



West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

March 31, 2019

City of Vancouver

Dear Mayor Stewart and Council,

Re: Public Hearing for Amendments to the RS, RT and RM Zones - April 2, 2019

<https://council.vancouver.ca/20190402/phea20190402ag.htm>

The WPGRA has serious concerns about subject proposed zoning changes that will affect most of our neighbourhood without any public consultation.

We are therefore **opposed** to going ahead with these changes and request that it be referred back to staff for a proper public consultation process that includes meaningful community input.

Again, significant changes to zoning, affecting multiple zones, are being portrayed as minor text amendments, with no apparent consideration given to zone-specific context or compatibility with existing built form and established neighbourhood character.

Specifically, for the RS-1 zone, -- including WPG, -- we are very concerned that proposed amendments would increase the above-grade bulk of new buildings, undermines character retention incentives (particularly, as outright rather than conditional provisions), and lack adequate design guidelines to encourage building forms that are compatible with the surrounding neighbourhood and streetscape.

We therefore request that the subject amendments are not approved as currently proposed, and instead referred back to staff for a proper consultation process with affected communities through the city-wide planning process.

As much as staff are apparently determined to move ahead with the Making Room Program, we encourage Mayor and Council to appreciate that support for significant zoning amendments in advance of the city-wide planning process are counterproductive to building confidence in a truly collaborative approach to neighbourhood planning and development.

Yours truly,

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

Vancouver Character House Network

April 1, 2019

City of Vancouver
Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Public Hearing April 2, 2019: Rezoning RS, RT, RM

Agenda April 2, 2019: <https://council.vancouver.ca/20190402/phea20190402ag.htm>

Report: <https://council.vancouver.ca/20190312/documents/p1.pdf>

The Character House Network is opposed to the proposed amendments to RS, RT and RM zones, that has had no public consultation process. These are proposed together as minor text amendments when they are in fact major changes.

We have a petition on Change.org that is now over 7500 plus paper signers at the time of writing.

<https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses>

And the Vancouver Vanishes Facebook has 13,450 likes, also as a form of support for retention.

<https://www.facebook.com/VancouverVanishes/>

Clearly the public wants to see policies that encourage character house retention, and these proposed zoning amendments undermine that objective.

We note that the new council has claimed to be requiring a more robust and meaningful public consultation process for the communities affected, yet here the city is again proposing to rezone without any consultation at all. Seems that the consultation process continues to degrade.

We are concerned that the Making Room Program is still in operation and bringing forward major zoning amendments without consultation. This program should be disbanded given the upcoming city-wide planning process.

We are concerned that a new type of outright duplex Vancouver Special is being created with a maximized scale of envelope. Duplexes should be conditional, not outright, to ensure design compatibility with neighbourhood context and streetscapes and conditional on retention of character houses when applicable.

The proposed changes are problematic, including the impacts on above grade FSR, increased building envelope bulk, increased building depth, decreased rear yard setbacks, covered front porch encroachments into front yard, flat roofs and other concerns. There also is a lack of design guidelines to meet neighbourhood-based context and streetscape.

Please refer this back to staff with instructions to arrange a consultation process with the residents of the affected areas and with direction to make the zones conditional with better incentives for retention and disincentives for demolition.

Yours truly,

Elizabeth Murphy, Jan Peirce, Marion Jamieson, Carol Volkart

On behalf of Vancouver Character House Network

Burke, Teresita

From: Robert Edwards - [REDACTED]
Sent: Monday, April 01, 2019 11:29 AM
To: Public Hearing; Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Subject: Re: Zoning Amendments to RS, RT, RM - April 2, 2019

I am **opposed** to the proposed rezoning of RS, RT and RM areas without meaningful community consultation or input.

Robert J. Edwards
[REDACTED]

Burke, Teresita

From: Margaretha Hoek [REDACTED]
Sent: Monday, April 01, 2019 11:39 AM
To: Public Hearing; Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Subject: Re: Zoning Amendments to RS, RT, RM - April 2, 2019

Re: Zoning Amendments to RS, RT, RM - April 2, 2019

I can see the results of zoning 'tweaks' in my neighbourhood and do not like the multiple dwellings crammed into a too-small lot, nor the motel-like footprint of other so-called 'designed' buildings that are cropping up to block vast areas of formerly public view (fireworks always drew a crowd--no more). At the very least there should be community consultation AND input into the radical changes coming to our neighbourhoods. I understand that we have to house more people in Vancouver, but destroying the character houses and the community feel of our neighbourhoods is a very bad way to do that. On my block, there are at least three large empty houses, a B&B, and three lane houses. One developer is on his second old house destruction-and-rebuilding with a rather ugly square building that blocks the mountain/sea views of neighbours. There seems to be no rational philosophy guiding these changes, only the making of money. I used to love living and raising my family here, but the appeal has cooled a lot.

So let me be clear: I am **opposed** to the proposed rezoning of RS, RT and RM areas without meaningful community consultation or input.

This council has claimed to be improving the consultation process yet the Making Room Program continues to implement major changes to multiple zones at the same time, and calling this "a minor text amendment" when it actually makes major changes to the zones without any public consultation.

I have concerns that the revisions create a new type of outright duplex Vancouver Special with a maximized above grade scale. Duplexes should be conditional, not outright, to ensure design compatibility with neighbourhood context and streetscapes and conditional retention of character houses when applicable. Certainly in my neighbourhood design compatibility seems to have been totally overlooked and character houses are doomed when put up for sale.

The proposed changes are problematic, including the impacts on above grade FSR, increased building envelope bulk, increased building depth, decreased rear yard

setbacks, and lack of design guidelines to meet neighbourhood-based context and streetscape. It is a free-for-all out here.

This undermines character house retention incentives, the Heritage Action Plan, and the ability to create more affordable rentals through conversion to multiple secondary suites and infill.

Please do not support these amendments as proposed and refer them back to staff for planning through meaningful consultation in the city-wide planning process.

Thank you for your attention,
Margaretha Hoek

Burke, Teresita

From: Kim Read [REDACTED]
Sent: Monday, April 01, 2019 12:55 PM
To: Public Hearing; Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Subject: Public Hearing Zoning Changes

I am **opposed** to the proposed rezoning of RS, RT and RM areas without meaningful community consultation or input.

This council has claimed to be improving the consultation process yet the Making Room Program continues to implement major changes to multiple zones at the same time, and calling this "a minor text amendment" when it actually makes major changes to the zones without any public consultation.

Odd, as I am on the list with City planning and Talk Vancouver and am only hearing about this the day before a hearing. I will be out of town tomorrow so cannot attend however council should be reviewing how the City communicates with its affected citizens. Have all affected owners been notified?

KIM A. READ
[REDACTED]



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

April 1, 2019

City of Vancouver Mayor & Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Amendments to "Outright" Duplexes - RS, RT & RM Zones

Agenda April 2, 2019: <https://council.vancouver.ca/20190402/phea20190402ag.htm>

Report: <https://council.vancouver.ca/20190312/documents/p1.pdf>

Summary: <https://council.vancouver.ca/20190402/documents/phea3Summary.pdf>

Zoning Bylaw Changes: <https://council.vancouver.ca/20190402/documents/phea3draftbylawZD.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) does not think these proposed amendments are ready for approval and **request that they be referred back to staff for more work and involvement of the neighbourhoods and stakeholders affected.**

Given that the city is going into a city-wide planning process, we do not understand why the Making Room Program is still operating and bringing forward reports for substantial changes to zoning without any public involvement. **The Making Room Program should be suspended** and further planning with meaningful consultation and community input be integrated into the city-wide planning process.

The proposed changes are not minor amendments as they have substantial impact on the zones involved. There has been no public consultation on these significant changes.

It is not proper planning process to omnibus multiple zoning changes for multiple zones together in one report. Each zone is affected differently by the changes and the report fails to explain what those impacts are. It is almost impossible to follow the proposed bylaw changes when mixed together like this, even for those with a planning background.

Each RS, RT and RM zoning change should be dealt with separately to show the impacts of the proposed changes, with the existing zoning bylaw showing strikeouts and additions clearly.

Although some of the changes to dormer roof design and duplex entrances seem reasonable, the impacts on above grade FSR, increased building envelope bulk, increased building depth, decreased rear yard setbacks, covered front porch encroachments into front yard, flat roofs and other changes are problematic.

It appears that **a new type of outright duplex Vancouver Special is being created** with a maximized scale of envelope. Duplexes should be conditional, not outright, to ensure design compatibility with neighbourhood context and streetscapes.

These changes seem to be bringing back the most problematic aspects of the duplex zones that existed in the 1980s. For example, RT7 & RT8 in Kitsilano, RT6 in Mt. Pleasant and others, with design guidelines, were brought in to counter just this kind of outright zoning because it led to too much demolition and incompatible new development.

The proposal to allow slab-on-grade all above-grade FSR on 33 ft. lots for outright duplexes creates too much building mass while wasting space in a crawl space rather than a usable basement. This is further impacted by

covered front porches that extend into the front yard setbacks, enlarged building depth, reduced backyard setbacks, and enlarged third floor FSR.

The proposed changes also become a further incentive to demolish with more incentives for new development rather than retention options. The zoning advantage is being significantly tilted towards demolition and new construction. This is not a green or sustainable model.

Creating a cookie-cutter outright design city-wide in multiple zones does not take into consideration neighbourly fit based on current context and streetscapes.

The way to improve processing times is to integrate a more effective review process and transparent design expectations in design guidelines. It should not be about reducing neighbourliness, quality of design or liveability. Zoning needs to be conditional in order to implement quality design with a contextual fit.

These changes also fail to make it easier to convert existing buildings to allow more rentals, such as two secondary suites as an incentive for retention, an incentive that CVN would support.

And finally, we question the wisdom of changing the only rental-only (non-stratified) zoning in the city, the RS zones, into outright strata duplexes at a time when the city is considering the new tool of rental-only zoning to expand rental housing. These policies are at cross-purposes.

For these and many reasons, CVN does not think these proposed amendments are ready for approval and request that they be referred back to staff for more work and involvement of the neighbourhoods and stakeholders affected.

Sincerely,

Larry Benge, Co-Chair
labenge@telus.net 604-736-0190

Dorothy Barkley, Co-Chair
dorothy.barkley@gmail.com 604-649-3131

On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
Cedar Cottage Area Neighbours
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
Fairview/South Granville Action Committee
False Creek Residents Association
Grandview Woodland Area Council
Greater Yaletown Community Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association
Kits Point Residents Association
Marpole Residents Coalition

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

Burke, Teresita

From: Nancy Hundal [REDACTED]
Sent: Monday, April 01, 2019 12:20 PM
To: Public Hearing; Stewart, Kennedy
Subject: Rezoning

I am opposed to the changes to RS, RT and RM zoning without public input. I do not believe they are small changes that should be put through without public consultation; I believe they will continue the housing slide our city has been in for so many years.

Thank you for your time and attention,

Nancy Hundal
Lifelong Marpole resident
Sent from Yahoo Mail for iPhone