



311

Mayor and Council Feedback

Case number: 101010176670

Case created: 2017-09-17, 12:21:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Ms MARION JAMIESON

Address: s.22(1) Personal and Confidential

Address2:

Phone:

Alt. Phone:

Request Details

- | | | |
|-----|--|---|
| 1. | Comment:* | Attached please find a letter for the Sept. 19 public hearing on Agenda Item # 8. TEXT AMENDMENT: Introducing Character Home Retention Incentives and New Housing Choices in RS Zones. This new online form is a barrier to communication with the Mayor & Council and staff. In the past a letter to Mayor & Council could also be cc'd to relevant staff. Please return to using the Mayor & Council email address. Thanks. |
| 3. | Department: | MayorandCouncil |
| 6. | Did caller indicate they want a call back? | Unknown |
| 11. | Name: | s.22(1) Personal and Confidential |
| 12. | Email:* | |
| 13. | Address: | |
| 99. | Attachments | 1 |

Additional Details

Map and Photo

- no picture -

September 19, 2017

Dear Mayor & Council:

Re: Proposed Changes to RS Zoning Districts

We are strongly opposed to approval of the proposed *Zoning and Development By-law No. 3575 regarding Character Houses, Multiple Conversion Dwellings and Infill Dwellings in RS zoning districts (the amendments)*; the Sept. 7, 2017, *Memorandum on related amendments to the Strata Title Policies for RS zones (the memorandum)* and the July 14, 2017 policy report, *Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law (the Report)*. The changes proposed in these documents would radically alter the character and livability of our neighbourhood, so we are addressing the specific amendments as well as the overall direction described in *the Report*, rather than conforming to a piecemeal approach.

We are strongly opposed to the proposed changes because they will not achieve the stated goals to “address the escalating housing affordability crisis” and “assist families, renters, and seniors by encouraging multiple conversion dwellings and infill projects on individual lots... while supporting the retention of existing character homes” because:

- Their goal is densification not retention of character homes so they do not sufficiently encourage retention and the proposed changes would degrade rather than enhance neighbourhood character,
- They are far too radical for a city-wide, top-down, policy approach,
- Replacing rented suites & laneway houses with Multiple Conversion Dwellings (MCDS) and infill houses:
 - Would decrease available rental stock,
 - Is not appropriate for neighbourhoods with smaller homes like Upper Kits,
- There are inadequate provisions for monitoring whether this approach would achieve the stated goals.

Generally, we are concerned that the proposed changes, like many up-zoning initiatives, would exacerbate rather than ameliorate the housing crisis while sacrificing character homes. The following are our detailed alternative recommendations and rationales.

Recommendation #1:

Reduce outright FSR for New Construction

The Character Home Zoning Review (CHZR) focused on encouraging retention of character homes. The most effective retention option proposed was a reduced outright FSR for new builds, an incentive that would put the brakes on demolition of character homes & rapid gentrification of our neighbourhood.

While this incentive was widely supported, it has been removed without adequate explanation. *The Report* states that, “Reducing the floor area for new construction would have a great impact in retaining character homes but is not recommended” and that “there will continue to be character homes demolished and rebuilt with new, larger homes.” It refers to a vague review of RS zones at some unspecified date that “may result in denser housing forms such as duplexes and triplexes”.

Our residents were optimistic that the City had heard and was acting on ongoing demands to preserve neighbourhood character & affordability. But this was shattered when the obvious course of action was substituted with a consultation process promoting zoning amendments for

densification. Our residents have made it clear that we want character houses retained and gentrification of our neighbourhood and city halted. But *The Report* suggests the City is not obligated to consider the interests of people in RS zones.

We urgently request that a low outright FSR of 0.50 be used as an incentive to effectively address the ongoing and increasing demolitions of homes & their replacement with outsized, unaffordable homes. This would not require a radical upzoning but tweaking existing zoning to increase affordability & character retention.

Recommendation #2:

Limit the size for retention to 0.7

The current FSR in RS-5 of 0.75 is already too large, encouraging outsized houses that gentrify the neighbourhood and are not in accordance with neighbouring character. These changes propose an even higher FSR, up to 0.85 with an infill, for retention of a character house. If new builds are restricted to 0.50 FSR, an FSR for retention of .7 will provide an excellent incentive, along with improved approval times and relaxed building code requirements to promote retention of character traits. As an aside, if a character house is demolished for a new house, a laneway house should not be permitted.

Recommendation #3:

Character House definition should include pre-1950 homes and smaller houses.

The pre-1940's definition of character houses is arbitrary and would ensure the loss of the few remaining WWII-era bungalows. Also small character houses should not be considered "underutilized" since there could easily be provisions to offer them extra FSR for a larger laneway house instead of demolishing them and building new with associated waste & pollution.

Recommendation #4 :

Include rate-of-change provisions to limit the # of new build and renovation permits in a given area.

Without the changes recommended above, the proposed changes will increase the current constant construction to an unlivable level. Vancouver neighbourhoods are serving as the industrial heartland of BC and have been forced to sacrifice the quiet enjoyment of their homes in order to be the number one revenue source for governments at all levels. Council has a responsibility to protect the interests of its citizens and rate-of-change provisions in the RS zones are already long overdue. Concentrated permits for demolition/new construction and renovations should be avoided through staggered & spaced approvals.

Recommendation #5 :

Additional Suites for Rent not Multiple Conversion and Infill Dwellings

Upper Kitsilano is not well suited to MCDs and infills as the character homes tend to be modest and lots small. The increased FSR needed for conversion to MCDs and infills would involve rebuilding the original house beyond recognition and the loss of trees and other biodiversity. Instead, second, secondary rental suites should be allowed under the Secondary Suite Program as a simple incentive for retention that would also increase density & low-cost rental stock. Such a rental conversion to three suites: main floor, basement and an upper floor suite would reduce building code and zoning regulations so as to be more affordable than MCDs. Again, building code requirements must be relaxed and additional resources for permitting allocated to promote more affordable suites in older homes.

Recommendation #6:

Strata-titled MCDs and infills permitted in RS zones will reduce rental stock

Stratification would exacerbate the affordability crisis for both low & middle-income renters through the loss of this affordable rental stock. Permitting MCDs for sale would discourage construction of secondary suites, decreasing the supply of safe, affordable housing for those most in need. A city with a perilously low rental vacancy rate and getting worse every year cannot afford to lose rental accommodation. These changes would benefit homeowners and those who are wealthy enough to buy in a triplex or quadraplex at the expense of those least able to pay. Clearly renters who currently live in secondary suites or even laneway houses would be unable to purchase MCD units for \$1 - 2 million each.

We are also concerned that these changes are designed pave the way for the administration's stated intention to allow subdivision of auxiliary dwellings in the RS zones, to which we are opposed.

Recommendation #7:

Radical changes in zoning should not be made through top-down policies on a city-wide basis.

Any changes to RS zoning should be developed by working with neighbourhoods to identify areas best suited for specific zoning changes. A clearly effective approach is one where an experienced and knowledgeable community advisory committee made up of local residents works with City planners on all aspects of zoning changes as was done when Kitsilano was rezoned to RT7/RT8. This is far better than the blunt instrument of repeatedly layering sometimes contradictory policies city-wide.

The stated goal, according to *the Report*, is to densify the RS zones, even though these neighbourhoods have already been densified through increased secondary suites & laneway house. They are 3 family not single-family zones. The proposals before Council are not minor amendments but radical changes to the character of the RS zones. After the last election, the Mayor promised to consult with neighbourhoods and respect their aspirations, but these proposals represent an autocratic style of decision-making and manipulation of consent. The Open Houses and survey used to justify these proposals did not represent meaningful citizen involvement and the results should not be used to suggest endorsement of the proposed changes.

Recommendation #8:

If Council approves these amendments and the direction represented by *the Report*, a set of performance measures must be developed before further actions are taken.

While *the Report* includes performance measures, they measure the progress of the strategy but not progress in achieving the overall goals which are: to address the escalating housing affordability crisis and assist families, renters, and seniors while retaining the character of RS neighbourhoods. A more robust review, in consultation with RS zone Residents Associations, would measure whether the proposed changes are functioning as incentives for character home retention or decreasing affordability by acting as a further boost to gentrification city-wide. There have been too many city initiatives that have backfired in terms of stated goals with inadequate monitoring of outcomes.

Performance measures for any changes to the RS zones should include:

- a fine-grained analysis of the # of character homes retained or demolished by neighbourhood,
- a detailed analysis of character home criteria retained after MCDs (ie detailed before & after photo comparisons),
- concentrations of new builds & renovations (ie # per square block)

- MCD & infill units sold to locally resident families, renters & seniors,
- Contribution of MCDs & infill units to housing affordability city-wide using CMHC criteria,
- All houses, MCD & infill units not occupied full-time (ie is 6 month criteria working or being abused),
- Number of new secondary suites created compared to baseline data,
- Rents for new secondary suites compared to previous & existing units,
- Number of new and existing rental units not occupied full-time,
- Number of previous renters who have been able to buy, and
- Impact of any changes on rental vacancy rate.

After one year, data & information about the impacts of any amendments made should be thoroughly reviewed to measure whether the overall goals of *the Report* are being achieved and made public. If this review shows that any amendments to zoning are not achieving the stated goals, they should be immediately further amended in consultation with RS zones Residents Associations and using the recommendations in this submission. Better yet, this top-down, heavy-handed approach should be shelved and an experienced and knowledgeable community advisory committee made up of local residents set up in each neighbourhood to work with City planners on all aspects of zoning changes.

Yours truly,

Marion Jamieson, Director, Upper Kitsilano Residents Association

September 18, 2017

Dear Mayor and Council,

Re: Character Home Retention Incentives and New Housing Choices in RS Zones.

Firstly thank you for all of the hard work that City has put into this. It is not easy and you have difficult choices.

However, I do not support the measures proposed to protect our fast disappearing character homes-as I do not believe they in fact will work to protect them. In fact the opposite will happen. Please do not pass these recommendations into an amended by-law.

I and many of my neighbours find it heartbreaking almost every day to see another orange fence go up in our Upper Kits Neighborhood, signalling the imminent demolition of yet another character or heritage house.

Why are they demolished?

Because in the RS5 zone where I live, it is simply more cost effective and easier to build new than retain. The current zoning permits developers and others to build a new house that is hugely bigger than the existing one. And generally they are out of keeping with the neighborhood character and fill the lot, dwarfing the houses on either side.

And the new build process is easier and faster. I do not see many of these new homes being built by the owners to live in--mostly they are built by developers for resale-and certainly it is not creating "affordable" new housing, while at the same time destroying any modicum of character.

My neighbour, one of the rare ones who chose to renovate and keep his family living in his house, was even told by City staff he should just tear down and build new. He found it to be a horrendously complex process.

This has to change or there will soon be no character or heritage houses left. Already close to 1000 are demolished each year.

In the report even your own staff say: "staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones"

- **What WILL make a difference? "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."**

In workshops and open houses that I attended, over and over again I heard people saying that for them to retain their character house, there needs to be simpler, faster and easier permits and processes from the City. **This was the NUMBER ONE comment I heard. And yet it is not even on the list of recommendations? Why is that?**

It is time for the City to make up its mind--Do you want to retain character and heritage or not?

You have the power to ensure our neighborhood character and liveability is not destroyed as it soon will be if we keep up with the scale of demolitions and continue to replace them with large, unaffordable houses, which have no design guidelines and house less people--not more than the original houses they replaced.

Apart from the loss of character and landscapes we are also losing many rental secondary suites that were in these older homes. And based on what is happening around me, many of the new homes do not have suites. Indeed some of these houses have no one living in them at all.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

Please do not pass this proposed by-law in its current form, but revise it to reduce floor area for new construction (.50 not .75 FSR for new builds-as was originally proposed). And please fast track permits and simplify requirements to restore and retain character homes, along with incentives such as two secondary rental suites.

Regards,
Penny Noble

s.22(1) Personal and Confidential





PCI DEVELOPMENTS CORP.

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September 18, 2017

Mayor and Council
City of Vancouver
453 W 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Robertson and Members of Vancouver City Council,

**RE: Public Hearing – September 19th, 2017
Item No. 6 – False Creek Flats Plan Implementation**

PCI and our partner Low Tide Properties are owners of several properties along Great Northern Way including the building adjacent to Emily Carr at 565 Great Northern Way.

Further to our active participation in False Creek Flats Planning process and May 16th submission to Mayor and Council as enclosed for reference, we have accepted the City's chosen direction and will support its implementation. However, we want to draw your attention to a problematic issue in draft zoning as it relates to prescribed uses.

Overall we (and many others) are disappointed in the lost opportunity to create a vibrant mix of uses in this area that appropriately appeal to innovation industries as frequently referenced in False Creek Flats planning - technology, digital media, design and data businesses for example. The area has great potential to support jobs critical to innovation industries given its educational, transit and location attributes.

However a mix of uses is needed, including retail, restaurants, entertainment and residential, particularly rental housing. We have consistently heard from prospective businesses considering locating to the area that these important features are critical to them within a complete community. In our view the plan as now proposed fails to facilitate this.

Our comments are specific to the Creative Campus area and specifically our property at 901 Great Northern Way which is identified as I-3 sub area A. Regarding the proposed amendments to the I-3 schedule:

- The adjacent properties to the west are zoned CD-1 with broader and for the most part more appropriate uses.

PCI

- The ground floor uses permitted in revised I-3 zoning applicable to 901 Great Northern Way should be broader to encourage a vibrant neighborhood with adequate and interesting goods and services for workers.
- Contrasting to prevailing past feedback to City staff and Council, the proposed I-3 schedule offers no retail and only would allow for a small, 16 seat coffee shop as a conditional use. Such small scale retail is not adequate to support City's ambitions for this neighborhood, and lack of retail amenities will ultimately preclude its growth.
- Office job uses are similarly restricted, with only outright office uses permitted being Digital Entertainment and Information Communication Technology.

In a rapidly changing world do not try to describe uses. We suggest past zoning efforts that did this with restrictions for "bio tech uses" & "chip manufacturing" quickly became outmoded. The positive and continuing transformation of Great Northern Way clearly exemplifies this with demand by "vision aligned" tenants at our 565 Great Northern Way property, including fashion designers, apparel companies, corporate office and shared office users. They are attracted to features previously noted, but would not suit proposed restricted office zoning.

Are current/planned Great Northern Way residents such as lululemon, Kit & Ace, MEC or Nature's Path jobs not innovative, important and relevant? How would precluding them from locating to this area support Vancouver's innovation economy?

Similarly, a traditional business seeking to locate their IT department to the area to advance its internet of things software innovation could be precluded by the company name on their lease. With restrictive zoning, what is threshold to qualify when clerical & corporate functions are also included with IT?

Remove need for clarification by permitting general office. The issue should be about creating job space and the market will fill it with the uses dictated by the economy. Restrictions on office uses would serve to limit the area's growth, not facilitate it.

This would be consistent with other portions of Great Northern Way moving west from 887 Great Northern Way (former QLT Building) within CD-1 zoning.

PCI

We therefore request the following amendments to the proposed bylaw:

- Appendix B, Section 2.2.0 - Outright office use be amended to include office uses permitted in the conditional section 3.2.0, specifically:
 - "general office, but not including the offices of accountants, lawyers and notary publics nor offices of real estate, advertising, insurance, travel and ticket agencies
 - Health Care office but only in sub area A as showing figure 1"
- Appendix B, Section 2.2 – add to outright uses "retail uses in conjunction with office tenants, Food and Beverage (quick serve through to full service and pub), grocery and convenience (drug store) uses"
- Appendix B, Section 3.2R - conditional uses to include "Retail".

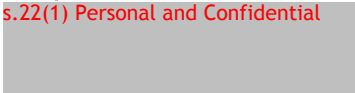
Yours truly,
PCI DEVELOPMENTS CORP.

s.22(1) Personal and Confidential



Tim Grant
Vice President

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May 16, 2017

Mayor and Council
City Hall
City of Vancouver
453 W. 12th Avenue
Vancouver, British Columbia
V5Y 1V4

Dear Mayor Robertson and Members of Vancouver City Council,

Re: False Creek Flats Plan for Standing Committee on City Finance and Services of May 17, 2017

We are a landowner in the False Creek Flats, specifically portion of the “Creative Campus” on Great Northern Way. We currently have development underway at 565 Great Northern Way, which will be completed in spring 2018 with 170,000 SF of high quality, creative & innovation-oriented office space with ground floor retail and architecturally significant retail pavilion. Our development also includes completion of public realm for Emily Carr University of Art + Design, which we have worked closely with Emily Carr, the City and Great Northern Way Trust in designing & coordinating. Further, we are in process of planning to improve & add retail to existing office building we own at 887 Great Northern Way and have 4 future development sites that we are hopeful of being able to proceed on in near term. Along with our partner on these properties, Low Tide Properties, we share the City’s vision for the Flats as outlined in section 6.1 of the False Creek Flats Draft Area Plan, and believe the largely undeveloped Great Northern Way node in particular provides a unique opportunity to support these objectives.

However, as we have conveyed throughout the Flats planning process, notably with enclosed recommended edits to previous draft plan on February 17, 2017, we are highly concerned and disappointed in the latest Flats plan. It will not support achieving the City’s objectives, but rather restrict further development, squander a large land base in close proximity to downtown core well served by existing & future rapid transit and discourage expansion of innovation industries in the City.

In interim since we submitted our comments as enclosed, a Fortune Top 20 company tentatively selected Great Northern Way to pursue large expansion at 2nd Vancouver location to compliment its increasing presence in downtown Vancouver. Primarily based on the area’s lack of proximate desirable retail & residential options for its staff, they declined to locate to GNW, but rather further expand their presence in increasingly tightening, more expensive downtown office market. Similar comments have been shared with us by other highly desirable innovation industry companies.

Our primary recommendations are summarized as follows:

- **Need for Complete Community** – efficient land use, particularly in close proximity to downtown core and leveraging of precious existing & future transit infrastructure demands complete communities, including office, retail, residential and community space. The plan as presented is woefully inadequate for viable retail and residential space in particular.

PCI

- **Undesirable for Innovation Businesses** – “9 to 5” isolated communities as presented in latest Flats Plan are not acceptable to innovation users that the City is seeking. In highly competitive marketplace for talent, these businesses are demanding locations desired by their staff in vibrant, complete communities with easy access to variety of interesting retail offerings, amenities and housing in close proximity to their workplace. These preferences are continuously evolving, and as such flexibility in land use needs to be provided for to adapt accordingly. By not seizing opportunity for such communities in the Flats, Vancouver would not have a suitable, lower cost alternative to the downtown core for these businesses and ultimately limit their growth in Vancouver and push them to pursue other cities exhibiting such characteristics.
- **Rental Housing Needed** – in context of Vancouver’s affordability crisis, access to rental housing in proximity to workplaces is a significant limiting factor for further expansion of innovation industries.
- **Restricted Office Uses** – as proven by unsuccessful “I-3 Zoning” restricted offices uses do not work. Office uses of all types need to be encouraged and allowed to grow organically with the local economy, not limited and prescribed.
- **Building Heights** – not adequate for community with 2 existing + 1 planned rapid transit stations, particularly at station nodes.
- **Ground Floor Industrial Not Viable on GNW** – ground floor industrial is not a viable use in mixed-use context on high pedestrian, cyclist and automobile traffic of Great Northern Way in close proximity to 3 rapid transit stations. Transition away from industrial use has already happened – this use is not compatible with Emily Carr University, Centre for Digital Media, our 565 & 887 GNW buildings, MEC and future Nature’s Path building. Ground floor industrial will preclude introduction of much needed retail on precious few remaining good retail locations.
- **Competitive Set** – the Flats is competing with world-leading urban neighborhoods for highly coveted innovation industries, South Lake Union (Seattle) and SoMa (San Francisco) being two examples that we’ve heard from prospective tenants. These municipalities have embraced appropriate transition from low job intensity & inefficient uses and supported vibrant, complete urban neighborhoods demanded by innovation industries. Vancouver has made great strides in attracting these users and several factors are lining up in our favour to further advance this pursuit. The False Creek Flats Plan needs to be a bold move to support expansion of our innovation industries – not hinder it.

We have actively participated throughout the False Creek Flats Planning process, including frequent meetings and correspondence with staff. We are disappointed that feedback from ourselves and other organizations actively engaged with desired users have not been considered. After an extensive process, we also believe it inappropriate that latest draft plan was posted on Thursday evening for presentation to Council on following Wednesday morning. We are unsure as to what the rush is, particularly with anticipated construction of rapid transit extension in near term. The Flats is a unique opportunity critical to Vancouver’s future – we need to get it right.

Sincerely,

PCI DEVELOPMENTS CORP.

s.22(1) Personal and Confidential

Dan Turner, Executive Vice President

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Tim Grant, Vice President

s.22(1) Personal and Confidential

Bonnie Cheng

From: Tim Grant
Sent: February-19-17 3:40 PM
To: Dobson, Cory; falsecreekflats@vancouver.ca
Cc: Andrew Grant; Dan Turner; David Ferguson; Andrew Chang; Bragg, Ryan
Subject: False Creek Flats Plan Comments - PCI & Low Tide
Attachments: FCF Creative Campus - PCI & Low Tide Recommendations Feb17-17.pdf

Cory,

Thank you to you and your colleagues for your availability and efforts throughout the False Creek Flats planning process.

As you are aware, PCI and Low Tide in partnership own a number of properties on Great Northern Way. Over the next several years, it is our intention to redevelop and improve these properties to create successful, Innovation Economy job space along with associated public realm improvements, which aligns closely with our understanding of the City's objectives for this area. However, we are concerned and disappointed in the City's draft vision for this area as has been presented, which contemplates an isolated, restricted commercial use campus that our and the City's targeted innovation and creative users will simply not accept. Not to mention the limited consideration of anticipated transit extension, which as has been illustrated on existing rapid transit lines throughout our region needs to significantly influence land use planning.

Further to you and your group's discussions with several members of PCI & Low Tide teams throughout our active participation in False Creek Flats planning process, please see our summary comments attached. For simplicity, we have presented as a markup of the City's Creative Campus draft plan.

Exciting and important things for the community and City at large are happening on Great Northern Way. It is our hope that the City will recognize the adverse impacts its current draft plan would have on this area and revisit to support a complete community that will further stimulate its positive transformation, rather than halt it.

Please let us know if we can clarify or provide anything further. Thank you to you and your colleagues for your consideration of our feedback.

Regards,

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Confidential

Tim Grant, CPA, CA
VICE PRESIDENT

PCI

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FLATS PLAN URBAN DESIGN

CREATIVE CAMPUS

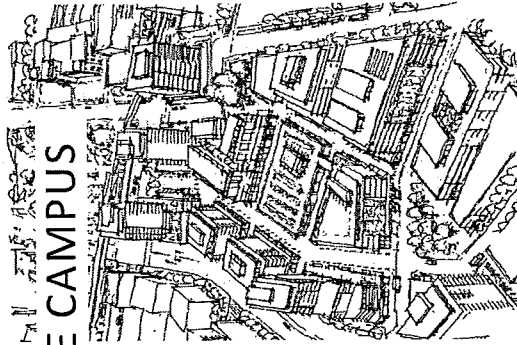


The Creative Campus, located in the south-western corner of the Flats is defined by the relocation of Emily Carr Art + Design University and the future Innovation Hub at the City-owned blocks at Main and Terminal. With distinct street grids and a unique mix of industrial, office, IT, and creative industries, this transit rich sub-area will be the new 'public face' of the Flats, the City's creative arts & culture centre, and will provide a point of convergence where new connections link amenity and public spaces in this intensified employment node, with primary focus on creating vibrant job spaces within a complete community preferred by innovation economy including creative, digital media and technology industries.

OVERVIEW OF ZONING APPROACH

Allow additional building heights and densities while encouraging general office, streetfront retail and desirable public spaces on High Streets of Main and Great Northern Way, while retaining appropriate light industrial uses in other areas. ~~the retention and introduction of light industrial uses at grade.~~ Introduce a variety of new uses that support complete communities preferred by the innovation economy and achieve public amenities. Seek new models of housing ~~and additional~~ including rental in locations where residential uses are allowed within regional policy. Emphasize transit stations both existing and proposed as nodes identified with a mix of uses accompanied by density and height to mark their location, notably within 150m of the station. This includes the future Thornston Station which is designated General Urban and VCC-Clark suitable to be re-designated to General Urban in City's discretion.

Encourage connections to adjacent neighbourhoods.



HEIGHT & DENSITY WITHIN THE CREATIVE CAMPUS

Increase heights and densities while seeking a flexible and diverse building typology. Avoid narrow use definitions and offer bonus for innovative design. ~~New uses introduced including Creative Products Manufacturing and Digital Entertainment and Information Communication Technology (ICT) use based intensity employment for additional information.~~ Promote commercial uses to encourage organic, job-creating growth and redevelopment.

Residential will be considered within 150 meters of rapid transit station and above 5.0 FSR commercial outside. Convenience retail, including grocery, is encouraged to contribute to a complete community.

~~Height: Retain outright maximum of 60 ft. Introduce conditional to 160 ft. 250ft or more at transit stations and stepping down moving away from the stations.~~

~~Density: Retain outright maximum of 3.0 FSR, with conditional to 5.0 FSR commercial with potential additional residential density.~~

~~Conditional Requirements: Conditional heights and densities achieved through delivery of rental housing certain uses, as well as urban design considerations~~

~~Retain existing ICT zoning. General office and retail including grocery with allowance for additional height and density for delivery of rental or social housing~~

~~Height: Maintain outright maximum of 60 ft, conditional to 100 ft~~

~~Density: Outright maximum of 3.0 FSR, and introduce conditional to 4.0 FSR~~

~~Conditional Requirements: Conditional heights and densities achieved through delivery of rental or social housing, as well as urban design considerations.~~

~~Retain existing CD-1 with no change. Anticipated transit station warrants adaptation of existing CD-1 for complete community.~~

~~Rental and student housing will be considered in support of proximate post-secondary institutions and innovation economy job space.~~

~~General Office permitted.~~

~~Arts & culture, daycare and public space amenities are desired.~~

~~Convenience retail, including grocery, is encouraged.~~

~~Internal Road alignment will be revisited, including pedestrian/cyclist overpass on Thornston Street to Industrial Avenue and extension of East 1st Avenue.~~

~~Improved connections north and south.~~

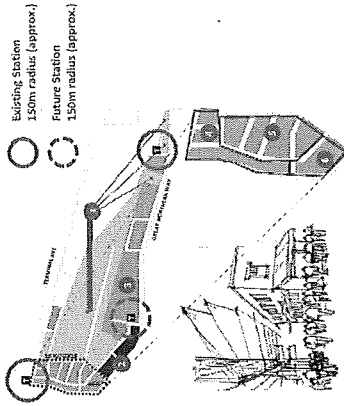
~~Height: 250 ft or more at transit stations and stepping down moving away from the stations.~~

~~Additional height and increased residential density with active ground floor uses.~~

~~Height: Up to underside of View Cone 22: approximately 140-150 ft (42-46m)~~

~~Density: From 5.0 existing to 7.5 FSR~~

~~Conditional Requirements: Increased heights and densities intended to achieve a variety of business amenities. A minimum of one rental building is required.~~



~~Additional height and density to deliver active ground floor, plaza space and innovation economy supports~~

~~Height: Currently 60 ft; change up to underside of View Cone 22: approximately 140-150 ft (42-46m)~~

~~Density: Range on sites from 1.0-7.0 FSR depending on urban design considerations~~

~~Addition of housing or general office above existing job space with residential retail at grade~~

~~Height: Currently 60 ft; change up to underside of View Cone 22: approximately 140 ft (42m)~~

~~Density: Currently 3.0 FSR; change to include job space at 3.0 FSR + 3.5 FSR of housing in the form of either 50% social housing & 50% strata, or 100% rental housing~~

Extract from:

THE FLATS The Draft Plan
#falsecreekflats Page 25



Isfeld, Lori

From: Mary Anne Guthrie-Warman s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 4:12 PM
To: Public Hearing
Subject: Re agenda item # 8 Council, September 19

Mayor and Council,

I write in opposition to the zoning and development by-law " introducing character home and retention incentives.....etc" being considered by Council tomorrow. Taking down zoning off the table months ago before any review was completed has simply assured that developers will still be able to demolish existing character houses and build monster houses. Have you learned nothing from the Electric House debacle? I do not believe the incentives will be sufficient to retain character. In fact, they will do the opposite as indicated above.

Creating affordable housing and Heritage retention are not mutually exclusive and should be possible with careful planning and re- zoning. These proposals will do nothing to aid retention.

Sincerely,
Anne Guthrie- Warman
Vancouver resident

Sent from my iPad

Isfeld, Lori

From: Peter Narsted s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 4:38 PM
To: Public Hearing
Subject: Public Hearing on Character Home Retention Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

I had to leave Vancouver, my home of 27 years, because of the affordability crisis the speculative real estate bubble in Vancouver has caused.

Sincerely,

Peter Narsted

Isfeld, Lori

From: Rowley, Ann <5.22(1) Personal and Confidential>
Sent: Monday, September 18, 2017 5:58 PM
To: Public Hearing
Subject: Those disappearing Character Homes

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on the state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes!

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Ann E. Rowley

Isfeld, Lori

From: Wendy Nichols s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 8:41 PM
To: Public Hearing
Subject: Character Homes Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Wendy Nichols

Isfeld, Lori

From: Marc Gelmon s.22(1) Personal and
Sent: Monday, September 18, 2017 8:56 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Marc Gelmon

Isfeld, Lori

From: Sue Goldswain s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 9:00 PM
To: Robertson, Gregor; clcarr@vancouver.ca; Vancouver Heritage Commission; claffleck@vancouver.ca; ng@vancouver.ca; Deal, Heather; Ball, Elizabeth; Louie, Raymond; Stevenson, Tim; Reimer, Andrea; Molaro, Anita; Kelley, Gil

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.


As someone who has lived in this city for over 25 years, who has raised my children here, and who is deeply disturbed by the inaffordability of housing and by what is essentially becoming a city of ultrarich people with no place for the the young, this is a priority issue for me. Do we really want a city with no young people? I love this city, I love the fact that you are making it more accessible to bikes and walking, and planting green spaces, but how is this helpful if no-one who hasn't been here for a long time or who is ultrarich can afford to live here?

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes. Stand by your promises and make this city livable in ALL aspects or I will be forced to vote against you at the upcoming municipal elections.

Sincerely,

Dr. Sue Goldswain

s.22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey fill, obscuring the text underneath.

Confidentiality Notice: This e-mail message may contain confidential information. If you have received this message in error, please notify me immediately by reply e-mail. Please delete the message and do not review, disclose, copy, or distribute it. Thank you.

Isfeld, Lori

From: Carolyn Laws s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 9:01 PM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

Re: Rezoning Application for Character Home Incentives

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

Your refusal to stop the mass demolition of character homes in Vancouver leads me to conclude that you simply do not want to do anything productive, and you simply do not want to do what your constituents want.

I urge you to immediately reconsider and change your values and your decisions.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections. I will most definitely not vote for Vision Vancouver unless I see an immediate and dramatic change in your attitude regarding demolitions, an immediate moratorium on demolitions of usable character homes, and an immediate cessation of approval of any more "luxury" housing of any kind -- we do not need any more unaffordable "luxury" housing of any kind for the wealthy class.

Sincerely,

Carolyn M. Laws
Vancouver BC

Isfeld, Lori

From: Gwyneth s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 10:25 PM
To: Public Hearing; Mayor and Council Correspondence; Robertson, Gregor; Carr, Adriane; Affleck, George; Ball, Elizabeth; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis. Too many houses are being torn down only to remain empty or lived in by a lesser number of people than the house that previously stood. This is the opposite of urban density.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Gwyneth MacKenzie

Isfeld, Lori

From: Leslie Carson s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 11:11 PM
To: Public Hearing
Cc: Ewan
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Leslie Carson

Isfeld, Lori

From: Joan Bunn s.22(1) Personal and Confidential
Sent: Monday, September 18, 2017 11:26 PM
To: Public Hearing
Subject: Agenda Item 8, Public Hearing, September 19, 2017

Dear Mayor and Councillors,

I am writing to express my opposition to passage of the Text Amendments to "Introducing Character Home Retention Incentives and New Housing Choices in RS Zones . . . "

My opposition is based on my strong opinion that the complex issues underlying the text which is to be amended have not been adequately sorted through with the citizens most directly affected.

The Policy Report of July 14, 2017, does show an intent to encourage retention of older "character" homes, and an admirable attention to detail on several items, but overall there is little that will slow the rate of demolition or contribute meaningfully to affordable rental housing, and there are problematic issues (see below).

In the proposed bylaws, new homes can be built as large as retained heritage homes, and it appears that it may be easier to satisfy rules by building new rather than by re-doing a character home. This is a big problem. The showy new homes that are being built are styled for luxurious living for one family, with a deep-sunk suite occupying only a part of the basement, often with a large entertainment room for the primary family sharing a wall with the basement bedrooms. These are the often-empty or minimally used, unneighbourly houses we don't need more of, yet the disincentives in terms of allowable floor space that should discourage these houses are being discarded by the planners. Why?

The by-law text needs more thought and discussion, especially since a memorandum was sent to Mayor and Council September 7 indicating that "at the time of enactment of the amendments . . . related amendments to the Strata Title Policies for RS, RT, and RM Zones" will be brought forward for Council adoption. This is really pushing the agenda before impacts of changes have been well analyzed. (The most immediate impact, loss of rental choices, has already been pointed out repeatedly.)

Even without the strata question, the Zoning and Development Bylaw changes for "Character Home Retention Incentives and New Housing Choices" will introduce dramatic changes to very large areas of the city, with minimal citizen input on the part of those affected (the 220 responses to the Open House questionnaires were informative, but this was a self-selected, tiny fraction of the homeowners that will be affected by by-law changes). The city has not clarified its own vision for neighbourhoods such as mine, in the next five ten, and 20 years, let alone asking us what we imagine (which is not the status quo preserved in amber). The questionnaires filled out at city Open Houses suffered from the usual problem that presentations are one-sided, do not present the pros and cons of differing choices, and are mostly sunny in tone, indicating that worrisome problems can and will be alleviated due to the city's foresight. Unfortunately, foresight is tough and tricky, and the city has not had good success in what they have tried re housing in recent years. Talking about it more formally with local residents might actually help. I strongly agree with the voices calling for more community involvement in the choices that confront us.

What does city council actually intend for neighbourhoods like mine? There has been little public visioning other than offering some expanded choices for development on individual lots. Plans recently printed in local newspapers, though, show many city blocks within the "Oakridge Village" perimeter cleared of single-family homes and filled with what appear to be row houses. Interviews reveal local residents filled with alarm at the prospect of being squeezed out of longtime homes. Could this be the intended future for my block down the road? How much pressure will we feel to get out of the way of new development, leaving our homes which we spent decades paying for, maintaining, and improving, all with the fond expectation that we would live out our lives here? (I heard nattily dressed millenials at the city-sponsored "The Future of Housing in Vancouver" shrug off the concerns of RS zone residents, saying that we will get lots of money, so why should we mind?)

These are among the points I find problematic with the proposed bylaws whose text amendments I oppose:

- Rejection by planners of limiting the size of new builds to less than that allowed for retained character houses. This means demolitions will continue almost unabated, without any advantage in housing availability or affordability.
- Moving too quickly from the now generally accepted concept of primary house, 2nd'y suite, laneway house, to multiple conversion dwellings and infill on small lots (current guidelines "limit these uses to very large sites").
- Infill that is much too big at 0.85 FSR: inevitably there will be too many trees lost, and too little green space remaining, especially on narrow lots typical of Kitsilano.
- Multiple Conversion Dwellings will be hard to incorporate into existing streetscapes.
- Strata conversions will reduce the availability of rental housing.
- One set of by-laws won't fit well across the boards given very different built environments in different neighbourhoods.
- Specificity lacking as to timelines - will change be carefully paced to minimize noise and disruption from demolitions and construction?

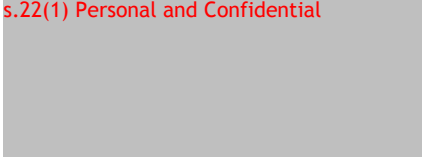
Please heed the repeated requests of residents of Vancouver's distinctive neighbourhoods for more consultation and local input!

Thank you very much.

Sincerely,

Joan Bunn

s.22(1) Personal and Confidential



Isfeld, Lori

From: Jojo 5.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 12:09 AM
To: Public Hearing
Subject: Rezoning Application for character homes

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Joanne Ogilvie

Sent from my iPhone

Isfeld, Lori

From: hahn k s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 12:32 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Karyn Hahn

Isfeld, Lori

From: Robin Grier s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 6:33 AM
To: Public Hearing
Subject: Re. Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire **only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.**

If you are sincere about your "greenest city" initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Robin Grier

Isfeld, Lori

From: telling s.22(1) Personal and
Sent: Tuesday, September 19, 2017 7:02 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at upcoming municipal elections.

Sincerely,
Donna Lee Johnson

Sent from Yahoo Mail on Android

Isfeld, Lori

From: Cindy Heinrichs s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 7:56 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

Included below is my copied and pasted letter from the Vancouver Vanishes Facebook page. I'm telling you that so you can skip it. But please don't skip this:

I am appalled that people in Vancouver are even having this heritage conversation at this point, that people in Vancouver even have to fight to keep the remaining old houses standing. We should be proud of the beauty and craftsmanship of these houses! Instead, the heritage of our city is being demolished and it seems City Hall will talk about it, but only in circles. Unless you DO something, the west side will shortly look like the east side.

I wish you would all walk down my street---53rd Ave between Fraser and Knight---and see what happens when you let people build huge houses. I call my street Mausoleum Row. It's hideous, particularly the west end of it, but at least these houses are full of people, so you can say that allowing these monstrosities to happen has made a difference in terms of increasing housing stock. Not so on the west side of town. Please, please, please, implement this incentive to reduce "the floor area for new construction, as exists in our RT zones." Why on earth would it not be a recommendation of this report? Why would you not give yourselves the tools to save these houses? The majority of people surveyed support this incentive. Those are your voters. Why aren't you listening to them?

I have never been very politically active, but this issue infuriates me. You could have done more. You chose not to. But you can do something now. Please do it.

Sincerely,
Cynthia Heinrichs

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Isfeld, Lori

From: Emilia Doro s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 8:43 AM
To: Public Hearing
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

As someone who was born and raised in Kitsilano I find myself going between sorrow and anger as I drive through this beautiful city. I can't imagine anything other than greed is the motivation to allow the beautiful houses to be torn down at such an alarming rate. Please consider and honoring the history of this fair city and stop erasing our past.

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,
Emilia Doro

Isfeld, Lori

From: Barbara May s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 9:00 AM
To: Public Hearing
Subject: PUBLIC HEARING TODAY Re Citywide rezoning

I would have attended today's public hearing at city hall but am currently out of town. I am dismayed by the process in which city council implements wide scale zoning changes without the general public being aware of what is happening in their own city.

Unless joe public is constantly on the city website or has the time to read the Vancouver Courier from cover to cover they are largely kept in the dark about the city plans. How many Vancouverites who are working often at more than one job, raising children, taking care of elderly parents etc have time to actively assimilate information from city hall

If the city wants to institute the sweeping zoning changes it currently has in mind it needs to embark on a whole scale advertising campaign so the citizens of Vancouver can have a say in what happens in their own neighbourhoods.

It seems to me many of the projects the city has approved is for the benefit of developers who make enormous profits and often sell the pre-sale condo contracts overseas making Vancouver even less affordable.

We need a more open and transparent process and more effort needs to be made to keep the public informed.

Barbara May

Isfeld, Lori

From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 9:04 AM
To: Public Hearing
Subject: opposed: 8. TEXT AMENDMENT: Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family)

Dear Mayor and Council,

Please kindly record my opposition to item #8 on the Public Hearing agenda.

The proposed zoning changes will not incentivize the retention of character homes, rather it will do the opposite and encourage the demolition of this housing type. Real incentives are required to retain character homes, and rental infill should be encouraged that is free of the the bureaucratic red tape that has taken hold in the planning and permitting departments.

Sincerely,

Stephen Bohus, BLA

Isfeld, Lori

From: John Boland - s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 9:05 AM
To: Robertson, Gregor; clarr@vancouver.ca; Vancouver Heritage Commission; claffleck@vancouver.ca; ng@vancouver.ca; Deal, Heather; Ball, Elizabeth; Louie, Raymond; Stevenson, Tim; Reimer, Andrea; Molaro, Anita; Kelley, Gil
Subject: Please make saving character homes in Vancouver a priority!

Please review the letter below and consider the long-term consequences of not following the wishes of the majority of people who responded to the Character Home Zoning Review Questionnaire. I was born in Vancouver and intend to spend the rest of my life here. I am devastated that none of my children or grandchildren can afford to live in the city. I will support any political party that will stand up to developer and stop start the unnecessary destruction of character in the city I have always loved!

John Boland

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

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You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

As someone who has lived in this city for over 25 years, who has raised my children here, and who is deeply disturbed by the inaffordability of housing and by what is essentially becoming a city of ultrarich people with no place for the the young, this is a priority issue for me. Do we really want a city with no young people? I love this city, I love the fact that you are making it more accessible to

bikes and walking, and planting green spaces, but how is this helpful if no-one who hasn't been here for a long time or who is ultrarich can afford to live here?

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes. Stand by your promises and make this city livable in ALL aspects or I will be forced to vote against you at the upcoming municipal elections.

Sincerely,

Dr. Sue Goldswain

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Celia Brauer s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 11:38 AM
To: Public Hearing
Subject: Response to Infill Options for Vancouver Residents - Item 9 - REZONING: Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities

Greetings,

I am a resident of a home with RS-7 zoning at s.22(1) Personal and Confidential south of Mount Pleasant.

I would like to speak about new infill housing options for RS-7 since I would like to built an infill on my existing property. I have a 8600 square foot lot and am just shy of the 10,000 squarer foot limit on RS-7. In this case, I cannot add a small bit of density to the area which seems like a shame. There is no possibility to build a laneway house since there is a townhouse development at the back of my lot.

Sincerely,

Celia Brauer
s.22(1) Personal and
Confidential

Ludwig, Nicole

From: Valerie Archer s.22(1) Personal and
Sent: Tuesday, September 19, 2017 12:02 PM
To: Public Hearing
Subject: Vancouver Heritage Houses

I will be attending the hearing tonight on the issue of character house retention in Vancouver. I am dismayed at the amount of character homes demolished in this beautiful city , so many still liveable .

So many of the new homes replacing these old beauties are massive monster homes, shading neighbours homes and gardens with their maximum floor space and total lack of character . Minimal green space is on the new lots . Vancouver takes pride in our fair green city- it is being disregarded . It is obvious that by the results of the survey that took place at the character home open house that the majority of people attending , whether home owners or renters, were extremely concerned with the demolishing of character homes .

I urge you to put strict rules(not guidelines) in place that will retain these pre1940 homes .

If a new home is built, then create rules for house design to fit the history of the neighbourhood.

As each month goes by, more homes are demolished . Time to put a line in the sand . Time to say to developers and new homeowners, this is the expectation for design retention or, and most importantly, one must make all attempts to retain the older homes.

We are losing our heritage and neighbourhoods.

I urge you to ensure we do not lose our history.

Thank you

Valerie Archer

Sent from my iPhone

Ludwig, Nicole

From: Clare Cullen s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 12:22 PM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil; Public Hearing
Subject: Character Home Retention Incentives and New Housing Choices in RS zones - Proposed Amendments to the Zoning and Development By-law

Dear Mayor and Councillors, (cc City Staff) :

I have been active in trying to prevent demolition of heritage homes in Vancouver for a number of years and live in an area deeply affected by the loss of heritage and character homes.

I am now part of a newly formed neighbourhood group, West Point Grey Heritage Action, which came together as a result of frustration among community members at the lack of action on behalf of the City to take meaningful steps to help preserve and protect heritage and character houses in Vancouver.

The Heritage C house at 4255 West 12th Avenue -- which was recently demolished despite being subject to a temporary protection order in the winter, receiving concerted City staff effort to save it and Council support to consider it a unique case due to being part of a trio of homes -- has galvanized my particular community to speak up and encourage the City to take measures that will lead to heritage retention.

I agree with the intention to provide incentives to retain character houses in RS (Residential Single-family) zones.

I note that the City staff report under the heading "Potential Neighbourhood Impacts" states that incentives alone will not work without some disincentives to demolish character houses.

Despite this, the staff proposal neglects to include strong disincentives to demolition.

The staff report says: "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." Further it states: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

I question why this potentially effective tool is not recommended.

Responses to the questionnaire in the Character House Zoning Review showed high support for reduced floor area of new buildings, with 59% selecting approved and strongly approved. It is clear that the vast majority of citizens want real results to reduce demolitions of character houses, which this proposal will not effectively provide.

The report does suggest a future consideration of implementing into the RS zones a new RT5 as presently proposed in Grandview and Mt. Pleasant. But this raises many concerns since RT5 also allows much more development for new construction which undermines character retention incentives.

I would prefer that City consider Kitsilano's RT7/RT8 instead, which has proven to be successful for both character house retention and increased housing units that fit well with the character streetscape due to the existing effective design guidelines. This is the model the city should be using.


Further density related specifically to retention of character homes is a more sustainable way to accommodate future growth, rather than have more demolition with new multifamily development. This would be consistent with our 30 year WPG Community Vision approved by Council in 2010.

I support and recognize the broad benefits to our city that flow from character house retention incentives. However, Council needs to please address the above issues and to further revise the proposed rezoning for all RS zones in our city.

Thank you.

Kind regards,
Clare Cullen

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Greg Booth s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 12:33 PM
To: Public Hearing
Subject: Character incentive RS zoning amendment of bylaws - Public Hearing

Re: Character incentive RS zoning amendment of bylaws - public hearing

Dear Mayor and Council,

We wish to express our total disagreement with the proposed amendments to the RS zoning bylaws, the topic of the Public Hearing on Tuesday, September 19, as well as the methods that are being used to summarily approve them.

We believe the changes will not have the desired effects, and by the time we (and you) realize this, it will be too late to save the neighbourhoods . While we are not opposed to zoning changes in our RS neighbourhood, we wish the changes to be the natural result of a true consultative approach with the neighbourhoods affected, as was promised in the Vision platform before it was elected.

Regards,

Greg Booth

Ludwig, Nicole

From: Nicholas Swindale s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 12:37 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. The report on the measures states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

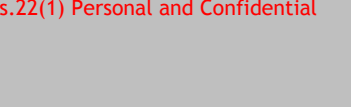
You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved

It is hard to believe you are sincere about your greenest city initiatives and about creating affordable housing, but if you are you need to **act now!!!** to stop the rampant demolition of liveable homes.

This is a priority issue for me, and has been for years as I have seen my Dunbar neighbourhood gradually deteriorate both in character and population numbers. I will be voting accordingly at forthcoming municipal elections.

Sincerely,
Nicholas Swindale

s.22(1) Personal and Confidential



Public Hearing on Character Home Retention Incentives
Tuesday, September 19, 2017, at 6 pm
City Hall, 453 West 12th Avenue
Third Floor, Council Chamber

Subject Line: Rezoning Application for Character Home Incentives

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

I would like to share how the lack of housing has negatively impacted my children and I. When I was thirty (in 2000) my husband died suddenly of congestive heart failure. He was also thirty and a student who had just graduated from Vancouver Film School. We started our first business on West Broadway (Elwoods). Both of our children were made in Vancouver attended our local Elementary school. It was so hard to make ends meet, but we had become part of the fabric of our neighbourhood. When people wonder why I don't just move instead of complaining, they are not taking many factors into account. When these character houses displace people of all ages into other parts of Greater Vancouver, people are losing the connections they have made, people who know you and take care about you. After my husband died, my neighbourhood rallied for me in many ways, but one incredible kindness was four hot meals a week were delivered to us for an entire year! Unfortunately, I no longer live in this community as we fell victim to 2 renovations that pushed us out towards City Hall area. Luckily I still have the same doctor, and the same specialists for my daughter who has a registered disability. I still live near my Psychiatrists office, which is important because when Andrew died, I developed Post Traumatic Stress Disorder (ptsd) and I have learned that this isn't something you heal from. It is a life long disorder and has high comorbidity rates with chronic health disorders, which has left me unable to work full time and soon to start the paperwork for disability. Ptsd triggers include loud, ground shaking demolition, familiar meaningful buildings (schools, churches, childhood homes) torn down, remaining in your neighbourhood where houses are boarded up and the people are gone, when nothing is familiar anymore and when you feel powerless and hopeless about your future, you are feeling pretty bad about your future. I can't sleep at night because I worry about being homeless someday if I stay in Vancouver, but I have to make it work because my specialists and my daughter's specialists are here, and currently both of my daughters are attending post secondary education. We are a low-income, single parent family currently renting in Vancouver and if this house gets put up for sale, I do not know where we will live. I have spent more than \$3000 moving 5 times in the last ten years. I am broke, broken and hanging on by a thread.

What do I dream of? I desperately want to own a home, big enough for my two adult daughters that is quiet and full of people that are Vancouverites, near where my daughters went to elementary school. A duplex would work, but a condo that does not require condo size furniture that is well built and won't have mould problems. I would love to have a pet and a small area (like

a balcony, not an old gas station renamed "community garden") to grow a few things. I know this is hoping for the impossible.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately and please stop the rampant demolition of liveable homes.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Shelly Moffat

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Richard Chase s.22(1) Personal and
Sent: Tuesday, September 19, 2017 10:31 AM
To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Mackie Chase; Robertson, Gregor; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Vancouver Heritage Commission; Molaro, Anita; Kelley, Gil; Public Hearing
Cc: Leslie Leader
Subject: Use RT7/RT8 for West Point Grey

Follow Up Flag: Follow up
Flag Status: Flagged

Honourable City Councillors

I support the letter sent by Leslie Leader, commenting on the recent report on how to preserve heritage houses in Vancouver. I also support its attachments.

Yours very truly

Richard L Chase

Isfeld, Lori

From: rochelle davidson s.22(1) Personal and Confidential
Sent: Tuesday, September 19, 2017 3:37 PM
To: Public Hearing
Subject: Public Hearing on Character Home Retention - tonight/September 19, 2017, @ 6 pm

Dear Mayor and Council,

I am writing to protest the inadequacy of the measures proposed to protect our fast disappearing character homes. While I support the actual incentives outlined in the report, as the report itself states, "Staff do not expect that incentives alone will result in a significant change to current development trends in single-family zones." The report goes on to state what WILL make a difference: "Reducing the floor area for new construction, as exists in our RT zones, would have a great impact in retaining character homes but is not recommended as part of this report."

No reduction in floor area of new buildings and the lack of design guidelines will mean that our neighbourhoods will continue to be redeveloped for the luxury market during an affordable housing crisis.

You have sufficient public support to pursue an effective solution. In the recent Character Home Zoning Review Questionnaire only 24% disapproved of reducing floor area compared to 59% who approved and strongly approved.

If you are sincere about your greenest city initiatives and about creating affordable housing, act immediately to stop the rampant demolition of liveable homes.

The other part of retaining heritage homes, is retaining heritage trees which contribute hugely to offsetting global warming, as well as provide green spaces and experiences for everyone, whether walking, cycling or driving by. These trees are beautiful huge and often planted with lush and complex gardens, established over decades and with knowledge that is not brought to new plantings. The heritage houses are set back from the public sidewalks to afford the inhabitants privacy and to allow greater planting of trees, shrubs, gardens which create greenspaces, mini parks if you will, that are enjoyed by everyone. We are not a green city when we are both dumping tonnes of waste from demolished houses and allowing trees and gardens to be torn up. The replacement houses are built to the lot lines all around and are planted with puny

trees, that may or may not grow to maturity, but in any event will take years upon years.

This is a priority issue for me and I will be voting accordingly at the upcoming municipal elections.

Sincerely,

Rochelle Davidson