

Boomhower, Pat

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, June 05, 2013 4:00 PM
To: Guy Cross
Subject: FW: Vancouver Regional Context Statement
Attachments: Vancouver RCS feedback.pdf; Vancouver RCS - Map 1.jpg

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Guy Cross s.22(1) Personal and Confidential
Sent: Wednesday, June 05, 2013 3:00 PM
To: Correspondence Group, City Clerk's Office; Bailey, Jim
Subject: Vancouver Regional Context Statement

Dear Mayor and Council,

As per attached comments submitted via the on-line questionnaire, I am opposed in general to the draft Vancouver Regional Context Statement.

In addition to previous specific comments, I am writing to express my concern that Map 1 (attached) fails to provide consistent designation of Vancouver's public parks as regional "Conservation and Recreation Areas".

According to the RGS, "*Conservation and Recreation areas are intended to protect significant ecological and recreation assets, including: drinking watersheds, conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian corridors, major parks and recreation areas, ski hills and other tourist recreation areas*".

Consequently, to the extent that regional designation provides additional protection for Vancouver's parks, there is apparently every good reason for the Vancouver RCS to assert such designation for all city parks. As it stands, the designation is inconsistent and one naturally questions the basis upon which specific parks have been identified while others have not. Unfortunately, the answer to that question is not apparent in the draft RCS.

Guy Cross
Vancouver

Comments on draft Vancouver Regional Context Statement as submitted via on-line questionnaire.

In general, it is my view that there was an unacceptable lack of meaningful public consultation prior to adoption of the Regional Growth Strategy (RGS). Further, I am opposed to the RGS because it emphasizes growth rather than livability/sustainability and undermines public accountability by weakening local authority over land use planning. Consequently, to the extent that the proposed Regional Context Statement (RCS) reinforces Vancouver's support of the RGS, I am strongly opposed to it.

More specifically, I am opposed to the RCS for Vancouver, because it is based largely on land use policy developed outside of the CityPlan framework and is in conflict with related Community Visions, Local Area Plans and other established neighbourhood-based planning. In contrast with CityPlan, the most broadly supported planning initiative in the city's history, a preponderance of public support has never been established or demonstrated for recent planning policies including EcoDensity, Greenest City, the Cambie Corridor Plan or land use aspects of Transportation 2040. It is therefore inappropriate for population projections based on these policies to form the basis of a Regional Context Statement that effectively commits Vancouver to develop in a related fashion.

I am particularly opposed to identification of a "future" Frequent Transit Development Area (FTDA) extending west of the Metro Core Area to UBC. Although the present mayor and Vision councilors apparently support UBC's aspirations for a Broadway Corridor rapid transit link, broader public support is far from established, particularly among those who are aware of the associated development implications as contemplated through proposed identification of a future FTDA.

Consequently, is premature and irresponsible for the City to designate the Broadway Corridor as a future FTDA. In addition to inflating land values and undermining affordability, designation of a future FTDA would only encourage further development at UBC and place additional strain on existing transportation links.

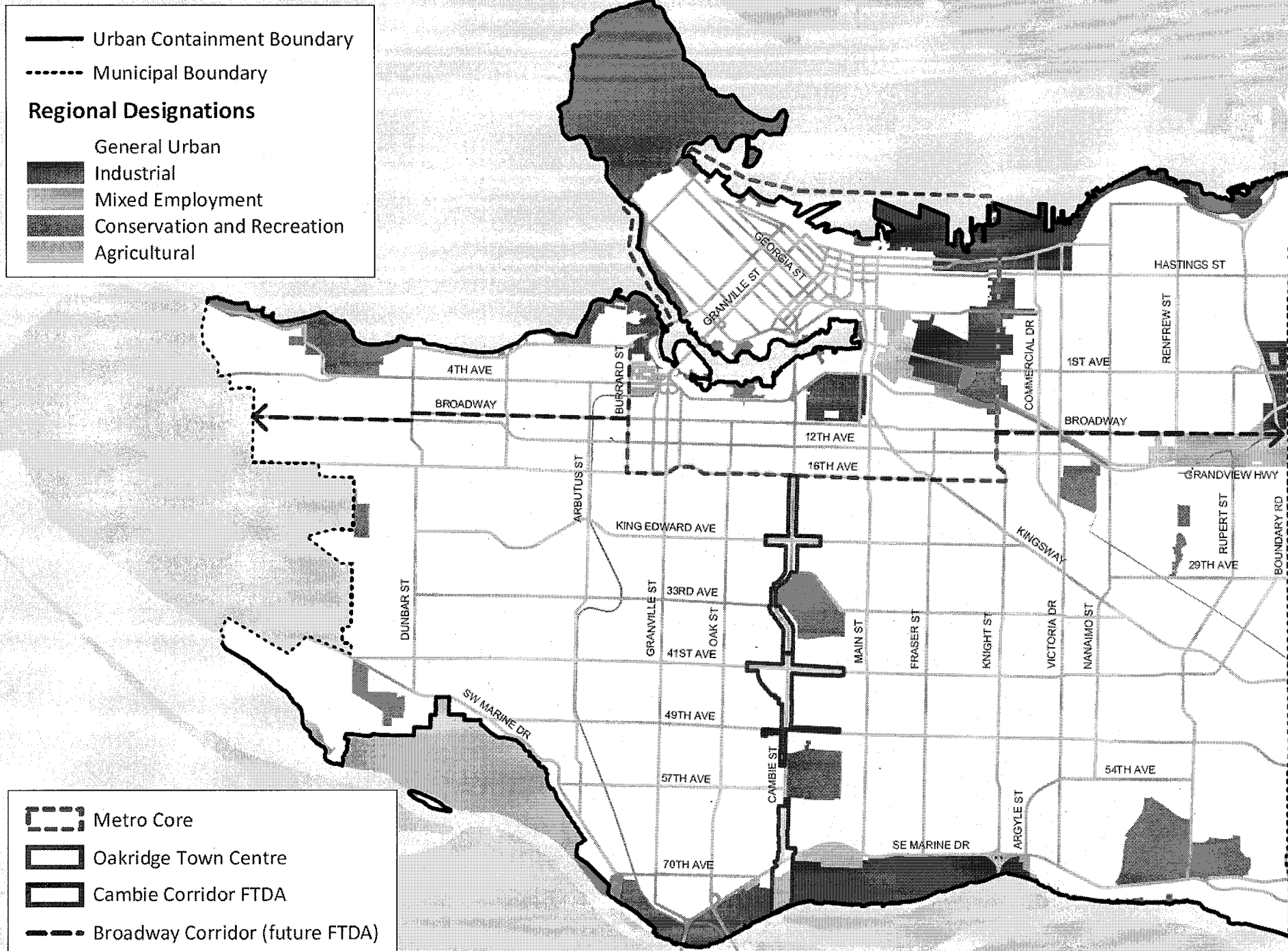
As I see it, UBC is not sustainable as a remote commuter campus and should be encouraged to follow SFU's lead by relocating undergraduate instructional facilities to central locations that are already well served by rapid transit, by establishing satellite campuses within regional centers and by embracing the enormous potential of web-based learning.

While I support rapid transit for Central Broadway, extension to UBC would only distort the city's natural pattern of growth and undermine the diversity and livability of Vancouver's neighbourhoods. The focus of UBC transportation planning should be on demand reduction, rather than growth. Beyond Central

Broadway, investments in rapid transit would be more productively directed toward revitalization of former interurban lines serving Surrey and the Fraser Valley.

Guy Cross
Vancouver

Map 1. Regional Land Use Designations, Urban Centres and Frequent Transit Development Areas



Regional Context Statement Comments - OPPOSED

OPPOSED: 13

1. OPPOSED

First Name: Elizabeth

Last Name: Murphy

Comment:

I am opposed to the proposed plan.

- There has not been enough information given to the public, no public process to have input into the plan prior to referral to public hearing, and no transparent analysis to justify staff projections.
- No existing zoned capacity information as directed by Council to provide for the RCS, both City-Wide and Local area.
- Contrary to the claim that the City has an open data policy, the data that is most important regarding land use planning for the next 30 years is not provided to the public, even when requested.
- Many more concerns...

2. OPPOSED

First Name: Kary

Last Name: McGavin

Comment:

First, there should have been more notification for Public. I am opposed.

1. Are all the stakeholders treated/listened to in the same way? (citizens, developers, industry, community groups)- explain HOW.
2. Will there be no independent analysis or commentary/dialogue.
3. Take the "thin" street concept out of this- ridiculous idea.
4. Has the factor of empty homes (real estate speculation) been factored into empty available space.
5. The "Growth Projections" chart and other charts should have been made available ahead of time.
6. Ecodensity – as listed policy – such a concern as is 'spot rezoning'.
7. Concerned about 'Translink' power and as a means of getting money by building along Broadway Corridor, Arbutus, Granville.

3. OPPOSED

First Name: Grace

Last Name: Mackenzie

Comment:

I am opposed to the Regional Context Statement as it is. There are too many questions unanswered in the Statement. I am especially concerned about the industrial lands that are not shown on the Map on page 10 of the Statement. I own industrial land in Vancouver. That land is not shown as industrial on the page 10 Map.

The statement is not clear what the city plans to do with industrial land that is not on this page 10 Map. Is this land being removed from industrial use and if so why wasn't I contacted to tell me this was happening? We've been at the same address for over 70 years.

The City has changed my land to General Urban on the Map. Does my land still fit under the current Industrial land policies and zoning?

Will my land now be taxed under industrial or residential? If residential buildings are allowed in the new 'General Urban' section of the Map, whose rights will come first regarding industrial noise in the area? Will the noise by-law be changed for these industrial lands? Will residential uses be able to complain about the industrial uses?

It seems that it has not been thought through regarding industrial Lands that are not specifically shown on the Map on page 10. The rules for mixing residential and industrial must be spelled out completely in the Statement. If you plan to change the current Industrial lands to General Urban then contact every owner in those areas and ask them what they think of this idea first. If you intend to leave them industrial then make that clear in the Statement. If you don't make it clear then industrial land owners are left in the dark as to what to do with their properties and that's not fair.

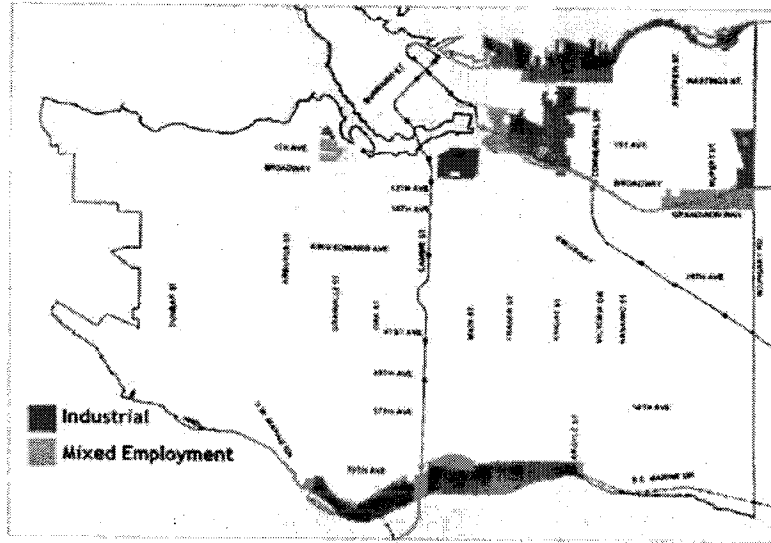
The Statement has contradicting information. It calls my industrial land 'General Urban' but then quotes Metro Core Jobs, CityPlan, etc. which says that my land is industrial. The statement must be clear on what it plans to do with all the industrial land in Vancouver. It must say we plan to remove certain lands from Industrial use if this is what you plan to do.

The statement is too vague.

The City could include a statement under Map 10 similar to the one on Appendix B page 1 of 1 in the Draft Regional Growth Strategy. See attached. It basically says look at the City's zoning map to see what is zoned industrial currently in Vancouver.

Please see attached Map that was included in comment form.

Vancouver Map of Industrial and Mixed Employment Areas



NOTE: The above map illustrates how Vancouver zoning and land use policy fits into the draft RGS-defined land use categories of Industrial and Mixed Employment. (For actual Vancouver zoning and land use policies, refer directly to Vancouver Zoning Map and Vancouver Land Use and Development Policies and Guidelines.)



4. OPPOSED

First Name: Anne W.

Last Name: Worrell

Comment:

The Regional Context Statement Development Plan is a very important plan that will have consequences for all of the Vancouver population and for a very long period of time. Why the lack of consultation? The citizens and neighbourhoods should have their say. Not much respect shown for the current Vancouverites.

- The notion of "local centre" located on a map as a small dot and only identified as "neighbourhood centre" looks like it will necessarily lead to further densification in those specific areas. If it is the case, the document should not mislead the citizens and clearly specify why those areas have been identified.
- Why this document when community plans are being drafted? It looks completely counterproductive and again not very open.

5. OPPOSED

First Name: Jak

Last Name: King

Grandview Woodland Area Council

Comment:

My concern is with the designation of First and Commercial as a local Centre (thus vulnerable to significant upzoning). I note that this designation was made in 1980 and has not been mentioned since. Most especially this has not been mentioned during the current GW Community Plan. There was public consultation, but only in the 1970s, and not since. To consider that as still valid more than 30+ years later is ridiculous. More general, I am opposed to pushing land use planning away from the people and up to an unelected board (whether that be Metro Vancouver or Translink).

6. OPPOSED

First Name: Hans

Last Name: Finken

Chairman, Arbutus Greenway Improvements Society (AGIS) of the Arbutus Ridge, Kerrisdale, Shaughessy Committee (ARKS)

Comment:

Is a disgraceful situation presently, shame on us to allow.

The Arbutus Corridor should have immediate development. It's a wasteland, grungy, unkept, in our beautiful City. It's a palce for people, scenic, great transportation route, connecting Granville Isle Island, Kitsilano, Arbutus, Kerrisdale, Shaughessy, Marpole to the Musqueam Midden.

A trail for people, the public, for fitness, recreation.

The tracks should go... or cover them up.

If not the tracks, then the right of way could work.

Not 2040, 2030, 2020, now 2013 get on with it.

Very little effort to clear it- shrubs, bushes, debris (garbage, tires, buggie, today a vacuum machine). Very little effort to show the City it can be beautified immediately.

It could be as beautiful as Stanley Park (tops in the world).

7. OPPOSED

First Name: Isabel

Last Name: Minty

Comment:

Planning for Vancouver's next thirty years is a grave undertaking. As I understand it, the focus and the vision of this 'Regional Context Statement' are both limited and shallow.

There is too much acceptance of what presently exists as sufficient for the needs of our present citizens plus the over 600,000 new Vancouverites when what is in place is already inadequate for those living here now, especially affordable housing, parkland and education.

A mere nod in the direction of the need for future affordable housing is neither reasonable nor acceptable. Vancouver has been and is now woefully short of that commodity.

Vancouver is already short of parkland in relation to our population, in the 8% range rather than where it should be, at least 12% of land mass. The maps should indicate the needed additional parkland is identified, noted and in place, but it is not. Our existing public parkland is under threat of seizure on orders from the bureaucracy, examples, two private restaurants on public beaches, the ongoing expansion of the aquarium footprint in Stanley Park and the recent attempt to appropriate public recreational land at Langara for private development. With over one half a million new residents, it goes without saying that the need for more classrooms would be obvious. Nothing is in place on the maps or in the text that a commitment to that provision is recognized.

There are many more missing quality of life values for ordinary residents that should have been included. No, the focus for the next thirty years in Vancouver is socialism for the rich and privatization for the ordinary citizen, transportation and market housing.

8. OPPOSED

First Name: M.

Last Name: Cheng

Comment:

I strongly oppose the COV's RCS being implemented & formalized. The RCS negatively replaces and overrides ANY meaningful public consultation and fair process, as well as the legitimate formal neighbourhood CityPlans that were conducted by the City. To name a few: (eg) Recent "Interim Rezoning", "EcoDensity" policies, and "Thin Streets" densification are formalized despite communities having strongly opposed and rejected them. Other initiatives such as "Metro Core" designation, the appointed "Mayor's Task Force", Transportation 2040, and Land Use Policies (FTDA) etc., are also set as formal policies, which are not transparent nor open and accountable to meaningful public consultations. Little to no actual data has been presented to substantiate planning claims and appointed consultants have overridden citizen input. Lastly, this RCS document & policy formalization degrades and demeans the democratic process of public consultations. One hearing for this extensive document is cursory. Being elected does not constitute "free license" to implement policies and political agendas without transparency, factual basis, meaningful public consult and accountability to citizens the Council serves.

9. OPPOSED

First Name: Marguerite

Last Name: Ford

Comment:

This is a very inadequate public process. I am concerned that the long term effects have not been considered. Rezoning on a large scale threatens existing affordable rental housing, by making it uneconomic. Including only new zoning capacity and not existing capacity is misleading. Not enough consideration has been given to the various local area plans that so many people have worked on. Many of the policies and guidelines are relatively untried. Including them in the context statement makes them difficult to change. There should be much more public discussion before final adoption.

10. OPPOSED

First Name: Elizabeth

Last Name: Thomas

Organization: vancouver resident

Comment:

This process - one single open house at city hall not sufficient for a 30 year official development plan for Vancouver. Should be taken out to each local community. Citizens are not being treated equally with developers and industry groups. I find your Public Hearings waste of time as by the time it reaches Public Hearings it has been approved. Most Councillors appear bored with having to listen to one speaker after another. Their mind already made up as per their party line. As a citizen of Vancouver this Council and staff are not doing their due diligence on behalf of the citizens.

11. OPPOSED

First Name: Randy

Last Name: Helten

Organization: CityHallWatch.ca

Comment:

We oppose the Regional Context Statement as currently written. We also wish to register our opposition to the City of Vancouver's process leading up to the drafting and adoption of the RCS.

The general objectives of the RCS are good. But many of the policies being proposed will fail to meet some of the objectives. Many of the policies have been adopted despite a lack of meaningful public consultation. The vast majority of citizens and taxpayers of Vancouver are unaware of the existence of the RCS, it's relationship to the Official Development Plan, the component policies, and their implications. The vast majority are not even aware that they have the opportunity to provide input.

If all of the proposed land development policies are forced upon Vancouver, many negative impacts could affect livability, affordability, heritage and character of our neighbourhoods. If the policies are enshrined in the RCS and subsequently the Official Development Plan, Vancouver citizens and future City Councils will face unreasonable hurdles to amend them to limit the negative impacts.

While Vancouver is expected to submit the RCS to Metro Vancouver (GVRD) by July 29, 2013, there are in fact NO sanctions or penalties for late submission.

Vancouver City Council should reject the RCS at the Public Hearing on June 11, and initiate a more respectful process of consultation, communication, and dialogue with the citizens of Vancouver.

The following web page provides more details of concerns and problems with the RCS, some of which are copied below.

<http://cityhallwatch.wordpress.com/2013/05/17/report-of-open-house-on-regional-context-statement-official-development-plan-may-16/>

Obviously, much more public communication and discussion is required to address them and earn the public trust. A failure to do so could result in future lack of trust in City Hall, and lack of public support when it comes to implementation of the policies contained in the RCS.

Below are some critical aspects of the draft Regional Context Statement Official Community Plan:

1. Critical information is missing that is normally expected for urban planning: fundamental data on population forecasts for independent analysis, data on existing zoned capacity to name just two.
2. The "Metro Core" designation 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 change? They are not clearly written. How might staff, Council, land owners, developers, speculators, and citizens interpret this today and in the next few decades? Vagueness benefits special interests and usually does not benefit the public.

3. Oakridge Town Centre has been expanded from what was previously a dot to include parcel by parcel designation on the map. This was done without adequate public consultation. The “Thin Streets” concept (to build housing on streets next to existing corner lots) has been included, even though after public outrage in October 2012 the Mayor restricted it to community plans underway.

4. Designation of Cambie Street as a Frequent Transport Development Area (FTDA) has many implications not adequately explained to the public.

5. A proposed future FTDA along the Broadway Corridor that would be extended to include the segment Boundary to Blanca requires much more public discussion. Including it in the RCS biases future discussions.

6. EcoDensity is listed policy, further entrenching it into law – despite widespread public opposition when it was introduced. Vision Vancouver promised to fight it or at least review it and respect public opposition when first elected in 2008.

7. The RCS gives influence to TransLink (a politically-appointed body) in land use decisions in Vancouver. This has not been adequately explained or discussed with the public.

8. Policies included in the RCS involve potential financial implications including regional or TransLink levies such as property taxes, development cost levies (DCLs), community amenity contributions (CACs) and other means to finance transit and other functions/services that should involve the responsibility of senior government. This trend would take away from city resources for community amenities and infrastructure the city must provide for a rising population. This trend will result in further downloading of senior government burdens to the city level.

9. The Rental Housing Official Development Plan has been included without adequate public consultation. We believe this is actually the Rate of Change policy, but clarification is needed.

10. Recommendations of the Mayor's Task Force on Housing Affordability are included, which would enshrine them in policy. The public has not had adequate explanation or discussion of the policies and their implications. The Task Force itself was a politically appointed body that produced some controversial outputs, some not adequately discussed by the public.

12. The RCS lists the 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. The policies and their implications have not been adequately explained or discussed publicly.

13. Vancouver's Transportation 2040 plan is listed policy in the RCS. T2040 was changed from a primarily transportation plan to land use plan released only 3 days before Council for approval and no public hearing. One of the last minute additions included using development to fund transit which is the Hong Kong model of funding development. The public has not been adequately involved in discussions about this fundamental policy approach.

14. Local Centres are identified on a map in the RCS including CityPlan neighbourhood centres. Norquay will be a precedent for these areas. Local centres will have greater pressure to accept high density development. The public has not yet been adequately consulted. It is premature to include these centres.

15. New centres in other areas are also identified prior to local area planning processes defining locations such as these:

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

12. OPPOSED

First Name: Guy

Last Name: Cross

Organization: Vancouver

Comment:

In general, it is my view that there was an unacceptable lack of meaningful public consultation prior to adoption of the Regional Growth Strategy (RGS). Further, I am opposed to the RGS because it emphasizes growth rather than livability/sustainability and undermines public accountability by weakening local authority over land use planning. Consequently, to the extent that the proposed Regional Context Statement (RCS) reinforces Vancouver's support of the RGS, I am strongly opposed to it.

More specifically, I am opposed to the RCS for Vancouver, because it is based largely on land use policy developed outside of the CityPlan framework and is in conflict with related Community Visions, Local Area Plans and other established neighbourhood-based planning. In contrast with CityPlan, the most broadly supported planning initiative in the city's history, a preponderance of public support has never been established or demonstrated for recent planning policies including EcoDensity, Greenest City, the Cambie Corridor Plan or land use aspects of Transportation 2040. It is therefore inappropriate for population projections based on these policies to form the basis of a Regional Context Statement that effectively commits Vancouver to develop in a related fashion.

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Consequently, is premature and irresponsible for the City to designate the Broadway Corridor as a future FTDA. In addition to inflating land values and undermining affordability, designation of a future FTDA would only encourage further development at UBC and place additional strain on existing transportation links.

As I see it, UBC is not sustainable as a remote commuter campus and should be encouraged to follow SFU's lead by relocating undergraduate instructional facilities to central locations that are already well served by rapid transit, by establishing satellite campuses within regional centers and by embracing the enormous potential of web-based learning.

While I support rapid transit for Central Broadway, extension to UBC would only distort the city's natural pattern of growth and undermine the diversity and livability of Vancouver's neighbourhoods. The focus of UBC transportation planning should be on demand reduction, rather than growth. Beyond Central Broadway, investments in rapid transit would be more productively directed toward revitalization of former interurban lines serving Surrey and the Fraser Valley.

13. OPPOSED

First Name: Greg

Last Name: Helten

Comment:

I do not support the Regional Context Statement. The fact that it has been so poorly communicated and promoted tells me that the City has much to hide. A document with such wide-ranging and long-term implications, in which the one open house was attended by only 24 people, is telling. And history will reveal the truth. There's no hiding from that. Take note Vision Vancouver and your developer, construction and real-estate funders and supporters. You are no friends of the neighbourhoods of Vancouver!

From: [Correspondence Group, City Clerk's Office](#)
To: [Pia Collins](#)
Subject: RE: Regional Context Statement" Official Development Plan - April 23 in Council
Date: Monday, April 29, 2013 10:22:17 AM

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

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Thank you.

From: Pia Collins s.22(1) Personal and Confidential
Sent: Friday, April 26, 2013 2:40 PM
To: Correspondence Group, City Clerk's Office
Subject: Regional Context Statement" Official Development Plan - April 23 in Council

I am writing to state my strong concern regarding the public consultation process, or lack there of, lately by Vancouver city council. As with other initiatives we are seeing things pushed through without proper public consultation and somewhat questionable tracking of feedback.

As a tax payer of this city I am requesting that City Hall give the public more time and more comprehensive public dialogue about the City of Vancouver Regional Context Statement and Official Development Plan. This is still a democracy last time I checked, yet lately in this city it seems the people paying for all of these city initiatives don't get a say!

Pia Collins
s.22(1) Personal and Confidential

From: [Jao, Wendy](#)
To: [Public Hearing](#)
Subject: FW: Public Hearing Regional Context Statement Official Community Plan
Date: Tuesday, April 23, 2013 3:58:23 PM

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 23, 2013 3:58 PM
To: 'CityHallWatch (MetroVanWatch)'
Subject: RE: Public Hearing Regional Context Statement Official Community Plan

Thank you for your comments.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: CityHallWatch (MetroVanWatch) s.22(1) Personal and Confidential
Sent: Tuesday, April 23, 2013 3:14 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Regional Context Statement Official Community Plan

Mayor Gregor Robertson and Vancouver City Council,

We are dismayed at the vote by Council to refer the Regional Context Statement Official Community Plan to Public Hearing, and believe that some of the explanations provided by staff and statements by some elected officials were not correct. We also believe that there was no reason to rush this forward, as there are no sanctions or penalties for late submission of the RCS to Metro Vancouver.

We hope that you will direct staff to hold several public meetings in which staff make a

complete presentation on the content of the RCS-ODP, then allow alternative views to be presented, and then a free open question and answer session -- all with ample time for discussion.

We also will be observing to see if any substantial concerns raised by the public result in substantial changes to the text of the RCS.

Sincerely,
Randy Helten
Coordinator

--

citizenYVR@gmail.com

CityHallWatch.ca. *Tools for engagement in Vancouver City decisions. Creating our future.*

MetroVanWatch.ca. *Our dream: A socially, environmentally, agriculturally sustainable Metro Vancouver region.*

From: [Correspondence Group, City Clerk's Office](#)
To: [Leona Rothney](#)
Subject: RE: Official Development Plan/Vancouver Regional Context Statement
Date: Wednesday, April 24, 2013 11:03:58 AM

Thank you for your comments.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Leona Rothney s.22(1) Personal and
Sent: Wednesday, April 24, 2013 10:00 AM
To: Correspondence Group, City Clerk's Office
Subject: Official Development Plan/Vancouver Regional Context Statement

The very least you could do is give people a chance to voice their opinion. Why was this not made public by the City? Again it looks like things are being done behind closed doors. Will this wipe out our community plans?

Please give the public a chance to have their say, not that it really matters as the city won't listen anyway as shown in the past especially with the RIZE in Mt. Pleasant.

From: [Correspondence Group, City Clerk's Office](#)
To: [Tom Little](#)
Subject: RE: 4-storey Condo's or Row Houses Next to You?
Date: Tuesday, April 23, 2013 3:27:36 PM

Thank you for your comments.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Tom Little s.22(1) Personal and Confidential
Sent: Tuesday, April 23, 2013 12:00 PM
To: 0000Atomik
Cc: Correspondence Group, City Clerk's Office
Subject: 4-storey Condo's or Row Houses Next to You?
Importance: High

I think this should go to the Mountain View global list... any objections? Tom

Will quiet liveable neighbourhoods become a thing of the past in Vancouver? CityHallWatch is asking you to **email Council today** to ensure proper public input before it's too late. The whole question of "thin streets," "EcoDensity," and the "Interim Rezoning Policy" is part of a move to include this (and MORE) in a Metro Vancouver "Regional Concept Statement" (RCS) that could handcuff local residents for decades. Citizens are appealing to Council today to allow more time for Vancouverites to discuss all this, and more, and not just on ONE day, a proposed June 11 public hearing. And what's the rush to meet Metro Vancouver's July 29 deadline? We're talking about shaping the next 30 years! As CityHallWatch says, there is NO penalty for not meeting the deadline! Continued input is needed in the coming months from the people who live here.

If the “Interim” rezoning policy slips through, you could have 4-storey condo boxes occupying more than half your block, both sides of the street. Similar policies will allow long chains of row houses on your block. Or cutting street widths in half to create “new” lots at the end of blocks (“thin streets” policy). Along with laneway houses, all of this could double or triple neighbourhood population if you live within 1.5 blocks of any main street, not to mention towering condo’s blocking your sunlight and view. “Local Centres” (e.g. 25th & Fraser) could be used to extend this reach into quiet ‘hoods. King Edward “village” at Kingsway/Knight is another risk: passing the proposed RCS could pave the way for this type of over-densification in a 5-block radius – that’s 25 blocks! If you look at a map, you’ll see that over 2,000 blocks will be affected simply by being within 1.5 blocks on either side of any main route - pick a street: Dunbar, Arbutus, 12th, 33rd, King Edward, Main, Fraser, Knight, Victoria, 16th Ave.... and on, and on if “interim” becomes permanent this summer.

As you can see from CityHallWatch’s info below, there are other risks to the “**little or no public consultation**” process. Increased power and control would be given to 2 un-elected bodies: Translink and Metro Vancouver. Their website also covers a breaking story from Calgary: [Video obtained by Global News reveals developer’s plan to control another city council](#) or to go to Global TV: <http://globalnews.ca/news/502394/exclusive-video-obtained-by-global-news-reveals-calgary-developers-plan-to-control-city-council/> Is Vancouver at risk to this kind of manipulation? Do we want to increase that risk?

Please read the rest of this email and let City Council know you want more time for public consultation on these important issues before they’re cast in stone. Please contact them even if you read this after April 23, councillors need to know how you feel about Tomorrow’s Vancouver.

Tom Little, Mountain View resident, 28th/Fraser
“Together we can build better neighbourhoods”

Below is one of the most critical topics in years, as it relates to overarching plans that will affect ALL neighbourhoods of Vancouver for decades. Please read and take action today. Please consider contacting your Mayor and Councillors immediately (call or write mayorandcouncil@vancouver.ca) and indicate you "Would like City Hall to give the public more time and more comprehensive public dialogue about the City of Vancouver Regional Context Statement and Official Development Plan. Encourage the City NOT to send it to a public hearing yet."

If on April 23 Council refers the RCS/ODP to Public Hearing, in effect, Council members will refuse to communicate about the matter until the day of the Hearing. And citizens have had enough experience with Public Hearings to know that a staff recommendation rarely gets any substantial changes as a result of a Public Hearing.

Sincerely, Randy Helten, CityHallWatch

CityHallWatch www.CityHallWatch.ca

Citing flawed public process, *CityHallWatch* objects to Vancouver racing

ahead with "Regional Context Statement" and "Official Development Plan" (Council agenda April 23)

(Vancouver , April 22, 2013) *CityHallWatch* is writing to regional and provincial authorities to raise concerns about City of Vancouver plans to race ahead and adopt a critical urban planning document—the "Regional Context Statement," which may become the City's "Official Development Plan"—without proper public involvement. In a report going to the Regular Council meeting on April 23, City staff are proposing that Council adopt the draft document and that it become the City's "Official Development Plan." A Public Hearing is tentatively set for June 11.

Says Randy Helten, coordinator of *CityHallWatch*, "Some of the most important planning documents ever created in Vancouver are being rushed forward without proper public scrutiny and input. Many people should be concerned. Once City Hall gets this through, it will be taken as the official basis for all future planning."

City staff state that their draft RCS is based on plans and policies already approved by Council. But in reality, many components of the document are new and have not been properly debated in public. (Appendix to this release lists many of the critical issues.) Some policies, in fact, have been strongly opposed by the public including "thin streets," "EcoDensity," and the "Interim Rezoning Policy." The whole plan is predicated on underlying data (e.g., the basis for population predictions) not yet shared with the public," says Helten. "The public deserves much more time to review it, plus third-party analysis, and the promise of major revisions if demanded by the public. If City Hall forces this immediately to a Public Hearing, many stakeholders will have been practically shut out of what should be an intelligent debate about the future of our city."

The City is projecting higher growth of population, dwelling units, and jobs than outlined in the Regional Growth Strategy, but has provided no public debate on the details. Nor has the City provided transparent analysis or data to justify projections. Nor has there been public debate on the proposed "regional designation" of Frequent Transit Development Areas, Local Centres, or the parcel-based maps for the expanded "Metro Core" or Town Centre. Regional designation will give the regional (Metro) government and TransLink more influence in land use. These topics deserve more public input at an earlier stage of the process, where the input can actually influence the outcome of what is designated.

CityHallWatch is writing to senior officials at the provincial and regional level with these concerns, and urging the public to demand that Mayor Gregor Robertson and Council give the public more time and a more respectful consultation process. Upon *CityHallWatch*'s request, two senior staff met with a small group of citizens last Thursday (the day immediately after the document was made public) to discuss problems with both the process and content of the RCS.

By July 29, all municipalities are expected to submit an RCS to the Metro Vancouver Board by July 29, according to the "Regional Growth Strategy" bylaw—adopted in 2011 with no public meetings in Vancouver on the draft, and minimal public awareness. But *CityHallWatch* has confirmed with senior Metro staff that late submission invokes no sanctions and no penalties. Meanwhile, legislation (the Vancouver Charter) does not require Vancouver to adopt an official community plan. The Charter does allow the option of the RCS being used as one, and such a decision requires a public hearing.

But, says Helten, "In practice, as soon as a topic is referred to Public Hearing, Council members will refuse to communicate with the public on the matter until the day of the Hearing. And only rarely does a staff recommendation in this City get any substantial changes as a result of a Public Hearing. This process is unfairly circumventing proper public consultation. If City Hall goes ahead with this, citizens will have good grounds in the future to demand changes to the documents and repeal the Official Development Plan. This process is unfair for the public, and there is no requirement for Vancouver to force this ahead so quickly."

CityHallWatch.ca provides tools for citizens in Vancouver to better understand and engage City Hall. ### Contact: citizenYVR@gmail.com, Web www.cityhallwatch.ca

Related links: Regional Context Statement: <http://cityhallwatch.wordpress.com/regional-context-statement/> [30-year Regional Context Statement and Official Development Plan on track to be forced through without fair public input](#) (CityHallWatch, April 19, 2013)

APPENDIX Below are some critical aspects of the draft Regional Context Statement Official Community 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 change? 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
- 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 and infrastructure 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).
- 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 and no public hearing. One of the last minute additions included using development to fund transit which is the Hong Kong model. No consultation was done on last minute bait and switch.
- 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.

citizenYVR@gmail.com

CityHallWatch.ca. *Tools for engagement in Vancouver City decisions. Creating our future.*

MetroVanWatch.ca. *Our dream: A socially, environmentally, agriculturally sustainable Metro Vancouver region.*

From: [Correspondence Group, City Clerk's Office](#)
To: [Carey Murphy](#)
Subject: RE: Regional Context Statement
Date: Tuesday, April 23, 2013 3:48:34 PM

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Carey Murphy s.22(1) Personal and Confidential
Sent: Tuesday, April 23, 2013 1:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Regional Context Statement

Dear Council,

I write to put forward my request: **DO NOT send the RCS to public hearing yet.**

Staff recommendation rarely gets any substantial changes as a result of a Public Hearing.

City staff will explain 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.

First, I digress to provide my background and where my concern comes from. In my experience with the Cambie Corridor Phase 2, I am now very worried when I hear explanations that there's "nothing here, move on". Staff told residents in my area not to be concerned about phase 2 policy because a rezoning will still have to occur. This made some people sit back, feeling that the rezoning will be the time to act. But when you have a POLICY in place, the rezoning is a rubber stamp. Now residents are coming to rezoning

public hearings, and finding councillors asking them "Are you speaking against policy or this specific rezoning? Did you speak to the Cambie Corridor policy when it was being approved?" (which was not a public hearing. it was a 2pm planning and environment meeting!)

Also, the fact that I even became aware of phase 2 of CCP was a fluke. The adverts "come help plan the Cambie Corridor" showed a picture of feet walking (not maps of areas) and did not provide the public with the indication and formation that this policy WAS a big deal. Turns out it was AS IMPORTANT as a rezoning (since it enables and facilitates it) and yet this policy was downplayed. **I've lost confidence in the public process.**

Back to the RCS...

I 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.

Below are some critical aspects of the draft Regional Context Statement Official Community Plan:

The "Metro Core" has been extended to include the entire downtown peninsula. What are the full implications of this change? 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.

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Greater influence for TransLink (a politically-appointed body) in land use decisions in Vancouver

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).

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 and no public hearing. One of the last minute additions included using development to fund transit which is the Hong Kong model. No consultation was done on last minute bait and switch.

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

Many components of the document are new and have not been properly debated in public.

Sincerely,

Carey Murphy

s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Inkeri Sorila](#)
Subject: RE: RCS/ODP
Date: Tuesday, April 23, 2013 3:51:34 PM

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Inkeri Sorila s.22(1) Personal and
Sent: Tuesday, April 23, 2013 1:25 PM
To: Correspondence Group, City Clerk's Office
Subject: RCS/ODP

Dear Mayor and Council:

As a resident, interested in my community, I would like City Hall to give the public more time and more comprehensive public dialogue about the City of Vancouver Regional Context Statement and Official Development Plan. Do not send it to a public hearing yet, please, and thank you!

Sincerely,

I.Sorila