

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 23, 2015 4:13 PM
To: Public Hearing
Subject: FW: Public Hearing Item #3. Mar 24, 2015 - DODP

From: Lee Chapelle s.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 3:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Item #3. Mar 24, 2015 - DODP

Mayor and Council

I am opposed to the proposed amendments to the Downtown Official Development Plan (DODP) for the following reasons:

- 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

The proposed amendments in the Council report <http://www.newyaletown.ca/2015/03/say-no-to-downtown-official-development-plan-amendments/> are not acceptable, because they:

- 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
- Do not provide sufficient information
- Increase the power of the un-elected Development Permit Board

Yours sincerely

Lee Chapelle
Vancouver

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 23, 2015 4:42 PM
To: Public Hearing
Subject: FW: Proposed Amendments to the Downtown Official Development Plan

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

From: Don Dickson 8.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 4:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Amendments to the Downtown Official Development Plan

These proposed amendments are appalling – why not just hand off all control over development to the developers and be done with it? Oh wait, that's what you're doing, isn't it?

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, March 23, 2015 4:43 PM
To: Public Hearing
Subject: FW: Amendment of the Downtown Official Development Plan - Victory Squares

From: Matthew Burke s.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 4:39 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Amendment of the Downtown Official Development Plan - Victory Squares

Hi there,

I would official like to voice my concerns over the plan to change the Victory Square area.

I currently live @ s.22(1) Personal and Confidential with my wife and 2 year old daughter. Over the past 3 years of residency in this building we have witnessed all sorts of people visiting the area, both good and bad.

We have had numerous break-ins to the building, which through a number of building improvements and liaise with VPD and VFD we have been able to deter would be thieves to the best of our ability.

My concern over the plan to change the zoning around Victory square by increasing the height and changing the new buildings to 2/3 low cost housing will only exacerbate our current issues. My concerns in full are:

- Current transient neighbourhood problem
- History of break-ins
- IV drug use
- Public defecation and urination
- Child safety with current ration in our building of 15% units with children
- Seriously diminished property values
- Already have high density of SROs; Atira, Pendera and Woodwards right around the corner

My #1 concern is always the safety of my daughter and my wife. We live and work in the downtown core, we use the parks to get out of the house and into or neighbourhood.

I am all for low cost housing but at the expense of my family's safety I can never condone what you are proposing

Thank-you
~Matthew Burke

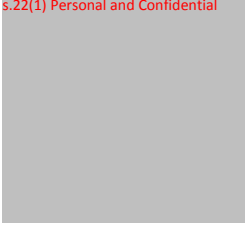
s.22(1) Personal and Confidential

From: Matthew Burke
Sent: March 23, 2015 3:31 PM
To: 'Mayorandcouncil@vancouver.ca'
Subject: Amendment of the Downtown Official Development Plan

As usual I am behind on all of these changes and I missed the meeting the planner at the Library, would it be possible to have someone contact me or send me info on the Victory Square proposed changes and affected areas?

Thanks
~Matthew Burke

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 9:10 AM
To: Public Hearing
Subject: FW: Amendments to the Downtown Official Development Plan.

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

From: Planning Info
Sent: Monday, March 23, 2015 6:02 PM
To: Correspondence Group, City Clerk's Office; s.22(1) Personal and Confidential
Cc: Sovdi, Holly; Corporate Info
Subject: RE: Amendments to the Downtown Official Development Plan.

Hello Mr. Ross,

Thank you for providing feedback in response to the proposed amendments to the Downtown Official Development Plan.

By way of this email, I am forwarding your comments directly to the City Clerk's Department, at mayorandcouncil@vancouver.ca, for circulation to Mayor and Council.

Regards,

City of Vancouver
Planning & Development Services
T: 604.873.7038
planninginfo@vancouver.ca

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

From: info@vancouver.ca
Sent: 2015-03-23 16:17:05.0
To: info@vancouver.ca
Subject: Amendments to the Downtown Official Development Plan.

[q1.0] Write your message | Subject:
Amendments to the Downtown Official Development Plan.

[q1.1] Write your message | Comment:
I am writing to OPPOSE the amendments to the Downtown Official Development Plan.

These amendments, if approved, will not just change downtown. These amendments will also set a precedent that will impact neighbourhoods all across Vancouver.

These amendments do not serve the wishes of residents--just the developers who you pander to with my tax dollars.

Bob Ross

[q1.2] Write your message | Name:
Bob Ross

[q1.3] Write your message | Email:
bob_ross@shaw.ca

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 9:14 AM
To: Public Hearing
Subject: FW: Comment on 24 March 2015 public hearing for 3. TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)

From: Joseph Jones 5.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 8:07 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; De Genova, Melissa
Subject: Comment on 24 March 2015 public hearing for 3. TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)

Re: 3. TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)

At public hearing on 24 March 2015

I have talked at length with a trusted, well-informed neighbor who made the effort to physically attend the Thursday March 29 open house at Vancouver Public Library. It seems apparent that city planners are feeling forced to front for an agenda that they themselves would never support.

In addition, I have every reason to trust Jean Swanson's assessment of the impact that proposed changes will have on accelerating the programmatic displacement from the area of existing residents who are most vulnerable and least able to afford a MINIMUM initial rent of \$850 per month for what amounts to a brand-new closet.

Therefore put me on public record as **OPPOSED** to this technicalities-based attempt at perpetrating an end-run around a scathing court judgment that found against seriously deficient City of Vancouver consultation processes. May City of Vancouver fail in its ill-begotten appeal of that judgment.

Fix the problems. Do the job right. Your patchwork of bandaids can never tourniquet this severed artery in our body politic.

I deplore this shameful act of a majority party that cynically promised to listen more and do better merely in order to eke out an undeserved hold on four more years of power.

If you are not one of the blind councillors uselessly holding onto the tail of the lumbering Vision behemoth, be assured that I will be watching how you vote on this matter.

Sincerely,

Joseph Jones

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 9:15 AM
To: Public Hearing
Subject: FW: Comment on 24 March 2015 public hearing for 3. TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)

From: Jeanette Jones s.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 8:36 PM
To: Correspondence Group, City Clerk's Office
Cc: Joseph Jones
Subject: Comment on 24 March 2015 public hearing for 3. TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)

To: Mayor and Council of Vancouver

I am OPPOSED to the proposed amendments to the Downtown Official Development Plan. These amendments make it almost impossible for those most in need of social housing to obtain it. They enable the granting of unlimited additional density to developers, without Council oversight.

Jeanette Jones

s.22(1) Personal and Confidential

Dear Mayor and Council,

My name is Christopher Garand. I am an owner of a condo in ^{s.22(1) Personal and Confidential} and a member of the strata board for ^{s.22(1) Personal and Confidential}. My comments are in regards to the proposed changes in the Robson Village (Area E) resulting from the West End Plan.

On page 8 of the Downtown Official Development Plan Amendments - RTS 10852 it states the following:

c) Proposed changes in the Robson Village (Area E) resulting from the West End Plan

Remove residential from the zoning and increase commercial density

In addition to the need for affordable housing, as part of the West End planning process, there was a strong desire to ensure that there were three “villages” that would encourage and support local business. To provide sunny and lively sidewalks, as well as additional opportunities for future business growth, the West End Plan recommended that in the Robson Village:

- height limits would remain (70 ft.) to maintain sunny sidewalks;
- permitted commercial density would be increased to allow for future local business opportunities (from 1 FSR to 3 FSR);
- future residential uses would not be supported to minimize conflicts with local business operations (noise, strata boards, lobbies, etc.); and
- existing residential would be grandfathered.

As such, on March 30, 2015, I posed the following question to Holly Sovdi:

“Please confirm, otherwise explain, that if the proposed amendments to the Downtown Official Development Plan are approved/adopted/implemented, that redevelopment of 1270, 1274, 1280, 1282, 1284, 1286, 1288, 1290 and 1296 Robson St. [the Complex] into a single taller residential high rise with commercial frontage would be considered to be within the proposed amended Downtown Official Development Plan.”

In response, Mr. Sovdi explained:

“[The] recommended zoning change would prohibit the redevelopment of 1270 Robson into a large residential tower.” (Email, H. Sovdi to C. Garand, dated March 23, 2015)

I would like Council to note my opposition to the prohibition of “...redevelopment of [the Complex] into a large residential tower.”

Redevelopment of the Complex into a large residential tower with commercial frontage would be consistent with the West End Plan.

1. The “village” atmosphere of Robson St. could still be maintained if the tower component were set back from the commercial frontage and/or limited in width. For example, the Blue Horizon Hotel, the Pacific Palisades market rental building, and the Complex are already constructed in such a manner. Another example is the Sandman Hotel on Davie St.
2. The sidewalks in the 1200 Block of Robson St. would still be kept “sunny”. The Complex is situated on the South East corner of Robson and Jervis at the very end of the proposed “Robson Village”. The only time of the year that sunshine on Robson Street in “Robson Village” could be potentially affected might be the very late evenings at the very beginning of summer. Any other time of year the sunshine does not reach the south side of the block in the evening. It should be noted that this public process did not allow sufficient time between notification of the public hearing and the public hearing to obtain an engineering study of the shadows, nor does it provide the capacity to conduct such a study.

3. The liveliness of the sidewalks would be increased with the increased local population and increased commercial space associated with a redeveloped site. A redeveloped site could also expand the space on the sidewalks to accommodate the increased traffic.
4. Increased commercial space would be provided within a redeveloped Complex and thus would allow for additional opportunities for future business growth.

The proposed restriction does not meet the intent of the West End Plan:

5. Redevelopment of the commercial units in the Complex is unlikely without redevelopment of the entire Complex. The footprint of redeveloped commercial units is restricted by the residential building behind the commercial units s.22(1) Personal and Confidential. The height of redeveloped commercial units is also restricted by the residential units; taller commercial units would completely block the windows and balconies of the residential portion of the Complex. Thus, the proposed prohibition would not support the objective of increasing FSR in Robson Village to 3 to allow for additional opportunities for future business growth.

Other items to consider:

1. On the same side of the 1200 block of Robson St., immediately adjacent to the complex, are older two story complexes whose footprints do not take up their entire properties. These complexes appear to be the type of complexes Council expects to be redeveloped to achieve FSRs of 3 under the proposed amendments. Allowing the redevelopment of the Complex along with these other properties would offer a developer an opportunity to consolidate lands and possibly increase the developer's ability to build an economic project.
2. Redevelopment of the Complex would be consistent with the architecture in the immediately surrounding neighborhood. On the opposite side of the street from the Complex there are two high rise buildings with commercial frontage: the Blue Horizon Hotel and the Pacific Palisades market rental building.
3. Prohibiting the redevelopment of the Complex into a large residential tower with commercial frontage would significantly reduce the perceived value the Complex to the detriment of residential strata unit owners and should reduce assessed property values and potentially property tax revenues.

For the above reasons, I recommend Council does not approve the prohibition of "...redevelopment of [the Complex] into a large residential tower" in amendments to the Downtown Official Development Plan.

Sincerely,

Christopher Garand, P.Eng., MBA

Figure 1 The Complex



Figure 2 Robson and Jervis Looking South East



Figure 3 The Complex Showing Commerical Frontage with Residential Set Back

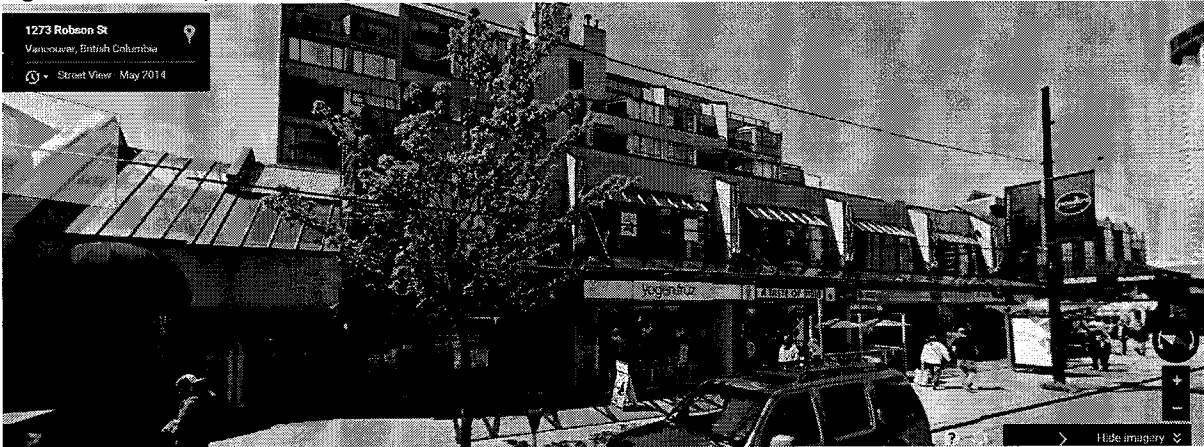


Figure 4 Robson and Bute Looking North West (Blue Horizon on the Right)



Figure 5 Pacific Palisades Market Rental Commercial Frontage and Residential Set Back



Figure 6 Blue Horizon Hotel Commercial Frontage

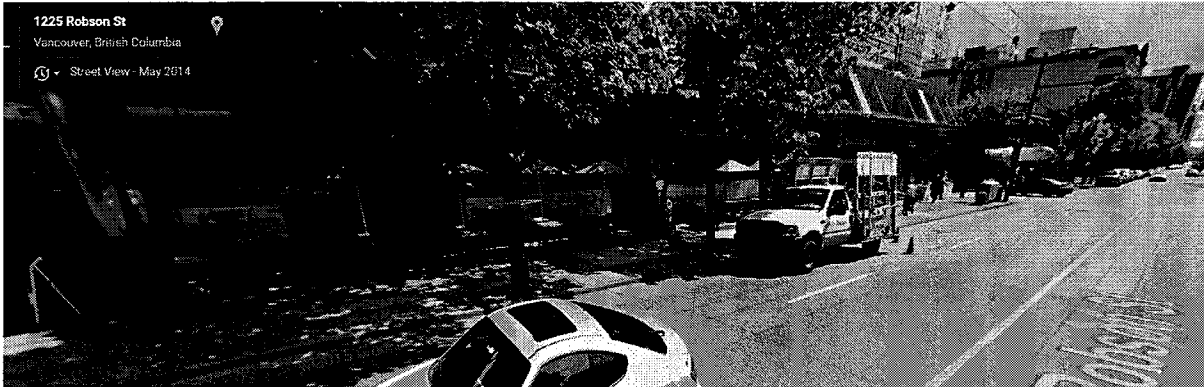


Figure 7 Sandman Hotel in Davie Village with Commercial Frontage



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 9:21 AM
To: Public Hearing
Subject: FW: Buildings in Vancouver and the future

From: Bryan Searle s.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 10:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Buildings in Vancouver and the future

Mr Mayor and council: I have been a resident of Vancouver since 1983 and still own a restaurant in Downtown Vancouver since 1983. I used love driving across Lions Gate Bridge and seeing the beautiful green trees and the mountain tops sprinkled with snow, and looking at West Vancouver with its few apartment buildings, and the sparkling ocean, now I can't wait to get out of Vancouver, it has changed so much and all in the name of making developers very rich, and I accuse the mayor and the council of allowing this to happen, because they are not interested in Vancouver but only the money that can be made from the developers.

My restaurant is located at Davie & Richards, first came Yale Town and that was the beginning of out of control building by developers. Over all the years till now and still going on, soon Richards street will get no sun, because of construction, I am aware that things change but the last few years has been uncontrolled development. It's spread all over the city resulting in a CONCRETE JUNGLE, tall uninteresting builds here there and every where with very little control, I remember a parking lot next to our restaurant was taken over only a few months after it was built and they built another boring concrete tower.

Developing is I know a point of progress but not at this speed, a very few buildings have any space for low income housing, and very little to look at, many are owned by overseas owners who purchase for investment purpose and are so overpriced our city has become one of the most expensive in the world. This City had a beautiful character, the people were friendly, there were good stores, great restaurants and great stores on Robson Street, all gone as we build the Concrete Jungle for the rich. It is as told to many of my customers, that we are not as friendly as we used to be, we have destroyed our personality, and I predict in few years no one will live here because it's too expensive, I know there are other Cities in Canada suffering the same as we are, but not as bad, Calgary, Toronto, Montreal all have the same disease, and so many of the buildings are NOT even owned by Canadians!!!

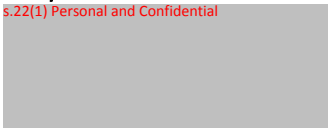
Also the constant building sites around the city cause huge traffic problems. Then of course our s.....d mayor and council decide to put in Bike lanes at considerable, and here again more traffic problems. I am not against bicycles or bicycle lanes, why so many? I know in Europe they have many thousands of cyclists, but they have been doing it for many many years, and it works there but NOT here, and in Europe if you have a cycle they have to have a license, why not the cyclists here? A license would pay for the building and maintenance of the lanes.

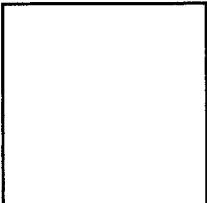
Our mayor and council are the worst I have ever known in the last 5 years, they are all the same no care for the average Vancouverite and certainly no compassion or help for the poor, I am totally disgusted, and would not support this group and their leader if my life depended on it. I know this letter will get put in the garbage or I will get a reply from the janitor indicating, that you have received my letter and will get back to me, which I

know is untrue,any what could you say you know I am right.For Gods sake SLOW DOWN ON DEVELOPING THESE OVERPRICED UGLY TOWERS try and put some real character back into our city.but I am sure I will not see any change as I am 84 years old,quite healthy,thank God and hate to see the destruction of this City all in the name of money.When we had Expo I loved it I cried on the day it closed,little did I know it was the beginning of the end.

Sincerely
Bryan Searle

s.22(1) Personal and Confidential





This email has been checked for viruses by Avast antivirus software.
www.avast.com

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 9:33 AM
To: Public Hearing
Subject: FW: Dodp changes

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

From: Johnizzo s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 7:48 AM
To: Correspondence Group, City Clerk's Office
Subject: Dodp changes

Dear Mayor and Council

I am writing to express my view against changes in city process limiting public input on new housing projects. We already have a growing condo glut in downtown Vancouver and traffic is increasing significantly. The public must be given the right to weigh in on future projects. It seems like development at any cost of high rise units has become an unbridled goal of the city and the public cannot be left without voice.

Sincerely,

Dr. John Izzo
Sent from my iPhone

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 11:11 AM
To: Public Hearing
Subject: FW: Proposed changes to density requirements

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

From: Dianne Buckland 5.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 11:01 AM
To: Correspondence Group, City Clerk's Office
Subject: Proposed changes to density requirements

I Oppose any changes be allowed to the current DODP. More public consultation is needed.

Dianne Buckland

5.22(1) Personal and Confidential

Sent from my iPad

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 11:14 AM
To: Public Hearing
Subject: FW: No, No, No is my message to you - the Mayor of Vancouver and your council - on your proposed amendments to the Downtown Development Plan

From: CHRISTIAN BRIX s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 11:06 AM
To: Correspondence Group, City Clerk's Office
Subject: No, No, No is my message to you - the Mayor of Vancouver and your council - on your proposed amendments to the Downtown Development Plan

Here is why:

- It reduces City Council oversight
- It diminishes the public's role in providing input in the future of our City
- It allows City planners to bypass public input
- It uses confusing, inconsistent and conflicting technical jargon
- It allows developers unrestricted, run-away density
- It risks increasing homelessness and the price of housing
- It does not provide sufficient information
- It increases the power of the un-elected Development Permit Board

Christian Brix

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 1:02 PM
To: Public Hearing
Subject: FW: Proposed Amendments to the Downtown Official Development Plan (DODP)

From: Don Gardner s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 12:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Amendments to the Downtown Official Development Plan (DODP)

I am against the proposed amendments to the downtown official development plan. For the following reasons.

First it sets the stage and precedent to minimize and/or eliminate the public's role in providing input on city planning by turning over control to city planners and the un-elected development permit board. It reduces elected city council oversight on city planning while creating yet another policy that allows unrestricted height and density over what is stated in community and development plans. The documents are also confusing and lack clarity in numerous aspects.

The city should be working with all levels of government to find long term solutions for the greater metro Vancouver area rather than implementing stop gap measures in the city that inflict more homelessness and more displaced people because of resulting land speculation that forces up prices and marginal people out.

There are also many operational and support issues that will arise with these types of development that have not been properly researched which must be laid out and included in the policies prior to approval.

Don Gardner

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Kennett, Bonnie

From: s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 1:47 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Public Hearing March 24: OPPOSED - Proposed Amendments to DODP (Downtown Official Development Plan)

Dear Mayor and City Council:

West End Neighbours is opposed to agenda #3 at the public hearing tonight: TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)
<http://former.vancouver.ca/ctyclerk/cclerk/20150324/phea20150324ag.htm>

Here are our basic reasons for opposing:

1. The new definition of "social housing" is overly complex and inconsistent with the definition used in other parts of the city
2. The new definition lacks clarity, as it would *include* market rental units - a situation at odds with the general understanding of "social housing."
3. Changes in definition should not be used to preclude meaningful input from citizens, as appears to be the case with additional density being eligible to be granted for social housing developments under the definition.

Sincerely,
Emanuel Pereira
President
www.WestEndNeighbours.ca

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 2:16 PM
To: Public Hearing
Subject: FW: Public Hearing March 24: OPPOSED - Proposed Amendments to DODP (Downtown Official Development Plan)

From: s.22(1) Personal and Confidential **On Behalf Of** West End Neighbours
Sent: Tuesday, March 24, 2015 1:47 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Public Hearing March 24: OPPOSED - Proposed Amendments to DODP (Downtown Official Development Plan)

Dear Mayor and City Council:

West End Neighbours is opposed to agenda #3 at the public hearing tonight: TEXT AMENDMENT: Proposed Amendments to the Downtown Official Development Plan (DODP)
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2. The new definition lacks clarity, as it would *include* market rental units - a situation at odds with the general understanding of "social housing."
3. Changes in definition should not be used to preclude meaningful input from citizens, as appears to be the case with additional density being eligible to be granted for social housing developments under the definition.

Sincerely,
Emanuel Pereira
President
www.WestEndNeighbours.ca

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 2:24 PM
To: Public Hearing
Subject: FW: Oppose to the proposed changes to Downtown Official Development Plan (DODP) _ Public Hearing March 24, 2015

From: E L s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 2:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Oppose to the proposed changes to Downtown Official Development Plan (DODP) _ Public Hearing March 24, 2015

I am again the proposed changes to the Downtown Official Development Plan (DODP).
thank you.

Regards,
Ed Lee

----- Forwarded Message -----

From: McMillan Patsy s.22(1) Personal and Confidential
To: Patsy McMillan Patsy s.22(1) Personal and Confidential
Sent: Monday, March 23, 2015 3:54 PM
Subject: Fwd: URGENT: Sign the Petition Now!

THIS IS AN URGENT REQUEST TO SUPPORT THE COMMUNITY ASSOCIATION OF NEW YALETOWN'S FIGHT WITH CITY HALL . THEY WON THE FIRST ROUND WHEN SUPREME COURT JUDGE MCEWEN SAID THAT THE COV HAD TO INCLUDE THE PUBLIC IN THE PROCESS AND THAT THE PROCESS HAD TO BE FAIR.

Now the city is proposing **massive changes** to the Downtown Official Development Plan (DODP). These changes, if approved, will **remove limits to how big a tower can get built downtown**. If approved, **your neighbourhood or our neighbourhood may be targeted next**.

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 like 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.
- 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 with unlimited density** in some areas without requiring approval by City Council and 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.

It's time to take a stand:

- Tell the City **NO to the proposed changes**.
- Please **state your opposition** to these changes on the City's **online feedback form**(<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/dodp/feedback.htm>) **AND** by **emailing City Council**(mayorandcouncil@vancouver.ca).
- Also, please attend the **Public Hearing on Tuesday, March 24, at City Hall, at 6pm**. Speak against the proposed changes. Don't let City Council vote to take away your voice in what gets built in your neighbourhood. See details below.

Your neighbourhood depends on you!

Begin forwarded message:

From: Alan Albert s.22(1) Personal and Confidential

Date: March 23, 2015 9:10:37 AM PDT

To: Coalition of Vancouver Neighbourhoods s.22(1) Personal and Confidential

Subject: URGENT: Sign the Petition Now!

Reply-To: s.22(1) Personal and Confidential

I am writing with rare urgency. **This Tuesday at 6pm**, City Council will be voting on proposed amendments to the Downtown Official Development Plan.

These amendments, if approved, will not just change downtown. These amendments will also **set a precedent** that will impact neighbourhoods all across Vancouver. **Your neighbourhood may be next.**

To see a quick list of key reasons to oppose the amendments, click the link below.

As of my writing, public opinion collected by City Hall is overwhelmingly *for* these damaging amendments.

Distribution Date	Support	Support - Form Letter	Opposed	Other
March 20, 2015	1	102	7	2

The 102 " in support" names were appended to a letter written by a pastor at Christ Church Cathedral . Did he just pass it around for signing without anyone knowing how these changes will affect the downtown community?

Your opportunity to stop the amendments is now. **Next time, it may be too late.** Please take a moment to sign this online petition before tomorrow, send a letter to mayorandcouncil@vancouver.ca or to each individual councillor below, and attend the public hearing tomorrow night Tuesday Mar 24th at 6 pm at City Hall to include your voice in this debate.

The easiest way to take action:

- **Please sign the petition** at <https://www.change.org/p/vancouver-mayor-and-city-council-vote-no-to-the-proposed-amendments-to-the-downtown-official-development-plan-on-march-24-2015>. The petition must be signed before this Tuesday at 5pm. **Sign now!**

Want to do more?

- **Forward this email** to your neighbourhood association members and to your own contacts.
- **Send your own letter** to the list of email addresses below this message. **Letters count even more** than petition-signing. Feel free to use the bullet points from the petition or the CANY website linked below.
- **Speak at the Public Hearing** at City Hall on Tuesday, March 24, at 6pm. Use the bullet points from the petition or the CANY website linked below, or make your own points. **Speakers make the biggest impact.**
- **Tweet the link to the petition** and share it on Facebook.

Please act now, before this Tuesday at 5pm. **The neighbourhood you save may be your own.**

Thanks!

Alan

--

Alan Albert

Community Association of New Yaletown

www.newyaletown.ca

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 2:36 PM
To: Public Hearing
Subject: FW: Changes to the DODP

Importance: High

From: McMillan Patsy s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 2:29 PM
To: Correspondence Group, City Clerk's Office
Cc: Carr, Adriane; De Genova, Melissa; Affleck, George; Ball, Elizabeth; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Stevenson, Tim; Deal, Heather; Reimer, Andrea; Ballem, Penny
Subject: Changes to the DODP
Importance: High

March 24, 2015

Mayor and Council
City of Vancouver
453 West 12th Ave
Vancouver B.C

Dear Mayor Robertson, Dr. Ballem and City Councillors

I am writing to OPPOSE the changes to the DODP because I do not support the idea that density limits are removed if the building has 30% tiny units that rent at less than affordable rates and that the public is given no opportunity for comment or input contrary to the recent judgment of Supreme Court Justice McEwen .

- The City has to provide **sufficient detail for the public to understand the pros and cons** of the proposed amendments and the City has to provide sufficient information to enable the public to "scrupulously consider" public input. And that a public hearing is not just for the public to let off steam but it is a time for elected officials to listen and learn from those most affected.
- The proposed amendments to the DODP were drafted **without any public input**. Neighbourhoods and **social housing residents were not consulted** as part of the process. The public deserves a voice in our own community
- Creating a new " definition" of Social Housing that specifically excludes low income earners - worse, these new " social housing" units remain out of reach for truly low income people who can't afford the " affordable " \$850 per month for a small closet apt.
- What will happen to the general livability of a downtown neighbourhood if development cost levies and community amenity contributions are not required? Developers will be able to get massive increases in size and density without creating infrastructure and amenities to support it.

One of the most recent controversial re-zonings for the STIR program was 1450 Comox St (now 1051 Broughton St) where the developer was allowed automatic extra density because they were building or including " affordable" long term rental accommodation in their development. The Lauren Building opened in

Sept. 2014 with several so called affordable rentals . Recently in an Airbnb advertisement for short term rentals in Vancouver it stated

AIRBNB description: *"Hello! My name is [privacy protected] and I spend my time ... near the ocean, just outside of Los Angeles, California. I also work in Vancouver, BC. After having stayed at various places as a guest through airBnb ... I am now making my Vancouver apartment available when I am traveling. We do travel a lotWonderful one bedroom on the 18th floor of a brand new modern style building in the highly desirable West End of Vancouver. 15 minutes walk to downtown or to Stanley Park, 10 minutes to the water. A cozy comfy place for distinguished guests...Large windows provide view towards Stanley Park and North...\$100CAD per night, \$700CAD/week...This apartment is conveniently located, in a brand new building...If you have a car, parking is available on some of the surrounding streets like portions of Comox or Davie street which is three blocks away."*

(One of two AIRBNB listings today in taxpayer-subsidized "The Lauren" at 1051 Broughton (1401 Comox), the former site of St. John's Church, West End. 22 storey tower built by Westbank, opened Sept. 2014)

There is another similar advertisement for a unit that is being rented for \$240 per night !

The second AIRBNB listing is also for a nice unit. This taxpayer-subsidized unit goes for \$240CAD a night, or \$1400CAD a week: "New Building in the heart of Vancouver's West End. This corner unit wraps around with amazing water and city views! Rare 2bd 2 baths, central to all public transportation, beaches, and the best of downtown lifestyle"

This flies in the face of the City bylaw requiring a minimum of 30 days rental. What systems are in place to ensure the monitoring of rental units over the 60 year life of the secured market rental agreement? How can the City permit the STIR and Rental 100 developer incentives to be exploited by renters who clearly have homes elsewhere and are using the city 's affordable housing incentives for personal gain. A taxpayer subsidized view for sure.

Will this same situation happen here ? Giving the developer a huge bonus for what will clearly be not affordable.

Please ensure that it does not by making sure that the most vulnerable remain able to find accommodation and that affordable isn't just a modern buzz word for " vacation rental by owner ".

Thank you

Patsy McMillan

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 3:24 PM
To: Public Hearing
Subject: FW: No to proposed changes to DODP plan

From: janice douglas s.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 2:35 PM
To: Correspondence Group, City Clerk's Office
Subject: No to proposed changes to DODP plan

I am writing to oppose the changes to the DOPD on the following grounds.

Unlimited density without considering commensurate social infrastructure makes for untenable communities or no community at all. Consider already the shortage of community centre, recreational and green space. School space is already at a premium or is the notion that families won't live here as incongruous as it was when Yaletown was first developed?

Vancouverites want their mountain views protected. What use is it having fabulous scenery if no one but those in the next highest tower can see them. To give citizens no say in this matter is arrogant to say the least.

Great cities value their history. The West End has a great feel and character to it. Why is there this mania for destroying all the historical character of Vancouver. Great world class cities build in conjunction with older architecture, consider Amsterdam. London. Buenos Aires etc. etc. There is enough world class architectural creativity to add to density without leaving the city bereft of its history and feel.

The notion that families of all economic groups can cohabit is good one but how many families will be able to live in the small spaces that \$850.00 will buy them. Or, once again is it that Vancouver is destined to become a city for adults only. All our communities INCLUDING the downtown should be welcoming living spaces that make residents feel comfortable and provide a sense of ownership and pride in their city.

The most egregious of the proposed plan is the proposed DODP increases the power of the (unelected) Development Permit Board, reduces City Council oversight, and **reduces the public's ability to provide input** regarding their own neighbourhood. It allows the DPB to grant unlimited **density without requiring rezoning**.

We absolutely reject the notion that as lifetime citizens we will no longer have any say in how our downtown might develop.

Janice and Grant Douglas

s.22(1) Personal and Confidential

Sent from my

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 3:37 PM
To: Public Hearing
Subject: FW: DODP

From: Chartrand, Patricia 5.22(1) Personal and Confidential
Sent: Tuesday, March 24, 2015 3:26 PM
To: Correspondence Group, City Clerk's Office
Subject: DODP

Hello,

Regarding your proposed changes, I take exception to the direction that you are taking. It appears as though the COV is side stepping the BC Supreme Court Ruling which requires public participation. The proposal is that if 1/3 of a building is deemed "Social Housing" density limits are removed and the public has no ability to comment on whether and where a building is erected.

Massive increases in the size and density of buildings do not lead to better communities, nor does excluding low income earners from social housing. There are people who can not afford \$850/month, in my eyes that does not qualify as a low income earner.

The COV is benefitting the developers at the cost of the residents in areas such as New Yaletown and I am opposed to the DODP.

Regards,

Patricia Chartrand 5.22(1) Personal and Confidential

5.22(1) Personal and Confidential



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