

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 5:15 PM
To: Public Hearing
Subject: FW: Amendment to Permit Conditional Use in RS and RT Zoning Districts

From: Jak King s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 5:12 PM
To: Correspondence Group, City Clerk's Office
Cc: Deal, Heather; Reimer, Andrea; Carr, Adriane; Affleck, George; Ball, Elizabeth; Jang, Kerry; Louie, Raymond; Tang, Tony; Meggs, Geoff; Stevenson, Tim; Robertson, Gregor
Subject: Amendment to Permit Conditional Use in RS and RT Zoning Districts

To Mayor and Council:

With regard to the Text Amendment: Zoning and Development By-law - Amendments to Permit Conditional Use in RS and RT Zoning Districts, the Coalition of Vancouver Neighbourhoods is firmly opposed to the proposed change.

The Coalition does not believe that Temporary Sales Offices are a suitable use in all residential areas, creating as they will significantly more traffic and street parking than should be expected in such an area. There is little doubt that such a use will contribute to a decline in the quality of life for neighbours, and will profit only corporations at the expense of residents.

In addition, we note that this change is being proposed without any consultation with the neighbourhoods. Therefore, we request that you do not approve the proposed amendment to the By-law, which would apply indiscriminately citywide.

As an alternative, the Coalition suggests Council consider empowering the Board of Variance to oversee such temporary relaxations under clearly-defined and enforced guidelines using its established neighbourhood consultative procedures. We also request the inclusion of a definition of "temporary" by the City in such a form that will avoid situations such as the "temporary" sales office that has now existed in the North False Creek neighbourhood for more than ten years.

Jak King, for and on behalf of
Coalition of Vancouver Neighbourhoods.

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(NSV) Neighbourhoods for a Sustainable Vancouver

March 14, 2014

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

Dear Mayor Robertson and Councillors,

Re: Public Hearing - Amendments to Permit Temporary Sales Office as Conditional Use in RS and RT (Residential) Zoning Districts

Neighbourhoods for a Sustainable Vancouver (NSV) is opposed to this proposed text amendment to the RS (Single Family) and RT (Duplex) zoning and development by-law.

This proposal has significant implications for neighbourhoods across the city, yet no effective notice has been provided or consultation conducted to establish the extent of public support.

Temporary Sales Offices represent a substantial change in use of residential areas, which is currently not allowed because of impacts related to traffic, parking and signage associated with their commercial nature.

We request that the City consider other more appropriate options such as consideration through the Board of Variance. Assuming that an applicant can reasonably justify that no other suitably zoned site could be used for subject purpose, and where the community supports the conditions of proposed temporary use, the Board of Variance could consider such a request.

We further request that, in no case, would approval by the Board of Variance (or otherwise) permit the demolition of a heritage or character building or construction of any new structure, having scale and/or form inconsistent with the existing by-law.

Sincerely,

Greg Booth
On behalf of the Steering Committee
Neighbourhoods for a Sustainable Vancouver

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