

**From:** mailpost@vancouver.ca  
**Sent:** Monday, March 23, 2015 1:16 AM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Noy Leksinski

s.22(1) Personal and Confidential

Comments:

This proposed change to the new definition of social housing requires that only 30% of units in a given building be set aside for social housing. This means that regardless of the remaining rents of 70% of the other units, all units will count as social housing. This is purposely misleading as market rental units will now be considered social housing.

Further more, bonus density is being awarded, some well beyond the scope of what fits the character of the neighbourhood. These amendments exclude those most in need and risk increasing homelessness. These amendments favour the developer profits over thoughtful social housing development neighbourhood input.

Lastly, I just spent the last week trying to wade through this document that is not explicit and seeks to confuse. There are still issues I am unclear on such as will these bonus density and increases in FSR require Open Houses, Public Hearings and in-camera City Council approval? I attended the Open House and I was told that they will, but Section 3.13 leaves me to believe otherwise.

Social housing and affordability is a real issue that deserves a real solution. This DODP and how to tackle homelessness and social housing need a vision that is not to allow unrestricted development in return for small and tiny units.

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**From:** mailpost@vancouver.ca  
**Sent:** Monday, March 23, 2015 12:56 AM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Noy

Address: Leksinski

s.22(1) Personal and Confidential

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Comments:

**From:** mailpost@vancouver.ca  
**Sent:** Saturday, March 21, 2015 3:17 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Raymond Young

s.22(1) Personal and Confidential

Phone:  
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Comments:

I am opposed to the proposed changes to the DODP that allows greater density, increased building height and more discretionary powers for the Development Permit Board

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**From:** mailpost@vancouver.ca  
**Sent:** Friday, March 20, 2015 5:02 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: garry bahsler

s.22(1) Personal and Confidential

Email:

Phone:  
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Comments:

opposed

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**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 8:59 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: vivienne taylor

s.22(1) Personal and Confidential

Comments:

I am not in agreement with changing the term social housing instead of low cost housing and adding secured rental housing.

I am not in agreement with removing future residential uses and increasing commercial density.

I am not in agreement with increasing height and density to provide social housing and secured market residential housing.

**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 6:51 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Ruth Stewart

s.22(1) Personal and Confidential

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Comments:

We oppose massive increases in the size and density of buildings.

We want affordable rent in Vancouver! We are very upset and sad to watch all the character homes demolished and replaced by very large homes. We want to ensure the Supreme Court ruling requiring public participation.

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**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 6:15 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Dixie-Lee Blackwood

s.22(1) Personal and Confidential

Phone:  
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Comments:

This is a notification that I oppose any changes suggested to DODP boundaries and density for the above locations! Please try to maintain a view of the North-Share for all to enjoy - I would like to suggest that the powers that be start looking for real-estate outside Vancouver perhaps Burnaby etc and start building in partnership with a new concept - not everyone in the world can live in VANCOUVER - lets keep this area the Beautiful Pacific Coast and remind everyone this is not an area that is available for whomever wants to live here!! There is just so much LAND that is available to build on and why block out all the natural light - air - with such high density- is it really necessary??

**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 5:53 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Ursula Litzcke

s.22(1) Personal and Confidential

Email:  
Phone:

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Comments:

I am opposed to this speed of development without timely community involvement!  
Ursula Litzcke

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**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 5:19 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Robert Ingram

s.22(1) Personal and Confidential

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Comments:

I should like to register my strong disapproval of all of the above proposals.

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**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 4:32 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Dorothy Nelson

s.22(1) Personal and Confidential

Phone:

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Comments:

**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 2:13 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Monica Noren

s.22(1) Personal and Confidential

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Comments:

No, No, No

The City is trying to sidestep the recent BC Supreme Court ruling requiring public participation and a fair process. These changes to the DODP, if approved, will allow developments such as those recently struck down in New Yaletown to suddenly proceed without any public hearings or public participation.

These changes include:

- Massive increases in the size and density of buildings allowed downtown.
- Creating a new “definition” of Social Housing that specifically excludes low income earners.
- Creating massive loopholes from zoning restrictions for buildings that have just “some” Social Housing.
- Creating a new “secured market rental” category that allows developers to double the size of their buildings.
- Granting “automatic” density bonuses without prior approval by City Council, with no public input.

Under the new definition of Social Housing, if just 1/3 of a building consists of tiny units rented at \$850 a month, density limits are removed. The public is given no opportunity to comment on whether, or where, the building gets built. Worse, these new “social housing” units remain out of reach for truly low income people who can't afford \$850 a month for rent.

Developers get unlimited density. Neighbourhoods get destroyed by massive towers. Low income people lose out completely.

Less density and more park space would make Vancouver more liveable.

**From:** mailpost@vancouver.ca  
**Sent:** Thursday, March 19, 2015 11:10 AM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Alain-Daniel Bourdages

s.22(1) Personal and  
Confidential

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Comments:

Hello!

First, thanks for working on making Vancouver even better. I understand the need to keep the city looking forward and that we have to update the rules from time to time to keep up with the changes affecting our city. I'm in favor of progress, making things better. However, the proposed amendments are not clear enough for me to be in favor of them. Here's why.

First, they are obscure, opaque, impossible to understand as a citizen. One of the statement from the judge in the recent ruling against the city was that the public has to be more involved in the processes. The text of the proposed amendment is long, tedious and over-relying on previously established vernacular (or lingo) to make it all but impossible to understand the ramification of even the simplest changes. One could say the true meaning of the proposed changes are obfuscated from view.

In my view, that is ground enough to be against the changes: if I can't understand what they entail, how can I agree with them?

Secondly, since I can't understand for myself, I have to rely on other's interpretation. As such, I turn to CANY for their conclusion of the meaning of the amendments. CANY has proven being fair and intelligent in their assessment or city procedures. Hey, there's even a ruling to agreeing with their view. Their reading of the amendments is not favourable. Actually, it makes it look like the city is trying to get the citizen out of the process of city planning altogether. Or more simply, that they are out to get us. Not cool.

So, I am against the proposed amendments and very much so. It might not be convenient or expedient to have to include the citizens in the planning, but it is how it ought to be. To change that, to game that system, to make a mockery of it, to run circles around it... that is not how it thing should work.

Best,  
Alain-Daniel

**From:** mailpost@vancouver.ca  
**Sent:** Wednesday, March 18, 2015 11:33 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: B Macdonald

s.22(1) Personal and Confidential

Email:

Phone:

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Comments:

These radical changes need proper public input and consultation

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**From:** mailpost@vancouver.ca  
**Sent:** Wednesday, March 18, 2015 7:54 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Anne worrall

s.22(1) Personal and Confidential

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Comments:

Very bad idea indeed. The density is simply becoming unsustainable... What about keeping a degree of livability for the people living and working in vancouver?

**From:** mailpost@vancouver.ca  
**Sent:** Wednesday, March 18, 2015 4:52 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Melody Mason

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the contact information of the sender, Melody Mason.

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Comments:

I strongly object to the following changes to the DODP:

Far too big increases in the size and density of buildings.

The new “definition” of Social Housing that specifically excludes low income earners. \$850/month is not affordable to those on minimum wage income.

Loopholes in the proposed zoning restrictions for buildings that have just “some” Social Housing.

The new “secured market rental” category that allows developers to double the size of their buildings.

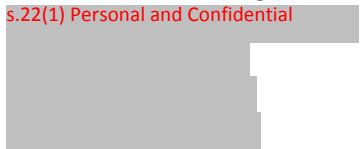
Granting “automatic” density bonuses without prior approval by City Council, with no public input, especially the proposal to remove density limits for buildings that have just 1/3 of tiny units rented at \$850 a month. The public is given no opportunity to comment on whether, or where, the building gets built.



**From:** mailpost@vancouver.ca  
**Sent:** Wednesday, March 18, 2015 6:17 AM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Rendell Hourigan

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the contact information of the sender, including their email address and phone number.

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Comments:

My main concern is that we not lose the residential feel of Richards Street and the need to support our lower income neighbors that have lived in this area for sometime. They are in need of better living conditions and I was excited to see the new green tower being built on the corner. It is incumbent upon the city too provide affordable social housing to the residents of the Jubilee House and others. I was dismayed when I heard the reason for the stoppage was that the deal made with the developer was not on the up and up and that concessions had been made costing the city funds that could make the housing possible. I think the city owes it to residents to strike fair and open deals for development on the behalf of its citizens that hold developers accountable for their impact on our city. I do not think that we should relax height and density limits that put in jeopardy the open spaces that we currently enjoy in our downtown neighborhoods. If legislation was put in place to prevent the overbuilding then it should be adhered to and not skirted around. I would like to see full disclosure on the City's part of the details of the developments affecting Yaletown and other downtown areas.

**From:** mailpost@vancouver.ca  
**Sent:** Wednesday, March 18, 2015 5:36 AM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Patricia Russell

s.22(1) Personal and Confidential

Phone:  
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Comments:

I strongly object to increased densification in the downtown area without strong public consultation and input into and prior to any new developments being approved.

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**From:** mailpost@vancouver.ca  
**Sent:** Tuesday, March 17, 2015 10:48 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Jay anderson

s.22(1) Personal and Confidential

Phone:  
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Comments:

As a 13 year resident at the same location in Vancouver I am completely opposed to proposed rezoning. The city has yet to deal with its immediate issues with the current density. It has also been vague and not transparent with its dealings when it comes to informing residents.

**From:** mailpost@vancouver.ca  
**Sent:** Tuesday, March 17, 2015 9:14 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Miguel Fernandez

s.22(1) Personal and Confidential

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Comments:

March 17, 2015

To Whom It May Concern:

This message is to express my opposition to the proposed increase in building height and density allowable downtown.

Vancouver is already overbuilt, densely populated, and congested by traffic. There are precious few mountain or ocean views remaining from within the downtown, many of which stand to be lost by the construction of larger towers.

Please protect our beautiful city by disallowing the proposed building height and density increases.

Sincerely,

Miguel Fernandez

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**From:** mailpost@vancouver.ca  
**Sent:** Tuesday, March 17, 2015 9:11 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Vanessa Shanks

s.22(1) Personal and Confidential

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Comments:

I'm concerned about the density in my area and the fact that huge mega buildings can go into our neighbourhood without input from the Yaletown residents. I'm worried about the future for my children downtown where we are already fighting for spots in daycare and schools.

**From:** mailpost@vancouver.ca  
**Sent:** Tuesday, March 17, 2015 8:46 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Esther Low

s.22(1) Personal and Confidential

Email:

Phone:

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Comments:

I oppose the rezoning amendments as it sidesteps public input and erodes transparency and due process. The density limits should remain.

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**From:** mailpost@vancouver.ca  
**Sent:** Monday, March 16, 2015 4:37 PM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Adam Hutt

s.22(1) Personal and Confidential

Email:

Phone:

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Comments:

I oppose the social housing of this plan, it is just encouraging more homeless people to come to Vancouver from Alberta, Ontario, Quebec etc, because they know they can get free housing here.

**From:** mailpost@vancouver.ca  
**Sent:** Wednesday, March 11, 2015 8:46 AM  
**To:** Sovdi, Holly  
**Subject:** Online Feedback - Downtown ODP Amendment

Name: Brian

Address: Green

s.22(1) Personal and  
Confidential

Phone:  
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Comments:

Planning by court order is the very worst planning of all. This reactionary response to your failed efforts to privatize the airspace above Vancouver is certainly the nadir of modern "planning" practice globally. Give it up, and embrace downzoning and a form-based code, like everyone else with sense in the world.