



# COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

January 21, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

## **RE: Public Hearing 1. Miscellaneous Amendments - Zoning and Development By-law and Sign Fee By-law**

Report: <https://council.vancouver.ca/20191210/documents/rr1.pdf>

Public Hearing Agenda Jan. 21, 2020: <https://council.vancouver.ca/20200121/phea20200121ag.htm>

The Coalition of Vancouver Neighbourhoods (CVN) is **opposed** to including major changes to zoning in a miscellaneous amendment report.

The item we particularly are opposed to is as follows:

### **2) Section 3.2.1(h) – Relaxation for Low Operational Cost Housing**

Staff recommend amending the Zoning and Development By-law to give the Director of Planning the discretion to **relax the maximum unit density regulations in the district schedules when applying the Zero Emissions Building Catalyst Policy** where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship. In some development scenarios, the current regulation could lead to larger than intended units. The proposed change would permit a greater number of smaller dwelling units to be approved.

This is a major change that applies to all zones city-wide except for CD zones. It should require its own report that discusses the impact this would have on various zones and require consultation with the public in advance. The proposed change is as follows:

<https://bylaws.vancouver.ca/zoning/zoning-by-law-section-3.pdf>

3.2.1 ...

the Director of Planning may relax the requirements in the appropriate district schedule, regarding yards, setbacks, site coverage, impermeability, building depth, and side door entrance to the extent necessary to allow such enhanced accessibility; or

(h)for Low Operational Cost Housing containing 6 or more dwelling units, except that permitted floor area **or density of units** may not be increased or relaxed above the maximum permitted within the district schedule under this Bylaw, and may be granted by the Director after consideration of all Council adopted policies and guidelines. This subsection (h) does not apply to Comprehensive Development zones, and shall not apply to applications made after December 31, 2025.

While the proposed deletion highlighted above is only a few words, it has a major impact on how this zoning change would be applied city-wide. Please do not approve this major change and instead refer it back to staff for public consultation with more consideration given to how it would impact various zones.

Sincerely,

Larry Benge, Co-Chair

"s. 22(1) Personal and  
Confidential"

Dorothy Barkley, Co-Chair

"s. 22(1) Personal and Confidential"

On behalf of the Coalition of Vancouver Neighbourhoods

**Member Groups of the Coalition of Vancouver Neighbourhoods**

Arbutus Ridge Community Association  
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions  
Cedar Cottage Area Neighbours  
Downtown Eastside Neighbourhood Council  
Dunbar Residents Association  
Fairview/South Granville Action Committee  
False Creek Residents Association  
Grandview Woodland Area Council  
Granville-Burrard Residents & Business Assoc.  
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

## Choi, Rowena

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**From:** Dorothy D. Barkley s. 22(1) Personal and Confidential  
**Sent:** Tuesday, January 21, 2020 11:04 AM  
**To:** Public Hearing; Carr, Adriane; Boyle, Christine; Hardwick, Colleen; De Genova, Melissa; Swanson, Jean; Stewart, Kennedy; Dominato, Lisa; Wiebe, Michael; Fry, Pete; Bligh, Rebecca; Kirby-Yung, Sarah  
**Cc:** Johnston, Sadhu; Kelley, Gil  
**Subject:** Re: Opposition to Miscellaneous Amendments - Zoning & Development By-law  
**Attachments:** 01 - Miscellaneous Amendments - Zoning & Development By-law.pdf

VIA EMAIL January 21, 2020

Attn: Mayor Kennedy Stewart and City Councillors:

-  
**RE: Miscellaneous Amendments - Zoning & Development By-law and Sign Fee By-law**

-  
Report: <https://council.vancouver.ca/20191210/documents/rr1.pdf>  
Public Hearing Agenda Jan. 21, 2020: <https://council.vancouver.ca/20200121/phea20200121ag.htm>

Grandview Woodland Area Council (GWAC) is **opposed** to including major changes to zoning in a miscellaneous amendment report.

The item we particularly are opposed to is as follows:

### **2) Section 3.2.1(h) – Relaxation for Low Operational Cost Housing**

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While is only a few words, it has major impact on how this zoning change would be applied city-wide. Please do not approve this major change and instead refer it back to staff for public consultation with more information on how it would impact various zones

Thank you for your consideration,

|  
Dorothy D. Barkley, *Past Chair*  
*On behalf of*  
**Grandview Woodland Area Council (GWAC)**  
"s. 22(1) Personal and Confidential"  
[Redacted]

CC: Sadhu Johnson, City Manager  
Gill Kelly, Director of Planning & Development



VIA EMAIL January 21, 2020

City of Vancouver  
453 West 12th Avenue,  
Vancouver, British Columbia  
V5Y 1V4

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Dorothy D. Barkley, *Past Chair*  
*On behalf of*

**Grandview Woodland Area Council (GWAC)**

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Gill Kelly, Director of Planning & Development