

## Kelly, Melissa

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**From:** s.22 (1) Personal and Confidential  
**Sent:** Tuesday, June 03, 2014 3:41 PM  
**To:** Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Tang, Tony; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Meggs, Geoff; Deal, Heather; Louie, Raymond  
**Cc:** Ballem, Penny  
**Subject:** Public Hearing June 3: Please send "miscellaneous bylaw amendments" back to public and staff

Dear Mayor and Council,

I am writing to oppose and urge you to reject the "Miscellaneous Bylaw Amendments" at the public hearing tonight, listed as Agenda #1.

With all due respect, this appears to be similar to "omnibus" changes to legislation at the provincial and federal level. The problem is not relating to permitting eggs to be sold at Farmers Markets, but the other changes relate to the serious business of urban planning (demolitions, heritage, development, and zoning), with huge implications that have not been adequately announced to or discussed with the public and stakeholders.

I urge you

1. to reject the report today;
2. engage in proper consultation with the public and affected stakeholders on the contents, with adequate time to clarify details, and incorporate public input received; and
3. instruct City staff to re-issue each item as a separate report in greater detail before these items come back to a Public Hearing.

Items (ii), (vi) and (vii) may be the most problematic.

**STAFF RECOMMENDATION (ii) SAYS:** *add a clause in Section 3 so that the Director of Planning must relax minimum site width provisions in the RS-1, RS-5 and RS-6 district schedules to permit construction of a one-family dwelling on an existing lot which on record at the Land Title Office if the use was previously approved under issued development or building permits;*

**COMMENT:** This needs clarification that the minimum lot widths in RS zones cannot be reduced for new projects or this may have the unintended result of more demolitions in RS zones.

**STAFF RECOMMENDATION (vi) SAYS:** *Amend the C-3A District Schedule, Section 4.7.5 to delete the clause..."for sites located west of Main Street, north of 16th Avenue and east of Burrard Street...";* and

**COMMENT:** Changes to C-3A will allow 10% increased height and heritage density to be transferred into a project without a change in zoning, to a broader area extending along Broadway past west Burrard to Arbutus and east past Main Street.

**STAFF RECOMMENDATION (vii) SAYS:** *Amend the C-3A, C-5, C-5A and C-6 Districts Schedules, Section 4.7.5 to modernize and clarify the reference to heritage density transfers.*

**COMMENT:** This is about 10% heritage density added without changing zoning in C3A, C5, C5A and C6 districts. This will affect not only the extended Central Broadway, but also the West End, which previously was affected by this policy.

Please see a related post on CityHallWatch.

<http://cityhallwatch.wordpress.com/2014/06/03/omnibus-bylaw-amendments-by-stealth/>

Sincerely,

Randy Helten

Coordinator, CityHallWatch

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Heads up: Major "Omnibus" bylaw amendments set to be rushed through City Council tonight - implications for zoning, demolitions, heritage

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

*BC Election Campaign Finance Reform Network: Get the big money out of civic and provincial politics.*

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