

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 22, 2014 1:25 PM
To: Public Hearing
Subject: FW: West End Community Plan

From: Alan Albert s.22(1) Personal and Confidential
Sent: Wednesday, January 22, 2014 12:47 PM
To: Correspondence Group, City Clerk's Office
Subject: West End Community Plan

I am writing to urge you to vote NO on the adoption of the West End Community Plan.

As a downtown resident who walks, bikes, and shops frequently in the West End, I am concerned about both the *content* of the Plan, and the *process* by which it was developed.

Content:

- While an increase in density is reasonable citywide, the highrise-focused increase in density proposed is inappropriate to the character of the neighbourhood. Density can be increased without high-rises everywhere.
- The Plan is imposing what the vast majority of residents do 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. See responses to Question 3b in the consultation summary, which indicates "Scale and Building Character" are a key concern for over 90% of surveyed residents).

Process:

- The City did not do an adequate job of educating all residents about the full impact of the Plan. Most residents are still unaware of the implications to their neighbourhood. The "education" that was done was largely developer-influenced and biased as a result.
- The City failed to adequately explore or evaluate with the community a range of alternative approaches for housing future residents.
 - Despite considerable expressions of concern by residents, meaningful discussions about alternate scenarios and approaches to development were minimal or non-existent. Minimal changes were actually adopted as the result of "community input".
- Concerns about the process and content of the West End Community Plan, including this Public Hearing, are basically unchanged since the WEN's letter to Mayor and Council before they approved the West End Community Plan on November 20, 2013.

- Once these zoning changes are approved, major projects in these zones will be able to go ahead without any public hearing. Development permits can be issued by internal procedure at the City, without any obligation to listen to the public.

Despite years of unprecedented development of new housing, housing prices in Vancouver continue to climb, not drop. Vancouver now ranks 2nd in the world in least-affordable housing. There is *no evidence* that building more towers increases housing affordability — in fact, the evidence in Vancouver clearly points to the exact opposite conclusion. Why continue to accelerate a plan that is clearly not working?

The Coalition of Vancouver Neighbourhoods is closely watching this decision and Council's decision-making process.

I strongly urge you to vote NO.

Alan Albert

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Public Hearing
Subject: FW: Re: Public Hearing: Rezoning for the West End - Thursday, Jan 23rd!

From: monahan@shaw.ca 5.22(1) Personal and Confidential
Sent: Tuesday, January 21, 2014 11:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Fw: Re: Public Hearing: Rezoning for the West End - Thursday, Jan 23rd!

mayorandcouncil@vancouver.ca

Really its becoming a nightmare living in Vancouver with all this garbage going on. No one can relax and enjoy our wonderful city.
Can you tell me what the advantages to Vancouver will be when all your plans re Rezoning for the West End (and building as set out below) as well as all the hairbrained plans for the rest of Vancouver are passed. You were voted in as Mayor and as Council to administer the affairs of the City of Vancouver not destroy it. One can only imagine that someone is offering to pay you off so that you can get these plans put through and then award contracts for the building and transformation of Vancouver into a concrete jungle with most of the apartments at such a price that no regular Canadians/Vancouverites can afford them. Will it be for all these people who according to your announcements are coming to Vancouver. As most of the people who are here already and the people back east who thought of retiring out to the beautiful west coast with its milder temperetures will not be able to afford to buy or rent these wonderful homes in the highrises you plan to build, as they do not include actual affordable rents, we can only assume that we will be looking at rich immigrants. The best country in the world and the best City in Canada - you are not planning for us or our children, you should be ashamed - all of you Mayor and Council - for trying to destroy all that we have - and for what?

Anne Monahan

20 to 30 storey buildings - WHO DREAMS THIS UP - TALK ABOUT RUINING WHAT WAS A LOVELY NEIGHBOURHOOD
79 feet reduced from 500 feet between towers - UNIMAGINABLE
6 storey lane towers - GOOD FOR WHAT? WHAT ABOUT PEOPLE GOING HOME AT NIGHT HAVING TO GO DOWN A LANE TO GETHOME - JUST A WONDERFUL OPPORTUNITY FOR PEOPLE TO BE ATTACKED.

HAS CITY COUNCIL GONE MAD - ITS ALL JUST UNBELIEVABLE.

VANCOUVER IS THE SECOND MOST EXPENSIVE CITY IN THE WORLD. ARE THESE PLANS LIKELY TO MAKE IT MORE AFFORDABLE - ANY ONE WITH A BRAIN KNOWS THAT IT WON'T.

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

From: Neighbourhoods for a Sustainable Vancouver
Date: 21/01/2014 5:17:15 PM
To: undisclosed-recipients;
Subject: Public Hearing: Rezoning for the West End - Thursday, Jan 23rd!

FYI - Please send in letters and sign up to speak as this public hearing for the West End rezoning sets precedents that could affect many neighbourhoods that follow. Thank you.

Public Hearing Jan 23, last chance for public on major zoning changes in the West End

Public Hearing
Agenda Item #3. West End Zoning Amendments
Meeting 1 Starts 6 pm, Thursday, Jan. 23, 2014
Documents: [Click here](#)

West End residents and Vancouver citizens, this is your final chance to give Mayor and Council your input into specific and major zoning changes being proposed by City Hall for the West End, a neighbourhood of about 45,000 people. There are vast implications of the West End Community Plan adopted in November, and impacts on residents not only of this neighbourhood, but the entire city. And what happens with this case may be a sign of how City Hall will deal with other community plans for other neighbourhoods.

This public hearing is of particular importance to anyone within a few blocks of lower Davie Street, lower Robson and lower Alberni Streets, and along any of the West End's lanes where laneway buildings of up to six storeys high could be constructed under the proposed new zoning.

Here are just 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. In other words, this Public Hearing is your last chance to provide input on the specific zoning changes being proposed.

Today West End Neighbours Society emphasizes our 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).

How YOU Can Get Involved

- Fill in the West End Speaks three-question survey (www.westendspeaks.com), organized independently by local volunteers, who will submit the results to Vancouver City Council.
- Write to Mayor and Council, or sign up to speak to Council at the Public Hearing. Details are at the link provided above.

As for West End Neighbours, our concerns about the process and content of the West End Community Plan, including this Public Hearing, are basically unchanged since our letter to Mayor and Council before they approved the West End Community Plan on November 20, 2013. See letter here. The plan envisions major changes, just some of which are indicated in this image on the left. We still believe that the vast majority of residents have not been properly notified or involved in this planning process to guide the West End over the next 30 years.

Here are the key documents for the public hearing (warning – jargon alert). Click the City website meeting agenda to download and read.

3. ZONING AMENDMENT: West End Zoning Amendments

Summary and Recommendation PDF

Draft By-law – Downtown Official Development Plan PDF

Draft By-law – Zoning and Development PDF

Draft By-law – Rental Housing Stock PDF

Policy Report Dated November 1, 2013 PDF

Memorandum Dated January 14, 2014 PDF

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 22, 2014 9:26 AM
To: Public Hearing
Subject: FW: West End Zoning Amendments

From: alexg s.22(1) Personal and Confidential
Sent: Wednesday, January 22, 2014 12:09 AM
To: Correspondence Group, City Clerk's Office
Subject: West End Zoning Amendments

Dear Mayor and Council,

I urge you to reject the proposed West End Zoning Amendments.

I'm not in principle opposed to increasing density, but I've observed that density increases in Vancouver has consistently resulted in projects that drive up housing costs. In the absence effective mechanisms to reduce the cost of housing in Vancouver, increasing the density of development poses a considerable threat to the interests of the majority of Vancouver citizens.

Thank you for acting on behalf Vancouverites to make this city a better place.

Alex Grünenfelder
s.22(1) Personal and Confidential