

## Kennett, Bonnie

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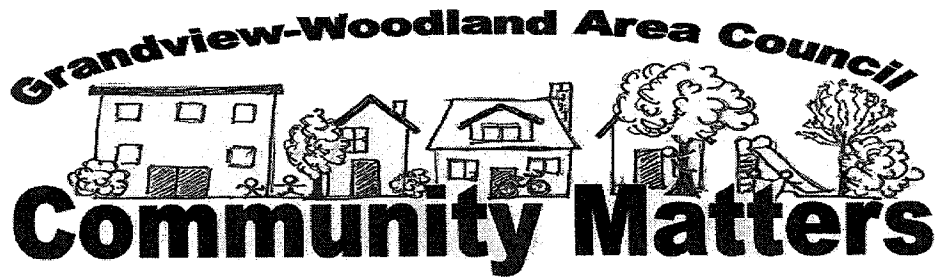
**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 24, 2015 4:28 PM  
**To:** Public Hearing  
**Subject:** FW: Council meeting, March 24th, DODP proposal  
**Attachments:** Honourable Mayor and Members of Council.doc

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

**From:** MWaskow 5.22(1) Personal and Confidential  
**Sent:** Tuesday, March 24, 2015 4:22 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: Council meeting, March 24th, DODP proposal

Please make the attached letter from Grandview-Woodland Area Council available to all council members for tonight's meeting. Thank you.

Micah Waskow  
Director  
Grandview-Woodland Area Council



Honourable Mayor and Members of Council,

Grandview-Woodland Area Council wish to express their deep concern over proposed changes to the definition of 'social housing' and to the review procedures for awarding increased density in the DOPD.

We do not view the proposed re-definition as acceptable. Indeed, by its nature, it precludes the people who would otherwise be eligible based on the Provincial shelter allowance for those on social assistance. This city's poor are citizens who deserve better than this 'sleight of hand'. Many citizens work part or full-time for minimum wage or little more; neither they nor those on pensions or social assistance can afford \$850 or more for rent. An updated definition reflecting the shelter allowance rate is perfectly workable and not in the least old-fashioned. According to Jean Swanson, "The city is completely abandoning low income people with this new definition. The city's 2009 social indicators report, page 71, says 26.6% of city residents have low incomes." That is a lot of people to put at risk of homelessness.

We also oppose strongly the change in procedure which would transfer responsibility from Council to the Development Permit Board. These four city Hall employees have no accountability to the public and no need to explain or justify their decisions. There is no appeal process for a decision they make.

We urge you to send this proposal back for careful re-examination and we further insist that you retain direct responsibility for the planning decisions we will all have to live with. Thank you for your consideration.

Grandview-Woodland Area Council

Grandview-Woodland Area Council  
Britannia Community Centre  
1661 Napier Street  
Vancouver, BC V5L4X4

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 24, 2015 4:31 PM  
**To:** Public Hearing  
**Subject:** FW: Proposed Changes to the DODP

**From:** Jon Greer s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 24, 2015 4:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Changes to the DODP

Dear Mayor and Council,

I am writing to voice my concerns around the proposed changes to the DODP and encourage you to vote no.

The amendment from Duties to Authorities is very significant and extremely concerning. Specifically the amendment to s. 3.13. Why is more power been given to the unelected Director of Planning (DOP)? Mr. Jackson already tried to ram through these proposed changes and he is now presenting them in a highly technical and long winded way so as to confuse the general public. Currently the DOP is required to enforce municipal bylaws adopted by Council in the public interest. If these amendments are adopted the DOP is no longer obligated to enforce them. **The proposed changes give the DOP the authority to pick and choose which bylaws to enforce.** This is unacceptable.

The City hasn't listened to the CANY ruling. In fact, you are going in the opposite direction and trying to be even less transparent and giving away all of your power to Staff. It is Council that was elected, not Brian Jackson nor Penny Ballem, and Council needs to take back control. Mr. Jackson is the one who got you into this mess and now you want to give him more power? Simply put – it is time for a new Director of Planning.

You are proposing to permit ridiculous levels of high density bonuses to developers in exchange for providing very low levels of social housing. This will not help the very needy nor the overall livability of the city.

You are proposing to make changes to the definition of social housing yet you are already using the new definition in staff reports. That indicates you have already decided on the revised definition and are not actually going to consider public input. This is in direct violation of the CANY ruling where the judge ruled “a public hearing is not just an occasion for the public to blow off steam. it is a chance for perspectives to be heard that have not been heard...those perspectives, in turn, must be fairly and scrupulously considered and evaluated by council before making its final decision.” The City is failing to adhere to the Judge’s ruling around public hearings.

The new definition of Social Housing (SH) proposed is far reaching and will include most buildings if they include 1/3 market rate rentals of tiny units. It appears bonus density will be given without Council approval if it involves this new and far reaching definition of SH. You are now bypassing the need for public hearings by giving more power to the Development Permit Board – an unelected and unaccountable group of 4 city employees. This is unacceptable.

Public input is critical as huge increases in density directly affect livability of neighbourhoods.

This is not about sending out as many unaddressed cards alerting people of the changes. You actually have to listen to what they say and carefully consider it.

The only sensible answer to these convoluted and proposed changes to the DODP is to vote no.

Jon Green  
President  
Community Association of New Yaletown

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 24, 2015 4:47 PM  
**To:** Public Hearing  
**Subject:** FW: I oppose amendments to DODP

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**From:** Linda Light  
**Sent:** Tuesday, March 24, 2015 4:46 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Carr, Adriane; Reimer, Andrea;  
**Subject:** I oppose amendments to DODP

Dear Mayor and Councillors:

Please add my voice to the hundreds of other voices who are speaking out against the passage of the proposed amendments to the DODP. I particularly oppose these amendments because they pass too much power over to the Development Permit Board, thus allowing our elected officials to abdicate their responsibility for extremely important decisions that affect the future of our city. They also would disallow public input into these decisions, flying in the face of the recent court judgement regarding New Yaletown.

I also oppose these amendments because of their redefinition of social housing, which, from my understanding of the proposal, would exclude the very people whom social housing is meant to include.

These proposed amendments have also been developed without public input and public scrutiny, again flying in the face of the New Yaletown judgement.

It is hard for me to fathom how you, Mayor Robertson and your Vision councillors, could see such proposed amendments as being consistent with your "apology" to Vancouver voters and your promise, to "do better" if you were elected, in terms of including communities in community planning in a meaningful way. These proposed changes would seem to me, in fact, to be doing the exact opposite.

Please do not pass these amendments.

I am unable to attend the Council meeting tonight because of a prior commitment in my own community, but please include my letter in the record of public input on this item.

Thanks very much.

Linda Light

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 24, 2015 5:21 PM  
**To:** Public Hearing  
**Subject:** FW: Vote NO to DODP Amendments

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5.22(1) Personal and Confidential

**From:** Alan Albert  
**Sent:** Tuesday, March 24, 2015 4:57 PM  
**Subject:** Vote NO to DODP Amendments

I am writing to strongly **oppose** the proposed changes to the **Downtown Official Development Plan**.

I am against the proposed amendments to the Downtown Official Development Plan (DODP) for the following **oft-cited reasons**:

- The proposed definition of “social housing” removes support for those most in need
- The proposed amendments benefit developers, not people most in need of affordable housing
- The DODP and its proposed amendments are not intelligible, simple or direct, as required by law
- The City did not provide sufficient detail for the public to understand the pros and cons of the proposed amendments
- The City did not convey to the public the full impact of the proposed changes, making it difficult, if not impossible, to understand the effect of the changes on procedure and on their neighbourhoods.

In addition, the proposed changes:

- Reduce City Council oversight
- Diminish the public’s role in providing input in the future of our City
- Allow City planners to bypass public input
- Use confusing, inconsistent and conflicting technical jargon
- Allow developers unrestricted, run-away density
- Risk increasing homelessness and the price of housing
- Increase the power of the un-elected Development Permit Board and Director of Planning

In addition to these well-publicized reasons, there’s more to consider:

- **The City’s approach to affordability and homelessness is clearly not working.** Despite the current efforts, housing costs and homelessness are increasing. The DODP amendments only increase and lock in the counter-productive policies that have led to *higher* housing costs and *increased* homelessness.

**We now have the opportunity to do better.** I had hoped that the Mayor’s apology and the recent Supreme Court ruling provided an opportunity to open the discussion about how better to achieve what I believe are **shared goals of increasing affordability and reducing homelessness**.

Sadly, instead of a discussion, the City is rushing ahead with an attempted end-run around the Supreme Court ruling, presenting proposed changes that were drafted without *any* public input. All the public gets to do is to say whether we like the changes or not. **There is a better way, and now is the time to take that opportunity.**

- **The current approach to funding Community Amenities and Social Housing is fundamentally flawed and counter-productive.** Currently, the City's only available way to raise the necessary funds is to, in effect, "sell" density beyond the current zoning limits. This CAC/DCL approach is demonstrably counter-productive, as the market data indicates.

The current funding model provides the greatest profit to developers of the densest buildings, motivating the development of ever-increasing density. **The developers of these outsized buildings are then unfairly required to bear the entire burden of funding Community Amenities and Social Housing** for a neighbourhood on their one project.

**These increased developer costs are inevitably reflected in increased costs for the very housing that the policies are supposedly intended to reduce.** A better approach would spread the burden of paying for Community Amenities and Social Housing across as broad a funding base as possible.

**Why can't we discuss how better to achieve our shared objectives,** rather than simply repeating, and intensifying, the repeated failures of the past?

Please vote No on the proposed amendments to the Downtown Official Development Plan.

Thank you,

Alan Albert  
Vancouver

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 24, 2015 5:21 PM  
**To:** Public Hearing  
**Subject:** FW: Downtown Official Development Plan - Public Hearing

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s.22(1) Personal and Confidential

**From:** Guy Cross  
**Sent:** Tuesday, March 24, 2015 4:55 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Downtown Official Development Plan - Public Hearing

Dear Mayor and Council,

I am writing to express my opposition to proposed amendments to the Downtown Official Development Plan. While I cannot claim to be fully apprised of details, I am aware that proposed amendments include a redefinition of "social housing" that appears to undermine the basic notion that social housing should be defined on the basis of real needs and means rather than speculative market forces. It is also my perception that proposed amendments will only further motivate and enable an excessive and unsustainable mode of development that is already, in large part, responsible for the lack of affordable housing in Vancouver.

Frankly, in the wake of a recent election awash in self-interested campaign contributions, and a BC Supreme Court decision that appears to confirm a lack of meaningful public consultation in relation to City's planning and development processes, I have no faith or expectation that proposed amendments are in the public interest.

Sincerely,  
Guy Cross



**Kennett, Bonnie**

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**From:** EL s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 24, 2015 7:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to the DODP proposed amendments

I am against the proposed amendments to the Downtown Official Development Plan

- The proposed definition of "social housing" removes support for those most in need
- The proposed amendments benefit developers, not people in need of affordable housing
- The DODP and its proposed amendments are not intelligible, simple or direct, as required by law
- The City did not provide sufficient detail for the public to understand the pros and cons of the proposed amendments

I urge the Vancouver Mayor and City Council to vote against the DODP proposed amendments on March 24

Regards,  
Ella Low

**Kennett, Bonnie**

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**From:** Toby L 5.22(1) Personal and Confidential  
**Sent:** Tuesday, March 24, 2015 7:14 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Against the downtown official development plan

To whom it may concern,

I am against the proposed amendments to the Downtown Official Development Plan and the rezoning application of 508 Helmcken Street:

I strongly urge the Vancouver Mayor and City Council to vote against the DODP proposed amendments on March 24, and to uphold the Supreme Court decision in regards to the 508 Helmcken land swap.

Sincerely,  
Toby Low

