Dragnea, Irina

From: Emerman, Joanne s.22(1) Personal and Confidential
Sent: Thursday, September 13, 2018 6:12 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Rezoning Comments

To City Council,

I have heard the following are comments over and over again from fellow residents in Kitsilano and although I have not taken the time to put them in my own words, I sincerely believe in the following points so wanted to add my name to those who believe there has been a lack of consultation in the suggested rezoning of our area.

Inadequate community consultation: A proper consultation should be followed, both for fairness (to allow the residents to be heard) and to ensure any rezoning is well considered.

Would decrease liveability: Privacy, trees, sunlight, character gardens would all diminish.

Loss of Affordable Rental Units: To take advantage of the new opportunities for strata infill and laneway will require owners to evict tenants to renovate and will lead to strata titling of the original house. Allowing more infill is a powerful incentive for the removal of affordable rental units- an unintended consequence!

Data and models not supplied: The city's proposal has not been adequately justified by reference to data characterizing the current housing situation and models projecting the expected changes.

May decrease density: investment required for conversion/infill would likely lead to wealthier residents expecting more square feet.

Would likely decrease diversity of residents: higher prices and rents would reduce the diverse rentals (including basement suites for students for example) that Kits RT-7 and 8 currently offers.

We are not averse to change, just to inadequately considered change: We accept that affordability needs to be addressed, and that densification is inevitable.

Dr. Joanne T. Emerman
s.22(1) Personal and Confidential

Dragnea, Irina

From: Tomina de Jong s.22(1) Personal and Confidential
Sent: Thursday, September 13, 2018 8:11 PM
To: Public Hearing
Subject: R-T-7 and RT-8 public hearing

This is to register my family's comments and opposition to the proposed zoning amendments to RT7 & RT8 areas of Kitsilano.

In Kitsilano north of Broadway the number of buildings occupied as single family is scant. While here are some purpose built duplexes, triplexes and fourplexes, most lots have two, three or four units that are often not be evident to a passerby from the street front. While many of the old student basement apartments were renovated and sold as "garden level townhomes", we do still have divided homes in various formats and some with rentals.

The proposed amendments could not possibly increase the stock of housing in Kitsilano, not to mention affordable housing in Kitsilano. The amendments are more likely to prompt demolitions, overbuilding and higher prices.

This contradicts green objectives, objectives of affordability, of neighbourliness, and liveability. The consequences could in fact, actually include *decreased* density *and* affordability.

I rather think the laudable goal of more ground oriented housing through infill could be more productively applied to single family areas, and not to the intricate, multiple, and already congested area that is Kitsilano north of Broadway.

I certainly do not want to see any principle structures – especially any already divided into units, torn down to make way for a back yard unit and I do not want to see a jumble of variable front yards in any given city block. We must retain those design guidelines that have served us well We must keep the guidelines that allowed extra FSR conditional on the retention of character homes .

If I am mistaken in any of these comments, then that is evidence of the need for meaningful information ***exchange*** and consultation before any consideration of zoning amendments.

There are two glaring problems of process:

- That the details of these zoning amendments for an area of probably 20,000 residents within a community of 45,000 has been conveyed though one single public information meeting (information meetings now meaning information dissemination only, not a meeting of exchange) open to 200 or so *maximum.*

- That the proposed zoning amendments have proceeded this far without any neighborhood planning process.

Kitsilano particularly is a dense community of character in this City and one that residents are proud of city-wide. Let's keep it that way.

Yours truly

Tomina de Jong,

Bachelor Science. , Masters Environmental Studies,

Masters Education, formerly C.I.P., Canadian Institute of Planners

Dragnea, Irina

From:	Cora s.22(1) Personal and Confidential
Sent:	Friday, September 14, 2018 9:52 AM
To:	Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Louie, Raymond; Jang, Kerry; Reimer, Andrea; CLRsttevenson@vancouver.ca
Cc:	Public Hearing
Subject:	Opposition to the imposition of RT5 zoning in Kits with NO consultation.
Attachments:	OppositionToProposedZoning.docx

Dear Mayor Robertson & Council,

I am strongly opposed to the imposition of RT5 zoning in my part of Kitsilano with **NO public consultation**. Please see attached my letter outlining my reasons behind this.

Thank you in advance for your review.

Sincerely,

Cora Sheyka
s.22(1) Personal and Confidential

Cora Sheyka
s.22(1) Personal and Confidential

September 14, 2018

City of Vancouver
Attn.: Mayor & City Councillors
453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Subject: Public consultation requested

To Mayor and City Councillors:

I am strongly opposed to the imposition of RT5 zoning in my part of Kitsilano with **NO consultation**. This was referred to Public Hearing in the middle of the summer and is now being rushed to Public Hearing without any opportunity for resident input.

This lack of process is unprecedented.

Our current RT7 and RT8 zoning already has strong and successful incentives for retention of character houses and has also worked to encourage retention of rental suites in the area, i.e density. It is often used as an example of how character houses can be recycled to provide a mix of dwelling units.

There is no need for a rush to a cookie-cutter rezoning developed for another area of Vancouver.

RT5 creates **incentives for loss of sunlight, trees, and privacy** by allowing large 25-foot high strata infill units in back yards of 33-foot lots. Affecting all residents of this area, whether they rent or own. And the shorter 110 foot lots in the Bayview

Community School area makes this size of infill even more problematic for neighbours.

By allowing infills on most lots, **it also creates a strong incentive to remove our affordable rental suites** because in order to build a strata infill, the original house must be brought up to code thereby requiring eviction of current tenants. The developer will then sell the strata units at unaffordable prices. Infills in Kitsilano are currently assessed at approximately 1.5 million dollars or more. This will reduce not increase affordability, reduce density and increase debris and increase often still perfectly good building materials that will be sent to the landfill.

The City report "Making Room June-*2018*." says **'Both renters and owners in Vancouver are looking for "missing middle" forms of housing in their next move.'** The missing middle already exists in the RT7 & RT8 neighbourhoods. Our current zoning provides exactly the kind of housing that the report says the city needs.

RT5 **allows for more demolition of character houses** (contrary to the misleading Notice that was sent). The City's own analysis shows that almost 6% of houses in the RT7 areas will now be made available for possible demolition due to now being reclassified as 'under-utilized'. New "altered character" criteria also may put our older rental stock at risk.

RT5 not only makes more sites available for demolition and new construction, it also **removes design review for new construction**.

There are many other changes in the RT5 zoning that are unlikely to work in the Kitsilano neighbourhood and will lead to **loss of our diverse and liveable neighbourhood.** There has been no evidence given that the zoning amendments will increase affordability or liveability in our neighbourhood. It will be more likely to decrease number of dwelling units than to increase. The incentives for strata infill will, over time, create one uniform type of housing for the better-off.

We residents do not even know what items are being stripped from our zoning and thus it is impossible to support this proposal. We **need public consultation** on such an important topic that will affect everyone living in this community. In my opinion it is not a democratic process to push this through like this without it.

This rezoning needs to be referred back to planners for consultation with members of the RT7/8 community. It should involve a proper assessment of the existing RT7/8 zoning with changes being made as necessary in **consultation** with residents.

Thank you for taking the time to review my email.

Sincerely,

Cora Sheyka

To Mayor and City Councillors

I am strongly opposed to the imposition of RT5 zoning on my neighbourhood with **virtually NO consultation.** This was referred to Public Hearing in the middle of the summer and is now being rushed to Public Hearing without adequate opportunity for resident input. Holding the Public Hearing on a Tuesday at 3pm prevents those of us who work regular jobs or having children from attending.

This lack of due process is unprecedented.

Our current RT7 and RT8 zoning already has strong and successful incentives for retention of character houses and has also worked to encourage retention of rental suites in the area. It is often used as an example of how character houses can be recycled to provide a mix of dwelling units. **There is no need for a rush to a cookie-cutter rezoning developed for another area of Vancouver.**

RT5 creates **incentives for loss of sunlight, trees, and privacy** by allowing large 25- foot high strata infill units in back yards of 33-foot lots. And the shorter 110 foot lots in the Bayview area makes this size of infill even more problematic for neighbours.

By allowing infill on most lots, **it also creates a strong incentive to remove our affordable rental suites** because in order to build a strata infill, the original house must be brought up to code thereby requiring eviction of current tenants. The developer will then sell the strata units at unaffordable prices. Infills in Kitsilano are currently assessed at approximately 1.5 million dollars or more. This will reduce not increase affordability and send more debris to the landfill.

The City report "Making Room June-*2018.*" says **'Both renters and owners in Vancouver are looking for "missing middle" forms of housing in their next move.'** The missing middle already exists in the RT7 & RT8 neighbourhoods. Our current zoning provides exactly the kind of housing that the report says the city needs. RT5 not only makes more sites available for demolition and new construction, it also **removes design review for new construction**.

There are many other changes in the RT5 zoning that are unlikely to work in the Kitsilano neighbourhood and will lead to l**oss of our diverse and liveable neighbourhood.** There has been no evidence given that this will increase affordability or liveability in our neighbourhood. It will be more likely to decrease number of dwelling units than to increase. The incentives for strata infill will, over time, create one uniform type of housing for the better-off.

We residents do not even know what items are being stripped from our zoning. Trying to interpret the convoluted zoning restrictions is virtually impossible for the general public and trying to get information from City Hall is next to useless unless you have hours to spend in line to talk to a person who can actually interpret the

regulation language. This lack of information makes it impossible to support this proposal as it currently stands. This rezoning needs to be referred back to planners for meaningful consultation with members of the RT7/8 community. It should involve a proper assessment of the existing RT7/8 zoning with changes being made as necessary in consultation with residents and not rushed through prior to the municipal election.

Sincerely,
Joss Taylor, resident & owner

Dragnea, Irina

From: viviane Hotz s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 12:57 PM
To: Public Hearing
Subject: rezoning Kitsilano Item 6

To Mayor and Council

I am strongly against re-zoning of the Kitsilano Area.

While currently zoned for duplex most buildings have suites in them providing **affordable housing** to students and people working.

Upping the density would doing away with that option as new buildings, ie unaffordable ones, would be replacing older stock and add to parking, sewer and assorted problems.

This idea needs a lot more reflection and consideration of **ALL the implications.**

Viviane Hotz

Dragnea, Irina

From: laraine michalson s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 9:30 PM
To: Public Hearing
Subject: Re-zoning of Kitsilano

I oppose the re-zoning of Kitsilano. There is no need to ruin a model community.

Proper consultation with the community has not happened. This is undemocratic and unCanadian!!

I oppose allowing greedy developers to destroy the character homes and quiet communities we love, in order to profit and densify our quiet streets. Re-zoned developments would create more UNaffordable housing with new code requirements and increased cost.

We have many rental options in our neighbourhood of mostly multi-family dwellings. Many former single family houses now have 3-10 suites, and have retained the character of the neighbourhood: quiet, peaceful, sunshine, trees, tranquility, and affordability.

We need more AFFORDABLE housing options such as Co-Op housing or rent-controlled city-owned housing in Vancouver. We do not have to sacrifice the existing , peaceful neighbourhoods to achieve this.
There are many sites where the city could build, without ruining our quiet, already dense-enough neighbourhoods in Kitsilano.

I re-iterate: I oppose the re-zoning of Kitsilano.

Thank you for your consideration,

Laraine Michalson
s.22(1) Personal and Confidential

Dragnea, Irina

From: Dave Wainwright s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 10:30 AM
To: Public Hearing
Subject: Re proposed rezoning of RT-7 & RT-8 in Kitsilano

Dear Sir/Madam,

I am a long time resident of Kitsilano (over 30 years) and have greatly enjoyed living in this neighborhood. To my knowledge at least, the city has only just recently proposed rezoning changes to the area we live in. While I will not necessarily be for or against this proposal, I have great concerns about making hasty, irreversible changes. Insufficient notice has been provided to all of us affected in order to consider this in detail. And there seems no valid reason for urgency in making decisions in this regard.

I strongly request that substantially more time be given for all parties involved to consider the details and implications of what is being proposed. And at a minimum, I strongly request that any decisions be postponed until after the upcoming municipal election.

Thank you for considering this. Regards,

Dave Wainwright
s.22(1) Personal and Confidential

Dragnea, Irina

From: Sal Robinson s.22(1) Personal and Confidential
Sent: Saturday, September 15, 2018 6:43 PM
To: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Mayor and Council Correspondence; Public Hearing
Subject: proposed RT-7/RT-8 rezoning

To Mayor and City Councillors,

I have lived in my 1912 Kitsilano house for thirty-seven years and have deep appreciation for the planning and care that went into retaining the heritage character of my neighbourhood through the thoughtful RT-8 zoning rules. The prospect of homes like mine being chewed to pieces by bulldozers and carted to the landfill because they don't meet a target floor space ratio is gut-wrenching.

My street has gently - and invisibly - densified over decades with no demolition, and only very limited expansion of any house's footprint. Mature street trees, small gardens with sufficient sunlight to support a vegetable garden or a swing set, modest rental units... These are housing options the City should be fighting to retain, not putting at risk by wholesale rezoning.

The meeting at St. James Community Square last week did not even remotely qualify as "consultation" but it did serve to mobilize residents to make our objections known to you, as I am doing now.

Whatever the reason is for steamrolling this massive change through before most of you are no longer on City Council to answer for the havoc it will create, I implore you to postpone any RT7/8 rezoning decision until there has been meaningful consultation with the people who own and live here, and the full extent of the negative ramifications is known to the incoming City Council.

Yours truly,

Sal Robinson
s.22(1) Personal and Confidential

Dragnea, Irina

From: Patrick Rennison s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 3:58 AM
To: Public Hearing
Subject: Proposed Rezoning from RT7/8 to RT5 in Kitsilano

Dear Mayor and City Councillors

I am adamantly opposed to the rezoning noted above in my neighborhood without any meaningful consultation.

Proper consultation is required so that residents views can be heard and to ensure that any changes are given proper consideration.

Issues that should be considered during the consultation process include:
- what is the proposed rezoning expected to accomplish and what is the justification for these expectations.
- what will the effect be on affordability? In my opinion the proposed rezoning will lead to more redevelopment which will mean that existing more affordable rental accommodation will be replaced by new rental units renting at higher levels.
- what will be the effect on privacy trees and sunlight which contribute to the livability of the neighborhood.

I am astounded at the high handed manner in which the significant changes proposed are being rammed through without any meaningful consultation

.
As a resident of Kitsilano for the last 30 years I am not totally opposed to change (although I think the current RT7/8 zoning supports a significant level of redevelopment)
however I am adamantly opposed to changes to the current RT7/8 zoning without meaningful neighborhood consultation.

Thank You
Pat Rennison

Dragnea, Irina

From: Carmen Lange s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 7:03 AM
To: Public Hearing
Subject: opposing zoning change in Kitsilano
Attachments: Rezoning Kits.docx

To Whom it May Concern.

Please find attached my letter outlining my reasons for opposing the proposed zoning changes from RT-8 to RT-5 in the Kitsilano neighbourhood.

Thank you for your consideration.

Best regards,

Carmen Lange
s.22(1) Personal and Confidential

September 13, 2018

Carmen Lange
s.22(1) Personal and Confidential

Mr. Gregor Robertson
Mayor, City of Vancouver
Vancouver, BC

Dear Mr. Robertson,

I am writing to you to express my very serious concerns regarding the lack of public consultation with the proposed re-zoning of the Kitsilano neighbourhood from RT-8 to RT-5, which is being presented at a Public Hearing on Sept. 18th, 2018. These proposed changes have been made without any prior public input by the residents of this community, many of whom have been paying high taxes for years in the region. This is counter to standard practice and makes me question the City's agenda for growth and its closed-door policy in the urban planning process. We as taxpayers must have the right to be involved in the planning processes of the city we live in.

Contrary to this re-zoning process, our current by-law which came about in 1994 was democratic and included strong support from the community. It resulted in an extremely liveable neighbourhood that is considered a model of proper planning by many urban experts. Recycling and retention of character houses, density, and a mix of unit types, including rentals, and allowing appropriate and compatible new designs on non-character sites, are all components that make this neighbourhood work and are cherished by not only its residents, but by the community at large. This is the kind of public process we need to move forward with for any proposed new zoning changes, to ensure continued high quality of design, neighbourliness, and a range of housing choices.

I have attended the city public information meeting at St. James Hall on Sept. 05, 2018 and spoken to a number of city representatives regarding my concerns. None of their answers to my questions, nor the written information provided, gave me any indication that any rigorous or detailed studies of the effects of rezoning from RT-5 to RT-8 on the local neighbourhood, have ever been done. In other words, no data, or models projecting the expected changes, have been gathered or presented to justify that any of the claims made by City Planners will have a positive impact on the neighbourhood directly involved.

The City claims that it will *"expand housing choice to include laneway houses, improved opportunities for infill and multiple conversion dwelling with the retention of a character houses"*, thereby achieving more density and affordability. I believe that the changes are highly unlikely to increase affordability, as they only incentivize high-end expensive developments by offering more square footage in return for a full upgrade of character homes to current code. These costs will of course be passed on to new buyers. More opportunities for infill are a powerful incentive for removal of affordable housing as exists now in our neighbourhood in

form of rental suites. Tenants will very likely be evicted by homeowners in order to renovate the original house for redevelopment, and from older more affordable character buildings to be replaced by new and more expensive housing. The result is fewer dwellings at a higher cost. Who is the winner here? The developers, of course.

In addition, the proposed changes, such as infill opportunities of lots as small as 33 feet, will very likely destroy a very liveable neighbourhood and change the current streetscape, full of trees and greenery, admired by all Vancouver residents and visitors. Developers can easily apply for tree removal permits, if for example trees are located within the new building envelope defined by construction. Moreover, there is a long history of providing relaxations to code restrictions to developers in new buildings, or in changes to existing buildings. Again, who is the winner here? Of course, again the developers.

The claim of increased densification afforded by the rezoning changes, as proudly trumpeted by city council, is also completely lacking in supportive data. There is absolutely no evidence provided to support the notion that RT5 zoning will increase density of housing in the area. The most likely consequence is that this will lead to the same number of actual units, but that they will simply be more expensive.

It is a real and sad fact that Vancouver is in the midst of a housing crisis and it must be addressed. However, as outlined in my letter, I strongly believe that the proposed zoning changes to existing RT-8 zoning are not the solution to this problem and have potential long-term consequences, like destroying a very green and liveable neighbourhood, something that cannot be remedied in the future. To the contrary, I believe that the proposed rezoning will continue and even increase land speculation and make living in this city even less affordable.

However, if the City of Vancouver feels the desperate need to make zoning changes to Kitsilano neighbourhoods, the least it must do, is to engage the public in a proper consultation process. After all, it's the residents that live in that community who will be affected by the changes. It used to be done, why not anymore?

Looking very much forward to a response from you.

With best regards,

Carmen Lange

Dragnea, Irina

From: Ellen s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:38 AM
To: Public Hearing
Subject: Public Hearing September 18, 2018 – Increasing Housing Choice: RT-7 and RT-8 in Kitsilano

RE: "Notice of Public Hearing dated September 4, 2018 – Increasing Housing Choice: RT-7 and RT-8 in Kitsilano" received in the mail.

I disapprove how quickly City Council is rezoning neighbourhoods without detailed notifications to residents and without resident input.

It is unclear in the Notice of Public Hearing that I received in the mail what the differences are between the current zoning of RT-7 and RT-8 in Kitsilano to the proposed new zoning of RT-5. I believe the City needs to inform the residents of Kitsilano affected by the rezoning with detailed changes so we can assess the change it would have on rentals, affordability, diversity, character, parking, trees, privacy, density and backyards.

The Notice of Public Hearing memo says the rezone to RT-5 is "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." I already see this densification happening now in Kitsilano so don't understand why it has to be rezoned. Hence a better explanation detailing the differences between the RT-7, RT-8 and RT-5 zonings is necessary.

I have looked on-line to try to find the zone differences however this is time consuming and I am finding it difficult to measure the differences. This is what I have discovered and understand so far:

- ***No design review for new development***. I appreciate the current new development in Kitsilano as it fits in with the character. Does no design review mean anything goes and there is no input from the residents?
- ***Weakened retention rules for character houses with increase eligibility for demolition.*** What I appreciate about the current new development in Kitsilano is the retention of the character houses while still adding density.
- ***Opportunities for large infill in backyards on smaller lots ie. 33 feet wide.*** Our street has experienced a laneway house on a 37.5 foot lot. It was tastefully done keeping the character of the house while adding a suite in the basement as well as an infill in the backyard. None of it is affordable housing and all the trees on the property were taken down and not replaced. I have no problem with this new development to add density but I question this happening on lots smaller than 37.5 feet wide and the loss of affordable rental suites, trees and privacy in the process. I prefer to see encouraging smaller suites in the original house rather than major development in backyards that leads to loss of privacy and trees.

My street in Kitsilano is composed of a variety of residents including singles, families, students, seniors, renters and owners that all know each other and work together to make it an enjoyable experience for us all. It is high density made possible by small lots, duplexes, adding suites to character houses, laneway housing on larger lots and affordable rentals with mature trees providing privacy. I would hate to see this balance disappear with the proposed rezoning. I understand the need for more density however I see this happening already with the existing RT-7 and RT-8 zoning. I am concerned the rezoning to RT-5 will remove affordable rental suites, trees, privacy, backyards and diversity that make Kitsilano such a special neighbourhood.

Before Council approves any changes to the zoning in Kitsilano, I request more communication with the residents including detailed information on the differences of the zoning and allowing residents time for feedback.

Please stop the rezoning of Kitsilano from RT-7 and RT-8 to RT-5.

Sincerely,
Ellen Querengesser
Owner and resident
s.22(1) Personal and Confidential

Dragnea, Irina

From: E.B. Gilligan s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:01 PM
To: Public Hearing
Subject: So-called "increased housing choice" is undemocratic in its rushed timing and unproven in its outcome

With regard to the RT-7 and RT-8 Kitsilano rezoning to RT-5, I strongly oppose this initiative. There has not been community consultation commensurate with such a massive change in the character of our neighbourhoods. Even supposing this was the best thing ever done by the city its timing is highly questionable. It makes it look like the outgoing council and mayor are out to reward their pro-development financial backers and do an end run around the forthcoming civic elections. What could possibly justify pushing through such an initiative without proper citizen input?

I agree with Elizabeth Murphy writing in the Vancouver Sun September 14, "The shift from the Livable Region Strategic Plan in 1996 to the 2011 Regional Growth Strategy has directed the emphasis to growth objectives. As land values have increased due to speculative inflation from rezoning for more density, demolitions of older, more affordable buildings have increased, with more people displaced, causing skyrocketing homelessness and unaffordability. Most of the new supply is unaffordable for both owners and renters and often left empty." I also agree with her statement in the Sun July 2nd: "Demolition of our character neighbourhoods will escalate with proposed policies to rezone the entire city, both east side and west side, again inflating land values. There has been no public involvement, only industry and insiders."

I was born in Vancouver and have lived in Kitsilano for 40 years. I deplore the destruction of the neighbourhood's character and the displacement of small business and working people from the area, sure to be worsened by the city's push to demolish and replace all our character and low rise buildings. We do not have to destroy Vancouver to save it.

s.22(1) Personal and Confidential

Elaine Bougie Gilligan
s.22(1) Personal and Confidential

Dragnea, Irina

From: Wilmer Fawcett s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:38 PM
To: Public Hearing
Subject: rezoning

"With regard to the RT-7 and RT-8 Kitsilano rezoning to RT-5, I strongly oppose this initiative. There has not been community consultation commensurate with such a massive change in the character of our neighbourhoods. Even supposing this was the best thing ever done by the city its timing is highly questionable. It makes it look like the outgoing council and mayor are out to reward their pro-development financial backers and do an end run around the forthcoming civic elections. What could possibly justify pushing through such an initiative without proper citizen input?

I agree with Elizabeth Murphy writing in the Vancouver Sun September 14, "The shift from the Livable Region Strategic Plan in 1996 to the 2011 Regional Growth Strategy has directed the emphasis to growth objectives. As land values have increased due to speculative inflation from rezoning for more density, demolitions of older, more affordable buildings have increased, with more people displaced, causing skyrocketing homelessness and unaffordability. Most of the new supply is unaffordable for both owners and renters and often left empty." I also agree with her statement in the Sun July 2nd: "Demolition of our character neighbourhoods will escalate with proposed policies to rezone the entire city, both east side and west side, again inflating land values. There has been no public involvement, only industry and insiders."

I have lived in greater Vancouver most of my 77 years. I deplore the destruction of our neighbourhood's character and the displacement of small business and working people from the area, sure to be worsened by the city's push to demolish and replace all our character and low rise buildings. We do not have to destroy Vancouver to save it. We fought against the monster Arbutus Mall and lost- even the agreed-upon height restrictions have been tossed I see, and the original plan given the go-ahead in the face of the changes. This speaks loudly and clearly about just who runs our city and council.

Council is not answerable to the citizens because they are not standing in the current election, but attempting to pass these horrible rezoning changes for the developers, then turning tail and bailing ship. I bitterly regret voting for Robertson and his team.

W Fawcett

.

Dragnea, Irina

From: Gurstein, Penelope s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 2:44 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: RT5 Zoning in Kitsilano

To Mayor and City Councillors:

I am opposed to the change to RT5 zoning on my neighborhood without consultation. This was referred to Public Hearing in the middle of the summer and is now being rushed to Public Hearing without any opportunity for resident input.

This lack of process is unprecedented.

Our current RT7 and RT8 zoning in West Kitsilano already has strong and successful incentives for retention of character houses and has also worked to encourage retention of rental suites in the area. It is often used as an example of how character houses can be recycled to provide a mix of dwelling units. There is no need for a rush to a cookie-cutter rezoning developed for another area of Vancouver.

RT5 does not address the loss of sunlight, trees, and privacy by allowing large 25- foot high strata infill units in back yards of 33-foot lots.

By allowing infill on most lots, it also does not address the loss our affordable rental suites because in order to build a strata infill, the original house must be brought up to code thereby requiring eviction of current tenants. The developer will then sell the strata units at unaffordable prices. Infills in Kitsilano are currently assessed at approximately 1.5 million dollars or more. This will reduce not increase affordability and send more debris to the landfill.

RT5 will encourage character houses. The City's own analysis shows that almost 6% of pre-date houses will now be made available for possible demolition in the RT7 area due to now being reclassified as 'under-utilized'. New "altered character" criteria also may put our older rental stock at risk.

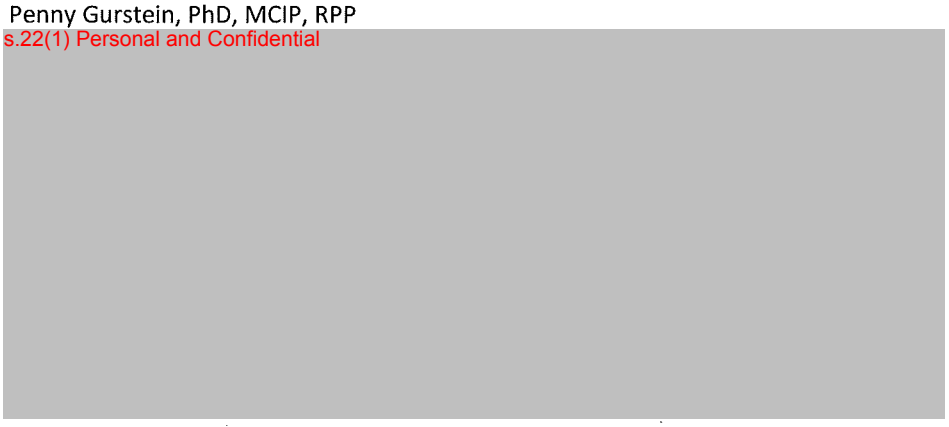
RT5 not only makes more sites available for demolition and new construction, it also removes design review for new construction.

There are many other changes in the RT5 zoning that are unlikely to work in the Kitsilano neighbourhood and will lead to loss of our diverse and liveable neighbourhood. There has been no evidence given that this will increase affordability or liveability in our neighbourhood. It will be as likely to decrease number of dwelling units as it increases.

These are hastily formulated new zoning regulations that need to be referred back to planners for consultation involving a proper assessment of the existing RT7/8 zoning with changes being made as necessary in consultation with residents.

Regards, Penny Gurstein
***

Penny Gurstein, PhD, MCIP, RPP
s.22(1) Personal and Confidential



Dragnea, Irina

From: joanne ogilvie s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 2:54 PM
To: Public Hearing
Subject: Rezoning

publichearing@vancouver.ca "With regard to the RT-7 and RT-8 Kitsilano rezoning to RT-5, I strongly oppose this initiative. There has not been community consultation commensurate with such a massive change in the character of our neighbourhoods. Even supposing this was the best thing ever done by the city its timing is highly questionable. It makes it look like the outgoing council and mayor are out to reward their pro-development financial backers and do an end run around the forthcoming civic elections. What could possibly justify pushing through such an initiative without proper citizen input?

I agree with Elizabeth Murphy writing in the Vancouver Sun September 14, "The shift from the Livable Region Strategic Plan in 1996 to the 2011 Regional Growth Strategy has directed the emphasis to growth objectives. As land values have increased due to speculative inflation from rezoning for more density, demolitions of older, more affordable buildings have increased, with more people displaced, causing skyrocketing homelessness and unaffordability. Most of the new supply is unaffordable for both owners and renters and often left empty." I also agree with her statement in the Sun July 2nd: "Demolition of our character neighbourhoods will escalate with proposed policies to rezone the entire city, both east side and west side, again inflating land values. There has been no public involvement, only industry and insiders."

I was born in Vancouver and have lived in Kitsilano for 58 years. I deplore the destruction of the neighbourhood's character and the displacement of small business and working people from the area, sure to be worsened by the city's push to demolish and replace all our character and low rise buildings. We do not have to destroy Vancouver to save it.
Sent from my iPhone

Dragnea, Irina

From: sheila lovelock s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 2:57 PM
To: Public Hearing
Subject: Sept 18th - public hearing proposed Kitsilano rezoning

Why the rush?

I would like to voice my concerns at the rush to change zoning in Kitsilano from RT7/8 to RT5. I am not against improving and updating our zoning. I believe a change to RT5 without detailed consideration of the many larger lots and houses in Kitsilano will have an extremely negative impact on rental housing stock.

I have the impression the city is looking for a simple process without considering the long term impact on the "missing middle" you are claiming to want to help. Big old houses currently contain valuable moderately priced rental units we will lose forever with this proposed change.

Do not vote in favour of changing zoning in Kitsilano without more analysis of the impact on affordable rentals.

Regards S Lovelock

Dragnea, Irina

From: David Ainsworth s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 7:06 PM
To: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Mayor and Council Correspondence; Public Hearing
Cc: _Maureen Stoqua
Subject: Rezoning Kitsilano

As long-time residents of West Kitsilano, we are writing to protest and object to the lack of consultation to rezone our neighbourhood to RT5. The attached editorial from The Vancouver Sun dated Saturday September 15th expresses our concerns succinctly. The public hearing in Kitsilano was a sham - an information session only. The proposal is vague. It incentivizes luxury accommodation by offering more square footage in return for upgrading character homes to code. This would likely lead to more prosperous residents expecting more square footage with fewer modest rentals and decrease the diversity of residents. We are not adverse to change...but the changes must be transparent and inclusive and should not throw out the RT7 and RT8 zoning which includes consultation with residents.

We ask City Council to vote against changing the zoning from RT7 and RT8 to RT5.

For the councillors planning to run again in October, we won't be voting for anyone that votes for this proposal.

David Ainsworth
Maureen Stoqua
s.22(1) Personal and Confidential

CITY SLAMMING THROUGH DESTRUCTIVE NEW ZONING

Character neighbourhoods destroyed by bad policy, says *Elizabeth Murphy*.

For vast information on the costs of transit and utility expenditures for growth versus maintenance and operations. What is fascinating, I learn is how much is the public is being asked to subsidize the transit providers and development industries that benefit from the ever greater bulk making life less affordable, livable and sustainable for people.

Neighbourhoods are being rezoned in an incompetent, mad rush to accommodate the growth agenda — most of which is unaffordable and unnecessary to meet population growth — without community involvement or adequate consideration of the impacts on finances, society or the environment. This is not in the public interest.

It is the result of big money controlling governments, especially at the civic level, where development funding of elections has resulted in their unwavering influence on housing and development policies. Although there have been recent changes to campaign financing rules, this influence still exists.

The route of the Broadway subway from VCC Clark Street station to Arbutus, have ballooned to almost $3.83 billion per kilometre for the 5.7 kilometres to $2.83 billion. The funding split is 40 per cent federal, 40 per cent provincial and 20 per cent regional, a long way from the original 60-40-20 split previously reaffirmed by governments.

Now the region, mainly Vancouver, will have to come up with more funding to cover its portion, partly as property tax revenue. Transit is primarily a federal and provincial funding responsibility, so the continued burden on municipalities takes away from their ability to finance municipal services. It is a form of downloading.

And talk continues about extending the subway further to the University of BC for an additional $4 billion. These numbers are staggering, yet more affordable transit options like trolleys and streetcars are not being considered.

Additionally, the B.C. property transfer proposed to take effect on April would for a previously-exempt portion add encumbrance on the municipal tax base. All of these accumulated burdens make the financing of civic services to meet growth that much more difficult.

The shift from the Livable Region Strategic Plan to RGS to the 2040 Regional Growth Strategy has destroyed the neighbourhoods it purports to enhance. As land values have increased due to speculative inflation from rezoning for more density, demolition of older, more affordable buildings have increased, with

> ***Neighbourhoods are being rezoned in an incompetent, mad rush to accommodate this growth agenda.***
>
> ELIZABETH MURPHY / PROJECT MANAGER

many people displaced, creating thousands of homeless and unaffordability. Most of the new supply is unaffordable for both owners and renters and affect left empty.

Now the rezonings exist of surveying this growth agenda are emerging with the need for billions to upgrade utility services.

The city's immediate catchment as the back as 2011 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 most recent example is the rushed rezoning of Kitsilano, KF1, KF2, Cedar Cottage KF3 and all the RS zones opposite of MMW project area, all without public consultation. The public hearing for all of this is overwhelmed, 18 at 5 p.m.

There was only one open house for such massive rezonings as Kitsilano and Cedar Cottage, both held last week. The city proposes replacing Kitsilano's endless RS-1's zoning that was common made for the neighbourhood by former senior planner Trish Forsch. Over five years, she worked closely with the community to create the zonings.

RT-11 was designed for the area south of 4th Avenue, with its larger houses on small lots. RT-7 was designed for the area between 4th Avenue and Broadway, as well as an area east of Arbutus, that had smaller houses on larger lots.

The objective of the zones was to retain character houses and the many varied styles while allowing space to private new development that fits within the character of the neighbourhood. It has proven over decades to accomplish this well. They have avoided the plague of demolitions, new monster houses, speculative empty

lots and monstrosities. Now, all of this is being thrown away.

Former city senior urban designer and architect Scott Hein recommends that the excellent process to create RT-7/RT-11 be recommended that there are the best zones in the city. If anything, they should be translated, and replicated.

However, replacement is what is proposed.

This is an incompetent rush job executed by people neither planners who seem willing to sacrifice good plan principles and processes for many new unaffordable units at any cost and to deal with the consequences later.

They didn't even get the zoning in the neighbourhood right. The zones for Cedar Cottage are next to Kitsilano. Then the city created another zone for Kitsilano once they realized the mistake, but some people didn't get it until the day of the open house.

Then the morning was just an information session with cut sheets with no opportunity for input. They cannot or have not been written the first time and didn't get more until the open house was almost finished. The form only asked about the process for the open house and a blank line for further comments. The entire hardcopy was data mining for information about the participant: owner, renter, where they live, age, sex, etc. Nothing about what they thought of the proposal.

People thanked the city staff for facilitators to get the existing zoning in place. Although the zoning has worked well, with the advent of a pest it will be replaced by intensive zoning that will lead to many problems — more density, fewer, less of character houses with rental units and create unlivable, unfriendly design guidelines, speculative development and loss of affordability.

The open houses for the 60,000 properties in 55 zones were organized. This is an even worse process, with no consultation while affecting most of the city. There is no information for homeowners, no three proposals for multiple development will be under further investigation for more loss of character houses and underscores retention options. Even the Zoned RT1 would be a better option.

This all needs immediate halt.

There needs to be a three percent inventory of existing zoned capacity, how much is likely to be built and what stock, if any, is needed to each neighbourhood to meet actual projected population growth. There should also be a full updated review of city finances and a requirement of line by line budgets to transparently show where all the funding is going and the full cost of growth.

Each neighbourhood has unique character that should be enhanced by ensuring growth is done of a scale that works within that character. The growth should be offset who, or what are we planning? Elizabeth Murphy is a project manager and formerly a private development officer for the City of Vancouver's housing and properties departments and for [illegible]

Dragnea, Irina

From: Helen Hills s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 7:35 PM
To: Public Hearing; Robertson, Gregor
Subject: Rezoning without public consultation in Kitsilano area

This is undemocratic and unworthy of a progressive city like Vancouver.

The demolishing of character homes undermines the beauty and heritage of the area.

Please listen to the concerns of those who are protesting. Even though this does not directly affect me, I am familiar with the area and love its diversity.

Sincerely,

Helen Hills

Dragnea, Irina

From: janice macdonald s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 7:39 PM
To: Public Hearing
Subject: Sept. 18 Hearing

STOP. STOP
do not upzone do not rezoning Kitsilano...
We are shocked at the way the City plans to up-zone Kitsilano and thus character homes will be destroyed by a few greedy developers as they build duplexes/multiplexes. Please if any of you have enjoyed living/walking around beautiful Kitsilano we VOTE AGAINST this upcoming rezoning. Take time for more consultation meetings AFTER October and the voting is done and we have a
new mayor and council.
SLOW DOWN ...It's very doubtful that these rezoning changes will provide lower cost housing to those who cannot presently afford homes in Kitsilano...
Also the noise and disruption-during the process of all this massive destruction and re building will further make Kitsilano unlivable for many many years. As well ..as more housing debris goes into the landfill it is all totally unacceptable for many of the present long term residents of Kitsilano and beyond.
Thanks for including this email in your meeting I and J Raaby.

Sent from my iPhone

Dragnea, Irina

From: DAPHNE LOBB s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 8:22 PM
To: Public Hearing; Robertson, Gregor; De Genova, Melissa; Carr, Adriane; Ball, Elizabeth; Affleck, George; Reimer, Andrea; Deal, Heather; Jang, Kerry; raymond.louie
Subject: New zoning

Dear all,
I am a long time (25 years) resident who is totally against the rezoning of Kitsilano. It will encourage demolition of character homes and completely ruin the neighbourhood. There has not been any chance for input from the community and the previous RT7 /RT8 zoning process was far superior to this non-existent process. Unfortunately I am out of the country for the Sept18 meeting but want my opposition recorded.

Daphne Lobb
s.22(1) Personal and Confidential

Sent from my iPhone

Dragnea, Irina

From: Joanne Cram s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:29 PM
To: Public Hearing
Subject: FW: Kitsilano Rezoning

From: Joanne Cram s.22(1) Personal and Confidential
Sent: September 16, 2018 3:49 PM
To: gregor.robertson@vancouver.ca; clrdegenova@vancouver.ca; adriane.carr@vancouver.ca; elizabeth.ball@vancouver.ca; george.affleck@vancouver.ca; kerry.jang@vancouver.ca; raymond.louie@vancouver.ca; tim.stevenson@vancouver.ca; hector.bremner@vancouver.ca; 'Ken Sim:' <info@npavancouver.ca>; 'David Chen:' <davidchen@provancouver.ca>; 'Kennedy Stewart:' <info@kennedystewart.ca>; 'Shauna Sylvester:' <info@shaunaformayor.ca>; 'Wai Young:' <info@votewaiyoung.com>; tim.stevenson@vancouver.ca
Subject: Kitsilano Rezoning

I write to plead with City Council to delay the vote on rezoning Kitsilano to RT 5 until proper consultation with the community is undertaken. Most of us are supportive of efforts to increase affordable housing and accept that increased density is inevitable in Vancouver. However, under the proposed changes, exactly the opposite is liable to occur: fewer, more luxurious, expensive units.....a few acres of very rich people.

- The character houses of West Kits provide a huge number of subsidiary rental suites, many of which are below market level rental cost. These rentals house students, seniors, lower income working people, all of whom contribute greatly to the mix that defines a successful neighbourhood. Many of them are long-term renters, adding to the safety and stability of the area.
- Even if character housing is retained. the upgrades required for stratification and infill are costly and will usually necessitate eviction of tenants who will then be priced out of the area.
- The current plan, the result of several years of consultation in the early 1990s, has worked extremely well. We recommend tweaking, not wholesale scrapping.
- **Unnecessary** is infill on small 33 ft. lots, change in set back rules, elimination of design stipulations, relaxation of parking requirements, decrease in liveability, fewer green spaces, trees, and lack of privacy.

The City's proposals, while sounding well-intentioned, seem to be developer inspired and driven. Because of the high land costs, developments will only be profitable if they are built to the greatest allowable limits.
What is now a successful, liveable neighbourhood of considerable diversity of both population and architecture, will rapidly become a giant tract of luxury condos.

Kitsilano is one of Vancouver's most admired neighbourhoods. We who live here are not averse to change, and certainly have many ideas on how to achieve increased availability and affordability, while still maintaining the neighbourhood we love. Other cities, in North America and abroad, have grappled with the same problems and have arrived at innovative community-centred solutions.

WE NEED TO BE PART OF THE PROCESS!

PLEASE DELAY UNTIL FURTHER CONSULTATION IS IMPLEMENTED.

Yours sincerely,

Joanne Cram
s.22(1) Personal and Confidential

Dragnea, Irina

From: Robert Andrew s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:54 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 RS1 zoned properties to RT5 and RT-7 & RT-8 properties to RT-5

Dear Hon Mr Mayor and Councillorss: I am whole heartedly against any rezoning of properties without prior community consultation. These carte blanche changes will make our city less affordable and too rapidly change the fabric of neighbourhoods and lose all or many valuable heritage properties and many perfectly useable, valuable and desirable homes. Please reconsider this move. Robert Andrew

Dragnea, Irina

From: Monica Miller s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:35 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 Kitsilano - 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.

In Kitsilano, changing the zoning will not encourage duplexes or additional dwellings that will address the lack of housing. In fact, zoning changes have the opposite effect.

By rezoning Kitsilano's RT7 & RT8 (character house retention duplex zoning) to a new RT5 zone, it makes it easier to demolish character houses. Vancouver May have a housing problem but pushing through these zoning changes will not fix anything. In fact it incentivizes the destruction of our architectural heritage.

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

Dragnea, Irina

From: Grant Lovelock s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:48 PM
To: Public Hearing
Subject: changes to RT 7 RT8 zoning - OPPOSED

If council is serious about affordable housing, the proposed changes in zoning from RT7-8 to RT5 is NOT the way to go about it.

On many lots in the RT7-8 areas of Kitsilano, large older houses have already been divided into multiple suites over past decades. They may not all be elegant, but these suites provide a significant amount of affordable housing. The report advocating zoning changes mentions "increasing housing choice". What will actually happen is a reduction in the number of modest rental suites: a very important choice for many Vancouverites.

The changed zoning, by encouraging the building of strata units, will result in tenants of these affordable suites being evicted. Some of the houses in this area of Kits have 4-5 affordable rental units per house. Under the new zoning these might be replaced by fewer, expensive strata units.

While lower-density areas of the city might be suited for zoning changes to encourage increased density, applying this to RT7-8 areas, which are already fairly dense, is not the answer, and will have unintended negative consequences.

The planners don't appear to recognize the value of the existing rental stock in the RT-8 areas. The current zoning in Kitsilano has shown over the past decades that *it works* – heritage homes have been mostly preserved, new construction mostly fits in well, there have been successful infill units on appropriate sites and, importantly, longstanding rental suites have been maintained.

Do not vote in favour of changing RT7 & RT8 zoning in Kitsilano. The proposed changes will not serve the stated goals.

Regards,

Grant Lovelock

Dragnea, Irina

From: Wendy s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:11 PM
To: Public Hearing
Subject: Opposition to Zoning Changes

I oppose the new zoning changes from RT7 & RT8 to RT5 in Kitsilano, Vancouver.

Wendy Blackford
s.22(1) Personal and Confidential

Sent from my iPad

Dragnea, Irina

From: kathy tycholis s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:12 PM
To: Public Hearing; Robertson, Gregor; Carr, Adriane; Reimer, Andrea; De Genova, Melissa; Ball, Elizabeth; Affleck, George; Deal, Heather; Bremner, Hector; Jang, Kerry; Louie, Raymond; Stevenson, Tim
Subject: Opposed to Rezoning Kitsilano's RT7 & RT8 (character house retention duplex zoning) to a new RT5 zone

Dear Council And Mayor,

After discovering about the upcoming vote on rezoning Kitsilano's RT7 & RT8 to a new RT5 zone, 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 and how passing this bill could eradicate our architectural heritage in Kitsilano.

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: Cassandra Hanson s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 12:59 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 Kitsilano's RT7 & RT8 (character house retention duplex zoning) to a new RT5 zone

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 certain densified areas & corridors (such as Cambie corridor, and Oakridge development), but I do to changing Kitsilano's RT7 and RT8 character retention zoning to a RT5 zone, as this city council is proposing. And, in the next civic election, I will not vote for any councilors who vote in favour of this proposal.

Sincerely,
Cassandra Hanson

Dragnea, Irina

From: RubyDog's Art House s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 1:26 AM
To: Public Hearing
Subject: Rezoning Kitsilano's RT7 & RT8

I'm sure this email will do no good, as City Council does not seem to listen to, or care, what its citizens think, but I'm sending it, anyway.
I am so very tired of this 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, whether you believe it, or not.

This year I had 3 different friends, from different parts of the world, visit me. Each one of them said exactly the same thing; "What is going on with this city? It has totally lost all it's character; it's starting to look ugly." One person compared it to Hong Kong and, if you've never been there, that is NOT a compliment.

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

Fed up with Vancouver City Council
Leanne Bishop
s.22(1) Personal and Confidential

Dragnea, Irina

From: HEATHER MAIN s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 6:51 AM
To: Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim
Subject: RT7/8 Zoning - S18th meeting
Attachments: City_Hall.docx

Please find attached my letter of opposition to proposed R7/8 Re-zoning for Sept. 18, 2018 City Council Meeting.
Respectfully,
Heather Main

September 16, 2018.

Dear Mr. Mayor & City Councillors ;

I write to you, respectfully, in opposition to the rezoning proposal presently before you.

I find the degree of neighbourhood consultation on the part of the planning department extremely poor; a theme which sadly seems to be one of the hallmarks of the way business has been done at City Hall for some time. Substantive documents are produced and 'released' to the public with extremely short timeframes for reading, sometimes less than 48 hours before a motion is to go to Council. A City-hosted public neighbourhood meeting occurs 3 blocks from my home, and it is my volunteer neighbourhood group who contacts me. When I attend the meeting, there are no leaflets available for take-home reading, as the staff 'did not expect more than 200 people to attend'. The concept behind 'consultation' is to listen to one another. Senior staff at the neighbourhood meeting do not listen. They promote their point of view. They have determined their plan is the best thing for my neighbourhood, my block, my house. The presence of a security officer at the meeting speaks to their/your concern regarding civility and safety. Yet it does not seem that City representatives wish to hear my voice.

Of course, housing is a crisis in Vancouver, and, like the opioid crisis, causality is multi-faceted. I am not convinced that the re-zoning of single family residences to multi-plexes helps to address the former. If I, as a home-owner, chose to re-develop my property, the income I would need from either the rental or possible eventual sale of these units to pay my costs for re-development places the availability of the units above the means of university students or the 'missing middle'. This plan does not address their needs. It simply creates more housing for those who can pay astronomical rent/purchases prices. I'm inclined to think that there are more than enough residences in this category already in town.

As a municipal election is soon upon us, I ask that you and your collegues do not support the re-zoning motion. I thank you for your public service to date, appreciating the many demands you experience as public officials. I encourage you, if running for re-election, to pursue more authentic engagement with your neighbours and citizens.

Sincerely,

Heather Main

s.22(1) Personal and Confidential

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: 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: John Pierce s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:27 AM
To: Public Hearing
Subject: Item 6: rezoning of Kitsilno's RT7/8 to RT5

To City council
I am strongly opposed to the arbitrary and rushed rezoning of my neighbourhood from RT7 and RT8 to RT5 without any neighbourhood consultation.
The current zoning already has strong incentives for retention of character houses and is considered one of the most successful zones in the City by many urban commentators. It was developed over a comprehensive five year process with full public consultation.
The proposed RT5 zoning incentivizes the strata titling of our many rental houses and will lead to loss of trees, green space, sunlight in back yards and privacy for neighbours. It will not produce affordable housing and will likely de-densify the area.
John Pierce

Dragnea, Irina

From: Spiegelman, George s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:53 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: Opposed to rezoning Kitsilano's RT7 & RT8 & Cedar Cottege RT10 to a new RT5 zone

Count me as strongly, no, very strongly opposed to this rezoning.

What is the point here. As you should know, if you would read your own staff reports, Vancouver has right now, in fact had yesterday, zoning that would accommodate all of the projected population increase until after 2030. So the only reason to do this is to please the developers who are bent on doing nothing except increasing their businesses. So this rezoning is not necessary, and is just one more blow to the character of Vancouver.

In addition, what happened to public consultation? What happened to community plans? Are we to understand that you are actually admitting community plans were a ruse?

This is ill advised and unnecessary and actually destructive. It should not be approved.

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

Dragnea, Irina

From: Miss Judy s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:57 AM
To: Public Hearing
Subject: Rezoning Kitsilano RT7/RT8 & Cedar Cottage RT10

I am apposed!!!
Judy blair

It's never too late to be what you might have been...

Dragnea, Irina

From: Melanie Cassidy s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 9:58 AM
To: Public Hearing
Subject: Proposed Rezoning in Kitsilano

I am writing to express my concern regarding the proposed rezoning of the Kitsilano neighbourhood from RT-7 & 8 to RT-5. The lack of community consultation prior to proceeding is unacceptable.

My concern is that RT-5 zoning in Kitsilano may back-fire in terms of its ability to create sustainable levels of densification while retaining the qualities that attract people to live here in the first place - namely location, character homes, tree-lined streets and, for some, a small back yard. Yes, Kitsilano is an expensive area due to its proximity to the water, downtown, the university, and endowment lands. But, unlike other affluent neighbourhoods in Vancouver, Kitsilano has welcomed and created densification for years. When I look at my own street, almost every one of the houses contains 2-5 suites and the residents, our community, come from many income levels. Allowing for the re-development of these properties will basically just force existing renters out and make way for newer, more expensive, places that will not address the city's desperate need for more affordable housing. Developers will make their money, lower-income renters will have to leave, and new (more affluent) owners and renters will move-in.

I find it difficult to believe that the proposed RT-5 zoning will improve on the mix that already exists, and is working, in Kitsilano. Please slow this process down, consider the people (owners and renters) that this neighbourhood currently accommodates, and let's make well-considered policies based on sound research, logical observations, and community involvement.

Sincerely,
Melanie Cassidy

Dragnea, Irina

From: Guenter Schulz s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:01 AM
To: Robertson, Gregor; Public Hearing
Cc: Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Mayor and Council Correspondence
Subject: Kitsilano Proposed Rezoning Amendments
Attachments: Kitsilano Rezoning.pdf

To whom it may concern:

Guenter Schulz
s.22(1) Personal and Confidential

Vancouver, September 17th, 2018

Kitsilano Rezoning

To Mayor and City Councillors

When I attended the Public Information Meeting on September 5th at St. James Community Square I was advised by city staff that the proposed changes are **NOT** good for renters. There was no hesitation in the response of city staff. Looking at some of the discussions around this matter only confirms this statement.

In order to to bring older buildings up to current code and to build additional laneway housing massive investments will have to be made that can not be recouped from rental. The only feasible way to recoup these investments is by selling of strata units or multiplex housing units. As we have seen in the last years those units will be in the range of $1.8 million upwards. This will dramatically reduce diversity and affordability in the neighbour hood.

As a family with young children this is not manageable.

Another important point is that there is not enough schools in the neighbourhood. We have heard from the VSB that they are scrambling to place children in their neighbourhood schools because of lack of schools. General Gordon is over capacity, Bayview is not far behind.

I am strongly opposed to the imposition of RT5 zoning on my neighbourhood with **NO consultation**. This was referred to Public Hearing in the middle of the summer and is now being rushed to Public Hearing without any opportunity for resident input.

This lack of process is unprecedented.

Our current RT7 and RT8 zoning already has strong and successful incentives for retention of character houses and has also worked to encourage retention of rental suites in the area. It is often used as an example of how

character houses can be recycled to provide a mix of dwelling units. There is no need for a rush to a cookie-cutter rezoning developed for another area of Vancouver.

RT5 creates **incentives for loss of sunlight, trees, and privacy** by allowing large 25- foot high strata infill units in back yards of 33-foot lots.

By allowing infill on most lots, **it also creates a strong incentive to remove our affordable rental suites** because in order to build a strata infill, the original house must be brought up to code thereby requiring eviction of current tenants. The developer will then sell the strata units at unaffordable prices. Infills in Kitsilano are currently assessed at approximately 1.5 million dollars or more. This will reduce not increase affordability and send more debris to the landfill.

RT5 **allows for more demolition of character houses** (contrary to the misleading Notice that was sent). The City's own analysis shows that almost 6% of pre-date houses will now be made available for possible demolition in the RT7 area due to now being reclassified as 'under-utilized'. New "altered character" criteria also may put our older rental stock at risk.

RT5 not only makes more sites available for demolition and new construction, it also **removes design review for new construction**.

There are many other changes in the RT5 zoning that are unlikely to work in the Kitsilano neighbourhood and will lead to **loss of our diverse and liveable neighbourhood.** There has been no evidence given that this will increase affordability or liveability in our neighbourhood. It will be as likely to decrease number of dwelling units as to increase.

This rezoning needs to be referred back to planners for consultation involving a proper assessment of the existing RT7/8 zoning with changes being made as necessary in consultation with residents .

Sincerely
Guenter Schulz

Guenter Schulz
s.22(1) Personal and Confidential

Vancouver, September 17th, 2018

Kitsilano Rezoning

To Mayor and City Councillors

When I attended the Public Information Meeting on September 5th at St. James Community Square I was advised by city staff that the proposed changes are **NOT** good for renters. There was no hesitation in the response of city staff. Looking at some of the discussions around this matter only confirms this statement.

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This rezoning needs to be referred back to planners for consultation involving a proper assessment of the existing RT7/8 zoning with changes being made as necessary in consultation with residents .

Sincerely
Guenter Schulz

Dragnea, Irina

From: Desmond Berghofer and Geraldine Schwartz s.22(1) Personal and Confidential
Sent: Monday, September 17, 2018 10:35 AM
To: Public Hearing
Cc: Penny Noble
Subject: September 18 Public Hearing

I am writing to repeat my opposition to the proposed rezoning of RT-7 and RT-8 in Kitsilano because I do not believe it will meet any of the objectives of making housing more affordable or retaining character homes. It will lead to more demolition of serviceable housing and an increase in the cost of land.

I have asked to be on the speakers' list on September 18, but have not yet received confirmation.

Please reply.

Desmond Berghofer
s.22(1) Personal and Confidential

Dragnea, Irina

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 17, 2018 11:29 AM
To: Public Hearing
Subject: FW: Hearing Sept. 18 at 3:00 for RT7/8, RT10 and RS rezoning

-----Original Message-----
From: Irene Wotton s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 10:25 AM
To: Correspondence Group, City Clerk's Office
Subject: Hearing Sept. 18 at 3:00 for RT7/8, RT10 and RS rezoning

Dear Mayor and Council,

I am unable to attend the September 18 hearing as I am out of town, but care very much what happens in the City of Vancouver and Kitsilano in particular.

I am appalled at the lack of regard and consultation for this rushed rezoning that flies in the face of all the work that went into the Official Community Plans. These rezonings are being rushed through without due public consultation and in the name of creating affordable housing. This is a crock, to put it politely. Simply rezoning some of these prime lots of real estate will not improve affordability - that needs to be done by allowing suites to be put into all areas by owners of houses and providing support for more co op housing options.

As a life long resident of Kitsilano, I worked on the original Official Community Plan for Kits and I spent 4+ years working on the review of OCP in the late 1980's. Both processes where exhaustive consultation processes. A core theme that ran through both processes was that the existing older housing stock be retained. The RT7/RT8 zoning for Kitsilano has protected some of that housing stock that is the history and character of Kits and this rushed hearing to change that zoning will endanger that housing stock.

The affordability crisis cannot be solved quickly. It has been going on unchecked for too long. Affordability may have been permanently ruined in Vancouver for many years and it will not be regained by simply generating more housing units through rezoning - that has been done and it isn't working. Longer terms solutions have to be sought - not botched efforts at quick fixes that will simply ruin distinctive neighbourhood character.

Any rezoning plans should start with a Local Area Planning process. Neighbourhood Plans should be reviewed about every 20 years so Kits is due for a review - not a rushed rezoning. Through LAP the community can address the affordability issues and seek solutions. Had Kitsilano had a review around 2010, maybe some innovative solutions would have been produced through that consultation process, but the rezoning being proposed by Council at this hearing is wrong, wrong, wrong - and it must be stopped.

Regards,
Irene Wotton
s.22(1) Personal and Confidential

Sent from my iPad

Dragnea, Irina

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 17, 2018 11:29 AM
To: Public Hearing
Subject: FW: rezoning of Kits RT7 and RT8 NEIGHBOURHOODS

-----Original Message-----
From: Joan Krombholz s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 11:27 AM
To: Correspondence Group, City Clerk's Office
Subject: rezoning of Kits RT7 and RT8 NEIGHBOURHOODS

To Mayor and Council;

I am outraged at the lack of consultation re Kitsilano RT7 - RT8 neighbourhoods . We were sent notice about the Cedar Cottage area, what a waste of money, we live in Kitsilano and have for 45 years. I wish to strongly oppose this plan in Kitsilano and other neighbourhoods.

Sincerely,

Joan Krombholz
s.22(1) Personal and Confidential

Dragnea, Irina

From: Correspondence Group, City Clerk's Office
Sent: Monday, September 17, 2018 11:29 AM
To: Public Hearing
Subject: FW: Proposed rezoning of RT7 & RT8 neighbourhoods

-----Original Message-----
From: Klaus Krombholz s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 1:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed rezoning of RT7 & RT8 neighbourhoods

> I am disappointed to the lack of consultation and oppposed to the rezoning of the Kitsilano RT7 & RT8 neighbourhoods.

Klaus Krombholz
s.22(1) Personal and Confidential

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-----s.22(1) Personal and Confidential
From: Marlene Conway
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: 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