

# Neighbourhoods for a Sustainable Vancouver (NSV)

January 23, 2014

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

Dear Mayor Robertson and Councillors,

## Re: West End Zoning Amendments Public Hearing January 23, 2014

Neighbourhoods for a Sustainable Vancouver is opposed to approval of the currently proposed zoning amendments of the West End.

<http://former.vancouver.ca/ctyclerk/cclerk/20140123/phea20140123ag.htm>

The West End Neighbours (WEN) have listed many issues related to both process and product of this rezoning and clearly the community have not been given adequate information, analysis and opportunity for informed input for these zoning schedules to come forward at this time.

Some of the issues raised by WEN are listed in Appendix A attached.

These zoning schedules are complex legal documents. Each zone that is proposed for rezoning should have its own public hearing rather than trying to push them through together like this, which is taking a page out of the federal government's playbook by passing one 'omnibus' zoning all at once.

Further it is unreasonable to expect a neighbourhood that is already very dense to take on this much when it will negatively impact their livability and put further pressure on the more affordable older rental housing stock. The population of the West End is 80% renters and this rezoning puts them at risk. The West End has about 30% of the city's purpose-built rentals, the most of any neighbourhood.

Please refer this back for further work and meaningful involvement with the West End community.

Sincerely,

Elizabeth Murphy  
On behalf of the Steering Committee  
Neighbourhoods for a Sustainable Vancouver

Website:

s.22(1) Personal and Confidential

Group contact email:

s.22(1) Personal and Confidential

## APPENDIX A

Some examples of concerns raised by the West End Neighbours include the following.

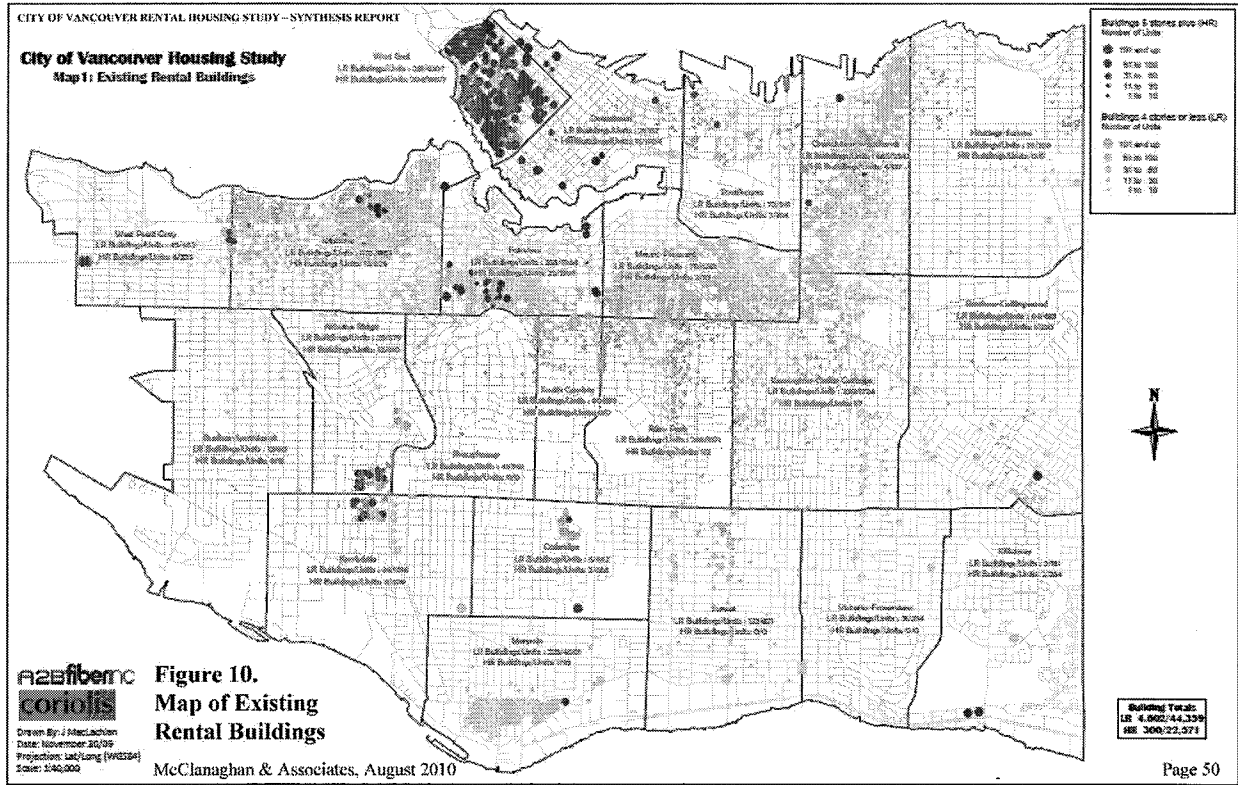
Examples of a few of the items that are lined up for approval by Council through this Public Hearing:

- **Lower Davie Street** is proposed to have increases in permitted tower height **up to 20 storeys**, and an increase in floor space ratio from the current 2.5 up to 7.0 FSR.
- Along **Lower Robson**, increases are proposed to permit towers of **20 to 30 storeys** and density of 7.0 to 8.5 FSR.
- Along **Lower Davie and Lower Robson**, the City is proposing a **reduction in the minimum required distance between towers** (from the current 400 down to 79 feet), and residents could see up to three towers per block similar to the new buildings at Bidwell/Davie and Comox/Broughton.
- **Laneway buildings** will be permitted **up to six storeys** in height along certain lanes in the West End.
- New **residential uses will be prohibited in Davie Village and on Denman Street**, meaning mixed-use buildings will not be possible.
- If these zoning changes are approved, there will be **impacts on water/mountain/sky views, shadowing, and the character of the neighbourhood** for several blocks around. Major construction also involves considerable disruptions to the neighbourhood. WEN believes that affected neighbours have not been meaningfully consulted about these changes or directly notified about the Public Hearing.
- **Once these zoning changes are approved**, major projects in these zones will be able to go ahead **without another public hearing**. Development permits can be issued by internal procedure at the City, without any obligation to listen to the public.

**West End Neighbours** emphasizes their view that:

- The West End Community Plan **was not the product of a meaningful public engagement exercise**.
- Residents **have not had a fair chance** to digest the many and complex proposals - and the City has not done an adequate job of educating residents, or even of answering questions following the release of the Plan.
- **Insufficient rationale was provided** for the West End needing to absorb 10,000 more residents.
- The City **failed to adequately explore or evaluate** with our community the variety of options for housing these theoretical future residents.
- The **Plan is imposing what the vast majority of residents did NOT want**. Most residents surveyed by the City indicated they did not want new buildings exceeding 11 storeys in height. But the Plan, and the proposed zoning changes, propose that almost all new dwelling units be provided in buildings exceeding 11 storeys. (Refer to page 55 of [this consultation document](#) - page 56 of the pdf. See also responses to Question 3b in [this consultation summary](#) which indicates "Scale and Building Character" were a key concern for residents).

# Map of Existing Rental Buildings in the City of Vancouver



## Tuerlings, Leslie

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**From:** Greg Helten 5.22(1) Personal and Confidential  
**Sent:** Thursday, January 23, 2014 4:51 PM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony; Public Hearing  
**Subject:** Reject West End Community Plan (mass rezoning)

Mayor and council:

I'll keep this very simple.

Reject the proposed zoning amendments tonight. In fact, send the entire West End Community Plan to the recycling bin and press re-set.

### SIMPLE EQUATION:

Mass rezoning in the West End for higher density  
= higher property values  
= higher property taxes  
= higher rents  
= < (LESS) AFFORDABLE

Latest example of the effects of Vision Vancouver rezonings in the West End to date:

St. John's church, formerly 1401 Comox St., now known as 1051 Broughton St.:  
Land alone was worth \$5,960,000 for 2013 (value as of July 1, 2012)  
The land was worth \$24,842,000 for 2014 (value as of July 1, 2013)

That's an increase of \$18,882,000 after the REZONING in the value of the land.

[http://vanmapp.vancouver.ca/pubvanmap\\_net/reports/vmpe\\_parceltax\\_cas.aspx?ParcelID= FJ103C&LandCoordinate=60711597&SITEID=028893328](http://vanmapp.vancouver.ca/pubvanmap_net/reports/vmpe_parceltax_cas.aspx?ParcelID=FJ103C&LandCoordinate=60711597&SITEID=028893328)

History will be the judge of you.

Greg Helten

**Tuerlings, Leslie**

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**From:** monicah s.22(1) Personal and Confidential  
**Sent:** Thursday, January 23, 2014 8:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Zoning Bylaw changes comment

*Dear Mayor and Council,*

*I would also encourage the Mayor and Council to postpone any approval of the proposed zoning bylaw changes until public consultation with the details of height of proposed buildings at lower Robson and lower Davie Street, and height of laneway housing is made clear, through a community centre meeting and proper details and consultation. During one of the learning sessions of the WE Plan, we were led to believe there would be further public involvement of details in a community centre venue prior to zoning bylaw change approval (which would remain in effect for 30 years).*

*The 3D images and maps of shadowing and proposed buildings/height for visual view would be beneficial in an open public consultation.*

*Thank you,  
Monica Hromada*

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, January 23, 2014 4:49 PM  
**To:** Public Hearing  
**Subject:** FW: The West End  
**Attachments:** CVN Letter on West End Zoning January 2014.pdf; NSV-West End public hearing Jan.23-2014.pdf

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**From:** Doreen Braverman 5.22(1) Personal and Confidential  
**Sent:** Thursday, January 23, 2014 4:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** The West End

I totally support the arguments included in these two letters. Council is moving too fast on densification in the West End – already dense! – without proper consultation and planning with the community.

Doreen Braverman  
5.22(1) Personal and Confidential



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January 23, 2014

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

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On behalf of the Steering Committee  
Neighbourhoods for a Sustainable Vancouver

Website: <sup>s.22(1) Personal and Confidential</sup>

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# COALITION OF VANCOUVER NEIGHBOURHOODS

s.22(1) Personal and Confidential

January 22, 2014

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

## Re: West End Zoning Amendments - Public Hearing January 23, 2014

Dear Mayor Robertson and Councilors:

The Coalition of Vancouver Neighbourhoods is opposed to the zoning amendments for the West End as currently proposed. We have major concerns that the zoning amendments have been brought forward for approval without acceptable community input based on the West End Community Plan which has been flawed in the same ways that you recognized in three other current planning processes.

West End Neighbours, one of our member residents associations, has provided many examples of problems with the current zoning amendments, including the following:

- The West End Community Plan **was not the product of a meaningful public engagement exercise.**
- Residents **have not had a fair chance** to digest the many and complex proposals - and the City has not done an adequate job of educating residents, or even of answering questions following the release of the Plan.
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The objective of the Coalition of Vancouver Communities is to create a new development and planning paradigm that will stress community involvement and local influence in land-use and zoning decisions. We have major concerns about the current planning processes. Please be assured that the Coalition is observing with interest how the City addresses the concerns of the West End.

### The Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association  
Cedar Cottage Area Neighbours  
Citygate Intertower Group  
Crosstown Residents Association  
Community Association of New Yaletown  
Downtown Eastside Neighbourhood Council  
Dunbar Residents Association  
False Creek Residents Association  
Grandview Woodland Area Council  
Kits Point Residents Association  
Marpole Residents Coalition  
Norquay Residents

Oakridge Langara Area Residents  
Residents Association Mount Pleasant  
Riley Park/South Cambie Visions  
Shaughnessy Heights Property Owners Association  
Strathcona Residents Association  
Upper Kitsilano Residents Association  
Vancouver Heights Residents  
VGH Neighbours  
West End Neighbours  
West Kitsilano Residents Association  
West Point Grey Residents Association