

Dragnea, Irina

From: Roberta Olenick s.22(1) Personal and Confidential
Sent: Monday, July 16, 2018 6:56 PM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: do not rezone until full public participation has taken place

Tues. July 17 Public Hearing 6 pm – Changes to all RS zones

Item #2. TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines

Reference: Agenda <https://council.vancouver.ca/20180717/phea20180717ag.htm>

Report: <https://council.vancouver.ca/20180619/documents/rr1d.pdf>

RE: the above proposed amendments, I am alarmed at sudden sweeping proposals to rezone all RS neighbourhoods, including mine, without time for complete and significant public participation. Given the limited duration since these extensive proposals have been forwarded, the public does not have sufficient time to review all the material and comment.

I am opposed to such blanket rezoning plans citywide. The concerns of each neighbourhood need to be considered carefully and allowances made for different or no rezoning options on a neighbourhood by neighbourhood basis. It is the individual character of each neighbourhood that makes this city livable and appealing. Established plans, processes, character houses and the wishes of the residents of each neighbourhood must all be respected.

Do not rush through these sweeping changes. We are about to have a municipal election and it is inappropriate to ram through these changes when a shift in council could well occur in the election and few of the current council members are even running again. Let's see what the people of Vancouver vote for before handing over the entire city to developers.

Sincerely,

Roberta Olenick

s.22(1) Personal and Confidential

Dragnea, Irina

From: Linda Kearns s.22(1) Personal and Confidential
Sent: Monday, July 16, 2018 7:23 PM
To: Public Hearing
Subject: July 17, 2018 Public Hearing: item #2. TEXT AMENDMENTS: Development and Building Regulatory Review

Dear Mayor & Council:

Re: July 17, 2018 Public Hearing; Item #2. TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law

I am strongly opposed to proposed changes under the Making Room Program that would allow homes to have more than one front door and change the intent of the RS zones. This proposed rezoning without proper public consultation seems contrary to what this city government promised upon election. We understood it was the neighbourhoods he was helping, not the developers.

The overall goal of the Making Room Program is to eliminate character houses and replace them with multiplexes in order to provide ownership opportunities for middle income brackets. But character houses provide some of the most affordable rental opportunities in the City for lower income-earners in the form of secondary suites which will most certainly be lost as a result of this and other proposals under the Making Room Program. I am opposed to sacrificing the interests of lower-income renters in our neighbourhood to benefit better-off prospective buyers.

There is no evidence to suggest that multiplexes in residential neighbourhoods, especially on the West Side, will create affordable purchasing opportunities for middle income families. Decades of city mismanagement have driven land prices so high that the proposed rezoning will not result in affordable homes and will likely drive housing prices ever higher. The most cursory calculations show that the price of a unit, even in a four-plex, would likely be unaffordable for middle-class buyers and would likely only be affordable for the wealthy.

With only a few months left in their terms and with most Councillors leaving office, this Council does not have the mandate to approve radical changes in zoning, especially changes that are rammed through without adequate public notice, let alone consultation.

*Instead of forcing through zoning changes that will very likely not achieve the stated goals and generate deserved opposition from neighbourhoods, the City should carry out a thorough and meaningful public consultation process on this proposed up-zoning and other aspects of the Making Room Program. Once this process is complete, recommended policies and zoning changes that are supported by affected neighbourhoods should be brought before Council for consideration **after the fall election.***

Yours truly,
Linda Kearns

Dragnea, Irina

From: Shelley Stewart s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 8:06 AM
To: Public Hearing
Subject: July 17 Public Hearing Making Room Program

Dear Mayor & Council:

Re: July 17, 2018 Public Hearing; Item #2. TEXT AMENDMENTS: Development and Building Regulatory Review – Minor Amendments to the Zoning and Development By-law,

I am strongly opposed to proposed changes under the *Making Room Program* that would allow homes to have more than one front door and change the intent of the RS zones for the following reasons:

- This proposed radical re-structuring of our neighbourhood is being rushed through with unseemly haste and without clarity as to the overall direction of the *Making Room Program* and what it entails. ***This is in direct contradiction of the Mayor's promise*** to keep the public informed and listen to our input, not just hear industry insiders.
- The overall goal of the *Making Room Program* is to eliminate character houses and replace them with multiplexes in order to provide ownership opportunities for middle income brackets. But character houses provide some of the most affordable rental opportunities in the City for lower income-earners in the form of secondary suites which will most certainly be lost as a result of this and other proposals under the *Making Room Program*. I am opposed to sacrificing the interests of lower-income renters in our neighbourhood to benefit better-off prospective buyers.

- **There is no evidence to suggest that multiplexes in residential neighbourhoods, especially on the West Side, will create affordable purchasing opportunities for middle income families.** Surely you must realize that land prices are now so high that the proposed rezoning will not result in affordable homes and will likely drive housing prices ever higher. The most cursory calculations show that the price of a unit, even in a four-plex, would likely be unaffordable for middle-class buyers and would likely only be affordable for the wealthy.

- All the benefits from the proposed up-zoning would go to developers, and all the costs would be paid by neighbourhoods like Upper Kitsilano. These changes would speed up the demolition of remaining character houses and the displacement of remaining long-term residents. They would guarantee a foreseeable future of unlimited construction noise, dust and debris and a general loss of the character and livability.
- The most affordable housing is existing housing and up-zoning has clearly led to housing price increases. Approving more intensive development in the RS zones would only exacerbate the housing crisis as affordable rentals and older, more affordable homes are demolished to make way for unaffordable new housing.

- **With only a few months left in their terms and with most Councillors leaving office, this Council does not have the mandate to approve radical changes in zoning, especially changes that are rammed through without adequate public notice, let alone consultation. This is so disrespectful of the democratic process.**

- There are alternative, more workable approaches the City could take to provide housing for middle income workers without removing much needed rental accommodation for lower income earners and degrading residential neighbourhoods, including:
 - zoning areas where housing can be sold to local workers only,
 - Increasing the % of new market condos required to have 3 bedrooms,
 - legalizing additional secondary suites,
 - relaxing overly-onerous Building Code requirements for secondary rental suites.

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Instead of forcing through zoning changes that will very likely not achieve the stated goals and generate deserved opposition from neighbourhoods, the City should carry out a thorough and meaningful public consultation process on this proposed up-zoning and other aspects of the *Making Room Program*. Once this process is complete, recommended policies and zoning changes that are supported by affected neighbourhoods should be brought before Council for consideration **after the fall election**.

Yours truly,
Shellev Stewart
s.22(1) Personal and
Confidential

Dragnea, Irina

From: Kerekes, Richard s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 8:19 AM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: Rezoning
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council:

I oppose the sweeping rezoning planned for the Council meetings today and tomorrow. Most people are way on vacation and many members of Council will not be accountable to voters in this fall's election. This is an undemocratic "scorched earth" move designed to help developers.

Richard Kerekes

Dragnea, Irina

From: Leslie Leader s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 11:09 AM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: July 17 2018, Public Hearing 6 pm – Changes to all RS zones

The City proposes to make substantive changes to RS zoning across the city without any public consultation.

As a WPG resident I oppose this strongly and appeal to the city to first consult with West Point Grey residents and give adequate time to incorporate our views in this summary and unfair proposed action.

Les Leader

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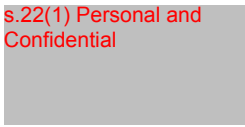
From: Louise Ries s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 9:18 AM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: Changes to RS Zones
Categories: Orange Category

I oppose the City proposal of making changes to all RS zones including West Point Grey with no input from the community.

This is something that should have community involvement.

By doing this, you will be ruining our neighbourhoods and City, more than you already have.

Thanks,

Louise Ries
s.22(1) Personal and Confidential


Dragnea, Irina

From: Elizabeth Tait s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 12:45 PM
To: Public Hearing
Subject: rezoning of RS-I single family detached neighbourhoods

To Vancouver City Councillors:

I am protesting the proposal to rezone RS-I neighbourhoods without proper and extensive consultation with the residents of these neighbourhoods. According to the City Plan for West Point Grey in 2010 there was strong support for retaining the character and appearance of the neighbourhood when the Plan was adopted. Since 2010 there has been a steady erosion of this vision most obviously in the form of demolition of character houses which housed families for years to be replaced by the new "monster home" concepts which are much larger and in which there may be one or two occupants or worse no one at all for most of the year. We have 2 such houses in our block. Along with the destruction of perfectly good houses there has been a serious destruction of the tree canopy as lots were clear cut to build them out to maximize the size of the house. It has been like living in a war-zone for the last 8 years. Now you propose to decimate what remains of the character houses and gardens of Vancouver by rezoning to allow multiple family dwellings. I realize that the meeting tonight is to address a "minor text amendment" to allow 2 doors to a house and larger porch areas. This sounds harmless until one realizes the implications. This rezoning will not stop with minor changes ie duplexes but will go on to allow triplexes, 4 plexes, and eventually condo buildings as the developers push for more and more generous "text amendments". I urge council to delay a decision of such huge impact on Vancouver until and when the proper full consultations can take place with each neighbourhood to be affected. Citizens and homeowners have a right to full knowledge and understanding of the proposed rezoning of RS-1 neighbourhoods. It is why we have an elected council who are supposed to represent and listen to all residents of Vancouver. There has been very little information about the changes in the news and many people are out of town at this time of year. It is imperative that more people have a chance to give input once they have a chance to absorb the changes proposed. This is how democratic societies function. Please be responsible to the people who elected you.

Sincerely

Elizabeth Tait s.22(1) Personal and Confidential

Dragnea, Irina

From: Eric Levy s.22(1) Personal and Confidential
Sent: Tuesday, July 17, 2018 2:00 PM
To: Public Hearing
Subject: Do Not Destroy Our City

Dear City Councillors,

The current efforts of Vision Vancouver Councillors to destroy the residential environment of Vancouver, by rezoning RS-1 neighbourhoods and proposing changes to already invasive laneway housing construction, prove that the party has concern only for the solicitations of developers. Nothing matters to Vision Vancouver but the greed of developers.

In the eyes of Vision Vancouver, this city is not a place of enjoyable habitation. Instead, it is simply an opportunity to build and build until nothing remains but congested roads and serried buildings. There are to be no more view cones providing perspectives on the North Shore mountains. There are to be no more backyards, only expanded buildings stuffed with more people. There are to be no more residential neighbourhoods, only rows of high rises.

With its dying breath, Vision Vancouver demands the destruction of this city, through unchecked construction everywhere. The party gives us a vision of the concrete jungle spreading its hard, uncaring walls throughout this metropolis.

Stop this madness, and come to your senses! **You are allowing your own small-mindedness to transform this city into a cramped, crowded place – the very image of your own constricted mindset.**

Sincerely,

Eric Levy