



COALITION OF VANCOUVER NEIGHBOURHOODS

"s.22(1) Personal and Confidential"

September 17, 2018

City of Vancouver Mayor & Council

Dear Mayor Gregor Robertson and Councillors,

Re: Public Hearing Sept. 18, 2018, Changes to all RS Zones -
Item #5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones
<https://council.vancouver.ca/20180724/documents/p6.pdf>

The Coalition of Vancouver Neighbourhoods again finds itself seriously concerned with the lack of proper planning processes at City Hall. This letter is **opposed** to how these changes have been brought forward above without proper process.

This report proposes to make major changes to 68,000 properties in RS zones, without providing any public consultation. It is entirely inconsistent with standard planning practice.

Most of the areas affected went through the CityPlan process and have a community vision that has not been properly implemented as intended under terms of reference. Others like Upper Kitsilano were part of a comprehensive planning process that allowed for a mix of housing types in their neighbourhood. Each neighbourhood is unique and should not be blanket rezoned for outright new development.

Each CityPlan neighbourhood strongly supported retention of character houses and this rezoning proposal will undermine that direction by giving outright development as a further incentive for demolition.

This report should not be approved and instead referred back to staff for a meaningful public consultation process before consideration by Council after the fall election.

Sincerely,
Larry Bengé, Co-Chair

"s.22(1) Personal and Confidential"

Dorothy Barkley, Co-Chair

"s.22(1) Personal and Confidential"

On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
Cedar Cottage Area Neighbours
Chinatown Action Group
Citygate Intertower Group
Community Association of New Yaletown
Crosstown Residents Association
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
False Creek Residents Association
Grandview Woodland Area Council
Granville Burrard Residents & Business Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association

Kits Point Residents Association
Marpole Oakridge Community Association
Norquay Residents
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Association
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

Dragnea, Irina

From: Darcy Higgs s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 1:00 PM
To: Public Hearing; Robertson, Gregor; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; De Genova, Melissa; Bremner, Hector
Subject: Rezoning all RS to Duplex

Dear everyone, I am opposed to this proposed change in zoning. There has been no public consultation and it undermines all neighborhood-based planning. This rezoning would put more character and heritage homes at risk of demolition. Please reconsider. Thank you. Darcy Higgs

Dragnea, Irina

From: Retireco "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 1:32 PM
To: Public Hearing
Subject: Opposition to Agenda Item 5

Mayor and City Councilors:

As a Vancouver city homeowner and taxpayer, I am opposed to the proposed rezoning as outlined in Agenda Item 5 that will be brought up at the September 18th City Council meeting.

Chris Rydzik
"s.22(1) Personal and Confidential"

Vancouver, B.C.

Dragnea, Irina

From: Merren McRae · s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 1:43 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
Importance: High

Dear Council,

As a resident of Vancouver I am opposed to this current rezoning proposal. This is too important an issue to have it "rushed" through in the last days of this Council. Vancouverites deserve better!

Where is resident participation and community planning? This sweeping proposal will have a long lasting negative impact on the future "look" and feel of Vancouver. Your actions are self-serving and irresponsible.

I strongly oppose your proposal to rezone all RS (single detached) to duplex, allowing up to 4 units per lot. Please Stop Now!

Regards,

Merren McRae

Dragnea, Irina

From: Donna Lei "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 1:46 PM
To: Public Hearing
Subject: Objection on rezoning single family home into duplex

Dear City Council,

I am one of the resident in Marpole area and we were informed by our Marpole Residents Coalition that City of Vancouver has proposed changes to the current by-law to allow duplex to be build on >97% Single Family home zone in the whole city.

I am writing on behalf of my household to oppose this proposal as:

- no public consultation & overrides community plans
- incentivize demolition of character and heritage houses
- has no disincentives for demolition like RT zones
- undermines character house incentives for retention
- reduced minimum onsite parking for new builds

Please cancel this plan as it is not feasible. We hope to hear our voice!

Kind regards,
Donna & family

Dragnea, Irina

From: Sue Cech <[REDACTED] "s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 2:04 PM
To: Public Hearing
Subject: I oppose the changes to the zoning bylaw

I would like to voice my objection to the upcoming suggested amendment to the single family zoning bylaw.

First of all, **where is the public consultation?**

Secondly, shoving more people such as 4 families on one lot is not going to help anyone except the developers.
Again.

Families can't afford to live in the city unless there is more support for housing coops and there also needs to be some reasonable form of rent control.

And what about all the extra amenities that will be required?

Seems to me this is a quick way to quietly shove this absurd idea through before we vote you all out.
Good Riddance!

--
Sue Cech

Dragnea, Irina

From: ling jiang <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 2:06 PM
To: Public Hearing
Subject: OPPOSITION -Vancouver wide rezoning

Hi I am a Vancouver resident. I am opposed to the potential rezoning city wide from single family home to multiple. It will increase land speculation and make it more un-affordable. One size or one flat policy will never fit and solve the problem. We need phased policies and integrated tax policies to make the city more affordable.

Thank you,

Shelley

Dragnea, Irina

From: Stella Wong <[REDACTED] s.22(1) Personal and Confidential >
Sent: Monday, September 17, 2018 2:11 PM
To: Public Hearing
Subject: proposed zoning changes

Dear Sirs,

I oppose to the proposed zoning changes in the City because of the followings:

1. We do not have enough consultation to know or express our opinion about the plan.
2. It will do nothing to increase the supply of the affordable houses but will only increase the price of the lands;
3. Parking is already a problem in our area as the new builds do not have enough spot for their residents.
4. The existing schools cannot be enough for the increase of population
5. traffic, sewage, water etc. will be another issues

Finally there are over thousands of potential sites on the Cambie Corridor which will provide lots of lots homes to people so I don't see the need of changing the family zone in the near future.

Thanks.

Stella Wong

[REDACTED] s.22(1) Personal and Confidential

Dragnea, Irina

From: Tim . "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 2:23 PM
To: Public Hearing
Subject: Opposition to Rezoning most RS Zones

Mayor and Council,

I must express my shock and opposition to this proposed amendment. While housing is supply is of vital importance this proposal **MUST NOT** pass in its present form. The lack of public consultation makes a mockery of the civic governing process, is disrespectful of the extensive work that has gone into community plans and is an insult to the wishes of community members who have worked tirelessly for them and would have to live with the consequences of this hastily introduced amendment.

This proposal also fails to address many important factors including:

- Heritage retention (highly important to the vast majority of Vancouverites)
- Parking pressures- already an issue in many areas
- Adequate public transit
- Infrastructure upgrades
- Appropriate building guidelines to maintain community character
- Adequate planning and implementation to minimize construction impact to residents

Please, in the name of good government and the long term wellbeing of the City of Vancouver, do not approve this amendment in its present form.

Dragnea, Irina

From: Andrea G <s.22(1) Personal and Confidential>
Sent: Monday, September 17, 2018 2:24 PM
To: Public Hearing
Subject: 5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

Hello,

I am writing to oppose the above by-law change (item 5 on the agenda).

While I am not opposed to increased density in single family neighbourhoods, I am opposed to this blanket change. In the current housing crisis with highly inflated prices, this change will only lead to further land inflation and speculation. I can't see any way that new dwellings could be built that would be affordable for typical families (the demographic that this change is aimed at). How will \$2 million+ new builds help?

As well, I am concerned that this change is being proposed without meaningful consultations with communities and without adhering to existing community plans.

What I envisage happening if this goes through, is speculative development, tearing down of well-built homes, and a scattered, incoherent pattern of development.

I would much rather see considered development in areas that currently lack walkability. Specifically, I am thinking of South Main, Fraser and Knight Street areas (south of 49th Ave).

A further concern is the pressure on utility capacity and available parking.

Overall, I feel that there is not a current high demand for new builds. Continuing to focus on measures such as cracking down on AirBnb rentals and enforcing the Vacant Homes Tax will help provide the necessary rental housing.

Row housing that could be built at a price that would allow working families to purchase would be amazing, but I can't see that happening with this zoning change at this time.

Thank you for your time.

Regards,

Andrea Galbraith

s.22(1) Personal and Confidential



Sent from Mail for Windows 10

Dragnea, Irina

From: Nadine C. Goodine <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 2:25 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: OPPOSE: Rezoning all RS (single detached) to duplex

We need public consultation on this! Unilateral decisions affecting our communities and how we live in them, cannot be tolerated.

--
Nadine C. Goodine
[REDACTED] s.22(1) Personal and Confidential"

Dragnea, Irina

From: [REDACTED] 's.22(1) Personal and Confidential'
Sent: Monday, September 17, 2018 2:45 PM
To: Public Hearing
Cc: Robertson, Gregor; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; cirdegenova@vancouver.ca; Carr, Adriane; Bremner, Hector
Subject: Opposed to change to RS zoning

To Whom It May Concern.

I am strongly opposed to the decision to a blanket rezoning of all RS lots to Duplex lots, and the allowing of up to four units per lot.

There are many neighbourhoods in the city where such zoning would be appropriate to address the overall needs of growth. Ours included. Such rezoning, however, should only occur after consultation with the neighbourhoods and communities affected and consideration of any existing community plans.

A rezoning which includes the entire city jeopardizes the character of the neighbourhoods as well as the character and heritage homes which define many neighbourhoods. The overall impact within each individual neighbourhood would differ and, therefore, each should be considered individually.

As Elizabeth Murphy stated: "Each neighbourhood has a unique character that should be enhanced by ensuring that growth is done at a scale that works within that character". We chose our neighbourhood carefully and struggled to purchase our home in this neighbourhood. To have the city make zoning changes that would unalterably affect the character of the neighbourhood without community consultation is deeply troubling.

Further, we are only weeks away from a city council election and this is the kind of issue that should be debated by the various individuals running for elected office. I, for one, would like to consider carefully the position of each person running for city council. The next city council should ultimately bear the responsibility for any change affecting the entire city.

Jean Lytwyn

[REDACTED] 's.22(1) Personal and Confidential'

Dragnea, Irina

From: Lies Botman "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 2:49 PM
To: Public Hearing
Subject: letter against blanket rezoning for duplexes Sept 18, 2018

I am opposed to rushed blanket rezoning for all RS houses in Vancouver to enable strata duplexes. We do have established neighbourhood plans, and I believe neighbourhood groups should be consulted first. Please put in a trial test period to see how it works - similar to when you started laneway houses in the city. Permitting every single family lot to be subdivided into two strata titled lots is a HUGE step - and should not be rushed.

Perhaps a minimum size lot with adequate green space would be preferable.

I am concerned for adequate trees, sunlight and small private garden spaces for each future resident, especially in small lots and when there are garages.

Right now, the FSR is limited to 0.7 FSR, and that perhaps ensures some garden space, but it seems too easy to relax that 0.7 FSR in the future.

Thank you

E.S Botman

Dragnea, Irina

From: Ian Pond <s.22(1) Personal and Confidential>
Sent: Monday, September 17, 2018 2:51 PM
To: Public Hearing
Cc: Robertson, Gregor; cir.degenova@vancouver.ca; Carr, Adriane; elizabeth.ball@vanoucvr.ca; Affleck, George; adrea.reimer@vancouver.ca; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: opposed to Rezoning all RS zones

To Whom It May Concern.

I am strongly opposed to the decision to a blanket rezoning of all RS lots to Duplex lots, and the allowing of up to four units per lot.

There are many neighbourhoods in the city where such zoning would be appropriate to address the overall needs of growth. Ours included. Such rezoning, however, should only occur after consultation with the neighbourhoods and communities affected and consideration of any existing community plans.

A rezoning which includes the entire city jeopardizes the character of the neighbourhoods as well as the character and heritage homes which define many neighbourhoods. The overall impact within each individual neighbourhood would differ and, therefore, each should be considered individually.

As Elizabeth Murphy stated: "Each neighbourhood has a unique character that should be enhanced by ensuring that growth is done at a scale that works within that character". We chose our neighbourhood carefully and struggled to purchase our home in this neighbourhood. To have the city make zoning changes that would unalterably affect the character of the neighbourhood without community consultation is deeply troubling.

Further, we are only weeks away from a city council election and this is the kind of issue that should be debated by the various individuals running for elected office. I, for one, would like to consider carefully the position of each person running for city council. The next city council should ultimately bear the responsibility for any change affecting the entire city.

Ian Pond
s.22(1) Personal and Confidential

Dragnea, Irina

From: Lisa Ross <[REDACTED]>
Sent: Monday, September 17, 2018 2:54 PM
To: Public Hearing
Subject: Regarding bylaw #5 and #6

We are close to an election. I do not agree to passing these two bylaws. People are busy researching the new candidates and there has been little consultation.

Lisa Ross

Sent from my iPhone

Dragnea, Irina

From: winnie siu <[REDACTED] s.22(1) Personal and Confidential>
Sent: Monday, September 17, 2018 3:00 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: Oppose to 5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

I oppose to "REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice"

I oppose for the following reasons:

- no public consultation & overrides community plans
- incentivize demolition of character and heritage houses
- has no disincentives for demolition like RT zones
- undermines character house incentives for retention
- reduced minimum onsite parking for new builds

Winnie Siu

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 17, 2018 2:32 PM
To: Michael Kluckner
Subject: RE: Item 5, September 18th public hearing

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

From: Michael Kluckner "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 2:16 PM
To: Correspondence Group, City Clerk's Office
Cc: Cain, Helen
Subject: Item 5, September 18th public hearing

To: Mayor and Council
From: Michael Kluckner, chair, Vancouver Heritage Commission

For your information, at its September 10, 2018 meeting, the Vancouver Heritage Commission passed the following motion:

MOVED by Commissioner Fialkowski

SECONDED by Commissioner Massie

WHEREAS

1. THAT the Vancouver Heritage Commission is concerned that the proposed changes to RS District Schedules (Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice), scheduled for the Public Hearing on September 18, 2018, will make it much more difficult to retain character houses and in so doing, will put two City policies at odds with each other, specifically the Character Home Zoning Review and Making Room Programs.

THEREFORE BE IT RESOLVED:

A. THAT the Vancouver Heritage Commission recommends that Mayor and Council postpone the approval of the proposed changes to RS District Schedules (Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice), scheduled for the Public Hearing on September 18, 2018, in order to more fully consider duplexes as one option among others for Missing Middle uses and housing forms that are being considered over the next year in the community process for the Making Room Program; and

FURTHER THAT the Making Room Planning team include the Vancouver Heritage Commission as a key stakeholder in the community process to take place over the next year.

CARRIED UNANIMOUSLY

--



West Point Grey Residents Association

s.22(1) Personal and
Confidential

September 17, 2018

City of Vancouver

Dear Mayor and Council,

Re: Item #5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones - public hearing Sept. 18

While we support the City's efforts to address the critical shortage of affordable housing in Vancouver, we are writing to express our **opposition** to the proposed rezoning of RS zones, which has been brought forward for public hearing without any input or consultation with the public or our neighbourhood.

In general, we agree that it is essential to encourage and even require a "shift toward the right supply". However, we are opposed to indiscriminate, city-wide rezoning that ignores and undermines the diversity of Vancouver's neighbourhoods. We take particular exception that the City has decided to "transform" our neighbourhood without so much as contacting us (or any other neighbourhood association that we are aware of).

Problematic aspects of these reports include the following:

- Not consistent with WPG community vision to rezone without community involvement
- New housing initiatives produced in consultation with industry stakeholders only.
- Changes to zoning across the city referred to public hearing with no consultation.
- Incentivises more demolition of character and heritage houses.
- Has no disincentives for demolition like in the RT zones.
- Undermines character house zoning review and incentives.
- Changes to reduce minimum parking requirements with new development. While some relaxations for character retention options may be necessary, parking relaxations should not be given for new development options.

Through CityPlan, local residents and businesses invested nearly two years in a comprehensive neighbourhood-based planning process to develop a Community Vision for West Point Grey (WPG). And, like other neighbourhoods across Vancouver, WPG supported a number of higher-density housing forms, including multiple conversion dwellings (MCDs), duplexes and in-fill with strong support for heritage and character retention. However, since adopting the WPG Vision in 2010, the City has taken absolutely no action to advance CityPlan Vision Implementation as intended through the CityPlan program.

We therefore take exception that the city is now coming forward with rezoning across the city with no input from the local WPG community, or any other affected neighbourhood. These increases of duplex and infill are proposed to be outright rather than through character retention models as supported in the Community Vision.

The proposals by the city will continue to increase demolitions of thousands of character homes – most of which previously provided affordable multi-family rental housing. The WPG Community Vision supported sustainable and affordable character retention options that will be instead replaced with unaffordable new luxury homes marketed to offshore investors, and often left empty.

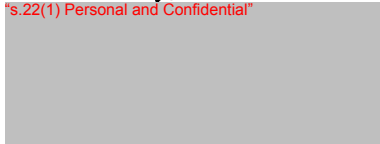
While we are supportive of recent incentives to encourage retention of heritage and character homes, and welcome related densification, we remain concerned that the City's failure to limit outright provisions for new construction will undermine these incentives and see related speculation continue to drive escalating land values.

And, it's for the very same reasons that we are opposed to the current proposal to impose indiscriminate, city-wide rezoning for higher-density, market-driven housing forms. Instead we encourage the City to re-embrace CityPlan and to move forward immediately with Vision Implementation based on established and supported planning that makes rapid progress and builds public confidence by focusing on approved new housing forms that increase density and affordability while retaining a diversity of neighbourhood character.

We request that this rezoning not be approved. It is wrong to rezone right before an election where most council members are not running for office again. All neighbourhoods should have zoning implemented with community involvement as intended through CityPlan and the community visions.

Yours truly,

s.22(1) Personal and Confidential



Phyllis Tyers,

On behalf of the
West Point Grey Residents Association Board of Directors

Burke, Teresita

From: Ursula Simpson s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 3:01 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
Cc: Rick Simpson
Subject: PUBLIC HEARING ON SEPT.18/18 - OPPOSED

I AM OPPOSED TO:

Rezoning all RS (single detached) to duplex, allowing up to 4 units per lot. This includes 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 and it undermines all neighbourhood-based planning, including the WPG Community Vision that council approved in 2010.

Best,

Ursula Simpson
s.22(1) Personal and Confidential


Burke, Teresita

From: B HENDERSON s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 3:05 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 of all RS zones

I STRONGLY OPPOSE this rezoning resulting in even MORE demolition of our beautiful character homes!

Barbara Henderson

Burke, Teresita

From: Grace Ma-Tsang <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 3:21 PM
To: Public Hearing
Subject: Proposed Zoning Change for single family home zone

To whom it may concern,

My family have lived in Marpole area over 20 years in a single family house. My family worked hard, paid ever increasing property taxes and save hard to lead a life style that we enjoy.

It's only a few year ago that the city tried to take away this life style from us. Now it is again forcing this planning on our neighbourhood without any consultation with the residents: the impact on street parking, traffic congestion and community service etc.

I oppose to the proposed zoning change.

Yours sincerely,

Grace Ma Tsang

[REDACTED] s.22(1) Personal and Confidential"

Burke, Teresita

From: William K O'Brien "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 3:56 PM
To: Public Hearing
Subject: Sept 18

Please be advised that I am strongly opposed to items 5&6 for the Sept 18 public hearings.

This is unprecedented and requires greater public input and should require a public vote!

Thank You

W K O'Brien

Burke, Teresita

From: Lisa MacLean "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 3:46 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

To Mayor and Council:

I am opposed to the rezoning of all RS zones with no public consultation and the over-riding of community plans. This rezoning will increase demolition of character and heritage houses and undermines character house incentives for retention. This will continue the wholesale demolition of Vancouver's history and heritage. Stop destroying our city.

Yours truly, Lisa MacLean

Burke, Teresita

From: kim hong <[REDACTED]>
Sent: Monday, September 17, 2018 3:28 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

OPPOSED due to the following

- incentivises demolition of character and heritage houses
- has no disincentives for demolition like RT zones
- undermines character house incentives for retention
- reduced minimum onsite parking for new builds

Burke, Teresita

From: Ley, David "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 3:46 PM
To: Public Hearing
Subject: Rezoning all RS zones

Mayor and Council:

This is the biggest zoning change in a generation in Vancouver's RS zones. Its effects will transform the city. Amongst other things, affordable housing in basement suites and rental subdivisions of houses will be lost. There is no evidence affordability will be achieved. How could it be with the land value lift and subsequent construction costs accompanying house sales?

Aside from the plan, the process is not democratic. It bulldozes community plans. It is clandestine and rides roughshod over meaningful community consultation. It is proposed one month before an election after which few incumbents will return. What's the hurry?? Who is asking for such haste? The lasting impression is that we are seeing a pro-developer action by a council desperate to satisfy a dominant stakeholder.

Like so much in terms of the growth alliance that has shaped the regional housing market, community needs and priorities are treated as expendable collateral damage.

This is no way to govern a modern city. Do the right thing and table these proposals until after the municipal election so that democratic process can be respected.

Sandra and David Ley
Kerrisdale

Burke, Teresita

From: tanya kadantsev <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 3:56 PM
To: Public Hearing
Subject: Fw: Fwd: OPPOSE: Public Hearing Sep 18, 2018 Item 5

Hi,

I'm strongly OPPOSE

REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

to be considered on Sep 18, 2018 (Item 5).

Some of the reasons of oppose are -

- no public consultation including no consultation on infrastructure impact;
- overrides community plans
- undermines character house incentives for retention
- reduced minimum onsite parking for new builds

Please confirm receiving this email.

Truly,

Tanya Kadantsev

[REDACTED] s.22(1) Personal and Confidential

Burke, Teresita

From: sgk <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 3:44 PM
To: Public Hearing
Cc: Sergei Kadantsev
Subject: OPPOSE: Public Hearing Sep 18, 2018 Item 5

Hi,

I'm strongly OPPOSE

REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

to be considered on Sep 18, 2018 (Item 5).

Some of the reasons of oppose are -

- no public consultation including no consultation on infrastructure impact;
- overrides community plans
- undermines character house incentives for retention
- reduced minimum onsite parking for new builds

Please confirm receiving this email.

Truly,

Sergei Kadantsev

[REDACTED] s.22(1) Personal and Confidential"

Ken & Louie Wigton

s.22(1) Personal and Confidential

Sept. 14, 2018

City of Vancouver, City Clerk's Office
453 West 12th Ave. Third Floor
Van. B.C. V5Y 1V4

Re: Proposed zoning changes adding
duplex to most RS zones

Dear Mayor & Council,

With respect for the proposed changes
we have the following comments.

1. The opportunity for citizens to express
their views on these changes is too limited
with only 4 public information meetings held
between Sept. 8 and Sept. 13 and the public hearing
by the council on Sept. 18. This is a massive
change to the residential zoning regulations and
the public should have been given more time
to consider the changes.

2. A comprehensive rezoning is not appropriate
for Vancouver which is composed of a number
of diverse neighbourhoods. The city is losing its
soul! The proposed rezoning will not be in
the best interests of these neighbourhoods and
therefore best the city overall.

3. The statement on the literature provided
states that the proposed regulations should limit
any potential land value escalation. We would
disagree with this statement. Land values are likely

2.

to increase which will result in only a minimal increase in affordable housing.

4. The proposed changes will undoubtedly result in more demolitions resulting in more waste to be put into the landfills or destroyed in the incinerator. The city asks residents to reduce their garbage to minimize the impact on the environment and then allows complete demolitions that result in a substantial percentage of the waste processed by the

There are many aspects of the proposed changes that we would like to have time to consider. We did attend the public information meeting on Sept. 13 and after reviewing the information provided we have further questions but do not have sufficient time before the council meeting on Sept. 18 to do this. We are sure that many other residents in Vancouver ^{are in} ~~with~~ this similar situation

We therefore ask that the decision on the proposed zoning changes be put off until the results residents of the city and the incoming council in November be given a fair and reasonable chance to properly assess the change which if implemented will result in massive changes to the single family Vancouver housing stock.

Yours truly,
Sonja Wicker
K Wicker

Burke, Teresita

From: Clare Cullen "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 4:07 PM
To: Public Hearing
Subject: AGAINST 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 Council,

I am writing to express my strong disagreement the proposed rezoning outlined Agenda Item 5. While I absolutely support increased housing density and housing choice in Vancouver, this rezoning is very broad and sweeping, does not take into consideration important issues such as preserving character homes and does not address affordability. Developers will be able to buy a property for \$3million and build 2 x \$2million new homes on the site. This does nothing to support choice and will only serve to accelerate demolition, shadow flipping and rising housing costs.

This type of rezoning application will have a huge impact on our city and therefore deserves extensive due consideration. It should not rammed through by the sitting council who only have a few more weeks in their mandate. Drastic, ill-conceived rezoning is not the solution to our housing problems and it should be up to the next City Council to address these issues and make those decisions, not the current members in a last-minute rush to please developers.

I hope that you will vote against this rezoning and refer it back to City Staff for further consideration.

Kindly,
Clare

Clare Cullen
"s.22(1) Personal and Confidential"

Burke, Teresita

From: John [REDACTED] "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 4:16 PM
To: Public Hearing
Subject: Opposed to Changing zoning

Hello
Please be aware that as a longtime Vancouver resident living in the Marpole area, I am opposed to changing the single housing zoned areas to include duplexes. I thought that the neighbourhood plan that had passed several years ago had precluded this from occurring.

Sincerely,

John Pone

[REDACTED] "s.22(1) Personal and Confidential"

Sent from my iPhone

Burke, Teresita

From: Felicity Estrin <^{s.22(1) Personal and Confidential}>
Sent: Monday, September 17, 2018 4:19 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 mass rezoning of CoV

Dear Mayor and Council members,

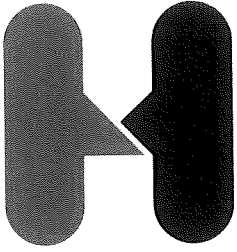
I am opposed to the mass rezoning of the city of Vancouver. This motion is antidemocratic, being pushed through without consultation or a plan, panders to the developers who put the majority of the council members into power, and will destroy any chance of affordable housing in the city forever.

Sincerely,

Felicity Estrin

^{s.22(1) Personal and Confidential}





Heritage Vancouver

www.heritagevancouver.org
info@heritagevancouver.org
604 254 9411

PO Box 74123, Hillcrest Park PO
Vancouver BC V5V 5C8
Canada

September 17, 2018

Mayor Robertson and Vancouver City Council
Vancouver City Hall
453 West 12th Avenue
Vancouver BC V5V 1V4

Dear Mayor and Council:

We are writing on behalf of our membership to provide comment on the proposed RS duplex zoning changes. Although we are generally supportive of densifying our RS neighbourhoods, due to the lack of consultation with the heritage community and potential loss of heritage assets we cannot support the proposed zoning policy amendments at this time.

We support adding “gentle density” and exploring options to encourage the “missing middle” in RS zones, and Vancouver in general, providing these policies effectively enhance neighbourhood character, affordability and increase housing options. In our view, enhancing neighbourhood character includes identifying, protecting and restoring historic and heritage assets. At this time, we observe that the proposed duplex zoning has no mechanism to protect against this potential loss, and in fact may accelerate it.

We therefore urge council to amend this particular policy to include effective provisions for identifying, protecting and restoring historic and heritage assets. We also urge council to direct staff to engage the heritage community in the Making Room program as it progresses.

In particular we are concerned that the current iteration of the proposed RS changes will have the following unintended negative outcomes:

1. Immediate loss of unidentified and unprotected historically important heritage properties within the RS neighbourhoods (ie historic farmhouses, architecturally significant homes, wartime bungalows, groupings of character homes etc). This identification work (including the Heritage Register Upgrade as part of the Heritage Action Plan in the identification of specific heritage resources which remains incomplete) is necessary particularly when incentivizing broad change across the city.
2. Immediate conflicts with the existing character retention policy. This could lead to potentially increased demolitions and a loss of neighbourhood character/homes that the character retention policy approved by Council in October 2017 set out to protect. This is due to the new duplex route potentially having an easier and cheaper City approvals process and construction effort, and perhaps less effective character retention incentives.
3. Limiting the creation of “future heritage” due to prescriptive design guidelines that will restrict design options and encourage cookie cutter development.
4. Potentially increasing loss of overall neighbourhood density and character due to replacement of multi-generational and other multi-resident homes with expensive boutique strata titled duplex units which may actually reduce the number of people living on a given lot.

If the intent of this policy is to increase housing options and build community in RS zones we observe that it fails to plan for many of the tangible and intangible elements that could actually enhance neighbourhood character, (ie small scale local serving retail such as St George Market, Union Market), tree and streetscape management, block by block place making opportunities, supporting neighbourhood cultural activities, and many others.

While we acknowledge that this policy may increase housing options, it concerns us that the standard model of boutique duplexes that make up the majority of the current new duplex builds do not currently provide affordable housing options for all but the fortunate few.

With the above in mind we strongly encourage City Council to immediately amend this policy to include effective provisions for identifying, protecting and restoring historic and heritage assets and direct staff to carry out the following specific action items:

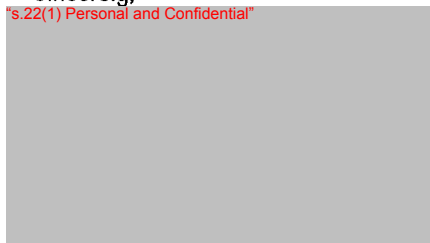
1. Consider how the Making Room policy can retain and enhance individual neighbourhood character and cultures through assessment of the different tangible and intangible elements that make up neighbourhood character including allowing commercial and duplex/multiplex uses/zoning.
2. Instruct staff to ensure that design guidelines are developed in a manner that allows for the creation of sympathetic development and not just replication; that is to say to make room for the creation of future heritage.
3. Engage the heritage community including the Heritage Commission, Heritage Vancouver Society and the Vancouver Heritage Foundation and other heritage groups in the further development of the overall Making Room program.
4. We also encourage the City to complete work on the Heritage Action Plan including the Heritage Register upgrade in order to help identify and protect individual heritage assets in the RS zones.

We would be pleased to engage with the City in additional dialogue to help achieve these outcomes.

Thank you for your attention in this matter.

Sincerely,

"s. 22(1) Personal and Confidential"



Javier Campos
President, Heritage Vancouver Society

Burke, Teresita

From: [REDACTED] "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 4:32 PM
To: Public Hearing
Subject: REZONING: Amendments to the Zoning and Development By-law for Most

I totally oppose this rezoning. This rezoning does not solve the housing affordability problem. It's only provide the developers more opportunities to make more profit. Instead of one 3 million dollars house, the developers will build two 2 million dollars houses. Please do the math and figure out where is the one million dollars profit goes.

William Luk

[REDACTED] "s.22(1) Personal and Confidential"
[REDACTED]

Burke, Teresita

From: Eric Levy s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 4:49 PM
To: Public Hearing
Subject: Residential Neighbourhood Coup de Grâce

Dear City Council,

Vision Vancouver is poised to deal a death blow to residential Vancouver. The murder weapon is universal rezoning. In the September 15 print edition of *Vancouver Sun* (page B2), Elizabeth Murphy commented on both the needlessness and the counterproductive results of Vision's policy. Regarding needlessness, "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." Regarding counterproductive results, she shows that rezoning actually 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, of course, for the frenzied rush is allegedly to reward the developers who fund Vision Vancouver.

After administering this reckless and unprecedented coup de grâce, Vision Vancouver intends to expose the carcass of residential Vancouver to the vultures itching to strip it bare of single-family detached homes and cram multi-family buildings in their place. Residents are expected to stand politely aside whilst the destruction of their respective neighbourhoods unfolds.

Sincerely,

Eric Levy

Burke, Teresita

From: Nan Spedding s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 5:14 PM
To: Public Hearing
Subject: NO to Rezoning RS neighbourhoods

I am deeply opposed to the blanket rezoning of all RS neighbourhoods as there has been NO public consultation with us. For years I have gone to our local community centre to help formulate our local views, which were forwarded to the City. How Dare you ignore them!!!

Burke, Teresita

From: Nan Spedding <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 5:17 PM
To: Public Hearing
Subject: NO rezoning of RS neighbourhoods

I am deeply opposed to rezoning of all RS neighbourhoods as there has been NO public consultation with the residents. For years I have gone to our local community centre to help form our local views and send them to the City. How Dare you ignore them!!!

Burke, Teresita

From: Heather Franklyn <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, September 17, 2018 5:26 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

I wish to go on record as being strongly **opposed** to Council's rezoning proposal for Vancouver.

This would be yet another nail in the coffin of our once beautiful city which is being progressively and gleefully demolished without consultation and with total disregard for the wishes of long-term residents.

Please reconsider.

Heather Franklyn

Burke, Teresita

From: jan gates "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 5:50 PM
To: Public Hearing; Reimer, Andrea
Subject: Rezoning all RS Zones -- Public Hearing -- September 18, 2018

Good afternoon,

I would like to state my opposition to the proposed Rezoning of RS Zones which is the subject of a Public Hearing on September 18, 2018. My concerns are as follows:

1. To rezone in a "block" format does not allow for any subtleties that should be considered in rezoning particular properties and areas
2. This sort of mass rezoning overrides community plans which involved considerable consultation and collaboration with community partners
3. Mass zoning makes it considerably easier for developers to redevelop existing character homes and apartments, without the necessary checks and balances noted in my two points above. it has essentially been escalating open season for developers in the city of Vancouver over the past thirty years. We cannot afford to have any further affordable housing units in this city disappear -- I have been a renter in the Cambie Corridor for the past nine years and in my tenure **most** of the housing on Cambie, King Edward and Oak Streets has been assembled by speculative developers and demolished to make way for condo developments with apartments that rent far far beyond my ability to rent them, even with a relatively good full-time job. I am 61 years old, have lived in the Vancouver area since 1968 and I have no idea where I will be able to afford a place to live (in any neighbourhood of this city) when I am no longer able to work full time. Three-storey walkup housing and suites in older houses, which are the last remaining types of affordable housing in this city, are rapidly disappearing and sadly, I will be left with no choice but to leave what has been my home city for fifty of my sixty-one years.

Thank you,

Jan Gates

Burke, Teresita

From: Sandra Galbraith <[s.22\(1\) Personal and Confidential](#)>
Sent: Monday, September 17, 2018 4:51 PM
To: Public Hearing
Subject: I oppose the proposed changes to RS1 and RT7/8 zoning at the Sept. 18 Public Hearing"

The proposed changes to RS1 and RT7/8 zoning are reckless and will not solve the problem of affordability and will pit neighbour against neighbour as greed outbids sustainability. I trust you are listening, Vancouver is not a commodity.

Sincerely,

Sandra Galbraith

[s.22\(1\) Personal and Confidential](#)



Burke, Teresita

From: Wes Mussio "s.22(1) Personal and Confidential"
Sent: Monday, September 17, 2018 6:00 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 (single detached) to duplex, allowing up to 4 units per lot

I am opposed to the rezoning which will impact 67,000 Houses in Vancouver.

While densification is a necessary requirement to grow the city and to ensure housing for all, a blanket rezoning will ruin pretty well every community in the city.

One would have thought community plans would be the way to go so that the planning on proper densification can be done with community consultation.

Most of you won't be sitting on Council come October 20, 2018 and it's unfair to ram this down the throats of Vancouver-ites.

I strongly suggest you put this over to the new Council to decide on the appropriate way in which to increase housing supply throughout the city. Consultation with neighbourhoods is critical.

Wes Mussio
"s.22(1) Personal and Confidential"

