

From: Guy Cross
To: [Public Hearing](#)
Subject: Fw: City Hall Watch Strikes Again!
Date: Wednesday, September 19, 2018 4:18:48 PM
Attachments: [cov-public-hearing-notice-courier-for-18-sep-2018.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[Van Charter - notification zoning amendments .pdf](#)
[pheas5supportletter20180917_Redacted.pdf](#)
[Public Hearing - September 18, 2018 - 1.htm](#)
[Public Hearing - September 18, 2018 - 2.htm](#)

Sent: Wednesday, September 19, 2018 3:59 PM

Subject: Re: City Hall Watch Strikes Again!





Sense is that the evolving record of correspondence for the ongoing public hearing speaks directly to what's wrong with Vancouver, and the path by which we've arrived at the City's so-called housing crisis.

As my son likes to tell me, I leave too many windows open, and it taxes my computer's performance, but fortunately it meant that I still had a public hearing agenda open from Monday, that appears to confirm the later addition of the attached letter of support with 50 endorsements on September 17, 2018 (until 12 PM). -- As per following and attached htm files.

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

- [Summary and Recommendation](#) 
- [Draft By-law - Zoning and Development](#) 
- [Memo dated September 7, 2018](#) 
- [Policy Report dated June 27, 2018](#) 

Correspondence:

| Distribution Date | Support | Opposed | Other |
|---------------------------------|--|--|-------|
| September 14, 2018 | 50  | 23  | 0 |
| September 17, 2018 (until 12PM) | 35  | 87  | 0 |

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- [Staff Presentation](#)

Correspondence:

| Distribution Date | Support | Opposed | Other |
|---------------------------------------|--|-------------------|-------|
| September 14, 2018 | 50 | 23 | 0 |
| September 17, 2018 (until 12 PM) | 34 and 1 letter with 50 endorsements | 87 | 0 |
| September 17, 2018 (until 6 PM) | 31 | 41 | 0 |
| September 18, 2018 (until 10 AM) | 42 | 53 | 0 |
| September 18, 2018 (until 1 PM) | 7 | 34 | 1 |
| September 18, 2018 (until 2:30 PM) | 7 | 19 and 1 petition | 0 |

Presumably, one could determine (with the City's assistance) precisely at what time the letter was added to the record. But, of course, the question is, why was it added retroactively? The City will likely advise that it was simply correcting an oversight. I wonder.

Being reasonably skeptical at this point, I'm inclined to reflect on the outcome of the Character Home Rezoning Review, and the City's sudden retreat from "the only tool that would help save character homes". As the attached Globe and Mail article observes.. "*Gil Kelley, the city's head of planning, told council that he'd received some "very strong" negative feedback to downzoning, as it's called, and the option was no longer on the table. After four public open houses, thousands of surveys, and an overwhelming response that two-thirds of residents want the city to take action to save character houses, the city has pulled back on the one tool that would have done it*".

Of course, the conversation transitioned immediately from character retention to "Housing Reset", with Abundant Housing, YIMBY, etc quickly rising to prominence on the local scene, and with related events organized by the likes of UDI (<http://udi.bc.ca/media-release-sonja-trauss-breakfast-seminar/>).

So, seems to me reasonable to question why the City might have been reluctant to post a letter of support from a group of industry stakeholders (presumably including a number that had previously participated in a so-called "practitioners workshop" on January 31, 2017, notably in the aftermath of broader public consultation on the Character Home Rezoning Review (<http://council.vancouver.ca/20170307/documents/rr1presentation.pdf>).

Perhaps there was a reluctance to reveal the ongoing influence/lobbying of industry interests?

Perhaps the City underestimated the extent of public opposition to indiscriminate city-wide rezoning of Vancouver neighbourhoods in the absence of meaningful public consultation? Was the log of written comment beginning to look lopsided?

Perhaps the City was reluctant to make clear the origin of planned amendments that would further

undermine the retention of character homes?

Probably, it doesn't matter.. The point, from my perspective, is that the letter make perfectly obvious why --- despite a clear balance of public support for preserving the character of Vancouver neighbourhoods, and stemming the tide of unsustainable demolition of existing housing stock that's currently providing a crucial share of Vancouver's affordable rental housing, while making neighbourhoods more inclusive --- the City's current leadership will very likely ram through proposed rezoning regardless of the balance of public opinion.

In my view, this is exactly the way in which Vancouver's housing crisis has unfolded over the past decade. In the present case, it's smaller-scale industry interests (in part, grown up around laneway housing) that are distorting the City's planning policy, but it's the very same dysfunctionality that's responsible for Vancouver's larger-scale housing ills.

The essential question is whether our democracy is healthy enough to do something about it?

Guy

BTW... Note, specifically..

Our letter outlines our significant concerns regarding the current proposal and sets out a set of recommendation that are essential for the Proposed Amendment to have our support.

Was optimistic that there might be something to this, but attached relevant sections from Vancouver Charter suggest that notices published in local newspapers are likely sufficient

FIND OUT WHAT'S HAPPENING IN YOUR CITY Vancouver Matters



Public Hearing: September 18, 2018

Tuesday, September 18, 2018, at 3 pm
City Hall, 453 West 12th Avenue
Third Floor, Council Chamber

Vancouver City Council will hold a Public Hearing to consider zoning for these locations:



1. 349 West Georgia Street (Former Main Post Office)

To designate as protected heritage property the exterior, and selected interior elements, of the existing building at 349 West Georgia Street (Former Main Post Office), which is listed on the Vancouver Heritage Register in the 'A' evaluation category.

2. 1170 Barclay Street (The Florida)

To add the existing heritage building at 1170 Barclay Street (The Florida) to the Vancouver Heritage Register in the 'B' evaluation category, to designate the exterior and the structure of the heritage building as protected heritage property, to enter into a Heritage Revitalization Agreement to secure the rehabilitation and long-term preservation of the heritage building, and to permit an addition to the building.

3. East Fraser Lands Official Development Plan 10-year Review Planning Program: Progress Update and By-law Amendments for a new Community Centre Site and Affordable Housing

To amend the East Fraser Lands (EFL) Official Development Plan (ODP) and related CD-1 By-laws to allow for redistribution of existing floor area from the community centre site to adjacent market sites; to increase the maximum floor area to add 5,129 square metres (55,208 square feet) of affordable housing on Parcels 1 and 13; to remove EFL-specific parking requirements to align with the Parking By-law; and to make minor miscellaneous amendments to the EFL ODP and related CD-1 By-laws.

4. 1444 Alberni Street and 740 Nicola Street

To rezone 1444 Alberni Street and 740 Nicola Street from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of two residential towers containing 314 market strata units, 129 market rental units and a 56-space childcare centre. A maximum height of 135.2 metres (443.5 feet) and a floor space ratio (FSR) of 14.48 are proposed.

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

To make amendments to the RS-1, RS-1A, RS-1B, RS-5 and RS-6 District Schedules to increase housing choice in those areas by introducing Two-Family Dwelling (duplex) use, to provide more flexibility in the regulations for currently-permitted Two-Family Dwelling use within

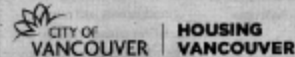
the RS-2 and RS-7 District Schedules; and to introduce Two-Family Dwelling with secondary suite or lock-off unit as permitted dwelling uses to each RS District Schedule being amended.

6. Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice

To rezone the RT-7 and RT-8 districts in Kitsilano to RT-5, applicable in Mount Pleasant and Grandview-Woodland, to improve incentives for character house retention and infill, and to increase housing choices to include laneway houses and secondary suites within two-family dwellings; and to rezone RT-10 in Kensington-Cedar Cottage to RT-11, applicable in Norquay Village, to equalize the permitted density for the characteristic "small house/duplex" developments permitted in both neighbourhoods, to improve incentives for character house retention and infill, and to include the additional housing choices of laneway houses and secondary suites within two-family dwellings.



Information Meeting: Proposal to Allow Duplexes in Most RS (One-Family) Zones



The City of Vancouver is considering zoning changes that would allow duplexes in most RS (one-family) zoned areas across the city. Secondary suites and laneway houses already exist as housing options in these neighbourhoods. Duplexes would add a new option for property owners and increase housing choice in low-density neighbourhoods.

Please join us at one of our information meetings to learn more about the proposed changes and to ask questions to staff, in advance of the public hearing.

Saturday, September 8, 2018, 11 am – 2 pm
 Killarney Community Centre
 6260 Killarney Street
 Seniors Centre Grand Hall

Tuesday, September 11, 2018, 5 – 8 pm
 Hastings Community Centre
 3096 East Hastings Street, Auditorium

Wednesday, September 12, 2018, 5 – 8 pm
 Dunbar Community Centre
 4747 Dunbar Street, Room 006

Thursday, September 13, 2018, 5 – 8 pm
 Peretz Centre, 6184 Ash Street,
 Foyer and Lounge

FOR MORE INFORMATION:
vancouver.ca/makingroom
makingroom@vancouver.ca

FOR MORE INFORMATION ON THESE APPLICATIONS INCLUDING LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTIES: vancouver.ca/rezapps or 604-873-7038

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually beginning at 8:30 am on September 7, 2018 until 2 pm on the day of the Public Hearing by emailing publichearing@vancouver.ca or by phoning 604-829-4238. You may also register in person at the door between 2:30 and 3 pm on the day of the Public Hearing. You may submit your comments by email to publichearing@vancouver.ca, or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit vancouver.ca/publichearings for important details.

Copies of the draft by-laws will be available for viewing starting September 7 at the City Clerk's Office in City Hall, 453 West 12th Avenue, Third Floor, Monday to Friday from 8:30 am to 4:30 pm. All meetings of Council are webcast live at vancouver.ca/councilvideo, and minutes of Public Hearings are available at vancouver.ca/councilmeetings (posted approximately two business days after a meeting).

For real time information on the progress of City Council meetings, visit vancouver.ca/speaker-wait-times or @VanCityClerk on Twitter.

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING REGISTERING TO SPEAK: vancouver.ca/publichearings

Further, re accounting of correspondence at following meeting link, <https://council.vancouver.ca/20180918/phea20180918ag.htm>

I don't recall seeing the attached letter of support with 50 endorsements on September 17, 2018 (until 12 PM). Perhaps this was added later?

In any event, problematic... presumably, a good sample of the insiders driving the whole shebang!

Guy