherine Reichert
ARKS representative

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 10:07 AM
To: Poul Hansen
Subject: RE: Regional Context Statement Development Plan

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Thank you.

From: Poul Hansen [mailto:s.22(1) Personal and Confidential]
Sent: Saturday, June 08, 2013 9:20 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: Regional Context Statement Development Plan

Mayor and Council

We shall be out of town, on our summer vacation, when the Public Meeting takes place on June 11. . We would like to record our strong opposition to forcing this vital Plan through following a rushed public meeting at a time when many citizens are on vacation. This is a far reaching plan with which we shall be living for many years and it needs far greater opportunities for the citizens to voice their views. In fact the adoption should be placed on the ballot at the next civic election.

Poul & Judith Hansen

s.22(1) Personal and Confidential

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 11:23 AM
To: Joseph Jones
Subject: RE: Public Hearing June 11, 2013 on Regional Context Statement and Official Development Plan

Thank you for your comments.

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Thank you.

From: Joseph Jones 5.22(1) Personal and Confidential
Sent: Sunday, June 09, 2013 5:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing June 11, 2013 on Regional Context Statement and Official Development Plan

Public Hearing June 11, 2013 on Regional Context Statement and Official Development Plan

I oppose adoption of the Regional Context Statement and Official Development Plan because there has been no significant consultation. Sneaking around to force this measure through without review, specifically the entirely new designation of a "metro core," will only increase further the social tension that your actions are fomenting across Vancouver.

Joseph Jones

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 11:24 AM
To: s.22(1) Personal and Confidential
Subject: FW: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

Thank you for your comments.

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Thank you.

From: Dr. Hamdy El-Rayes s.22(1) Personal and Confidential
Sent: Sunday, June 09, 2013 5:30 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

I am **opposed** to the Regional Context Statement and Official Development Plan as currently proposed.

There has been no public consultation process prior to referral of the plan to public hearing. I therefore request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken, and that there is demonstrated strong public support, possibly through referendum, for the plan and any regional designations. Currently there is no informed consent from the citizens of Vancouver for this proposed plan or the related transfer or increased influence of land use authority from the City of Vancouver to the Greater Vancouver Regional District (GVRD/Metro Vancouver), TransLink or the Province of BC .

Hamdy El-Rayes, MBA, Ph.D.
H.R. Mental Wellness Centre
<http://www.mentalwellnessbc.ca>

s.22(1) Personal and Confidential

Author of: Mental Wellness: A Spiritual Journey

*Available at: Odin Books, Banyen Books,
Amazon.Ca, Chapters.ca or Amazon.com*

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 11:39 AM
To: Lewis N. Villegas
Subject: FW: Regional Context Statement and Official Development Plan

Thank you for your comments.

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Thank you.

From: Lewis N. Villegas s.22(1) Personal and Confidential
Sent: Sunday, June 09, 2013 8:22 PM
To: Correspondence Group, City Clerk's Office
Subject: Regional Context Statement and Official Development Plan

To Whom it May Concern

I am **opposed** to the Regional Context Statement and Official Development Plan.

This policy fails to meet best practices in community and neighbourhood design. Its implementation would be detrimental to achieving livable streets and walkable neighbourhoods in the areas surrounding the Central Business District.

Council should re-consider and staff should provide a more nuanced approach to defining Vancouver's urbanism.

Lewis N. Villegas
s.22(1) Personal and Confidential

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 11:43 AM
To: Jane Power
Subject: RE: opposition to "Official Development Plan"

Thank you for your comments.

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Thank you.

From: Jane Power s.22(1) Personal and Confidential
Sent: Sunday, June 09, 2013 11:09 PM
To: Correspondence Group, City Clerk's Office
Subject: opposition to "Official Development Plan"

Re: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

Dear Mayor Robertson and Councillors,

I **oppose** the Regional Context Statement and Official Development Plan as currently proposed.

You have undertaken no public consultation process before moving the plan forward to this public hearing.

I write to request that you not approve this pivotal proposal before undertaking a broad, comprehensive, and meaningful consultation process and securing demonstrated strong public support, possibly through referendum, for the plan and any regional designations.


So far, you have not secured the informed consent of the citizens of Vancouver for this proposed plan, nor for the related transfer of any degree of land use authority from the City of Vancouver to the Greater Vancouver Regional District (GVRD/Metro Vancouver), TransLink, or the Province of BC.

Adoption of the plan, and in particular of the "Hong Kong model" of transportation funding, will forever alter

our metropolitan area. It should not in democratic practice or in good conscience take place without the consent of the governed. That's us.

Jane Power

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the text below the name and the redaction code.

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 11:51 AM
To: Leona Rothney
Subject: RE: Regional Context Statement and Official Development Plan

Thank you for your comments.

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Thank you.

From: Leona Rothney s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 10:50 AM
To: Correspondence Group, City Clerk's Office
Subject: Regional Context Statement and Official Development Plan

Mayor Robertson and Councillors

City of Vancouver

453 West 12 Avenue

Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: Regional Context Statement and Official Development Plan – Public Hearing
June 11, 2013

I **am opposed** to the Regional Context Statement and Official Development Plan as currently proposed. There has been no public consultation process prior to referral of the plan to public hearing. We therefore request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken, and that there is demonstrated strong public support, possibly through referendum, for the plan and any regional designations. Currently there is no informed consent from the citizens of Vancouver for this proposed plan or the related transfer or increased influence of land use authority from the City of Vancouver to the Greater Vancouver Regional District (GVRD/Metro Vancouver), TransLink or the Province of BC.

Supporting Groups or Individuals:

- ** Signed as an individual only (insufficient time to consult with full group)
- * Majority board support but insufficient time for a membership vote

APPENDIX 'A'

Below are some concerns about the draft Regional Context Statement and Official Development Plan going to public hearing:

- The “Metro Core” has been extended to include the entire downtown peninsula (including West End, Coal

Harbour, Central Business District, Yaletown, DTES), Strathcona, Fairview, and Mount Pleasant — east to Clark / Knight St., north to the water, south to 16th Avenue, and west to Burrard. What are the full implications of this? Are they clearly written? How might staff, Council, land owners, developers, speculators, and citizens interpret this today and in the next few decades? Let's get it out clearly in writing. Vagueness benefits special

interests and usually doesn't benefit the public.

- The Oakridge Town Centre is expanded from what was previously a dot on the map to include parcel by parcel designation on the map.

- The “Thin Streets” concept (to build housing on streets next to existing corner lots) is back, even though the mayor took it off the table after public outrage in October 2012 and restricted it to community plans underway.
- Designation of Cambie Street as a Frequent Transport Development Area (FTDA).
- A proposed future FTDA along the Broadway Corridor that would be extended to include the segment from Boundary to Blanca.
- EcoDensity is listed policy, which Mayor Robertson criticized following his election in 2008, and praised the public for opposing, Vision Vancouver committed to reconsider.
- Greater influence for TransLink (a politically-appointed body) in land use decisions in Vancouver.
- There are increased potential financial implications, including regional or TransLink levies such as property taxes, DCLs, CACs and other means to finance senior government responsibilities like transit. This takes away from city resources for community amenities, infrastructure, and below-market housing that the city must provide for a rising population. This is “senior” government downloading to the city.
- Rental Housing Official Development Plan (which staff stated actually is the legal name for “Rate of Change” policy — but citizens requested confirmation in writing).
- Mayor’s Task Force on Affordable Housing (a politically appointed body that produced some controversial outputs, some not adequately discussed by the public or actually recommended by the Task Force).
- Interim Rezoning Policy (which in October 2012 resulted in a “trial” allowing spot rezoning on all arterial streets in Vancouver for greater heights, with no mention of density restrictions, and potentially up-zoned areas within 100 meters of neighbourhood shopping areas.
- Vancouver’s Transportation 2040 plan is listed policy in RCS. T2040 was changed from a primarily transportation plan to land use plan released only 3 days before Council for approval with no public hearing. One of the “last minute” additions included using development to fund transit (the Hong Kong model), for which there was no public consultation.
- Local Centres are identified on a map (page 58) including CityPlan neighbourhood centres. Norquay will be a precedent for these areas. New centres in other areas are also identified prior to local area planning defining

the location such as:

- Grandview – East 1 Ave. and Commercial Dr.
- Kitsilano – Macdonald and Broadway, Arbutus and Broadway, West Fourth Ave. and Arbutus
- Marpole – W. 70th Ave. and Granville, Cambie and Marine
- Local Centres will have greater pressure for high density development.

- City staff contend that there was no need for public consultation in preparation of this draft, claiming that the document is only a compilation of existing city policies. We believe, however, that that it is not simply a compilation of existing policies. Many aspects of this document have not involved prior public consultation, such as increased population and dwelling projections, greater than in the Regional Growth Strategy, that are now proposed to be targeted at specific locations.

L. Rothney

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 2:12 PM
To: s.22(1) Personal and Confidential
Subject: FW: Open Letter Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

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Thank you.

-----Original Message-----

From: TMC TMC s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 1:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Open Letter Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

Vancouver 9th, 2013

Dear Mayor Robertson and Councillors,

Re: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

I am opposed to the Regional Context Statement and Official Development Plan as currently proposed.

First of all this type of highrise densification (we have witnessed under your and your council leadership) has been with conducted in total disregards of local communities and certainly has and continue to destroy Vancouver's livability and character within established neighborhoods. Now this does not mean that we "he citizen" are opposed to higher densities - but let keep it in perspective - 4 stories and building closer together get the same density then 10 - 20 - 30 story towers that seem to be rising up as part of your so called green agenda in Marpole, Cambie at SW Marine and 41st Ave. These kind of proposals are out of character and certainly not acceptable by local communities. Time that you start to listened to the people.

This type of development is being created to justify expensive transit systems, as the ridership is not there. But your council's philosophy seem to be - oh well lets develop the whole are, turn Vancouver into one massive highrise and then we can say Transit is a success. It is putting the cart for the horse. THis current effort is another fine example of your developer driven unsustainable agenda. And at what cost to the residents? More demolitions, more landfills, more concrete, more CO2 and the story goes on and on - but eh we will have green roofs - except no one can see them from street level.

In fact no one has done a real sober second look at the Council's growth projections and implications to current and future home owners and the overall affordability question in Vancouver. Indeed Vancouver, despite all your recent effort to increase affordability as part of your developer driven agenda, housing costs have gone up, smaller floor space ratios, more traffic congestion and increased un-livability, of a city that was once beautiful but is now becoming an urban jungle.

As to public consultations, there has been no public consultation process prior to referral of the plan to public hearing. And it seems that the current process follows the same scenario that Translink under took last three years. Controlled agenda's, stack consultations with developers and run further rough shot of "joe the citizen"

I therefore request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken, and that there is demonstrated strong public support, possibly through referendum, for the plan and any regional designations.

Currently there is no informed consent from the citizens of Vancouver for this proposed plan or the related transfer or increased influence of land use authority from the City of Vancouver to the Greater Vancouver Regional District (GVRD/Metro Vancouver), TransLink or the Province of BC .

Please listen to the citizen and not special developer driven interest groupies. Have an honest consultation for each distinct community and stop creep zoning to higher - massive highrise - density zoning

Anton Kuipers

s.22(1) Personal and
Confidential

Item 1 - Agenda: <http://former.vancouver.ca/ctyclerk/cclerk/20130611/phea20130611ag.htm>

Georgia Straight

Vancouver's new Official Development Plan lacks public input, while Vision "engages" on city-wide block parties

by Elizabeth Murphy on Jun 4, 2013 at 10:59 am <http://www.straight.com/news/388006/vancouver-s-new-official-development-plan-lacks-public-input-while-vision-engages-city-wide-block-parties>

Vancouver's development plan lacks public input

Opinion: If you haven't heard about it, you're not alone

By Elizabeth Murphy, Special to The Vancouver Sun May 24, 2013 4:17 PM

<http://www.vancouversun.com/business/bc2035/Vancouver+development+plan+lacks+public+input/8432633/story.html>

Vancouver's over-arching plan that will direct all development in the City of Vancouver for the next 30 years has been referred to a June 11, 2013 public hearing without prior public input. This is where all of the city's development and land use policies are bundled up into one document and presented with a plan to Metro Vancouver (the Region, GVRD) for approval.

Called the Official Development Plan and Regional Context Statement, the plan is second in importance only to the Vancouver Charter, which legally governs the city.

City hall has been working on these plans with the region, province and TransLink under the public radar for more than a decade. It continues to present them as merely procedural, even though they will affect the future of every neighbourhood and every citizen of Vancouver.

Our previous regional plan was the very successful Liveable Region Strategic Plan. The current regime replaced it with the Regional Growth Strategy in July 2011. Within two years, by July 29, 2013, every municipality in the region is expected to submit its own plan to show how it intends to achieve the growth strategy goals set out in the Regional Growth Strategy.

Each city's draft plan must be submitted to the region for approval accompanied by TransLink comments. The region is required to ensure TransLink's plans are supported by the city's plans, thereby increasing Metro Vancouver, TransLink and provincial influence into our Vancouver civic land use authority.

Darlene Marzari was on city council with TEAM from 1972 to 1980. She was elected to the provincial legislature from 1986 to 1996, and served as Minister of Municipal Affairs for 2½ years. About the proposed plans, she says "Fifty years ago I fought a highway through Strathcona and advocated for neighbourhood involvement in land use decisions. The wheel has turned full circle. The issues are the same today."

Marzari further explained, "It should be of great concern that Vancouver would jeopardize its stewardship and legal responsibility for zoning. Promising TransLink a role in the zoning process and decision making of how our city grows takes us towards the slippery slope of provincial jurisdiction overriding the Vancouver Charter.

"Ramming through an expensive transit option that is funded by massive development that would wipe out whole communities with their affordable rental units and close down local area planning processes for which we have received international acclaim. Vancouver's ideal of planning is not served well by pandering to megaprojects without respecting existing communities. Neither is democracy."

The Vision Council is pushing this plan through quickly and quietly; if you haven't heard about it, you are not alone.

To compare, the city has scheduled three open houses for public input into traffic changes along Point Grey Road before proposing a final plan. Shockingly, for the Official Development Plan and Regional Context Statement for the entire city, there has been only one poorly advertised and sparsely attended open house, not scheduled until after the plan was already finalized for public hearing.

Former TEAM city councillor Marguerite Ford attended the open house and concluded, "I am very concerned about the lack of public input into the plan, the lack of consideration of local area plans, and the lack of demonstrated understanding of land use economics."

She gave examples of where increased development pressures will result in demolitions of heritage and older affordable rental housing in favour of towers in Chinatown, and residential towers will impact land economics on adjacent industrial land at Marine and Cambie.

The city is claiming that this plan does not need public consultation because it is based on policy that has already had consultation. However, that is not, in fact, the case.

For example, policies such as the rezoning policy on arterials and Transportation 2040 were approved without public input into the final draft and put in place with only three business days' notice before going to council for approval last fall.

Key changes in the Regional Context Statement are entirely new regional designations that makes provisions for the region, TransLink and the province to have increased influence in land use authority in these areas. The public deserves a major say in all of this, but alarmingly, has had none.

The downtown core of Vancouver has previously been designated a Regional Centre, but only as a dot on a map. Now it is an exact lot-by-lot line on the map that covers a much broader area. The "Metro Core" has been extended to include the entire downtown peninsula (including the West End, Coal Harbour, Central Business District, Yaletown, and Downtown Eastside), Strathcona, Fairview, and Mount Pleasant — east to Clark/Knight Street, north to the water, south to 16th Avenue, and west to Burrard.

Additional lot-by-lot regional designations include the Oakridge Town Centre and Cambie Street as Frequent Transit Development Areas (FTDA). The Broadway Corridor is included as a future FTDA from Boundary Road to Blanca Street.

The city is proposing increasing the city's share of regional growth in population, housing units, and jobs. However, no detailed analysis or data have been provided to justify any need for such an increase beyond what the region has projected.

Despite repeated requests from the public, the city has steadfastly refused to provide any information that could confirm or contradict their proposed interventions. So much for Vision's claim to having an open data policy.

The existing zoned capacity was traditionally used as a transparent measure in previous Regional Context Statements. It was provided to demonstrate what increased development was required to meet growth projections. Last year, council directed staff to provide this information based on a motion by Coun. Adriane Carr.

So far, after numerous inquiries and requests, the city has still refused to provide this vital data to the public. It is reasonable to conclude that it is being concealed because the existing zoned capacity is already so vast that Vancouver has enough existing zoning that it would satisfy growth for decades. We have time to plan properly.

If this plan is approved as proposed, we could have TransLink and their P3 partners pushing through mega-projects that we cannot afford and draining limited transit resources into only a few corridors.

Under the Hong Kong model of funding transit with large developments, which may remain substantially unoccupied, the plan would wipe out entire heritage neighbourhoods and divert development fees to cover the province's responsibility for transit funding instead of much-needed civic amenities.

The public deserves a more robust and meaningful consultation process. We need to avoid regional designations that transfer the land use authority to TransLink and the province to carry out this misguided scheme.

Elizabeth Murphy is a private-sector project manager and was formerly a property development officer for the City of Vancouver's Housing & Properties Department and for BC Housing.

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 2:29 PM
To: Fritz Dressel
Subject: RE: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

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Thank you.

From: Fritz Dressel s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 1:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013
Importance: High

Dear Mayor Robertson and Councillors,

Re: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

I am **opposed** to the Regional Context Statement and Official Development Plan as currently proposed.

There has been no public consultation process prior to referral of the plan to public hearing. I therefore request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken, and that there is demonstrated strong public support, possibly through referendum, for the plan and any regional designations. Currently there is no informed consent from the citizens of Vancouver for this proposed plan or the related transfer or increased influence of land use authority from the City of Vancouver to the Greater Vancouver Regional District (GVRD/Metro Vancouver), TransLink or the Province of BC .

Fritz W. Dressel

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 2:41 PM
To: Guy Cross
Subject: FW: June 11 Public Hearing - Vancouver Regional Context Statement
Attachments: WPG CLG - Vancouver Regional Context Statement.pdf

Thank you for your comments.

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Thank you.

From: Guy Cross s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 2:27 PM
To: Correspondence Group, City Clerk's Office
Subject: June 11 Public Hearing - Vancouver Regional Context Statement

Please find attached letter, expressing views of the West Point Grey CityPlan Community Liaison Group on the Draft Vancouver Regional Context Statement.

Thank you,
Guy Cross
on behalf of WPG CLG



**West Point Grey
Community Liaison Group**

7 June, 2013

Mayor and Council
City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor and Council,

Re: Draft Vancouver Regional Context Statement

As "watch dog" for the community's Vision, the West Point Grey Community Liaison Group (WPG CLG) is opposed to the draft Vancouver Regional Context Statement (RCS) on the grounds that underlying land use policies inherently promote rezoning and development that is in conflict with the WPG Vision.

In particular, the WPG CLG is already on record, in connection with TransLink's UBC Line rapid transit study and, more recently, through Transportation 2040 consultation, as opposing a "Broadway Corridor" designation that would effectively redefine the vast majority West Point Grey as a rapid transit corridor. Consequently, the CLG is strongly opposed to designation of a future Frequent Transit Development Area ("intended to be additional priority locations to accommodate concentrated growth in higher density forms of development"), extending west of the Central Broadway core area to Blanca Street.

Beyond longer-term implications for the WPG Vision, it is the CLG's view that proposed designation is premature and could have significant and counterproductive near-term consequences by 1) discouraging new development in accordance with current zoning, 2) encouraging rezoning applications in conflict with the WPG Vision, 3) inflating land values, 4) reducing affordability, 5) further challenging existing transit capacity and 6) compounding already problematic traffic impacts. All of this in advance of so much as a commitment to funding by senior governments.

Moreover, it is notable that the Regional Growth Strategy provides TransLink with significant influence over future amendments to the Vancouver RCS to the extent that any proposal "to add or delete Frequent Transit Development Areas must be accompanied by written comments from TransLink". Frankly, in view of TransLink's legislated mandate to generate operational funding through real estate development, the foregoing provision would appear to represent a significant conflict of interest, and one that could encumber the efforts of a future Mayor and City Council to pursue an alternative vision for the Broadway Corridor.

In general, it is the CLG's view that the recently adopted Regional Growth Strategy marks a very significant departure from the Livable Region Strategic Plan and that it has not benefited from a sufficient level of public exposure and consultation. Indeed, it is our perception that the vast majority of Vancouverites and residents of the broader

metropolitan region are largely unaware of the RGS and associated implications for related rezoning and development. Consequently, we are respectfully requesting that Mayor and Council delay adoption of the draft Regional Context Statement for Vancouver and recommend that Metro Vancouver undertake a further, expanded phase of public consultation to ensure that the Region's citizens and taxpayers are fully engaged, consulted and supportive of the proposed strategy.

As it stands, the currently proposed Regional Context Statement for Vancouver would predictably transform West Point Grey beyond any future shape consistent with the WPG Vision and, consequently, the WPG CLG is strongly opposed to it.

Respectfully,
WPG CLG

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 2:46 PM
To: s.22(1) Personal and Confidential
Subject: FW: Public Hearing - Opposed to the Vancouver Regional Context Statement
Attachments: Mayorand_Council_on_Regional_Growth.pdf

Thank you for your comments.

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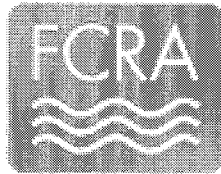
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Thank you.

-----Original Message-----

From: Fern Jeffries s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 2:38 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing - Opposed to the Vancouver Regional Context Statement



FALSE CREEK
RESIDENTS ASSOCIATION

June 10, 2013

Dear Mayor and Council,

We are writing on behalf of the False Creek Residents Association to oppose the Regional Context Statement and Official Development Plan as currently proposed.

There has been no public consultation process prior to referral of the plan to public hearing. We therefore request that this important document not be approved by you until a broad, comprehensive and meaningful consultation process has been undertaken, and until there is demonstrated strong public support, for the plan and for any regional designations.

In particular we are opposed to the increased influence over land use being transferred from the City of Vancouver to TransLink which is not an elected body; or transferred to the GVRD, Province of BC or other bodies which have a more diffused level of democratic accountability.

Moreover, in addition to these concerns with the Regional Context Statement, we believe that not proceeding at this time and in this way, (i.e. before a transparent consultation process is undertaken) is important in achieving your objective that Vancouverites become more engaged citizens.

Thank you for this opportunity to express our position on this important matter.

Yours truly,

Patsy McMillan and Fern Jeffries
Co-Chairs
False Creek Residents Association

Hildebrandt, Tina

From: Public Hearing
Sent: Monday, June 10, 2013 3:51 PM
To: dianna suda leder; Public Hearing
Subject: RE: City's Interim Rezoning Policies

Thank you for your comments.

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Thank you.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

From: dianna suda leder 5.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 12:56 PM
To: Public Hearing
Subject: Re: City's Interim Rezoning Policies

I am opposed to the Regional Context Statement and Official Development Plan as currently proposed. I request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken.

Sincerely yours,
Dianna Leder

Hildebrandt, Tina

From: Public Hearing
Sent: Monday, June 10, 2013 3:52 PM
To: Helen Kingsley; Public Hearing
Subject: RE: Regional Context Statement - Official Development Plan

Thank you for your comments.

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Thank you.

*City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings*

From: Helen Kingsley s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 1:53 PM
To: Public Hearing
Subject: Regional Context Statement - Official Development Plan

To whom it may concern,

I am opposed to the Regional Context Statement and Official Development Plan as currently proposed. I request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken.

Yours sincerely
Helen Kingsley

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 3:53 PM
To: JAK KING
Subject: RE: Regional Context Statement, June 11th 2013

Thank you for your comments.

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Thank you.

-----Original Message-----

From: JAK KING s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 3:10 PM
To: Correspondence Group, City Clerk's Office
Subject: Regional Context Statement, June 11th 2013

Please find below the statement from Grandview-Woodland Area Council (GWAC) to Mayor and Council in respect to the public hearing on the Regional Context Statement scheduled for 11th June 2013.

GWAC has a number of issues with the Regional Context Statement (RCS) and is therefore opposed to its adoption at this time. This, our written submission, will concentrate on only two of the issues raised by the Statement.

It has been claimed at an earlier Council meeting that nothing in the RCS is new and, moreover, that everything in the RCS has been through significant public consultation. Well, let us take the case of designating First Avenue and Commercial Drive as a "Local Centre", thus making it potentially vulnerable to large-scale upzoning and "increased residential density" as a specific example of what those claims mean.

It is true that the designation of First and Commercial is not entirely new. In fact, it was suggested in the 1980 Grandview Woodland Plan that First and Commercial be some form of centre for the neighbourhood. However, nothing happened with that suggestion in 1980 and I can find no mention of it in any policy document in the thirty-three years since then. It is not included in City Plan 1995 nor in the EcoDensity Strategy a decade later. Most particularly, it has not once been raised during the current Community Plan process in Grandview Woodland and it does not appear in any of the documents or displays publicized by the planners.

Given the gap of more than thirty years since this idea was mooted and last mentioned, to claim that this is current and ongoing City policy is stretching the bounds of credibility.

It is also true that during the 1970s there was considerable public participation in the development of what became the Community Plan of 1980 – a process I could note that distinguishes it clearly from current practice. But can we really say that the consultation about First and Commercial from more than thirty years ago is still valid today? Of course not. Life has moved on, Vancouver has progressed, and Grandview is not the same place, either socially or physically, that it was in 1980.

GWAC believes that before such a potentially major change as the designation of First and Commercial as a Local Centre be set in stone, it requires the full engagement of the local community; and we request that, absent such consultation, that this designation be removed from the Regional Context Statement.

That leads directly to our second issue: what should be the relationship of the RCS to the currently ongoing Community Plan in Grandview Woodland?

We note that on page 48 of the RCS it is specifically stated that Community Plans “will align with and respect existing city-wide and regional policies.” This is apparently so important that it is repeated on page 64. Therefore, if the Regional Context Statement is approved as written, the Grandview Woodland Community Plan will be constrained within its terms. And this will be true even though the public consultation within the Community Plan may point in a different direction, in small matters as well as large.

GWAC believes that the RCS as written provides too much mandated direction to the ongoing Community Plan for Grandview Woodland. It provides too many barriers to the acceptance of alternative policies and thus stifles the creative potential of the residents of Grandview Woodland within a process that we believe should be as open to community engagement as possible.

To tie our two issues together, the Grandview-Woodland Community Plan, under the Regional Context Statement, will be obliged to accept the designation of First and Commercial as a “Local Centre”, even though it was never part of the public dialogue during the relevant Workshops and Open Houses.

Just a few weeks ago, the Mayor was pitching his project for Community Engagement. GWAC can only cheer the basic idea of such a concept. Further, we suggest that Community Plans are excellent examples of how neighbourhoods could become directly involved in important City business. The City must make neighbourhoods into collaborators in the creation of their own better futures, not treat them simply as spectators or consumers. The preeminent value of the good city lies in its neighborliness, its respect for the other, for existing and historic patterns of life.

GWAC believes that any diminishment in the perceived value of Community Plans by their submergence within city-wide policies and RCS directives during their creation detracts from the cause of community engagement that we all support. Therefore, GWAC requests that any neighbourhood undergoing a Community Plan process, be exempted from the RCS until such time as the local Community Plan is approved by City Council, and that the RCS then be amended as required to meet the policies later approved by the Community Plan.

Further and finally, GWAC repeats its request that the designation of First and Commercial as a ‘Local Centre’ be deleted from the RCS before the Statement is approved. Without such a deletion, GWAC cannot support the adoption of the Regional Context Statement.

Jak King, President
for The Directors of the Grandview-Woodland Area Council gwac@vcn.bc.ca

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 10, 2013 3:54 PM
To: s.22(1) Personal and Confidential
Subject: FW: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013
Attachments: RCS-ODP-Group letter - June-10-2013.pdf

Thank you for your comments.

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Thank you.

From: Vancouver Neighbourhoods s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 3:15 PM
To: Correspondence Group, City Clerk's Office; Affleck, George; Ball, Elizabeth; Carr, Adriane; Tang, Tony; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Meggs, Geoff; Deal, Heather; Louie, Raymond; Robertson, Gregor
Cc: Quinlan, Kevin; Jackson, Brian (CSG); Magee, Michael; Ballem, Penny; Au, Wendy; Johnston, Sadhu
Subject: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

Dear Mayor and Councillors,

Please accept the following and attached letter for the **Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013**.

This is from the groups and individuals as listed in the letter.

Thank you.

Greg Booth
President
Upper Kitsilano Residents Association

June 10, 2013

Mayor Robertson and Councillors

City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: Regional Context Statement and Official Development Plan - Public Hearing June 11, 2013

We are **opposed** to the Regional Context Statement and Official Development Plan as currently proposed.

There has been no public consultation process prior to referral of the plan to public hearing. We therefore request that this important document not be approved until a broad, comprehensive and meaningful consultation process has been undertaken, and that there is demonstrated strong public support, possibly through referendum, for the plan and any regional designations. Currently there is no informed consent from the citizens of Vancouver for this proposed plan or the related transfer or increased influence of land use authority from the City of Vancouver to the Greater Vancouver Regional District (GVRD/Metro Vancouver), TransLink or the Province of BC .

Supporting Groups or Individuals:

Arbutus Ridge Community Association
Coal Harbour Residents Association, Bobbie Phillips **
Downtown Eastside (DTES), Wendy Pedersen **
Dunbar, Linda MacAdam **
False Creek Residents Association
Fraserview, Randy Puder **
Grandview Process Advisory and Civic Engagement Group (PACE), Bruce Macdonald **
Grandview, Penny Street **
Grandview Woodland Area Council (GWAC)
Kitsilano Arbutus Residents. Association (KARA)
Marpole Oakridge Area Council Society, Gundrun Langolf **
Mount Pleasant Implementation Committee (MPIC), Grace Mackenzie **
Norquay, Joseph Jones **
North West Point Grey Home Owners. Association
Residents Association Mount Pleasant (RAMP)
Riley Park / South Cambie CityPlan Vision Implementation Committee (RPSC), Allan Buium, Chair **
Riley Park / South Cambie CityPlan Vision Implementation Committee (RPSC), Ned Jacobs **
Upper Kitsilano Residents Association
Victoria Fraserview Killarney CityPlan Committee (VFK), George Grant **
West End, Randy Helten**
West Kitsilano Residents Association
West Point Grey CityPlan Vision Community Liaison Group (WPG-CLG)
West Point Grey Residents Association

** Signed as an individual only (insufficient time to consult with full group)

APPENDIX 'A'

Below are some concerns about the draft Regional Context Statement and Official Development Plan:

- The "Metro Core" has been extended to include the entire downtown peninsula (including West End, Coal

Harbour, Central Business District, Yaletown, DTES), Strathcona, Fairview, and Mount Pleasant — east to Clark / Knight St., north to the water, south to 16th Avenue, and west to Burrard. What are the full implications of this? Are they clearly written? How might staff, Council, land owners, developers, speculators, and citizens interpret this today and in the next few decades? Let's get it out clearly in writing. Vagueness benefits special interests and usually doesn't benefit the public.

- The Oakridge Town Centre is expanded from what was previously a dot on the map to include parcel by parcel designation on the map.
- The "Thin Streets" concept (to build housing on streets next to existing corner lots) is back, even though the mayor took it off the table after public outrage in October 2012 and restricted it to community plans underway.
- Designation of Cambie Street as a Frequent Transit Development Area (FTDA).
- A proposed future FTDA along the Broadway Corridor that would be extended to include the segment from Boundary to Blanca is premature and presumptuous, without demonstrated community support.
- EcoDensity is listed policy, which Mayor Robertson criticized following his election in 2008, and praised the public for opposing, Vision Vancouver committed to reconsider.
- Greater influence for TransLink (a politically-appointed body) in land use decisions in Vancouver.
- There are increased potential financial implications, including regional or TransLink levies such as property taxes, DCLs, CACs and other means to finance senior government responsibilities like transit. This takes away from city resources for community amenities, infrastructure, and below-market housing that the city must provide for a rising population. This is "senior" government downloading to the city.
- Rental Housing Official Development Plan (which staff stated actually is the legal name for "Rate of Change" policy — but citizens requested confirmation in writing).
- Mayor's Task Force on Affordable Housing (a politically appointed body that produced some controversial outputs, some not adequately discussed by the public or actually recommended by the Task Force).
- Interim Rezoning Policy (which in October 2012 resulted in a "trial" allowing spot rezoning on all arterial streets in Vancouver for greater heights, with no mention of density restrictions, and potentially up-zoned areas within 100 meters of neighbourhood shopping areas.
- Vancouver's Transportation 2040 plan is listed policy in RCS. T2040 was changed from a primarily transportation plan to land use plan released only 3 days before Council for approval with no public hearing. One of the "last minute" additions included using development to fund transit (the Hong Kong model), for which there was no public consultation.
- Local Centres are identified on a map (page 58) including CityPlan neighbourhood centres. Norquay will be a precedent for these areas. New centres in other areas are also identified prior to local area planning defining the location such as:
 - Grandview – East 1 Ave. and Commercial Dr.
 - Kitsilano – Macdonald and Broadway, Arbutus and Broadway, West Fourth Ave. and Arbutus
 - Marpole – W. 70th Ave. and Granville, Cambie and Marine
- Local Centres will have greater pressure for high density development.
- City staff contend that there was no need for public consultation in preparation of this draft, claiming that the document is only a compilation of existing city policies. We believe, however, that that it is not simply a compilation of existing policies. Many aspects of this document have not involved prior public consultation, such as increased population and dwelling projections, greater than in the Regional Growth Strategy, that are now proposed to be targeted at specific locations.

June 10, 2013

Mayor Robertson and Councillors
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** Signed as an individual only (insufficient time to consult with full group)

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Hildebrandt, Tina

From: Public Hearing
Sent: Monday, June 10, 2013 4:53 PM
To: Allan Higbee
Subject: RE: Regional Context Statement - Official Development Plan

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Thank you.

City Clerk's Office
City of Vancouver
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Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

From: Allan Higbee s.22(1) Personal and Confidential
Sent: Monday, June 10, 2013 10:49 AM
To: Public Hearing
Subject: Regional Context Statement - Official Development Plan

I am opposed to the Regional Context Statement and Official Development Plan as currently proposed. I request that this important document not be approved until a broad, comprehensive, and meaningful consultation process has been undertaken and properly conducted.

Allan Higbee
Vancouver