

Isfeld, Lori

From: Stephan Kesting s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 8:49 PM
To: Public Hearing
Cc: Kelley, Gil; Robertson, Gregor
Subject: Delegation of Discretionary Relaxation Powers for TMH Zoning

Dear Mayor and Councillors,

I am writing to express my concerns about item 2 on the public meeting agenda for the Tuesday, September 19th, 2017.

This is the item which proposes to amend regulation so that City Council will no longer be required to hold public hearings before rezoning and placing 'Temporary' modular housing on city property.

This has all the appearance of an attempt to pull a fast one and slip an amendment that effectively insulates the mayor and city council members from having to face the music on what could be very unpopular amendments, given the potentially catastrophic effects that dropping this many units into residential areas could cause. The large social impact on a residential area was brought up again and again at the hearing in December of 2016, in which mayor and council had to face many residents who were very upset about the potential changes.

By slipping this amendment into place mayor and council wouldn't have to go through it again, would they? Yes, there might be 'consultation' down the road, but it wouldn't be binding and it wouldn't allow the residents of an affected area to express their displeasure directly to the facestheir elected representatives.

Hopefully I am wrong about my interpretation of this amendment, but to myself (and to all the neighbours with which I have discussed this so far) this really doesn't look good and we are very upset about it.

My stance is a resounding 'NO' for this amendment.

Sincerely
Stephan Kesting

Isfeld, Lori

From: Michael Kopsa <s.22(1) Personal and Confidential>
Sent: Monday, September 18, 2017 10:10 PM
To: Stephan Kesting; Public Hearing; Kelley, Gil; Robertson, Gregor
Subject: Re: Delegation of Discretionary Relaxation Powers for TMH Zoning

Thank you , Stephan, for bringing this to my attention. I'm in shock that the mayor et al. would try pass the amendment you refer to. I am the father of a primary school child in the Lord Beaconsfield catchment school; there are many kids in my neighbourhood who attend the same school. To place 'temporary' modular housing is to potentially expose these kids to drug addicts and people with mental illness - with little plan for supervision etc of these temporary residents. I am absolutely opposed to this rezoning plan, and equally opposed to amending regulations which allow rezoning to occur without full public involvement.

Michael Kopsa

3548 Walker St. Vancouver

> On Sep 18, 2017, at 8:48 PM, Stephan Kesting <s.22(1) Personal and Confidential> wrote:

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Isfeld, Lori

From: Bree Cropper s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 12:57 AM
To: Public Hearing; Mayor and Council Correspondence; Robertson, Gregor; Kelley, Gil
Subject: Re: Proposed By-law to amend Zoning and Development No. 3575 regarding relaxations for low cost housing for persons receiving assistance

Respectfully to the Mayor Gregor Robertson, Vancouver City Council and General Manager of Urban Planning Gil Kelley,

I am writing today regarding tomorrow's public hearing, September 19, 2017: 2. TEXT AMENDMENT: Zoning and Development By-law No. 3575 – Amendment to the General Regulations to Delegate Discretionary Relaxation Powers to Expedite the Delivery of Low Cost Housing for Persons Receiving Assistance. I have several serious concerns with this by-law to amend the zoning and development by-law in order to relax and streamline the process of public consultation around temporary housing developments.

I am a parent of three small children in East Vancouver in the area of Cedar Cottage/Kensington. I volunteer with my children's school Parent Advisory Council as the s.22(1) Personal and Confidential Elementary School PAC Chair and serve on the Grandview Community Centre Association at Trout Lake Community Centre. I am deeply involved in my neighbourhood as a volunteer and community member who cares strongly about many social issues particularly those affecting children and families. I firmly believe that Vancouver has a desperate housing problem amongst all income brackets that requires serious action from many levels of government and industry to address properly, including the possibility of Temporary Modular Housing. However, I am very concerned that City Council intends to utilize this amendment to streamline the process of zoning and development implementation beyond current practices of public consultation and due process.

Last December (December 13, 2016, Proposed Amendments to Existing City-owned CD-1 Bylaws No. 6041, 6313, 6533, 7189), the City Planning, Urban Design and Sustainability Office of Vancouver, proposed Temporary Modular Housing Developments in four existing CD-1 sites in East Vancouver, including three in my neighbourhood. Our community mobilized very quickly (even with the extreme short notice and proximity to the Holidays), and wrote many letters to City Council, along with a large turnout at City Council's Public Hearing, in order to speak about our concern with the lack of public consultation process in our community. We felt then that the City had not made substantial effort to engage our neighbourhood broadly with our concerns around these developments. At that time, we were specifically assured that in the future consultation would involve multiple language outreach, renter notification (not just homeowners), a longer timeframe of consultation, and a larger radius of neighbourhood communication; essentially that in the future, all City TMH sites would follow a Shelter/Immediate Housing Needs Model of public consultation in line with homeless shelters and warming centre protocols when their possibility is introduced to a community. We were also introduced to the City Director of Planning, Gil Kelley, who apologized to our East Vancouver neighbourhood specifically for considering us "low hanging fruit" in this proposal.

The Amendment proposed here does not assure us that our specific concerns regarding broad public consultation will be met going forward. In the Policy Report regarding this amendment, the Director of Planning will be asked to merely "consider the impact on the liveability of neighbouring residents" and "notify adjacent property owners ...deem[ed] necessary". This mere notification is not

the robust consultation process that we were assured of. We are very concerned that the consultation will be reduced to notification, and only english speaking homeowners at that.

As well, while the Public Input section of the Policy Report does make note that the city's "approval process includes a rigorous and established practice for community notification", I feel that the inclusion noted here does not necessarily necessitate the broad consultation process we were assured. In addition, this section also makes note that "the City has received no negative feedback" regarding Temporary Modular Housing sites; whereas, at the December 13 Public Hearing noted above, numerous questions and concerns were raised by members of our community about future possible TMH sites and their integration into the community.

Finally, the Public Input determined by this Amendment will only be considered by the Director of Planning "where possible". The current process of public consultation as it stands allows Vancouver communities both a meaningful framework of democratic consultation and a recourse to disagreement with that outcome. If the Vancouver City Council offloads that framework to its subsidiary departments, I do not feel that meaningful and full consultation with communities is necessarily the Planning Department's mandate nor its responsibility. Whereas, the possibility of an upcoming election keeps the Vancouver City Council keenly aware of and in acknowledgement of its electoral voices and commitments.

Thank you so much for your attention. As outlined above, I emphatically disagree with relaxing and streamlining the public consultation process around low cost housing; I believe solutions to our housing crisis will be found in creative, robust, and very public consultation discussions throughout our city for distinct solutions. I look forward to sharing your response to my concerns throughout my community and neighbourhood.

Sincerely,

Bree Cropper

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the signature area and any text that might have been present below the name Bree Cropper.

Isfeld, Lori

From: Ting Hii s.22(1) Personal and
Sent: Tuesday, September 19, 2017 6:08 AM
To: Public Hearing; Kelley, Gil; Robertson, Gregor
Subject: concerned citizens of Copley St. Community Park

Good morning ,

I have been notified by our good neighbours in Copley st that there is a public hearing into proposed temporary modular housing in city owned properties, including our wonderful Copley St community park. I am writing to express my sincere concerns about how this is being slipped through intentionally avoiding any meaningful consultation hoping to catch our neighbourhood asleep.

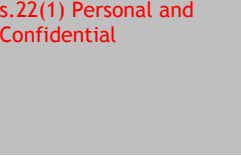
This is especially true as unelected directors can be making decisions impacting our neighbourhood and our way of lives in our beautiful city. I resent that !!

As stated in December 2016, we were to be consulted in "meaningful way" prior to any decision and so far we have heard NOTHING till this latest sneaky attempt to slip this potential vote through. It's rather underhanded and quite frankly despicable !!

We ask that the city and various people responsible respect our democratic process and do the right things properly , following the proper channels and processes, including genuine consultations and discussions re: definite drawbacks and degradation of our neighbourhood.

I would also like to know what are the steps towards any appeal process should the city (and their unelected officials) ram this potential sham through.

Sincerely,
s.22(1) Personal and
Confidential



Ludwig, Nicole

From: Lambert low s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 9:56 AM
To: Kelley, Gil; Robertson, Gregor; Public Hearing
Subject: Zoning and Development By-law No. 3575 –

Follow Up Flag: Follow up
Flag Status: Flagged

To Mayor and councillors,

I see another attempt by this city to have decisions made without public consultation again. There's an election forthcoming and one of these will end this party's rough shod practice of implementing policy against will of most people. U We all know that parties will fall sooner or later....let's hope for sooner. "The North (East) Remembers"

Regards,
Lambert

cole

Ellen Yeung - s.22(1) Personal and Confidential
Tuesday, September 19, 2017 10:09 AM
Public Hearing
To: Kelley, Gil; Llewellyn-Thomas, Kathleen; Munro, Kent
Cc: Subject: Sept 19 Public Hearing | Item #2

Dear Mayor and Council,

I am writing to **oppose** amendment of Zoning and Development By-law No. 3573 – Amendment to the General Regulations to Delegate Discretionary Relaxation Powers to Expedite the Delivery of Low Cost Housing for Persons Receiving Assistance.

Rezoning of land should continue to require public hearings. Relaxing such a rule sets a dangerous precedent. I ask that City Council continue to be transparent and democratic, and consult with and listen to affected nearby residents. Instead of side-stepping political accountability by delegating controversial decisions to unelected City staff, please do not change the amendment.

My elderly uncle lives alone in a house on s.22(1) Personal and Confidential, just a narrow back lane from where the City expressed interest in December in placing “Temporary” Modular Housing (TMH). I am writing to share my concern for his well-being and those of his neighbours if the amendment passes and a TMH is built there without a public hearing.

Having grown up beside Trout Lake, and continuing to be an East Vancouver resident, I know how generally peaceful my uncle’s residential neighbourhood is. There are no high security fences. There are families with children living there. There is a daycare and a school east of Vanness St. Area residents sit and relax in Copley Orchard. Suddenly installing a TMH, or possibly up to 2 of 40 units each, would be too much of a shock to the neighbourhood’s system. Based on news articles, the potential tenants of TMHs are the hard-to-house, some of whom have mental health and addiction issues. <http://www.vancourier.com/news/600-modular-suites-in-vancouver-could-cost-45-million-1.21454317> Can you imagine my concern? All I want is for my uncle to live stress-free in his own home for as long as possible during his twilight years. I don’t want him spending any time or energy worrying about threats to his safety or his property.

While I applaud City Council’s efforts to reduce homelessness, I implore you to find more suitable locations elsewhere in the City that isn’t a laneway away from people’s yards. One cannot look to the TMH at 220 Terminal Ave. as an example that a TMH placed anywhere else in the city will be trouble-free. At 220 Terminal Ave., there are 7 lanes of traffic on Main St and 6 lanes on Terminal, as well as centre meridians, separating it from other businesses. It is located in a light industrial area, not an area of single-family homes. Area residents in their glass towers are protected by multiple levels of gated security entry-

ways. Besides, according to public police data, the 200-block of Terminal Ave has recorded crimes this year. There were none for the 3500-block Copley Street for the same time period.

I also take issue with what Councillor Kerry Jang has said at last December's public hearing that he welcomes TMHs in his own neighbourhood. Well, that particular vacant city land he was referring to is not directly beside his house; it is quite a number of blocks and turns away on a busy road on Grandview Highway, and is surrounded by shops not SFHs.

Immediate neighbours of TMHs bear the greatest impact. If a TMH were to be placed right beside your aging parent's or grandchild's house, wouldn't you hesitate more about its location as well?

My uncle's neighbours by ^{s.22(1) Personal and} ~~Confidential~~ streets had strongly denounced the City's lack of consultation regarding a Temporary Modular Housing TMH in their neighbourhood last December. The City in turn promised consultation. Where is it? Now, quietly trying to pass this amendment without directly informing residents near Nanaimo SkyTrain station or anywhere else throughout the city that this is happening or where TMHs could be placed is so duplicitous. We need an open, fair process for selecting sites for TMHs across the city that involves listening to affected residents. I fear that giving discretionary power to City staff to impose TMHs goes against that philosophy.

Sincerely,

Ellen Yeung

Isfeld, Lori

From: Tanya Campbell <[REDACTED] s.22(1) Personal and Confidential>
Sent: Tuesday, September 19, 2017 3:34 PM
To: Public Hearing; Robertson, Gregor; Kelley, Gil; Reimer, Andrea
Subject: Zoning and Development By-law No. 3575

Hello

I am very concerned about Zoning and Development By-law No. 3575.

I was told personally that engaged neighbours would be included in discussions regarding Temporary Modular Housing. This absolutely did not happen and now with less than 24 hours notice, I discover there is a plan to have unelected directors making decisions regarding our neighbourhoods.

I absolutely agree that Vancouver has a housing crisis. I want to help with the solution but no one has reached out to people like myself who have been active regarding our communities.

I sincerely hope someone will include engaged neighbours into the process in a meaningful and honest way.

Thank you,
Tanya Campbell