

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, November 24, 2015 5:34 PM
To: Public Hearing
Subject: FW: opposed to rezoning of 1837-1847 Main Street and 180 East 2nd Avenue (item #5)

From: Stephen Bohus [s.22(1) Personal and Confidential]
Sent: Tuesday, November 24, 2015 5:29 PM
To: Correspondence Group, City Clerk's Office
Subject: opposed to rezoning of 1837-1847 Main Street and 180 East 2nd Avenue (item #5)

Dear Mayor Robertson and City of Vancouver Councillors,

Please accept this letter in opposition to the rezoning of 1837 - 1847 Main Street.

Before I highlight a few key reasons to not to approve this rezoning, let me request that you consider recusing yourself from the vote and discussion on this item in the event that you or your elector organization received campaign contributions from the proponent's team. This would help remove any appearance of a conflict of interest and it would certainly be an opportunity to do things differently.

I volunteered for a period of two years on the Mount Pleasant Implementation Committee (MPIC). Former planners Harv Weidner and Matt Shillito were also involved with MPIC. At the final MPIC meeting there was a unanimous vote to support a majority opinion of the committee. The full text can found on pages 23-31 of the following staff report:

<http://former.vancouver.ca/ctyclerk/cclerk/20131023/documents/cfsc7report.pdf>

Specifically, the majority opinion of the MPIC advisory committee noted:

Introduction (Draft, p.5) The MPCP is not being implemented as directed by Council. MPCP Section 6.1 page 30 states "An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue." The planning has not been done for Lower Main Street as per Council instruction.

The original Mount Pleasant Community Plan text made mention of the possibility of having a mixed residential/commercial zone up to 6-storeys on Main Street between 2nd and 7th Avenue. This was in the context of a new planning process (area-wide zoning). This work was not completed. Rather, former senior planner Matt Shillito decided that the properties would be spot rezoned, on a parcel by parcel basis. This was unacceptable at the time for the committee.

The height and density proposed in the 1837-1847 Main Street rezoning is not in the spirit of the Mount Pleasant Community Plan and thus should not be approved. Rather, the proper planning process should be completed, or the suggestions of the majority opinion of MPIC should be taken to heart (copied below, under 'Suggestions').

Sincerely yours,
Stephen Bohus, BLA

Introduction (Draft, p.5) The MPCP is not being implemented as directed by Council. MPCP Section 6.1 page 30 states “An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue.” The planning has not been done for Lower Main Street as per Council instruction.

The MPIC received the following email from Senior Planner Matt Shillito concerning Planning Staff’s new Lower Main Urban Design direction, which confirms its divergence from the Plan direction: "I appreciate that this approach is somewhat different from the City- initiated rezoning anticipated in the Plan, however I don’t believe that it will result in a fundamentally different outcome nor undermine the Plan objectives. It is neither tacit approval of any particular rezoning nor ‘open season for rezoning on a site by site basis, regardless of what the Plan says’.” (email from Matt Shillito on Oct 8, 2012 Re: Main 2nd to 7th on divergence from the MPCP) So instead of the process stated in the MPCP, Planning is suggesting to do spot rezoning for Lower Main 2nd to 7th. Staff appear to have unilaterally decided that they would change the Council-approved plan. This was very clearly one of the pillars of the MPCP and Planning Staff failed, since Staff chose not to implement this key portion of the plan. Staff abrogated their responsibility to implement the plan as per section 6.1 (new programs and projects), apparently without Council’s expressed direction.

Suggestions: (1) Either keep Lower Main Street 2nd to 7th under current IC-2 zoning and only allow rezoning per the Industrial Lands Policy (p. 7 a) “A rezoning cannot increase the land values of the sites around it; nor can it affect the future or current use of the industrial uses around it” (2) Or, use the **C-8 district schedule** to allow for Lower Main Street 2nd to 7th redevelopment. This schedule was developed for mixed commercial residential with adjacent light industrial zoning and appears to be the closest ‘fit’ to the description provided in the MPCP. The C-8 schedule is used along Arbutus from 10th to 12th Avenue. This schedule can either be specified in a number of ways (incl. a joint schedule allowing IC-2 uses to continue) and can be used as an interim stopgap until a proper planning process can be completed for Lower Main Street 2nd to 7th.