

## MEMORANDUM

July 15, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Katrina Leckovic, City Clerk  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Anita Zaenker, Chief of Staff, Mayor's Office  
Susan Haid, Deputy Director, Long-Range and Strategic Planning  
Karis Hiebert, Manager, City-wide Plan

FROM: Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: A City-wide Plan for Vancouver: Report back on General Planning and Engagement Process (RTS 12958)

This memo responds to questions received from Council arising from the July 9<sup>th</sup> meeting where *the City-wide Plan for Vancouver: Report back on General Planning and Engagement Process* was presented and discussed.

Staff are available to respond to any outstanding questions and gain further feedback at the follow-up Council meeting on July 16<sup>th</sup> at 6:00 pm.

### Questions and Responses

1. *The Report (p. 2) notes that the process will be flexible and adaptive - responding to community feedback received along the way.*
  - *What if some community feedback is to stop, change or modify a certain process, such as Broadway Corridor Plan? How would that be handled?*
  - *If community feedback is to modify a current plan (e.g., the West End Plan) to address a current issue, is there an opportunity to do that - possibly as a quick start?*

➤ The planning and engagement process outlined in the scoping report is general and intended to be further shaped by community, stakeholder and Council feedback throughout the process. Factors such as timing, technical review,

funding and concurrent initiatives must also be considered as we proceed to ensure an effective process.

Concurrent planning processes, such as the Broadway Corridor Plan will be connected and coordinated with the City-wide Plan. It is recognized that these initiatives typically have timing, funding and partnership parameters that require concurrent advancement. Further, concurrent initiatives are all considered compatible and complementary to City-wide planning. Feedback and technical review from each process will inform each other. Close communication with Council will occur throughout the process should it be advisable to adjust the timing or scope of the City-wide Plan or associated policy initiatives.

Potential updates to existing community plans, such as the West End Plan, would ideally be considered arising from the completion of the City-wide Plan so that all existing plans can be considered in a coordinated policy, implementation and monitoring framework. However, there may be “quick starts” that emerge through the process that could be considered in a specific area. As an example, during the planning process for the Marpole Community Plan, transportation improvements, a community garden and street-park “action while planning” efforts took place.

2. *The report notes that Rental 100, Moderate Income Rental Housing Pilot Project, Affordable Housing Choices Program will continue, but are staff not re-examining these with a report back this fall?*

- Staff will be providing an update to Council on the review of rental housing policy and incentives at a late July, 2019 meeting. Associated policy updates from the review are anticipated to be brought back to Council in the Fall of 2019 for consideration. This work has been directed by Council. Staff will continue to implement existing adopted city-wide housing policies until such time as they are updated to ensure ongoing responsiveness and delivery of affordable housing while City-wide planning is underway. As highlighted above, these concurrent policy initiatives are connected, coordinated and complementary to the city-wide planning.

3. *Is it expected that the plan will end up rezoning broadly, with the result of ending spot rezoning?*

- The proposed scope of the City-wide Plan includes creation of a high level physical plan as outlined in the scoping report (p. 8). This would indicate generally areas for future additional housing capacity and choice, enhancement of shopping/ service areas, employment lands, transportation systems, greenspace and ecological corridors, etc. We do not anticipate the level of detail will include specific zoning, however this city-wide spatial framework will guide more detailed area planning and zoning amendments.

Most of the rezoning applications that proceed to Council are within areas of existing community plans, Policy Statements, Official Development Plans, or under city-wide policies (such as Moderate Income Rental Housing Pilot Project, Rental 100, Affordable Housing Choices Policy) and, as such, there are extremely few “spot rezonings.” However, we do not currently have an overarching city-wide spatial plan to comprehensively consider change. Staff do not anticipate recommending spot rezonings (e.g rezonings that do not align with a community plan, Policy Statement, ODP and/or city-wide policies) during the city-wide planning process.

The creation of a city-wide spatial framework as part of the Plan will be a key opportunity to guide and monitor growth and change in the city for the next 30-50 years in a comprehensive and coordinated way. This will be a very useful policy tool for communities, stakeholders and Council to consider and evaluate proposed future changes and development.

4. *There were some concerns raised by speakers regarding pre-set goals/values - e.g., equity, accessibility, right to housing. Can these be tested/ modified with public in 1st phase?*

➤ Yes, the first phase of the proposed planning process is to engage all members of our community in a dialogue on key values to shape principles to guide the City-wide Plan. The references to values in the scoping report (e.g. equity, accessibility, right to housing) reflect Council’s November 2018 motion and further Council discussion to initiate a City-wide Plan process. Community input and feedback in Phase 1, the listening phase, will inform the articulation of a final set of values to guide the Plan.

5. *How/when will pace of neighbourhood change be addressed in the planning process?*

➤ We welcome receiving information and advice about the pace of change throughout community dialogues during the planning process. As we collaboratively work to develop strategic directions in the draft plan, it will be important to think about how change will occur and can be directed, managed and monitored effectively over time. Scenario modelling is an important tool that will be used to consider a number of plausible futures as part of the dialogue to inform choices and identify a preferred future to guide change towards.

Implementation measures must be developed with community participation and included in the draft and final plan. A robust framework for ongoing monitoring and adaptive management will be a key component of the City-wide Plan which can address how the pace of change is managed. The City-wide Plan provides a

great opportunity to establish a coordinated monitoring and adaptive management framework for all long-range strategic plans across City functions.

6. *Will meetings be set up - e.g., with Mt. Pleasant Heritage Group and other neighbourhood and/or heritage groups?*

- Yes, as outlined in the scoping report, the engagement process is intended to be broad and deep and include all community voices. Engagement principles include “going to audiences, groups.” We are proposing to reach out to diverse community groups and use toolkits and a mobile office to encourage and facilitate participation of various groups. Based on hearing speakers at the July 9<sup>th</sup> Council meeting, staff will be reaching to neighbourhood organizations, pre-launch, to solicit their suggestions for effective engagement in the process.

7. *Can groups submit reference documents as background information?*

- Yes, the intention of the first phase of engagement is to support community-led conversation and to gather information on what matters most to Vancouver residents, businesses and visitors. If groups or organizations have already completed thinking on these issues staff would welcome the submission of these documents to include as inputs to the process.

8. *Will neighbourhood based planning be part of the plan in all stages - e.g., starting with the collaborative, co-creative, visionary first phase? If needed, can some of the resources noted on p. 13 of the report to support non-profit and community organizations reaching out and bringing in diverse voices be used for this?*

- A supportive and implementable city-wide plan will require a shared vision for our future that resonates across diverse communities and neighbourhoods. As this is an undertaking to create a long-term city-wide plan, there will be an emphasis on a city-wide scale. That said, the proposed planning approach aspires to strategically combine city-wide thinking with that at local and neighbourhood scale. Engagement will need to move between these scales to optimize outcomes and possibilities for the future.
- Every stage of the process will include engagement tools and tactics to ensure broad inclusion from all stakeholders, including neighbourhood focused groups. These approaches will minimize the barriers to involvement for the majority of residents by creating clear information, going to where people already are, and supporting a number of ways of getting involved. Included in this will be toolkits and other items that will allow neighbourhoods and resident associations to lead and document their perspectives.

- The intention of the resources referenced under “Non-Profit and Community Organizations” on pg. 13 of the Report is to go beyond the engagement approaches noted above to intentionally target substantial barriers and inequities in a typical planning process. These supports look to provide further support to non-profit service providers and other organizations to ensure that residents that face substantial or systemic barriers to involvement (e.g. language and/or disability challenges, poverty, stigma, racism, discrimination) are given the resources needed to meaningfully engage in shaping our future. In setting up this process, detailed requirements and reporting expectations will be established to assist in the administering of these supports.
- If Council wishes to make resources beyond those highlighted above available to neighbourhood associations for engagement in the City-wide Plan, staff can report back on the kinds of supports that might be made available, criteria for consideration, and financial implications.

9. *One speaker suggested Council consider a City-wide Plan advisory committee.*

- Engagement for the City-wide plan is intended to be broad, multi-generational, multi-community and multi-sector. Staff intend to consult with Council committees and commissions and can convene members together for feedback at key points in the process to 1) facilitate dialogue across perspectives and 2) obtain feedback from multiple committees and commissions in a timely manner. We are not proposing a formal single advisory committee at this time but will examine whether, and for what purposes, an advisory committee could be helpful in the policy-making stages of the effort, upon completion of the initial listening phase (Phase 1).

10. *One speaker noted that every local area plan has had Terms of Reference and Interim Rezoning Policy. Why not for the City-wide Plan?*

- The Report Council is considering “A City-wide Plan for Vancouver: Report Back on General Planning and Engagement Process” is the general Terms of Reference for the program. It outlines the program rationale, anticipated deliverables, general engagement approach and principles, key audiences, program phasing and timing, considerations for existing policy and concurrent policy initiatives, roles and responsibilities, and provides a draft budget estimate.

Staff’s recommendations on rezonings are noted in the report on p. 16. Recognizing the broad scope of the City-wide Plan process and multi-year timeframe, it will be important to continue to advance work on important city objectives such as the delivery of rental housing supply and buildings with higher environmental performance to make progress on the housing and climate crises during the city-wide planning process. Rezonings

considered during this period would be informed by existing approved community/area plans and/or city-wide policies.

Staff recommend that existing rezoning policies remain in effect during the city-wide plan process until such time as specific policies are brought forward to update or repeal based on new directions determined as part of the city-wide plan. Generally speaking, this is anticipated to occur towards the end of the planning program, likely in conjunction with the adoption of new policy (e.g. a new city-wide plan). Council retains the prerogative to change this approach at any time.

*11. Will the City-wide Plan address the protection of significant public views, including natural and built environment views; for example by addressing view cones?*

- As outlined in the Report Back on the General Planning and Engagement Process on the City-wide Plan, the process will address a broad range of topics associated with daily living and well-being including social, economic, environmental and cultural policy themes. A key aspect of livability and the identity of our city are the many spectacular views that are enjoyed by all members of the public and define our character. As part of the analysis of urban structure, design and place-making of the city, significant views will be examined and considered in policy directions. A more detailed review of view cones, including potential additions, could arise from the City-wide Plan during the implementation phase.

We trust that the information provided above is helpful to Council in considering staff's report and recommendations. With Council's support, we hope to begin the City-wide planning process with an intense outreach and listening phase and report back to Council with feedback from the community-at-large as part of Phase 1 in order to inform further design of the planning process.

Should you have further questions, don't hesitate to reach out to me or Susan Haid [susan.haid@vancouver.ca](mailto:susan.haid@vancouver.ca) in preparation for the July 16<sup>th</sup> Council meeting. Please note that I am currently away from the office (on a previously scheduled trip), but will be monitoring my office correspondence and am available to respond as needed.

Thank-you,



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