Dragnea, Irina

From: info s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 12:30 PM
To: Public Hearing
Subject: Proposed Zoning Changes across Vancouver

Dear Mayor and all the, et Councilors of Vancouver:

Our whole family is strongly opposed to this proposal that would allow duplex with basement suites in all of Vancouver.

1. It is a slap in the face of residents when the City does not allow proper public engagement on such a hugely important and critical issue. It undermines the foundation of our civic culture based on democratic principles
2. The City failed to provide substantial background information and economic analysis on this major issue
3. The City failed to identify key problems that this reckless proposal would create: traffic, sewage, waste collection, noise, land value jumping alarmingly as developers scramble to sign up vendors, etc
4. The City failed to present a long-term vision that introduces sensible changes on an acceptable scale and at a reasonable pace.
5. The reckless rezoning proposal will NOT solve the housing affordability issue. Instead, it will exacerbate the issue. The homeless and the financially challenged renters will be even LESS likely to afford a place in Vancouver, as allowing duplexes will increase the value of land in Vancouver.

Alice and Ben
Vancouver resident of 15 years.

Dragnea, Irina

From: Garry Bahsler s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 1:10 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: City wide rezoning of RS zones

I oppose the proposed city wide rezoning of RS zones. At the very least such a significant rezoning proposal should be put to a referendum of property owners.

Garry Bahsler, CPA, CA
s.22(1) Personal and Confidential

Dragnea, Irina

From: Cassandra Ko s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 1:13 PM
To: Public Hearing
Subject: No Mass Rezoning - Marpole

I am writing to strongly oppose the mass rezoning of the city including Marpole. I do not agree this will solve the so-called housing crisis. It will create far more problems. This is unfair to hard-working home owners, tax payers, and a slap in the face. Without public consultation and asking home owners what they want, it is wrong.

You will create more problems with high density including making Vancouver more unaffordable. We will lose affordable basement and shared room rental suites. There are always going to be renters, where will they go. Most young peoole still will not be able to afford them. Many choose not to own so they can travel and have more disposable income. Ownership is not what everyone wants.

Nor would existing owners be able to afford the increased tax to pay for a major overhaul, let alone new young buyers. The increased property tax to pay for new plumbing, sewage - through the roof. Boom you just created a new problem. Nor have these huge details been figured out. The ugliness of years of construction, and the multiple problems it causes. This city will go into a serious economic depression and everyone who can't stand this idea will leave completely. Nurses, doctors, teachers, gone! This is a tragic proposal. It feels much like a bomb and the devastation left behind.

You have forgetten why Vancouver became so popular, it's not China, India, high density and all the problems that go with that. Increased crime, awful over-crowded roads, unfit transportation and parking infrustructure. More car accidents! More pedestrian accidents! More cyclist accidents! The major roads were not even built to accommodate that many people!! Have you looked at the road death rate of over-crowded cities like Athens!! There will be dangerously overwhelmed emergency resources; fire, police, ambulance and response times. And the costs to ammend that if even possible. It's not, numerous new schools and hospitals will not be expanded or built. No space as is. More tax hikes to pay for that? Hospital

space, VGH is already a nightmare with no abailable rooms, wait times for ER and routine surguries. There is already a major nursing shortage at St Pauls. Beyond over croweded schools. Lack of stores and ammenities. You cannot bring in so many new people into a city without the resources and infrastructure to support it! It's a disaster plan. People flocked to Vancouver for a yard, space, a quality life, and beautiful housing. Everyone will lose their quality of life as everything is affected from unaffordable taxes, unhappy living conditions, so many people worked hard to their lives not to have a shared wall and all the problems with strata, and squishing families, kids into undersized homes. There will be waits for doctors, dentists. People won't even get to see a doctor. Death rates will rise, do we even have space to bury everyone locally! No! People will have to travel to see their loved ones. Or worse, be put in boxes high up in rooms, like Athens. Only the very rich will be able to afford an actual plot. The quality of life of everyone will drop if even be safely livable.

The solution is better transit so you can successfully build out. There are vast land options in the suburbs. Quite frankly does everyone deserve to live in Vancouver? When I couldn't afford it, I made it work elsewhere till I could. And quite frankly if we had better transit systems to Vancouver I would still be happily in the suburbs but my commute was hell.

Pricing is the reality everywhere in any major cosmpolitian and sought after city, LA, San Fran, cities just don't just bow and crumble to fit everyone in, that is not realistc. It completely changes what made this city so great. How fair is that to anyone. It simply does not solve the problem and worse, no consultation. We say No.

Sincerely
Cass Ko

Dragnea, Irina

From: Henry Wrinch s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 3:59 PM
To: Public Hearing
Subject: I oppose Adding Duplex to most RS Zones

This proposal confirms that Vancouver's zoning system has, since 1990, become a bait and switch scam.

I bought my property in 1984 on the basis of a zoning that allows for food production* in the backyard. But one laneway / infill next door would shade much of that out of existence.

I would have not bought had the zoning showed potential duplexes/infill/laneway. SO WHY DIDN'T YOU TELL ME BEFORE I BOUGHT THE PROPERTY AND SPENT $200+K BUILDING A CUSTOM HOUSE?

The duplex proposal - even though it retains the RS-5 .7 FSR - will slowly kill off the single family home. Your assertion that it will increase housing options is not supported by evidence.

Coming on the heels of the BC NDP's punitive 'school tax'**, Vancouver is quickly becoming the Venezuela of the North, a dangerous precedent.

H. Wrinch (owner)
s.22(1) Personal and Confidential

* currently includes 5 blueberry plants, a peach tree and 2 cherries.

** the increase in RS-5 maximum FSR to an unconditional 0.7 along with and an increase building height to 35' maximum has allowed the construction of monster homes (eg 3802 W 38). These helped boost my property value from an exempt $2,839,000 (July 1, 2014) to its current $4,657,000 (July 1, 2017), resulting a school tax liability of $4,628. A huge hit for us zero clawback OAS pensioners, who, on the basis of income qualify for Vancouver's social housing.

Dragnea, Irina

From: Yvon9 s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 10:23 PM
To: Public Hearing
Cc: SaveMarpole@gmail.com
Subject: Re: Proposed zoning changes

I am writing in reference to city council's proposal to add duplex to most RS1 zones. I understand the current council's goal is to try to increase additional housing for Vancouver. However to arbitrarily double or in certain cases triple the occupancy without giving proper consideration to public consultation and adequate time for discussion is certainly not in the spirit of community involvement.

1. Has there been studies done on whether the existing infrastructure would be able to handle this increase?
2. What about the additional traffic congestion on the side streets.
3. Has the sewage and garbage collection for the additional density been properly addressed.

This proposal runs in direct contradiction to the agreement the city had with the Marpole residents with the Marpole Community plan, where the increased density would be limited on Cambie St, Oak St. and Granville St. with a buffer zone of up to a single block of lower density. The remainder of Marpole was to remain as **single family RS1 zoning.** Was all the time spent negotiating and consulting with the Marpole residents wasted effort?

Was the council dealing in bad faith? Maybe the current city council realize that Vancouver residents have enough of the Vision party and that they would be ousted out of office and now trying to force this rezoning without time for proper consultation as a last hurrah? I truly hope that this is not the case, since it would be very short sighted on their part, in addition to creating ill will and bad feeling from the Vancouver residents. However, since they are not running for reelection, this is unfortunately, would not be a big concern for this council.

Concerned Marpole citizen.

Virus-free. www.avg.com

Dragnea, Irina

From: William C. s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 1:09 AM
To: Public Hearing
Subject: Citizen Opinion

If the City of Vancouver allows single houses to be converted to duplex, but the building density is kept at 0.7%, it would be meaningless to solve the shortage of housing in the city. Because splitting a single house to a duplex means doubling everything. For example, if there are two toilets in the single house, a duplex means four toilets. A staircase will need to become two and one kitchen will need to become two. Everything is doubled. However, to do so, you need the space for it. If the building density does not increase, the living conditions are worse and people will not be willing to adjust in a smaller space. It is not reasonable. In the previous years, duplexes had FSR that was higher than single homes. However, now, the FSR is remaining the same. If this is the case, no one would be interested to rebuild a single home to a duplex. Duplex houses are more expensive than town houses but if the space of duplex homes are worse than town homes, who would want to live in them? What buyers would be interested to spend more to live in one? This lack of market will discourage developers from building duplexes. I think each building lot size is unchangeable but the City of Vancouver should be able to increase FSR to 0.9% accordingly. For example, if someone chooses to rebuild to build a duplex, the building density should be increased. Every duplex basement could be rented out, which could help out the homeowner with the mortgage pressure. It will also allow individuals that cannot afford to buy a home to rent. A duplex home's garage laneway house can also be separately sold. If this can be allowed, one original building lot for one family can be suitable for 4-5 families. Duplex houses and single houses from the outside will not look very different and it can solve the housing shortage problem without greatly affecting the current community. By increasing the FSR 0.9% can unknowingly help reduce house prices to an affordable level.

Dragnea, Irina

From: Ana-Maria Bilawich s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 8:53 PM
To: Public Hearing
Subject: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two Family Dwellings (Duplexes)

Dear Mayor & Council:

Re: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

I am strongly opposed to proposed amendments to the Zoning & Development Bylaw for most RS zones to allow strata duplexes of four units, with secondary suites or lock-off units, with a much bigger footprint that goes deep into the rear yard. These proposals to allow outright strata for new developments will encourage even more demolition of our few remaining character houses and redevelopment with new, larger & more expensive homes. The following provides more details on the reasons for my opposition:

- The goal of these changes is clearly to change the RS neighborhoods altogether by first allowing larger strata duplexes with suites that are expected to be followed by allowing even larger multiplexes so as to radically transform my neighbourhood. Further proposals for upzoning are expected to enable multiplexes, shops and a wide variety of other residential and non-residential uses.

- These proposals would entirely change the RS-5 zoning that my neighbours and myself bought into with the understanding that zoning is in place to provide stability and predictability, not startling and unwanted alterations in permitted uses.

- This proposed radical re-structuring of our neighbourhood is being rushed through with unseemly haste and without clear information as to what we can expect in terms of impacts on character & livability. This is in direct contradiction to the Mayor's promise to listen to input from neighbourhoods, not just respond to demands from developers.

- The end result of this proposed upzoning will be the elimination of character houses and their replacement with multiplexes in order to provide ownership opportunities for upper income brackets. But character houses provide much 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 future proposed upzoning. I am opposed to sacrificing the interests of lower-income renters in our neighbourhood to benefit wealthy buyers.

- There is no evidence to suggest that multiplexes in residential neighbourhoods, especially on the West Side, will create affordable purchasing opportunities even for upper-middle income families. Decades of city mismanagement have driven land prices so high that the proposed upzoning 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 on the West Side, even in a fourplex, would be unaffordable for middle-class buyers and only affordable for the wealthy.

- I can only assume that eliminating much-needed low-cost rental housing in favour of upscale housing for the wealthy is designed to satisfy the development industry's endless demands for lucrative development opportunities. Approval of this upzoning would clearly be regarded as rewarding decades of election funding support, with the notable exception of Councillor Carr of the Green Party.

- All the benefits from the proposed upzoning 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 and guarantee a foreseeable future of unlimited construction noise, dust and debris and a general loss of the sunlight, character and livability.

- As the staff report itself states: "*...the Making Room Housing Program will place more pressure on street parking. If larger new buildings are approved as part of future work, there will be tree loss and reduced green space. There may be concerns regarding loss of privacy and overlook and we can anticipate the loss of some character homes as change to neighbourhoods occurs*". These heavy costs to my neighbourhood are justified in the report as creating "*more housing choice*" but only for wealthy buyers and not incidentally, keeping up the flow of development fees and election donations.

- The most affordable housing is existing housing and upzoning 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 one month left in their terms and with most Councillors leaving office, this Council does not have the mandate to approve such radical changes in zoning to almost 1/2 of the City, especially changes that are rammed through without adequate public notice, let alone consultation. (Note: information meetings telling us why you're right & we're wrong to object are not regarded as consultation).

- There are alternative, more workable approaches the City could take that, over time, would increase purchasing opportunities 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 percentage of new market condos required to have 3 bedrooms,
    - legalizing additional secondary suites,
    - providing strong incentives for retention and conversion to more units in existing character houses, with disincentives for demolition as is in the current RT zone of West Kitsilano,
    - relaxing overly-onerous Building Code requirements for secondary rental suites,
    - stop upzoning areas in the City, which continually drives housing prices up.

Instead of forcing through zoning changes that will very likely not achieve the stated goals and further degrade our neighbourhoods, the City should carry out a thorough and meaningful public consultation process on this proposed upzoning 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,

Ana-Maria Bilawich

Dragnea, Irina

From: Bob Ritter s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 8:56 AM
To: Public Hearing; Barbara Ritter; SaveMarpole@gmail.com
Subject: Proposed zoning changes-adding duplex to most RS zones

Dear Mayor and City Council members

My wife and I wish to voice our strong objection to this proposed change in the RS zoning and the timing of this change. While we appreciate the desire on your part to create afford housing for people in the City, we believe that your proposed actions once again shows your complete and total disregard for the rights of the people that live in the City. We have lived in Marpole (Cambie and Marine area) for over 30 years and watched your actions help destroy the character and liveability of our and other Vancouver communities.

We are now faced with numerous high rises blocking our views and sunlight. We have to deal with a huge increase in traffic on Cambie street and the intersection of Marine and Cambie is a nightmare at best. Your actions will only make a bad situation worse. There will be increased costs to the City to upgrade the infrastructure in the area and the existing homeowners will be subjected to higher taxes to pay for it regardless of your claims. We have yet to see the claimed upgrading of amenities from the previous development in the areas. Adding more people to the area will only worsen the lack of open space and create a Hong Kong atmosphere. We note a lack of restaurants in the area which forces one to drive away from the area to find a place to eat. While we strive to keep fit as seniors, we don't think having to bike miles to eat is something we look forward. Lastly, we object to Council trying to ram this change through just before a civic election. If you truly believe in democracy, then let the new Council make the decisions based upon the vote of the taxpayers (the people you are suppose to serve and not your own political agenda).

Bob Ritter
--
Robert Ritter
s.22(1) Personal and Confidential

Dragnea, Irina

From: Ana-Maria Bilawich s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 9:26 PM
To: Public Hearing
Subject: Re: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

Dear Mayor & Council:

Re: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

I am strongly opposed to proposed amendments to the Zoning & Development Bylaw for most RS zones to allow strata duplexes of four units, with secondary suites or lock-off units, with a much bigger footprint that goes deep into the rear yard. These proposals to allow outright strata for new developments will encourage even more demolition of our few remaining character houses and redevelopment with new, larger & more expensive homes. The following provides more details on the reasons for my opposition:

- The goal of these changes is clearly to change the RS neighborhoods altogether by first allowing larger strata duplexes with suites that are expected to be followed by allowing even larger multiplexes so as to radically transform my neighbourhood. Further proposals for upzoning are expected to enable multiplexes, shops and a wide variety of other residential and non-residential uses.

- These proposals would entirely change the RS-5 zoning that my neighbours and myself bought into with the understanding that zoning is in place to provide stability and predictability, not startling and unwanted alterations in permitted uses.

- This proposed radical re-structuring of our neighbourhood is being rushed through with unseemly haste and without clear information as to what we can expect in terms of impacts on character & livability. This is in direct contradiction to the Mayor's promise to listen to input from neighbourhoods, not just respond to demands from developers.

- The end result of this proposed upzoning will be the elimination of character houses and their replacement with multiplexes in order to provide ownership opportunities for upper income brackets. But character houses provide much 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 future proposed upzoning. I am opposed to sacrificing the interests of lower-income renters in our neighbourhood to benefit wealthy buyers.

- There is no evidence to suggest that multiplexes in residential neighbourhoods, especially on the West Side, will create affordable purchasing opportunities even for upper-middle income families. Decades of city mismanagement have driven land prices so high that the proposed upzoning 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 on the West Side, even in a fourplex, would be unaffordable for middle-class buyers and only affordable for the wealthy.

- I can only assume that eliminating much-needed low-cost rental housing in favour of upscale housing for the wealthy is designed to satisfy the development industry's endless demands for lucrative development opportunities. Approval of this upzoning would clearly be regarded as rewarding decades of election funding support, with the notable exception of Councillor Carr of the Green Party.

- All the benefits from the proposed upzoning 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 and guarantee a foreseeable future of unlimited construction noise, dust and debris and a general loss of the sunlight, character and livability.

- As the staff report itself states: "*...the Making Room Housing Program will place more pressure on street parking. If larger new buildings are approved as part of future work, there will be tree loss and reduced green space. There may be concerns regarding loss of privacy and overlook and we can anticipate the loss of some character homes as change to neighbourhoods occurs*". These heavy costs to my neighbourhood are justified in the report as creating "*more housing choice*" but only for wealthy buyers and not incidentally, keeping up the flow of development fees and election donations.

- The most affordable housing is existing housing and upzoning 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 one month left in their terms and with most Councillors leaving office, this Council does not have the mandate to approve such radical changes in zoning to almost 1/2 of the City, especially changes that are rammed through without adequate public notice, let alone consultation. (Note: information meetings telling us why you're right & we're wrong to object are not regarded as consultation).

- There are alternative, more workable approaches the City could take that, over time, would increase purchasing opportunities for middle income workers without removing much needed rental accommodation for lower income earners and degrading residential neighbourhoods, including:
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    - stop upzoning areas in the City, which continually drives housing prices up.

Instead of forcing through zoning changes that will very likely not achieve the stated goals and further degrade our neighbourhoods, the City should carry out a thorough and meaningful public consultation process on this proposed upzoning 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,

Alexandrina Marinescu

Dragnea, Irina

From: Ana-Maria Bilawich s.22(1) Personal and
Sent: Saturday, September 15, 2018 9:27 PM
To: Public Hearing
Subject: RE: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

Dear Mayor & Council:

Re: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

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- These proposals would entirely change the RS-5 zoning that my neighbours and myself bought into with the understanding that zoning is in place to provide stability and predictability, not startling and unwanted alterations in permitted uses.

- This proposed radical re-structuring of our neighbourhood is being rushed through with unseemly haste and without clear information as to what we can expect in terms of impacts on character & livability. This is in direct contradiction to the Mayor's promise to listen to input from neighbourhoods, not just respond to demands from developers.

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Yours truly,

John Bilawich

Dragnea, Irina

From: Rosesforben 1 s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:06 AM
To: ^publichearing@vancouver.ca
Subject: rer;: rezoning

I do not think you know or even care about the problems you have created for the citizens of our city. JUST take a long hard look at Marpole and you will see that you have not made housing affordable; some buildings are crammed together with no green space.
Where is the information. Nothing came in the mail.

. I got an email from a private citizen .Yet you plan to vote on it.
Your ideas are appalling.
K.Szabo on west 59
.

Dragnea, Irina

From: ute peerless s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:36 AM
To: Public Hearing
Subject: Rezoning rs zones

Rezoning all rs zones..opposed..no public input ,Ute Russell

Dragnea, Irina

From: rp s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:58 AM
To: Public Hearing
Subject: re zoning

I am writing to register my opposition to the proposed re zoning of the existing RS1 in Point Grey.
Roland Plessis
s.22(1) Personal and Confidential

Dragnea, Irina

From: Maria Heras s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 9:42 PM
To: Public Hearing
Subject: point Gray Rezoning

i think that the city is looking bad with all the Row houses on cambie Oak and the rest of main corridors why to you need to spoil a lovely neighbourhood such as Point Gray i strongly opposed the Rezoning in this Area Live Point Gray .concerned Resident of point gray .

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:00 AM
To: Public Hearing
Subject: Rezoning all RS zones

We are opposed to rezoning all RS (single detached) to duplex, allowing up to 4 units per lot.

We believe that there is ample opportunity for increased neighborhood density in construction along major thoroughfares and in utilizing the existing housing stock.
Our neighborhood has experienced a clear drop in population due to the many empty and demolished houses and, as a result, businesses are closing on West 10th Avenue.

In addition we share the following concerns about this rezoning:

- there has been no consultation with communities affected and it overrides community plans
- it incentivizes more demolition of character and heritage houses
- there are no disincentives for demolition like RT zones
- it undermines character house zoning review and incentives
- it reduces onsite parking requirements.

Paul Greisman,
Ruth Schmalz
s.22(1) Personal and Confidential

Dragnea, Irina

From: JOHN SMITH s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:06 AM
To: Public Hearing
Subject: Rezoning all RS zones - OPPOSED

We are OPPOSED to this zoning for following reasons:

1. No public consultation
2. Incentivizes more demolition of character homes, particulary Kitsilano
3. Reduces on site parking requirements
4. Does not guarantee affordabity and may even encouage speculation by developers

Linette and John Smith
s.22(1) Personal and Confidential

Sent from my Galaxy Tab® A

Dragnea, Irina

From: David Wei s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:25 AM
To: Public Hearing
Subject: Against Rezoning to RS to Four Units Per Lot

My wife and I am totally against rezoning RS to allow up to four units per lot. With a 33-foot lot, this means even more crowding and lack of parking, especially if onsite parking is waived.

David Wei and Suzanne Clouthier
s.22(1) Personal and Confidential

Dragnea, Irina

From: Woolnoughs s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:29 AM
To: Public Hearing
Subject: RS rezoning

I attended the information evening at the Dunbar community centre last week.
While I understand that it is important to increase the amount of affordable housing in Vancouver my concern is the likelihood that developers will be now be encouraged to demolish houses to construct duplex properties. This will happen because this option will yield greater revenue than the alternatives, namely 1) demolition and construction of a single occupancy property, 2) adding a laneway house to an existing property or 3) renovating an old home (an expensive option) The 'pre-1940 property' often a 'character' home, will not be protected by this new bylaw.
I am concerned that whole streetscapes will change forever as is already happening in my neighbourhood.
I therefore vote against the rezoning proposal in its current form.
Dr Michael Woolnough

Sent from my iPhone

Dragnea, Irina

From: Leslie Leader s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:33 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 all RS zones

Please register my opposition to the above item due on September 18 for Council discussion and vote. As a resident of WPG I feel that there has been almost no consultation of residents. Please postpone a decision on this significant change which will have long-lasting effects, until that has been adequate of a consultation.
Les Leader
s.22(1) Personal and Confidential

Dragnea, Irina

From: Pascale and Graham - s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:44 AM
To: Public Hearing
Cc: Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: RS zoning to Duplex: Opposed

Dear Mayor Robertson and
Councillors,

As a Vancouver resident with teenage children I am sympathetic and in favour of gently increasing density across the city. However, I am absolutely **opposed** to the rushed and last minute nature of the vote, and to the total lack of consultation on this major issue. The open house information meeting that I attended at the Dunbar community Centre was informative but in no way constituted a consultation. Feedback forms were more of a data mining exercise rather than input on the proposal.

Rushing a vote in the last days of this councils existence, with a current voting majority for a party that has no mayoral candidate and that will likely have little or no representation in the next council is irresponsible; especially in light of the fact that all registered mayoral candidates (except Councillor Bremner) have declared that they would vote again this proposal.

Moreover, the lack of consultation with the neighbourhoods involved is blatant. Many of the affected neighbourhoods have carefully crafted neighbourhood plans that were created over years and with goodwill in conjunction with the City of Vancouver. These plans now risk being tossed aside with the stroke of a pen.

In the material that I viewed at the open house this proposal was termed a 'stop gap' measure until more permanent forms of density could be developed. Using a stop gap measure that has the potential to radically affect most neighbourhoods across the city is not a responsible tool for an outgoing council to use in it's dying days.

Having reviewed some of the correspondence on the agenda for the council meeting, I would ask that council members note that over 80% of the messages in favour of the RS to duplex issue are identical in wording and clearly 'cut and paste' from the Abundant Housing Group. Naturally there is nothing wrong with a letter writing campaign in a vibrant democracy, just please note the swaying of the tally ledger.

In conclusion, please vote against the RS to duplex proposal not as a rejection of the idea of gentle densification city wide per se, but as a vote against this rushed, hastily constructed proposal which has materialized with no consultation in the last weeks of an outgoing council's existence.

Sincerely,

Graham Rudd
Vancouver

Dragnea, Irina

From: Marion Jamieson s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 12:04 PM
To: Public Hearing
Subject: September 18 public hearing item #5 REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)
Attachments: UKRA Letter on Zoning and Development Bylaw Changes.pdf

Attached is a letter from the Upper Kitsilano Residents Association to be submitted for the September 18 public hearing item #5 REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes).

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Thank you,

Marion Jamieson
Director
Upper Kitsilano Residents Association
s.22(1) Personal and Confidential

September 15, 2018

Dear Mayor & Council:

Re: September 18 public hearing item #5 REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

The Upper Kitsilano Residents Association is strongly opposed to the proposed amendments to the Zoning & Development Bylaw for most RS zones to allow strata duplexes of four units, with secondary suites or lock-off units and with a much bigger footprint that goes deep into the rear yard. These proposals to allow outright strata for new developments will encourage even more demolition of our few remaining character houses and redevelopment with larger, more expensive homes. The following outlines reasons for our opposition:

- The goal of these changes is clearly to change the RS neighborhoods altogether by first allowing larger strata duplexes with suites that are expected to be followed by allowing even larger multiplexes so as to radically transform our neighbourhood. Further proposals for upzoning are expected to enable multiplexes, shops and a wide variety of other residential and non-residential uses.

- These proposals would entirely change the RS-5 zoning for properties that residents purchased with the understanding that zoning provides stability and predictability, not startling and unwanted alterations in permitted uses.

- This proposed radical re-structuring of our neighbourhood is being rushed through with unseemly haste and without unbiased information as to inevitable impacts on character & livability.

- The end result of this proposed upzoning will be the elimination of character houses and their replacement with multiplexes in order to provide ownership opportunities for upper income brackets. But character houses provide much 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 future proposed upzoning. We are opposed to sacrificing the interests of lower-income renters to benefit wealthy buyers.

- There is no evidence to suggest that multiplexes in residential neighbourhoods, especially on the West Side, will create affordable purchasing opportunities even for upper-middle income families. Decades of city mismanagement have driven land prices so high that the proposed upzoning 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 on the West Side, even in a fourplex, would be unaffordable for middle-class buyers and only affordable for the wealthy.

- We can only assume that eliminating much-needed low-cost rental housing in favour of upscale housing for the wealthy is designed to satisfy the development industry's endless demands for lucrative development opportunities. Approval of this upzoning would clearly be regarded as rewarding decades of election funding support, with the notable exception of Councillor Carr of the Green Party.

- All the benefits from the proposed upzoning 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 and guarantee a foreseeable future of unlimited construction noise, dust and debris and a general loss of character and livability.

- As the staff report itself states: "*...the Making Room Housing Program will place more pressure on street parking. If larger new buildings are approved as part of future work, there will be tree loss and reduced green space. There may be concerns regarding loss of privacy and overlook and we can anticipate the loss of some character homes as change to neighbourhoods occurs*". These heavy costs to my neighbourhood are justified in the report as creating "*more housing choice*" but only for wealthy buyers and not incidentally, keeping up the flow of development fees and election donations.

- The most affordable housing is existing housing and upzoning 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. The attached image shows that the beneficiaries of this upzoning will be real estate interests and that anticipation of this upzoning is already increasing prices.

- With only one month left in their terms and with most Councillors leaving office, this Council does not have the mandate to approve such radical changes in zoning to almost 1/2 of the City, especially changes that are rammed through without adequate public notice, let alone consultation.This abnegates the Mayor's promise to listen to input from neighbourhoods, not just respond to demands from developers.
- (Note: one-sided information sessions with minimal opportunities for input are not public consultation).

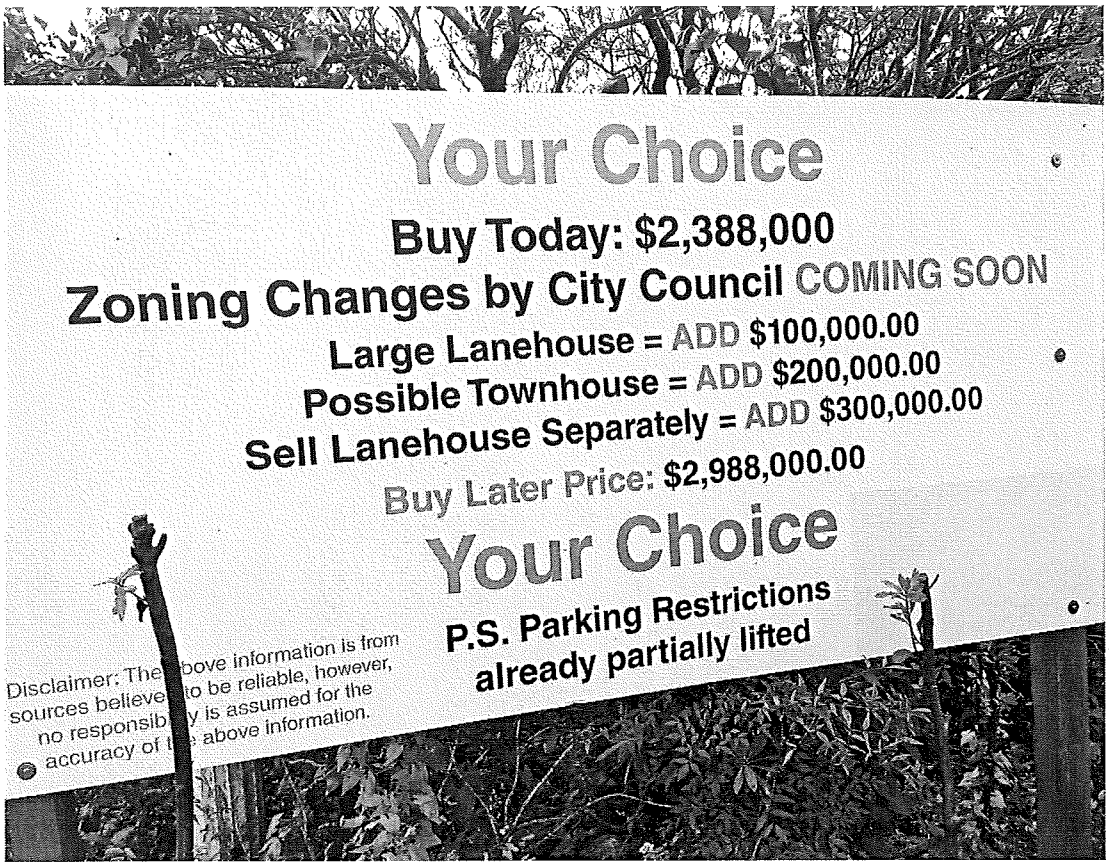
- There are alternative, more workable approaches the City could take that, over time, would increase purchasing opportunities for middle income workers without removing much needed rental accommodation for lower income earners and degrading residential neighbourhoods, including:
    - zoning areas where housing can be sold to local workers only,
    - Increasing the percentage of new market condos required to have 3 bedrooms,
    - legalizing additional secondary suites,
    - providing strong incentives for retention and conversion to more units in existing character houses, with disincentives for demolition as is in the current RT zone of West Kitsilano,
    - relaxing overly-onerous Building Code requirements for secondary rental suites,
    - ceasing to upzone, continually driving housing prices up.

Instead of forcing through zoning changes that will very likely not achieve the stated goals and further degrade our neighbourhoods, the City should carry out a thorough and meaningful public consultation process on this proposed upzoning 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,

Marion Jamieson
Director
Upper Kitsilano Residents Association

1 Attachment: Zoning Increases Housing Prices.jpg


Your Choice
Buy Today: $2,388,000
Zoning Changes by City Council COMING SOON
Large Lanehouse = ADD $100,000.00
Possible Townhouse = ADD $200,000.00
Sell Lanehouse Separately = ADD $300,000.00
Buy Later Price: $2,988,000.00
Your Choice
P.S. Parking Restrictions
already partially lifted
Disclaimer: The above information is from
sources believe to be reliable, however,
no responsib y is assumed for the
accuracy of t above information.

Dragnea, Irina

From: Colin Race s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 12:19 PM
To: Public Hearing
Subject: Re: September 18 public hearing item #5 REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)
Attachments: CFRletter on rezoning.pdf

For September 18 public hearing item #5 REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

September 16, 2018

Dear Mayor & Council:

Re: September 18 public hearing item #5 REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

I am strongly opposed to the proposed amendments to the Zoning & Development Bylaw for most RS zones to allow strata duplexes of four units, with secondary suites or lock-off units and with a much bigger footprint that goes deep into the rear yard.

I am opposed because:

- There has been no consultation with affected communities
- The changes will encourage more demolition of character and heritage houses
- The proposed rezoning includes no disincentives for demolition like the current RT zoning
- They would undermine character house zoning review and incentives
- They would reduce street parking, trees, green space, privacy, character & livability
- They would entail the loss of secondary suites, the most affordable rental for lower income-earners
- They will not result in affordable homes and will likely drive housing prices ever higher.
- All the benefits would go to developers, and all the costs would be paid by neighbourhoods like Upper Kitsilano.
- One month before election, Council does not have a mandate to approve radical changes in zoning to almost 1/2 of the City, especially without adequate public notice
- These proposals should be brought before Council for consideration after the fall election.

I urge Council not to approve these zoning changes as they would simply compound a mistaken approach to planning that has created the current housing crisis .

Yours truly,

Colin F. Race

Dragnea, Irina

From: James Keyser Wright s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:21 PM
To: Public Hearing
Subject: RS 1 rezoning

I am against this rezoning. As a retired architect MAIBC and having served on the City of Vancouver Design Panel both as a member and chair, I find this rezoning is very ill conceived. The normal process for a comprehensive rezoning of this nature requires much further study and planning. This rushed process speaks very badly for council and for Vision as a party.

James K. Wright, retired architect MAIBC

Sent from my iPhone

Dragnea, Irina

From: Marilyn Thouin s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:33 PM
To: Public Hearing
Subject: Opposed to rezoning without public input

I am opposed the the rezoning RS to duplex in Point Grey without public input and this totally undermines neighbourhood planning. I live in Point Grey and the lots are not large and so we are basically paving paradise. These homes also will not be affordable as a duplex will cost at least 2-3 million and the traffic which is already horrible on Fourth Ave. will be a total mess.

Thanks,

Marilyn Thouin
s.22(1) Personal and Confidential

Dragnea, Irina

From: Alan Drinkwater s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:43 PM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Louie, Raymond; Stevenson, Tim; Bremner, Hector; Deal, Heather; Jang, Kerry
Cc: wpgra.info@gmail.com
Subject: Citywide Rezoning - Opposed

I am opposed to this proposal. It contravenes the West Pt Grey Community Plan.

To override an existing plan is high handed, not justifiable.

We operate in a democracy. Quit trying to ram things they befoe your mandate terminates.

Alan Drinkwater, CPA CA
s.22(1) Personal and Confidential

Dragnea, Irina

From: Mark Galvin s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 2:01 PM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Reimer, Andrea; Jang, Kerry; Stevenson, Tim; Affleck, George; Deal, Heather; Louie, Raymond; Bremner, Hector
Subject: Rezoning proposal - opposed

Dear Sirs,

I object to the inclusion of item 5 (*REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice*) in your agenda for the Public Meeting on September 18th of this year.

There has been no public consultation on this point, and yet Vancouver City is supposed to be managed for the benefit of its inhabitants. To change the nature of the city via diktat has a whiff of totalitarian ideology that is very hard to stomach. It also shows a lack of confidence in the very population that put you in power. If we were good enough to vote in an election, then we should at least be good enough to consult when our city's fabric is being permanently altered.

The City of Vancouver has long had the goal of becoming the greenest city in the world by 2020. Part of this involves moving away from the internal combustion engine and into electrical vehicles, with either two or four wheels. By multiplying the number of new dwellings while 'relaxing' the parking requirements you will ensure that there shall be no residential spots to charge an electrical vehicle, and thus you shall force force people to rely on oil for transportation – contrary to your stated green goal.

On a practical side, with demolition being expensive (one must now sift through the wreckage for common materials that might possibly be recycled) and construction cost being astronomical (about one third of which goes towards paying for the cost of some 20 months of bureaucratic processing and subsequent reporting), the demolition and construction you foresee flowing from the rezoning will ensure that new housing will not be affordable, by the current definition of the term.

You know these things for they are obvious, yet the knowledge is marginalized from the planning process, possibly because about 50% of the City of Vancouver's budget comes from development fees, and the City is hooked. The rezoning will produce an automatic cash flow for years; the cost will be a city that is no longer Vancouver, and that is a poor trade.

In summation, proof that Council cares about the fabric of the city would involve the exclusion of the blanket rezoning of RS Zones from Vision Vancouver's to-do list. Should you keep this item in the agenda, right as your party's mandate expires, it almost echoes back to a telephoned question that was reportedly asked seventy-five years ago by another elected official on his way out: "Brennt Paris?"

The City of Vancouver under Vision's guidance is better than that. Please remove this item from your agenda.
Yours truly,
Mark Galvin

Dragnea, Irina

From: Ralf Schmidtke s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 3:15 PM
To: Public Hearing
Subject: Rezoning RS1

We are against changing this to allow 4 units per lot.
Ralf Schmidtke

Dragnea, Irina

From: Brian Montpellier s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 3:19 PM
To: Public Hearing
Subject: Re rezoning

We put a lot of effort into the West Point Grey community vision. To have a lame duck council plan to overturn that with an ill conceived densification by rezoning proposal is beyond the pale. Shame on you.

Brian Montpellier
s.22(1) Personal and Confidential

Dragnea, Irina

From: robert kasting s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 4:55 PM
To: Public Hearing
Subject: Mass rezoning

I oppose this rezoning proposal. It is an irresponsible way to deal with a crisis situation which was created by, among others, the elected council which is now proposing it. If it is a "hale Mary" to try to correct a badly flawed policy, that is an irresponsible way to deal with the power of public office. If, on the other hand, it is a treat to the monied interests which kept them in power for a decade, that is disappointing conduct. In either case, this issue should be the responsibility of the next elected council.

Sent from my BlackBerry - the most secure mobile device - via the Rogers Network

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Dragnea, Irina

From: Bree Stanlake s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 4:58 PM
To: Public Hearing
Subject: re-zoning all RS zones - OPPOSED

I am writing this email to register that I am OPPOSED to the proposed re-zoning of RS zones.

- There has been no consultation with communities affected & overrides community plans
- It is not consistent with WPG community vision to rezone without community involvement
- It incentivizes demolition of character and heritage houses
- It has no disincentives for demolition of like RT zones
- It undermines character house zoning review and incentives
- It reduces onsite parking requirements

Sincerely,

Bree Stanlake
s.22(1) Personal and Confidential

Dragnea, Irina

From: Allan Switzer s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 5:02 PM
To: Public Hearing
Subject: CD-1 Rezoning and Heritage Designation: s.22(1) Personal and Confidential

We have just learned that the soon to be gone city council and Mayor are planning on passing a massive new rezoning that will dramatically density all RS Neighbourhoods. As a resident of Douglas Park and a lifelong resident of Vancouver, it is already quite obvious what has been done by the current municipal government to dramatically change our city , not necessarily for the better , in fact it is disastrous for those families that actually live, work and pay not only property but also income taxes , with our hard work contributing to the life , creativity and culture of our city. This is money that was not laundered , illegal or undeclared . It is completely irresponsible for the outgoing council to be making these decisions that so many Vancouverites disagree with . From all appearances the Mayor and council except for Mr. George Affleck don't really care about what we think, it appears that the Mayor and council only care about the developers and their potential inventory. Possibly the Mayor and council are hoping we will leave the city to open up more land to develop, as much as we dislike what has been done by this Mayor , we plan on fighting for our city .
Please do not ram through rezoning that we don't want , it appears as corruption although it may not be . The appearance is very poor for the Mayors legacy , one which will leave him unwelcome in many neighbourhoods west of Main Street.
Sincerely
Sandy Hazan & Allan Switzer
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Sent from Gmail Mobile
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Dragnea, Irina

From: jeanscribner s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 5:28 PM
To: Public Hearing
Subject: Rezoning Most RS Zones to Allow Duplexes

Dear Mayor and Council

I am very upset that you would rush through this item just before the election. This proposal is far to vast to be forced upon the city. While it would be great to have more duplexes throughout the city, surely the locations could be more concentrated within certain neighbourhoods or even blocks and not be on all blocks everywhere.

The city's diverse neighbourhoods are one of Vancouver's best features. Perhaps within each neighbourhood there can be logical and ideal locations for duplexes. But not up and down on every street. What will be left of our neighbourhoods?

We have had enough disruption and need to have some time to consider where duplexes would best built.

If every single family home lot can be made into duplexes the economics of that means that further widespread tearing down and carting houses to the dump will occur. How is that in line with the green city goal?

Very disappointed that this would even be on your agenda for this Thursday.

Jean Scribner
s.22(1) Personal and Confidential

Dragnea, Irina

From: Molday, Laureen s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 5:38 PM
To: Public Hearing
Subject: Rezoning single detached homes in WPG

Hello. This email is stating that I am against rezoning ALL RS in WPG property to allow up to 4 units per lot for two main reasons:
(1) There has been no proper public consultation process which undermines neighborhood-based planning and
(2) Raising the population in this area as well as all over Vancouver and the Vancouver mainland is not supported by the infrastructures that exists or that are planned for the near future. This city is heading for a disaster if it does not slow down and plan for future growth.

Laureen Molday
s.22(1) Personal and Confidential

Dragnea, Irina

From: Sheila Maurer s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 7:22 PM
To: Public Hearing
Subject: Duplex to most RSZones

I oppose adding Duplex to most RS zones . We need more time to discuss and study this and it's ramifications .

Sheila Maurer
s.22(1) Personal and Confidential

Dragnea, Irina

From: Joan Bunn s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:03 PM
To: Public Hearing
Subject: Agenda Item #5 for the September 18 City Council meeting

Dear Councillors and Mayor Robertson:

I oppose Item 5 in the September 18 council agenda because the changes intended are too sudden, too drastic, and too far-reaching, to be implemented by this council at this very late date in your tenure, with no public process. After the city's continuing failure to deal effectively with a very serious housing situation - now widely described as a crisis - a last-gasp Hail Mary to developers is not going to solve or improve Vancouver's problem. It will exacerbate it in many ways, and mainly to the detriment of those residents who value the character of our neighbourhoods, our heritage, our eclectic mix of residents, and the special places that are our homes (whether owned or rented).

This is too big an experiment to be thrown untested over most of the city. It's a big gamble, and citizens are the ones who stand to lose. Accountability to the public is being sacrificed.

There has not been nearly enough research and information-gathering at the basic neighbourhood level to justify a major across-the-boards change. Zoning changes are the most important and far-reaching changes any city government makes. These actions should now be left to a newly elected council for review, consultation with neighbourhoods, and fully-debated decision-making.

— First and most obviously, the proposed changes will boost land values. Already a "For Sale" sign nearby on 16th Avenue is urging people to "Buy Now" because it touts the upcoming zoning changes as soon boosting the value of the property from $2,300,000 to $2,900,000! "Land lift" has been clearly shown to raise land values in specific areas of Vancouver where up-zoning has taken place. In Kitsilano, where small lots are currently selling for more than $2m, developers typically sell the new homes for an extra 1.5-2 million. If a lot on a busy Kitsilano street soon costs $3m (as the For Sale sign predicts), with development fees, building costs and a healthy profit margin, the total sale price is sure to be at minimum $4 million, meaning that each half of a duplex is going to be at least $2m, probably more. I sympathize with young people unhappy about feeling stuck forever in basement suites, or forced to move out of town, but they are not going to be able to afford the "housing choices" that this upzoning will facilitate. This dilemma will only get worse if the upzoning is approved.

— So far, "gentle densification" ideas have had some successes, and the current council should take some degree of satisfaction in this and encourage this direction. For instance, in our block, a small character house was rebuilt by the non-resident owner a couple of years ago, adding the larger laneway allowed when an original pre-1940 house

is retained. Three couples, each with a child or children, now occupy the main floor, secondary suite, and laneway. Because the small dimensions of the original house have been preserved, there are patios and a grassy area adequate for play. If a typical lot such as this were to have a duplex - with each part having a secondary suite - the duplexes (inevitably built to " luxury" standards) would each be essentially as unaffordable as a free-standing house, any suites squeezed in would be too small for families, and the rent would be too high for most single people, given Vancouver's rather low average income levels. Plus, any building with two primary residences and two suites (and maybe a "lock-off"?) would need to be large, shadowing its neighbours and looming over the streetscape. Mature trees on the site would be eliminated for construction, and remaining green space would be minimal. The lack of design specifications would create houses that dominate their surroundings, contributing negatively to the streetscape

— Nothing gentle about this sort of densification! This is transformation, with no room for families with average incomes, and no respite for longtime residents. Neighbourhood clearing would happen as property values pushed homes into the heightened "school tax" arena, and as neighbours surrendered their long-time homes in the face of constant construction rubble and noise.

— Currently, my block in Upper Kits exemplifies the "invisible affordability" referred to by Josh Gordon of SFU - older housing nested within neighbourhoods, where modest, well-maintained and sometimes charming rentals suitable for families or singles still exist. These renters will be displaced if the houses are sold due to landlords cashing in.

— As mentioned above and as the "Making Room" report acknowledges, new homes would have fewer trees and shrubs and less outdoor space. There would be less privacy due to "overlooking," and neighbouring houses would be in shadow much more of the day. The lack of design guidelines inevitably mean the fading of a distinctive Kitsilano neighbourhood "personality." Congestion and parking problems would increase on our narrow streets (one lane down the middle between parked cars on both sides). Infrastructure would need an enormous infusion of workmen and tax money, if indeed the carrying capacity of our water and sewer systems proves adequate. These are just some of the insufficiently studied concerns and issues that need answering before large areas of the city are irremediably changed.

— As has been noted by Elizabeth Murphy and others, Vancouver already has more than enough zoned capacity than is needed for expected population increases. And as Josh Gordon has noted, "If supply is the answer, supply is already on the way." On the west side, major developments are planned or actually in the works at the Jericho Lands and near UBC. Other plans are progressing elsewhere in the city and nearby burbs. The proposed re-zoning will result in many needless evictions, years of wasteful and destructive demolitions, and the loss of Vancouver's distinctive, leafy and walkable, character-filled neighbourhoods that make it (for now) among the most envied of cities.

Please vote no on Item 5.

Thank you.

Sincerely,

Joan Bunn

s.22(1) Personal and Confidential

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Dragnea, Irina

From: PAT CARAHER s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:19 PM
To: Public Hearing
Subject: Re: Public Hearing item #5 - Rezoning

Dear Mayor & Council:

Re: September 18 public hearing item #5. REZONING: Amendments to the Zoning and Development Bylaw for Most RS Zones to Allow Two-Family Dwellings (Duplexes)

I am strongly opposed to proposed amendments to the Zoning & Development Bylaw for most RS zones to allow strata duplexes of four units, with secondary suites or lock-off units, with a much bigger footprint that goes deep into the rear yard. These proposals to allow outright strata for new developments will encourage even more demolition of our few remaining character houses and redevelopment with new, larger & more expensive homes. The following provides more details on the reasons for my opposition:

- The goal of these changes is clearly to change the RS neighborhoods altogether by first allowing larger strata duplexes with suites that are expected to be followed by allowing even larger multiplexes so as to radically transform my neighbourhood. Further proposals for upzoning are expected to enable multiplexes, shops and a wide variety of other residential and non-residential uses.

- These proposals would entirely change the RS-5 zoning that my neighbours and myself bought into with the understanding that zoning is in place to provide stability and predictability, not startling and unwanted alterations in permitted uses.

- This proposed radical re-structuring of our neighbourhood is being rushed through with unseemly haste and without clear information as to what we can expect in terms of impacts on character & livability. This is in direct contradiction to the Mayor's promise to listen to input from neighbourhoods, not just respond to demands from developers.

- The end result of this proposed upzoning will be the elimination of character houses and their replacement with multiplexes in order to provide ownership opportunities for upper income brackets. But character houses provide much 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 future proposed upzoning. I am opposed to sacrificing the interests of lower-income renters in our neighbourhood to benefit wealthy buyers.

- There is no evidence to suggest that multiplexes in residential neighbourhoods, especially on the West Side, will create affordable purchasing opportunities even for upper-middle income families. Decades of city mismanagement have driven land prices so high that the proposed upzoning 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 on the West Side, even in a fourplex, would be unaffordable for middle-class buyers and only affordable for the wealthy.

- I can only assume that eliminating much-needed low-cost rental housing in favour of upscale housing for the wealthy is designed to satisfy the development industry's endless demands for lucrative

development opportunities. Approval of this upzoning would clearly be regarded as rewarding decades of election funding support, with the notable exception of Councillor Carr of the Green Party.

- All the benefits from the proposed upzoning 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 and guarantee a foreseeable future of unlimited construction noise, dust and debris and a general loss of the sunlight, character and livability.

- As the staff report itself states: "*...the Making Room Housing Program will place more pressure on street parking. If larger new buildings are approved as part of future work, there will be tree loss and reduced green space. There may be concerns regarding loss of privacy and overlook and we can anticipate the loss of some character homes as change to neighbourhoods occurs".* These heavy costs to my neighbourhood are justified in the report as creating "*more housing choice"* but only for wealthy buyers and not incidentally, keeping up the flow of development fees and election donations.

- The most affordable housing is existing housing and upzoning 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 one month left in their terms and with most Councillors leaving office, this Council does not have the mandate to approve such radical changes in zoning to almost 1/2 of the City, especially changes that are rammed through without adequate public notice, let alone consultation. (Note: information meetings telling us why you're right & we're wrong to object are not regarded as consultation).

- There are alternative, more workable approaches the City could take that, over time, would increase purchasing opportunities 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 percentage of new market condos required to have 3 bedrooms,
    - legalizing additional secondary suites,
    - providing strong incentives for retention and conversion to more units in existing character houses, with disincentives for demolition as is in the current RT zone of West Kitsilano,
    - relaxing overly-onerous Building Code requirements for secondary rental suites,
    - stop upzoning areas in the City, which continually drives housing prices up.

Instead of forcing through zoning changes that will very likely not achieve the stated goals and further degrade our neighbourhoods, the City should carry out a thorough and meaningful public consultation process on this proposed upzoning and other aspects of the *Making RoomProgram*. 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,

Pat Caraher, Kitsilano

Dragnea, Irina

From: Ronnie Tessler s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:19 PM
To: Public Hearing
Subject: Opposed to proposed RS zoning changes

Please note, we are opposed to the proposed changes in RS zoning for the following reasons:

- no consultation with communities affected & overrides community plans
- not consistent with WPG community vision to rezone without community involvement
- incentivises more demolition of character and heritage houses
- has no disincentives for demolition like RT zones
- undermines character house zoning review and incentives
- reduces onsite parking requirements

Ronnie and Barry Tessler
s.22(1) Personal and Confidential

Dragnea, Irina

From: TRISH HOPKINS s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:20 PM
To: Public Hearing
Subject: Rezoning all RS

I am opposed to the rezoning for RS lots.
Thank you,
Trish Hopkins

Sent from my iPhone

Dragnea, Irina

From: JOAN JACCARD s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:27 PM
To: Public Hearing
Subject: Proposed rezoning of RS -1

I am opposed to Agenda item 5 which proposes the wholesale rezoning of RS- 1 zones across the city, without meaningful public consultation nor studies to determine outcomes for retention of existing character housing stock, economic impacts, design guidelines, community plans, and retaining local commercial communities. It's a travesty and mismanagement that so little of Vancouver 's historic and functioning character and community amenities and services have not been valued and protected. We have been getting cookie cutter developments that have eroded our communities in the name of developer benefits.

Shameful legacy Vision is leaving for Vancouver.

I am in support of developing a diversity of housing forms throughout the city and supplying housing types that support and meet the needs of families and young people wanting to live in this city. And this requires careful study of how to achieve this.

This rushed and irresponsible major policy and by-law change is not within the mandate of a departing council.

Do not approve this Agenda item 5.

Joan Jaccard

Sent from my Samsung Galaxy smartphone.

Dragnea, Irina

From: DAPHNE LOBB s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:31 PM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond
Subject: Rezoning Sept 18 meeting

Dear all,
I have lived in Vancouver most of my life and am now living in Kitsilano. I am writing with my strong opposition to the new rezoning plan for Vancouver with respect to the RS changes allowing 4 units per lot. This would undermine character house incentives for retention and would increase demolition of character homes. Also the reduced minimum parking for new builds would create even more parking difficulties in this area.
I am out if the country and unable to attend this meeting on the 18th but want my strong opposition on record.

Daphne Lobb
s.22(1) Personal and Confidential

Sent from my iPhone

Dragnea, Irina

From: Caroline Adderson s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:30 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: No to Rezoning all RS zones - public hearing Sept. 18

Dear Mayor and Council,

I am **opposed** to rezoning in RS zones. This is proposal will only lead to more demolition of character and heritage homes as well as existing, more affordable housing. It is being done with no public consultation and will override community plans. We have seen rezoning of this kind on all the arterials in the city. Most, if not all, of this rezoning has resulted in luxury redevelopment, not more affordable housing. To push rezoning of this magnitude through in the last days before an election when many current councillors are not seeking reelection and will therefore not be held accountable is undemocratic.

Sincerely,

Caroline Adderson

Dragnea, Irina

From: jj fahrni s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:45 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: Item #5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones - public hearing Sept. 18

City of Vancouver

Hello to Mayor and Council,

This email is concerns **Item #5. REZONING**:

Amendments to the Zoning and Development By-law for Most RS Zones.

I have just returned from a meeting with Abundant Vancouver held in West Point Grey. It was a walking tour of the area west of Blanca Street. Some very nice young people were guiding the tour and I appreciated much of the information that was supplied (which I will fact check). One thing that I quickly observed was that the group had many misconceptions about the area - errors about the facts about West Point Grey.

I should note - it's possible that the Abundant Vancouver group attempted to get the correct information from residents and residents just didn't show up.

It is clear that much communication and consultation needs to be completed. There is too much misinformation out there. I have faith in the next generation; faith that they will lead our city and country in the right direction. My fear however, is that at this moment they are being misinformed and/or being taken advantage of.

One thing all Vancouverites agree on is that we need to address the critical shortage of affordable housing in Vancouver. The main reason I am opposed to **Item #5** is because this is (again as it has too many times) happening without any input or consultation with the public or the neighbourhood.

Allowing any change like this without input from the proposed neighbourhood is dangerous.

We all agree that it is essential to encourage and a shift toward the right supply. However, I am opposed to indiscriminate, city-wide rezoning that ignores and undermines the diversity of Vancouver's neighbourhoods. I take particular exception that the City has decided to "transform" any neighbourhood without extensive input from the neighbourhood and its associations.

Sincerely, Jennifer Fahrni

Dragnea, Irina

From: Phyllis Tyers s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:05 PM
To: Public Hearing; 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: Item #5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones - public hearing Sept. 18

Dear Mayor & Councillors

I am very much opposed to this amendment of the zoning by-law for RS zones.
For this council to make such a major decision without meaningful consultation and input from the neighbourhoods, is not only dictatorial but also unscrupulous when most of you will not be part of the next Council.

Respectfully submitted
Phyllis Tyers

Dragnea, Irina

From: Ashley Hilliard s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:14 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: Rezoning all RS zones - public hearing Sept. 18

Dear council,

We are long time Vancouver residents and have watched in dismay as character houses are demolished in Vancouver.

Please do not rush a blanket rezoning. Consider all other options, please.

Ashley & Wendy Hilliard

Dragnea, Irina

From: Jane Galvin s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:14 PM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Reimer, Andrea; Jang, Kerry; Stevenson, Tim; Affleck, George; Deal, Heather; Louie, Raymond; Bremner, Hector
Subject: OPPOSED - 5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

Dear Mayor and Councillors,

I object to your including item 5.(REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice) of your Agenda for the Meeting on September 18, 2018.

You were elected to represent the people of Vancouver and yet you are rushing towards the end of your mandate without giving any thought to the very people you were elected to represent. Whether a rezoning Amendment will or won't help with affordable housing is arguable. What is for sure is that changing everything without public input was NOT part of your original mandate.

Please remove Item 5 from your Agenda, and do the right thing for the residents of Vancouver. Go through a proper Public Consultation process.

Sincerely,

Jane Galvin

Dragnea, Irina

From: L M s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:20 PM
To: Public Hearing
Subject: Opposition to Agenda item # 5 for the September 18/18 City Council meeting

To Whom it may concern:

I would like to register my opposition to Agenda item # 5 re the Zoning & Development Bylaw for most RS zones. Voting on this matter is too hasty & needs more consultation with the residents & constituents of Kitsilano.

Sincerely
Leslie MacKenzie
Born & raised in Vancouver

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Dragnea, Irina

From: Bonnie Guan s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:37 PM
To: Public Hearing
Subject: Opposition to the Mass Rezoning Single Family Home to Duplex

To all city councillors & Mayor,

I am writing to let you know about my strong opposition to the proposed rezoning a large part of the City. This rezoning would allow owners of RS1 property(single family) to erect duplexes with basement suites. This rezoning would potentially change the face of the city. I know the City's trying to say that this will increase supply to help solve the affordability crisis. It is obvious with the cost of land in Vancouver that this will do nothing to help that crisis. Traffic is already pretty bad in most parts of the city. More and wider roads and other infrastructures such as sewage and water supply should be built prior to approving the mass Rezoning Single Family Home to Duplex.

Why don't you rezone the main streets on Vancouver East next to build multi-dwellings? The main streets on Vancouver West such as Cambie Street, Granville Street & Oak Street have already been rezoned.

There is no RUSH for your to push this proposed rezoning through before the municipal election in October!

Respectfully submitted,

Bonnie Wong

s.22(1) Personal and Confidential

Dragnea, Irina

From: Elizabeth Thomas s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:42 PM
To: Public Hearing
Subject: Public Hearing September 18 2018

I OPPOSE THIS REZONING: Amendments to the Zoning and Development Bylaw for most RS Zones to allow 2 family dwellings (Duplexes) to increase housing choices. Planning Dept states 'would allow those who are already considering demolishing and replacing their existing house with a new large house to consider duplex as an alternative. Very few property owners (unless they are developers) will be able to consider this option due to cost involved, relocating temporarily to somewhere close by while demolition and construction happens and the stress of how the market will be when they put their other duplex on the market. This rezone amendment is not for property owners, it is for developers. The original lanehouse plans were to be strata but that was changed because it would have been more developer friendly and less attainable for property owners. If you (they) want OUR lands then it has to be property owner friendly. This Amendment will result in further demolition of character homes. There has been total lack of APPROPRIATE consultation with the neighbourhoods the property owners who own the land. MAKING ROOM - we have made room for lanehouses secondary suites - we are not prepared to have our neighbourhoods destroyed. You describe our neighbourhoods as one-family neighbourhoods that is not true. We now have many secondary suites and lanehouses providing housing. Also condos along arterials. I OPPOSE THIS REZONING. Elizabeth Thomas s.22(1) Personal s.22(1) Personal and Confidential

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Dragnea, Irina

From: Robert Andrew s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:42 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: the motion to rezone all RS1 property in Vancouver to RT5 duplex

COUNCILLORS AND HON MR MAYOR:Please consider the loss of character homes with the concomitant waste of good and salvageable materials that will accompany this rezoning. Many of these duplexes have been built in my Mt Pleasant neighbourhood which is RT5 zoned. this area has always been multi family with three apartments in most of the 2 or 2 and a half storey homes which provide housing solutions for many at reasonable rents. In this way the character buildings are not lost but used to maximum housing affordability. Your rezoning plan will only encourage developers to tear down any old house to make more money with the four allowable units. Please consider making any zoning change include retention zones where the houses are valuable historically and in good condition as part of our built heritage and adapt the new housing to this model of retention. Thank you. Robert Andrew

Dragnea, Irina

From: Rachel Dumas s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:58 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: NO to rezoning RS zones in West Point Grey

there has not been enough consultation with residents. i live at 8th and sasamat and often cannot find parking in front of my house (within a few houses) when UBC is in. this proposed rezoning would make parking that much more difficult.

Rachel Payne
s.22(1) Personal and Confidential

Dragnea, Irina

From: Paula Maisonville s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:58 PM
To: Public Hearing
Subject: Opposition to Rezoning of all RS Zones

Dear City of Vancouver Mayor and Council Members,

This email is to indicate my opposition to the proposed Rezoning of all RS (single detached) zones. I do not support the RS rezoning to allow up to 4 units per lot. There has been no consultation with communities affected and it is not consistent with the WPG community vision to rezone without community involvement. Without consideration of particular neighbourhoods, removal of parking requirements is also unacceptable.

Sincerely,

Paula Maisonville

Dragnea, Irina

From: Monica Miller s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:30 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: Re: Rezoning all RS zones - public hearing Sept. 18

Dear city counselors,

I was dismayed to hear about the rezoning of residential areas in Vancouver particularly without public consultation. This proposed rezoning also flagrantly disregards establishes community and neighbourhood plans. Changing the zoning does not encourage duplexes or additional dwellings that will address the lack of housing. In fact, zoning changes have the opposite effect by increasing land value, which promotes speculation and prices out residents. It also disincentives the retention of character homes and even perfectly livable homes that are then torn down.

I am disgusted that the mayor city counsel is trying to push these changes through in advance of the municipal election; it demonstrates a disregard for the public interest and insults the intelligence of the voters.

I ask city council to halt this rezoning process immediately and return to public consultation as well as established community plans.

Thank you,
Monica Miller
East Vancouver resident.

Monica Miller
s.22(1) Personal and Confidential

Dragnea, Irina

From: kathy tycholis s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:07 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: Opposed to RS rezoning at Sept 17 vote

Dear Council And Mayor,

After discovering about the upcoming vote on rezoning to all RS zones, I had to send an email to all Council Members to express my opposition. As a life-long Vancouver citizen I am appalled at the lack of community consultation for these proposed changes.

These changes will only benefit developers and their investors, not the average citizen who is already struggling with our housing crisis.

As pointed out in various media reports about this vote happening on September 17, many are opposed due to:
- no public consultation & overrides community plans
- incentivises demolition of character and heritage houses
- has no disincentives for demolition like RT zones
- undermines character house incentives for retention

This vote should be tabled until after the Municipal election in October, when citizens can hopefully vote in candidates that are not controlled by the real estate industry. Or at the very least, after serious community consultations have been held.

Thank you,
Kathy Tycholis
Vancouver,BC

Sent from my iPhone

Dragnea, Irina

From: Catriona Hearn s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:36 PM
To: Public Hearing
Subject: Amendments to the Zoning and Development By-law

I am writing to express my opposition to the proposed Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) under the guise of "increasing housing choice."

For the past decade, the residents of Vancouver have witnessed a juggernaut of demolitions. Most of what has replaced the old stock is remarkably un-diverse: increasingly small, high-end units, invariably with monthly strata fees, little outdoor open space, and insufficient amenity to justify anyone staying there for any longer than they have to. Most new units offer little chance for personalization of space, and little chance to develop a true sense of community. Most new construction is affordable only by virtue of being smaller.

Little, if any new construction, actually fits with the rest of the neighbourhood. The message is that the type of housing that's already here doesn't matter because it's not good enough (which begs the question: good enough for whom?)

Most new construction in Vancouver is available to the same group of people: those who can afford what's already available.

The loss of many older homes has not given people increased housing choice. Indeed, the loss of so much older housing, both single and multifamily, has resulted in the elimination of much of the most affordable accommodation in this city.

The proposed amendments threaten to exacerbate the loss of:

- The types of older homes with basement suites suitable for people with lower incomes, including students.
- Well-built, diverse character houses, with architectural features and presence that could (and in most other places in the world WOULD) be renovated to accommodate a range of residents.
- Neighbourhoods with diverse characters and qualities.
- Mature and gracious landscapes.
- The history and flavor of this city, and
- The inherent diversity of that would come from responding to demand over time, rather than imposing change unilaterally, over a huge swath of the city.

Changing the zoning as proposed by this amendment would unleash another feeding frenzy of opportunistic real estate speculation. It would provoke endless convoys of dump trucks carrying tons and tons of demolition waste to Burns Bog. It would subject the residents of every street to a precarious future, with every lot and every building tantalizingly up-zoned to provoke more demolition, years of disruption, and the ongoing erosion of any remaining sense of community. How can the outcome of these proposed amendments be considered in any way "sustainable"?

The main beneficiaries of these amendments will be those who sell and walk away, or those who develop and charge new owners who knows what for the privilege of "diversity."

There are many ways to encourage creative, contextual densification for the people who live here, without this blanket rezoning. This is heavy handed, destructive and incredibly short-sighted. Such a massive change is not needed and not wanted by the majority of us that actually live here.

Please do not approve this amendment. It would be disastrous for this city and its residents, immediately and for years to come.

Sincerely,

Catriona Hearn

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Dragnea, Irina

From: Phyllis Tyers s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:39 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: Item #5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones - public hearing Sept. 18

I attended the Open House on Thursday at the Dunbar Community Centre and am concerned that the rezoning of RS1 neighbourhoods will make the City less liveable. Specifically it will be almost impossible for future citizens to maintain a garden if three families are to live on a limited green space. The requirement of a secondary suite on all duplexes will further encroach on the available space with the needed extra parking.

Will this rezoning make the City affordable to allow firemen, policemen, nurses, etc. to live within a reasonable distance of their workplace? or allow the building of more expensive speculative properties?

All neighbourhoods should have zoning implemented with community involvement as intended through CityPlan and the community Visions.

This last minute rezoning is undemocratic and underhanded.

Frank Tyers

Dragnea, Irina

From: Cassandra Hanson s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 12:53 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 all RS (single detached) to duplex, allowing up to 4 units per lot

I am OPPOSED to this proposed change. This will further incentivize the demolition of existing character homes in Vancouver. We call ourselves a "green city" which I find laughable as we continue to allow the demolition of solid, well-built older homes and apartments, which end up in the city dump. How can that be green? Why are homes in England still standing hundreds of years later, yet we tear down anything with any heritage value, and allow them to be replaced with houses that are in many cases twice to three times the size, yet do not house any more people. How does that actually increase density? It is so disheartening to see what is happening to our city – everywhere I look I see land assemblies – yet is all the development really making housing more affordable? Real estate agents and property developers are certainly benefiting, but are residents?

I don't object to densified areas & corridors, but I do to a blanket change densifying all RS zoned areas to duplex, as this city council is proposing. And, in the next civic election, I will vote against any councilors who vote for this proposal.

Sincerely,
Cassandra Hanson

Dragnea, Irina

From: RubyDog's Art House s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 1:14 AM
To: Public Hearing
Subject: Rezoning all RS to duplex

I am so very tired of this city council giving in to developers with absolutely no consideration of what the citizens want or how the city is going to look over the next few years. Once character houses and trees are gone, they are gone FOREVER. What is wrong with you people? Do you care nothing about the visual look of the city in which you live? Do you care nothing about what those of us who live here want? Or, are you being paid off by corporations? That, by the way, is what most people think.

For heaven's sake, do the right thing for once. Do not rezone.

Dragnea, Irina

From: SW s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 2:57 AM
To: Public Hearing
Subject: We are opposed to Agenda Item 5 for the September 18 City Council meeting,

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Shane Willms
Mary Lou Jackson

s.22(1) Personal and Confidential

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Dragnea, Irina

From: GA s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 3:16 AM
To: Public Hearing
Subject: Agenda 5, Sept 5 City Council Meeting

I wish to state my strong opposition to Agenda Item 5 for the September 18 City Council meeting.

It is absolutely disgusting and inappropriate that this mayor and city council is trying to ram this through before the Fall election. A full and PROPER public consultation with affected residents is necessary.

Linda Arndt
s.22(1) Personal and Confidential

Dragnea, Irina

From: Taryn Thomson s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 6:14 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

To whom it may concern,

I am writing to say that I am opposed to the massive rezoning plan that is being rushed through council without proper public input or consultation.

I will be at tomorrow's public meeting to show my objection.

Taryn Thomson

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 8:32 AM
To: Public Hearing
Subject: Proposed rezoning of RS1 areas of the city

I am opposed to the rezoning of RS1 areas of the city.

There has been no consultation with communities affected and overrides community plans. Please reconsider this unseemly rush to fundamentally change the character of the city in a negative way. You should defer consideration of this proposal until a new council is elected and consultation with affected communities has been completed.
This council is losing its mandate to govern in a few weeks and does not have the moral authority to proceed on this issue.

Dragnea, Irina

From: Peter Paré s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 8:42 AM
To: Public Hearing
Subject: I oppose Agenda Item 5 for the September 18 City Council meeting

Just a quick note to say that I oppose Agenda Item 5 for the September 18 City Council meeting.

Thank you,

Peter Paré
s.22(1) Personal and Confidential

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 5:49 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: Rezoning Amendments: RS & RT Zones - Sept 18

Dear Mayor & City Council,

I am writing to express my strong opposition to item 5 and 6 on the City's agenda for Sept 18, 2018 to respectively rezone all RS zones and the RT zones in Kitsilano and Cedar Cottage. The rush to rezone and further densify Vancouver citywide is rash and imprudent with little regard to residents and affordability, in a highly speculative housing market. These policies should be rejected and deferred until after the October 2018 civic election.

My reasons are many but in brief, here are some of my main concerns:

- Citizens and residents must have a say and meaningful input into the planning of their communities and neighbourhoods, particularly policies that directly impact them;

- The City has not given adequate public notice by mail and has not solicited feedback from the majority of Vancouver residents;

- The City needs to plan for responsible and sustainable growth with local residents, workers, and with affordability in mind including adding non-market rentals, social housing, renters and homeowners, as well as consideration for improved infrastructure, amenities and services funded by senior government. These policies do not fulfill this criteria of sustainability and livability, particularly affordability to local incomes;

- Chief Planner Kelley stated there is already zoned capacity to meet projected growth;

- The City does not have an official city plan, and many neighbourhoods do not have updated community plans;
- Only a handful of neighbourhoods have renewed community plans and those that have recent new plans will be impacted again, disregarding recent past efforts and plans;

- Item 6 in particular, the current RT zoning has been a successful model of mixed housing of all forms that are inclusive;

- The City is ignoring the Character Home Survey, of which thousands of residents gave feedback to support some densification in combination with character retention (not to the exclusion of);

- Speculation, Airbnbs, house flipping, demovictions, and empty homes have proliferated and increased in recent past neighbourhood densification, community plans, and spot rezonings;

- Homelessness has increased exponentially due to these rezonings and while temporary modular housing is positive, more expensive housing will exacerbate affordability and homelessness without much more careful planning and senior government funding;

- The Real Estate and Development Industry continues to sell online and offshore which exacerbates high housing prices, and Airbnbs proliferate with little to no penalties;

- These policies will further exacerbate local and global speculation, demolitions, the proliferation of illegal Airbnbs and empty homes, increasing prices, rents, and other negative impacts, which the City has not sufficiently mitigated to date;

In addition, the sitting majority of Mayor and Council are not running in the Oct 2018 election, which is only one month away.

Please reject these items and at minimum, defer these policies for the next incoming elected Council.

Sincerely,

M. Cheng
Vancouver citizen & resident

Dragnea, Irina

From: Leo Slivka s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 7:07 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: Zoning changes

To all members,

I oppose the proposed changes to RS1 and RT 7/8 zoning at the Sept. 18 Public Hearing.

Leo Slivka

West End resident

Dragnea, Irina

From: Ric Pow s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:59 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: Rezoning - OPPOSITION.

I OPPOSE.

A.) Rezoning all RS (single detached) to duplex, allowing up to 4 units per lot. This includes new outright development for 2 strata duplex units and 2 secondary suites or 2 lock off units (with waived onsite parking requirements). There has been no public consultation process. It undermines all neighbourhood-based planning and increases incentives to demolish character houses.

B.) Rezoning Kitsilano's RT7 & RT8 (character house retention duplex zoning) to a new RT5 zone that allows more infill units, multifamily development and makes it easier to demolish character houses while gutted design guidelines. This affects the area east of Alma St. and north of Broadway, as well as an area west of Arbutus. Again, no public consultation.

Ric Pow
Tax paying citizen

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:17 AM
To: Public Hearing
Subject: Adding Duplex to most RS Zones - Public hearing

Hello there,

I am so shocked to hear that something like rezoning detached residential areas in Vancouver to Duplex is going to do anything for affordable housing let alone address the issue of a lack of rentals across Vancouver.

As someone who lives in Vancouver and has a few duplexes in my immediate area - They are not moving!! nor are they affordable. They are super tiny, around 1100 sq ft and listed at $1.5M. How is that affordable?

What this local government should be thing about is what do the people of Vancouver want.If duplexes are not moving/selling today what makes you think they are going to move tomorrow?

If "Affordability is a top value for residences...." Why not partner with developers and start building purpose built rental units. This would address the immediate need for Vancouverites to have safe secure places to live, hopefully address the ridiculous rents that are people are paying and create that "eco-density" that the local government seems so hungry to have.

I am against this blanket, near-sited, selfish approach to addressing a complex issue and the realities of land supply in Vancouver.

Thank you

Rebeka Inoue
s.22(1) Personal and Confidential

-------- Original Message --------
Subject: Mass Rezoning Single Family Home to Duplex
From: Marpole Residents' Coalition s.22(1) Personal and Confidential
Date: Fri, September 14, 2018 11:16 am
To: s.22(1) Personal and Confidential

To all,

I am writing to you to make you aware of a disturbing development in our City and Neighbourhood. You may know that the City has announced rezoning a large part of the City, including Marpole. This rezoning would allow owners of RS1 property(single family) to erect duplexes with basement suites. So envision your property with one structure which would be able to be 70% of your lot size (example: 6,000 square foot lot could have a 4,200 square foot building with 4 addresses) I don't need to point out

this has the potential of changing the face of Marpole. The City once again is trying to say that this will increase supply to help solve the affordability crisis. It is obvious with the cost of land in Vancouver that this will do nothing to help that crisis. The other issue is that the City has not figured out at this time how to provide infrastructure(sewage and water) to all of these new structures. The Cambie corridor alone could be over a billion dollars. Property tax hike here we come!

The biggest issue with this plan is how it is be brought about. The open houses are this week and the public hearing is September 18. This is obviously a ploy by the current council to ram an approval through before they leave office. Unconscionable and a slap in the face to the citizens of Vancouver! This lack of consultation is happening once again just like the fight we had with the Marpole Plan.

Below is an info sheet regarding the Public Hearing next week. I plead with you to send an email to the address mentioned. Your email will be read by all Councilors and will be part of the public record. You don't have to attend the Public Hearing but if you want to speak the instructions are there.

So thanks for listening and let's hope we can make a difference.

Mike Burdick

President

Progressive Sealing Inc.

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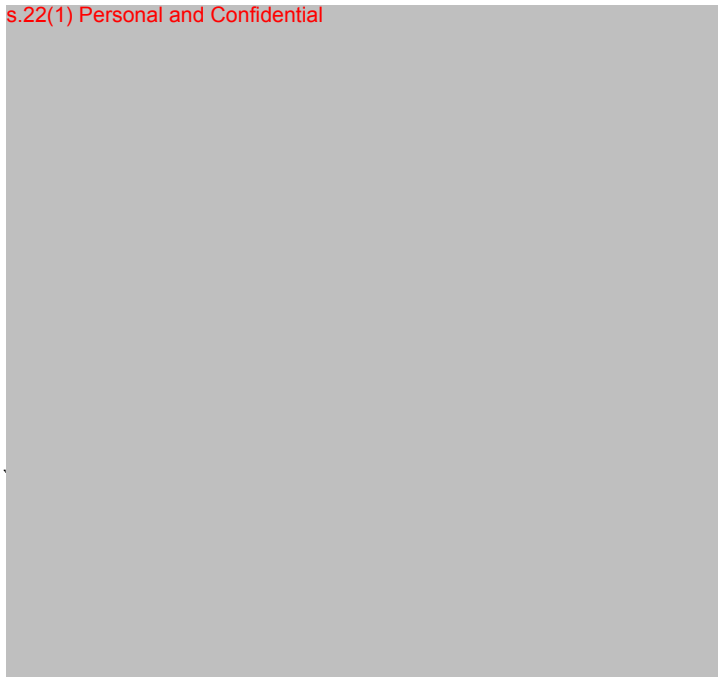
You (or a family member or acquaintance) gave your email address to the Marpole Residents' Coalition to receive information about civic matters affecting Vancouver residents, especially those living in Marpole.

s.22(1) Personal and Confidential



Dragnea, Irina

From: Jan Pierce s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:19 AM
To: Public Hearing
Subject: Public Hearing Item 5- RS zoning amendments

I am opposed to the rezoning of the RS areas of the city to allow for strata duplex. This will increase incentives for demolition of character houses and the loss of affordable rental suites in those houses.
Jan Pierce

Dragnea, Irina

From: Mike Burdick s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 3:29 PM
To: Public Hearing
Subject: Message for Council for September 18 Public Hearing, Mass Rezoning

To City Council,

The ruling party at City Council, it appears, is about to hand over 97% of the single-family lots to developers, in what appears to be a parting gift to party's most loyal donors. The public hearing on September 18, barely a month before the election, in an attempt to ram through a mass rezoning motion. This cannot be allowed to happen. This City of Vancouver needs citizen action to block the city from doing this without a fair and proper city-wide consultation. This type of consultation is sadly lacking in our City today. It was my hope with the upcoming election that the old ways would change and now this mass rezoning attempt is now happening.

We have been told time and time again that housing affordability is a huge problem, maybe our biggest problem. Has Council ever considered that mass rezoning will cause all property values to rise? And why is that? Because high density development becomes a sure thing rather than a gamble for developers. It also means that if someone is looking to buy, rent or trade up, they will face even higher property values. If your income doesn't rise with rising property values, you will end up losing even more buying power. With that in mind, how exactly does mass rezoning help our housing affordability challenges?

Has Council considered the upcoming infrastructure cost issue? How high will property taxes go?

Does Council also know that we have found in the past, neighbourhoods can lose upwards of 85% of the development fees needed for community enhancing features? This includes the loss of park spaces, art spaces, daycares, community centres, and many more public resources that neighbourhoods need to grow sustainably. With more residents in our area as a result of densification, why should neighbourhoods lose out in the process of upzoning?

Mike Burdick
President
Progressive Sealing Inc.
s.22(1) Personal and Confidential
Progressive Sealing

Dragnea, Irina

From: Spiegelman, George s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:43 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: Opposed to Rezoning all RS (single detached) to duplex, allowing up to 4 units per lot.

Well I'd like to know just what in blazes is going on?

Is this the last great insult to the character of Vancouver, or the last great pay-off to the developers you were supposed control with measured, careful planning?

This action to rezone with out hearings-and this would take a lot of them, or should- is the sort of ham-fisted action that the 'new party' was supposed to eliminate.

I'll be out of town on Tuesday, or I'd be there to strenuously voice my opposition in person.

I think you should be ashamed to have even proposed this.

Dr. George B. Spiegelman
s.22(1) Personal and Confidential

Dragnea, Irina

From: Gladys Loewen s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:55 AM
To: Public Hearing
Subject: density concerns

Hello
I am writing in express serious concerns regarding the change in RS to duplex, allowing 4 units per lot. This change has been done without consultation with the community nor looking at the impact of increased density. I realize the city is trying to increase access to affordable housing and rental units, but solutions have to be established with thought to impact. The traffic in West Point Grey has increased tremendously with construction of apartments and condos near UBC and the west side. During rush hour, 4th Ave, 16th Ave, Marine Drive and UBC Blvd are full with traffic jams at intersections between 3:30 and 6. Even 33rd has become a new thorough fare due to the increase in traffic.

If you want to increase density on the west side, then traffic flow and parking must also be part of the discussion. Right now, all the streets between Blanca and Discovery are full all day with UBC parking. Students park in our neighbourhood and then take the bus the rest of the way to avoid expensive parking passes at UBC. So our neighbourhood takes the brunt on these interlopers. So increasing the density will make parking even more difficult for residents competing for parking spots with UBC students between September and May.

I do not agree with the blanket policy of changing all RS to duplex. I can see choosing a street, a section of each residential area, but not a blanket change.

I urge City Hall to get community input, think about the impact on safety for children, the competition for parking in neighbourhoods, and rush hour traffic before making blanket changes. A thoughtful process is required to keep the pockets of neighbourhoods that make Vancouver a unique place to live.

Regards,
Gladys Loewen
A resident (condo owner) of West Point Grey
.

Dragnea, Irina

From: Ken McIntosh s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:40 AM
To: Public Hearing
Subject: Regarding adding duplex to most RS Zones

Hello City Council,

Regarding the proposal to add duplex to most RS Zones:

A sweeping change like this coming so close to the next civic election seems highly inappropriate - an attempt to push something through at the last minute "under the radar". You should be more respectful of Vancouver citizens and voters.

Furthermore, you must realize by now that increasing housing supply does not necessarily lead to greater affordability. All of the densification over the past ten to fifteen years has done NOTHING to improve affordability and in fact properties are even less affordable now.
Housing supply is not the issue. Until the federal and provincial governments put measures in place to stop foreign land-banking, foreign and domestic money laundering, and hidden beneficial ownership NONE of the City of Vancouver's efforts will have any meaningful effect.

Finally, increasingly Vancouver appears to be the outlier with respect to densification. The extreme measures we are putting in place - this proposed change included - do not seem to be matched with such zeal elsewhere in the Lower Mainland. Housing is a regional issue, not unique to Vancouver, and rather than make radical and irreversible changes to our city, or unfairly burden Vancouver taxpayers, we should act in concert with other municipalities to build greater density evenly throughout the region. Vancouver should not act alone.

Respectfully,
Ken McIntosh
Vancouver, BC

Dragnea, Irina

From: Joslin Kobylka s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 11:21 AM
To: Public Hearing
Subject: Opposition to Mass Rezoning

I am writing to express opposition to this blanket rezoning, despite that I actually live in a non-conforming, legal duplex, in RS I zoned W. Pt. Grey. I believe it is possible to absorb duplexes, ie. units, into a community of mostly 33-50 ft. lots with the occasional Lane house, (when there is a lane) if done carefully on the larger lots. There are a number of ways to increase the density on one lot. I personally think 3 units is the max for a 33 - 60 ft. lot in RS Districts.

What you are proposing and what I fear is not well understood, is zoning that could result in 4 maybe even 5 or 6 units per lot — and this, along side the already permitted single family monster houses, also completely out of character with their neighbourhood. The recent zoning changes in this City have, in too many instances, altered and destroyed the scale and character of individual neighbourhoods. Too many small businesses can no longer afford to operate, given exorbitant City property taxes on top of exorbitant rents, thus changing the character of a community even more. We need more considered planning and zoning.

Nor does there appear to be agreement or good data to support that this proposed zoning will succeed in making housing more affordable. If you were to take some time to study this proposal and its many wider implications (eg.Traffic, Parking, all nature of public Services, Transit, Ecology) with Vancouver's Resident groups, I'm sure you could come up with a better proposal than this attempt to push through this zoning in a most disrespectful and undemocratic manner before the upcoming election. This issue has had no consultation or publicity over the summer and is now presented while many people, especially families, get back into their regular routines.

I would also like to draw your attention to the fact that, as of Sunday, Sept 16, - 40 of the 50 "Letters In Support" for this proposed Rezoning are 'Form Letters' coming to you under the banner of "Abundant Housing Vancouver", therefore, hardly a random expression of support from Vancouver's citizens. And their website's expression of ire appears based in large part, upon their examination of some huge, often empty houses on unusually large lots, mostly out in the Endowment Lands, not even under the jurisdiction of Vancouver - but still, I agree, deplorable.

Please defer this matter until you can study it in greater depth. Surely we can take the time to find some consensus on how Our zoning can contribute to the liveability and affordability of Our City.

Dragnea, Irina

From: Benjamin La Borie s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 11:24 AM
To: Public Hearing
Subject: September 18 hearing: Item 5: Amendments to rezoning

I am concerned regarding the proposed amendments in that:

- There has been hardly any notice or public consultation to homeowners. I did not receive any notice until it was broadcast on a radio station;
- If the City is trying to limit speculation this is the wrong way to do it. I suspect you will see many "for sale" signs spring up to try to cash in on this development bonanza;
- There is insufficient road, water, school infrastructure to handle a flood of 4 – family homes in Vancouver.

If this was so important to Vancouver, why was it left to the very last Council meeting?

Benjamin La Borie
Associate Counsel
s.22(1) Personal and Confidential

Dragnea, Irina

From: Lisa Tuer s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 11:26 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 all RS zones

I am writing to voice my strong opposition to the proposed rezoning of all RS zones in Vancouver. Not only has there been no public consultation but this plan overrides community plans and incentivizes demolition of character and heritage homes. I fully support the idea of developing different forms of housing in single family neighbourhoods, however I feel the proposal currently being rammed through by an outgoing city council is entirely inappropriate. Additional density and more affordable housing must be developed with adequate checks & balances in place to ensure that existing neighbourhood character is maintained. The last thing Vancouver needs, as it supposedly strives to be "the greenest city in North America," are additional incentives to send more houses to the landfill.
Sincerely,
Lisa Tuer
s.22(1) Personal and Confidential

Dragnea, Irina

From: Craig Gay s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 11:49 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 in West Point Grey

To Whom It May Concern,

I am a resident of Point Grey s.22(1) Personal and Confidential and am seriously alarmed by the proposed rezoning as well as by the way the rezoning appears to be being foisted upon the community without appropriate public and neighborhood input. I will plan to vote against all those who are responsible for the way this is being handled.

Craig Gay

.

Dragnea, Irina

From: Rowley, Ann s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:17 AM
To: Public Hearing; gregor.robertson@vanacouver.ca; cllrdegenova@vancouver.ca; Carr, Adriane; Ball, Elizabeth; Reimer, Andrea; Affleck, George; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: Rezoning all RS zones - public hearing Sept. 18

I am totally opposed to the Council's high-handed plan to rezone all RS, RT7 and Rt8 zones. This would result in more character and heritage houses being destroyed. How can Vancouver pretend to be a great city if it trashes its history, or a green city if it causes its character and heritage houses to be sent to landfill? Please stop overriding community plans and selling out to the developers!

.

Dragnea, Irina

From: Allen Challmie s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:49 AM
To: Public Hearing
Subject: I oppose the proposed changes to RS1 and RT7/8 zoning at the Sept. 18 Public Hearing

I oppose the proposed changes to RS1 and RT7/8 zoning.

Sincerely,

Allen Challmie

Dragnea, Irina

From: heatherc s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:58 AM
To: Public Hearing
Subject: City mass rezoning of RS & RT zones

I oppose the proposed changes to RS1 and RT7/8 zoning at the Sept. 18 Public Hearing.

Heather M Challmie

Sent from my Samsung Galaxy smartphone.

Dragnea, Irina

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 17, 2018 11:34 AM
To: Marlene Conway
Subject: RE: Proposed re-zoning

Thank you for your email regarding Public Hearings. Please review the following important information.

Written Correspondence Regarding a Public Hearing Written correspondence regarding an upcoming Public Hearing will be circulated to Mayor and Council and made publicly available online on the Public Hearing agenda page. Your name will be made public, however, your contact information will not be made public. Agendas are available on the City of Vancouver website approximately 1 week before the meeting: access agendas online.

Note: Written correspondence regarding a Public Hearing item received more than 15 minutes after the close of the speaker's list will not be distributed to Council.

Requests to Speak to a Public Hearing Agenda Item If you are requesting to speak at a Public Hearing, you will receive a confirmation email with your speaker number and additional speaker information. Your speaker number indicates your position to speak to Mayor and Council about the agenda item. Numbers are assigned in the order requests to speak are received.

Note: Speakers may register beginning at 8:30 am on the Friday 11 days before the Public Hearing by emailing publichearing@vancouver.ca. Speaker requests received before this date must be resubmitted once registration begins. Speakers may also register on the day of the Hearing, between 5:30 and 6:00 pm, or 30 minutes before the Hearing starts, at City Hall.

Other Matters Related to Public Hearings For all other matters related to public hearings, we will respond to your email within one business day.

City Clerk's Office
City of Vancouver
publichearing@vancouver.ca | 604-829-4238
Twitter: @VanCityClerk Twitter account
Website: vancouver.ca/publichearings

-----Original Message-----
From: Marlene Conway s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:04 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed re-zoning

To Mayor and Councillors

I oppose the rezoning changes to RT7/RT8, RT10 and RS residential zones. A fuller consultation process is necessary. Rushing to rezone before a city election is not appropriate. We need more affordable housing not

up zoning. More consultation, lacking in recent years (e.g local area planning councils), is needed to achieve this reality.

Marlene Conway
s.22(1) Personal and Confidential

Dragnea, Irina

From: Erin M s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 7:02 AM
To: Public Hearing
Subject: Taking me off list

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I am unable to talk at this meeting due to work; however, I would like to voice my opposition to this plan. The amount of garbage that would be involved with our beautiful heritage homes being demolished is unforgivable! I thought you were supposed to be fighting for a green city. This is against green.

As well this was fought against by the people of this city and for it to come up again in this underhanded way is just what this party is known for. You all should be embarrassed. If this goes through you have no hope in getting back into city hall again. You have demolished too much of this city by taking money from the developers already.

I'm so excited to see you all voted out!
Goo riddance

Erin Manning

Dragnea, Irina

From: Kibblewhite Douglas s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 5:33 PM
To: Public Hearing
Subject: Rezoning

I am opposed to the rezoning of the City of Vancouver without useful public consultation.

How dare you destroy my neighbourhood without my input.

Doug Kibblewhite

Dragnea, Irina

From: Phylis Brown s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:39 AM
To: Public Hearing
Subject: CD-1 Rezoning and Heritage Designation: s.22(1) Personal and Confidential

Enough is enough. This city is almost beyond saving if this goes through then it will be another nail In The coffin. No more rezoning in this city.
Thank you.
Phylis Brown

Sent from my iPhone

Dragnea, Irina

From: Susan Tees s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 3:19 PM
To: Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Cc: Public Hearing; info@wpgra.ca
Subject: Opposed to Rezoning without consultation

Dear Councillors:

I respect what you are trying to accomplish, but I do not support how you are trying to do it. I am opposed to the unilateral rezoning on my neighborhood to increase density. The schools are already overcrowded, the streets full of cars, and there is already constant reconstruction on every block in my surrounding area. It's unpleasant and not conducive to healthy living.

Unilateral change to systems without consultation is not democratic. There was a community planning process which I took part in. This was not part of the conclusions.

Also schools and infrastructure: city planning and provincial school planning are not connected as has been proven in the UBC population growth experiment. Public transportation is overcrowded here at peak times already. Watering is restricted already during the summer. Adding people will make these problems worse.

Respectfully,

Susan Tees
s.22(1) Personal and Confidential

Dragnea, Irina

From: Eric Levy s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:01 AM
To: Public Hearing
Subject: Developers Feasting on the Carcass of Residential Vancouver

Dear Vision Vancouver,

I appeal to you to stop your rezoning frenzy.

The party is destroying this city by densifying it to death – the demise of Vancouver's residential character and habitability. Is enrichment of developers worth more to party members than the wellbeing of the taxpaying residents residing in the neighbourhoods that the party is rezoning for the benefit of developers?

I appeal to you to stop this selfish madness. **Developers are feasting on the carcass of residential Vancouver.**

I make this appeal, believing that Vision Vancouver party members are acting without conscience and without concern for adversarial opinion, however abundantly and passionately expressed.

Eric Levy

Dragnea, Irina

From: Eric Levy s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:46 AM
To: Public Hearing
Subject: Your Destruction Of Residential Vancouver

Dear Destroyers of Vancouver,

You are destroying this city by densifying it to death – the demise of Vancouver's residential character and habitability. Is your reward for this action worth more to you than the wellbeing of the taxpaying residents residing in the neighbourhoods that you are rezoning in order to enrich developers?

Stop this selfish madness.

I make this appeal, believing that you are acting without conscience.

Eric Levy

Dragnea, Irina

From: Eric Levy s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:21 PM
To: Public Hearing
Subject: Counterproductive Rezoning Policy

Dear Councillors and Mayor,

In yesterday's print edition of *Vancouver Sun* (page B2), an article makes this statement: "The city's consultants confirmed as far back as 2014 that there is more than enough existing zoned capacity to meet population growth beyond 2041. Yet the city continues a manic rush to rezone." The article also shows that rezoning INCREASES property values, because it increases speculation.

The frenzied rush to rezone residential neighbourhoods to death will aggravate the problem that Vision Vancouver pretends to be attempting to solve.

The real reason for Vision Vancouver's rezoning frenzy, of course, is the wish to reward the developers who fund that party.

Eric Levy

Dragnea, Irina

From: EILEEN ANDERSON s.22(1) Personal and Confidential
Sent: Tuesday, September 11, 2018 11:37 AM
To: Public Hearing
Subject: Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

I am opposed to the proposed changes which have not been respectful of meaningful community discussion.
E Anderson
Sent from my iPhone