

1. TEXT AMENDMENTS: Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

Date Received	Time Created	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/24/2020	16:54	Oppose	Please see attached letter, which expresses opposition to Item 1. Regulation Redesign. Thanks, Larry A. Benge, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry Benge	Coalition of Vancouver Neighbourhoods	"s. 22(1)	Unknown	See attached
06/25/2020	11:08	Oppose	Dear Councillors and Mayor Stewart I am writing to you regarding the Public Hearing being held this evening - Regulation Redesign ? Amendments to Zoning & Development and Parking By-laws. The proposed changes are extensive, and provided without adequate detailed explanation. It delegates more authority to the Director of Planning without going through the Board of Variance, thereby diminishing Council?s role in civic governance. It is hard to see why these changes are so pressing, or are required as part of a response to pandemic issues or initiatives. These ought properly be brought forward in separate sections after full explanation has been provided, and public input obtained, and then considered at a full public hearing. Legitimizing the approach to rezoning embodied in this Public Hearing will set an unfortunate precedent for this council going forward. Please vote against the proposed changes. Regards Ian Crook	Ian Crook	Private User	"s. 22(1) Personal	Unknown	No web attachments.



COALITION OF VANCOUVER NEIGHBOURHOODS

"s. 22(1) Personal and Confidential"

June 24, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>

Report: <https://council.vancouver.ca/20200625/documents/phea1referralreport.pdf>

- [Summary and Recommendation](#)
- [Memo dated June 15, 2020](#)
- [Draft By-law Zoning and Development](#)
- [Draft By-law Zoning and Development Sections 3, 4, and 5](#)
- [Draft By-law Parking](#)
- [Draft By-law Coal Harbour Official Development Plan](#)
- [Draft By-law Central Waterfront Official Development Plan](#)
- [Draft By-law Downtown Official Development Plan](#)
- [Draft By-law Downtown Eastside Oppenheimer Official Development Plan](#)
- [Draft By-law False Creek Official Development Plan](#)
- [Draft By-law Southeast Granville Slopes Official Development Plan](#)
- [Consolidated Red Line Version - Regulation Redesign Proposed Amendments to the Zoning and Development By-law, Various Official Development Plans and Parking By-law](#)

The Coalition of Vancouver Neighbourhoods (CVN) **opposes** this omnibus rezoning. While the intention of streamlining and improving the permitting process is a good one, this report goes much further than simply improving processes by suggesting alterations to many sections of the Zoning Bylaw. This is a very controversial rezoning that should especially not be going to a virtual Public Hearing during a pandemic.

Among our concerns:

- The city is combining a large number of amendments on unrelated issues as an omnibus change to the Zoning and Development By-law for various zoning schedules, for various Official Development Plans, for the Parking By-Law and other land use documents.
- The changes to various different zoning types (C, M, I, RS, RT, RM etc.), By-laws or Plans are too complex to be all in one report and should be separated into multiple reports that could provide detailed information and explanation on the impacts of the various changes.
- Although there now are 'red-line' documents provided to show what is changed in context with the original by-law, there still is no detailed explanation of what each amendment means in practical terms to the built forms or development process. This lack of transparency makes it difficult for Council and the public to really know what is changing.
- Suggested changes are substantive alterations to zoning and regulations, with a variety of impacts, not just minor text amendments, which simplify the language or streamline the process.
- There are substantive new powers proposed for the Director of Planning to vary zoning bylaws without going through the Board of Variance. The current Council should maintain checks and balances on the powers of the Director of Planning, and know it has a big responsibility to future-term Councils to ensure good governance.
- There was no substantive public consultation which dealt with the specifics of the many changes to various sections of the Bylaws. Public Hearings are not a substitute for full, public engagement. They are one tool in a bag of many that together complete a proper engagement

process. It is typical for the public to provide input prior to the staff's recommendation for referral to a Public Hearing.

This rezoning, without adequate detailed explanations, all lumped together in one report, is very difficult to understand. It needs those relevant documents and more details to be included, or at least referenced with links, and further clarifications as to its effects, divided into related zoning types in separate reports, with separate presentations at Public Hearings.

And adequate public input needs to be included in the drafting of this smorgasbord of changes, sufficient to be understandable to a lay public, before they are referred to public hearing. Until this occurs, CVN **opposes** these amendments.

Thank you,

Larry A. Bengé, Co-chair
Dorothy Barkley, Co-chair
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
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Assoc.
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

Wong, Tamarra

From: s. 22(1) Personal and
Sent: Confidential
To: Thursday, June 25, 2020 3:27 PM
Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete;
Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca;
Boyle, Christine
Cc: Johnston, Sadhu; Kelley, Gil; Public Hearing
Subject: Re June 25 public hearing

I am opposed to the proposed city-wide rezoning that affects multiple zones at the same time and has the characteristics of an omnibus bill that is being pushed on the residents at a time when we are overwhelmed with the serious and devastating consequences of the pandemic.

The proposed amendments undermine character house retention and neighbourhood-based planning. This smacks of a government pushing through another ideological agenda.

I implore you to vote against this overreaching proposal.

Sincerely,
Nancy Margitan

Sent from my iPhone

Wong, Tamarra

From: Sabine Mabardi
Sent: Thursday, June 25, 2020 3:26 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Bligh, Rebecca; Wiebe, Michael; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: Regulation Redesign

Dear council members,

I would like to register my opposition to your omnibus motion re. Regulation Redesign that has just come to my attention and that will be before you at today's hearing. This motion includes too many issues that deserve their own singular attention; there are not enough supporting documentation to explain the reasons for seeking the changes; and it is unwarranted, if not unprincipled, to take advantage of the pandemic to put in front of the citizens who cannot attend in person such a large number of proposals in a single motion.

An omnibus motion calls for a single vote on different issues lumped together making it an undemocratic tool.

I hope, that if you really want the participation of Vancouver citizens in decisions about regulations that affect them you will consider postponing this discussion and decision until we can attend in person, or at least, consider separating the motion into its many different parts.

I will not vote again for those of you who vote in favour of this omnibus motion as presented.

Thank you for your attention,
Sabine Mabardi

Wong, Tamarra

From: Elizabeth Tait
Sent: Thursday, June 25, 2020 3:13 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] rezoning meeting tonight

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To Council:

Once more Council is taking advantage of the pandemic to pass controversial measures such as this Regulation Redesign by-law. Under the limitations for public involvement and access to information these radical changes to the zoning of neighbourhoods will pass without adequate scrutiny and input from stakeholders ie the residents of these neighbourhoods. This particular measure will undermine further the retention of character houses which are integral to the identity of neighbourhoods as well as being heritage buildings (designated or not) that are the few survivors of Vancouver's past. As well, these rezoning initiatives ignore the the values and practices embodied in neighbourhood - based planning. Once more council endorses top-down decision making ignoring the rights and preferences of those most directly impacted. I join with many residents in opposing this radical rezoning measure until and unless adequate consideration of neighbourhood character and culture is built in and there is more opportunity for input from the neighbourhoods themselves.

Elizabeth Tait

s. 22(1) Personal and
Confidential

Wong, Tamarra

From: susan fisher s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 3:09 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Regulation redesign

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Streamlining approval processes is a good idea, but an omnibus bylaw change is not. Tossing a number of controversial zoning changes into this motion is inappropriate. At best, it confuses the public. At worst, it looks as if council or the planning department is trying to get away with unpopular measures by burying them in bylaw changes ostensibly aimed at improving the permitting process. We don't know what the city is going to need when the dust from the pandemic upheaval finally begins to settle. It would be foolish indeed to undertake broad changes to zoning now when we do not know what the future holds. Please do not approve these changes.

Sincerely

Susan Fisher

s. 22(1) Personal and Confidential

Wong, Tamarra

From: Virginia Richards s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 2:46 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing
Subject: [EXT] Opposed to the TEXT AMENDMENTS: Regulation Redesign - Amendments to Zoning & Development and Parking By-laws

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West End Neighbours is opposed to these changes.

West End Neighbours (WEN) is opposed to the proposed changes to the Zoning Bylaw. The changes are far-reaching, and the implications of these changes have not been adequately documented in a way that allows the public a reasonable opportunity to understand them.

WEN requests that Council defer adoption of the bylaw until a complete explanation has been provided and the public has had an opportunity to provide meaningful input.

Yours sincerely

Virginia A Richards
Director, West End Neighbours (WEN)



Virus-free. www.avg.com [avg.com]
[avg.com]

Wong, Tamarra

From: Susan Tha s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 2:21 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Kelley, Gil; Johnston, Sadhu; Public Hearing
Subject: [EXT] Public Hearing - Regulation Redesign

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25 June 2020

City of Vancouver Council

Dear Mayor Stewart and Councillors,

Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning and Development and Parking By-laws

June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>
Report: <https://council.vancouver.ca/20200625/documents/phealreferralreport.pdf>

I **oppose** this “omnibus package” that includes many unrelated items, the effects of which not clearly comprehensible in present form to anyone but a specialist in such matters. While recognizing that in some cases, the changes are merely a “tidy-up” of existing language, in other cases the changes are potentially very consequential.

Given this, more public consultation is needed for assessment. A virtual public hearing conducted in the midst of a pandemic is an inadequate venue for public participation in such an assessment.

Your sincerely,

Susan P.L. Tha

s. 22(1)

Wong, Tamarra

From: Tom Elliott s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 2:18 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] City-wide rezoning hearing 2020-Jun-25

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Dear Councillors

This email is to register my strong opposition to the proposed City-wide rezoning.

Tom Elliott
s. 22(1) Personal and Confidential

Wong, Tamarra

From: Jan Kidnie s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 2:08 PM
To: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Fwd: Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

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----- Forwarded Message -----

Subject: Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

Date: Thu, 25 Jun 2020 14:03:43 -0700

As many of us in Vancouver are concerned about the rate of demolition of character as well as affordable and accessible housing, I ask that you support and acknowledge the efforts of the Character House Network and decline to make the changes to bylaws as they are proposed at present.

Who in fact lives in the new monster houses we see springing up all over? In many cases, they sit empty or even unfinished (because it doesn't pay the developers to have the unit on the market or available for rent). Neighbourhood shopping areas are suffering. Buy local? No one seems to care, except the developers who love a deal.

I'm not against new, but when the viability of existing communities are threatened by too much of it, I am concerned!

Yours truly,
Janet Kidnie

Wong, Tamarra

From: Robert Trinder s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 1:54 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Public Hearing; Johnston, Sadhu; Kelley, Gil
Cc: Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] RE: Updated Links-Action is required TODAY BEFORE 5 PM for Public Hearing tonight

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All

I would like to register my absolute opposition to these regulation redesign changes.
This City has been desecrated enough, you are turning it into a gigantic ghetto.
Enough is enough. Please stop this war on single home owners and the ruin of Vancouver's neighbourhoods.

Thanks
Bob Trinder

Wong, Tamarra

From: Don Gardner s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 1:52 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing
Subject: [EXT] Against TEXT AMENDMENTS: Regulation Redesign - Amendments to Zoning & Development and Parking By-laws

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I am against these changes.

Council was elected promising BETTER public consultation and the development of a city plan. Proceeding with these broad stroke changes during a pandemic, using an electronic format rather than face to face in council chambers presentations and with scant public review of the significance of the changes goes against your fundamental election promises.

Do not pass these amendments. Consult and develop a city plan as promised.

Don Gardner

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Wong, Tamarra

From: William Hall s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 1:45 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil; info@wpgra.ca
Subject: [EXT] Public Hearing on Amendments to Zoning and Development - 25 June, 2020

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Dear Mayor Stewart and Vancouver City Council,


I am opposed to such a wide-ranging assortment of important changes being debated without more detailed community consultation. As a citizen, I am overwhelmed by the enormity of my responsibility to review and discuss those items that pertain to me.

I endorse the views expressed by The West Point Grey Residents Association's letter to you on this subject.

Sincerely,

William H. Hall,

s. 22(1) Personal and Confidential



Wong, Tamarra

From: Hilary Reid s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 1:08 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Opposed to Amendments to Zoning and Development

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Dear Vancouver Mayor and Council:

As a Vancouver resident, **I am opposed** to tonight's Regulation Redesign and Zoning changes (Agenda Item 1) as they currently stand.

More consideration needs to be put into the retention of neighbourhood, street, and housing character before such a widespread, sledgehammer approach is adopted.

These rezoning recommendations risk jeopardizing the unique heritage character of Vancouver's distinctive neighbourhoods.

Therefore, design considerations need to be given much more attention before such Amendments are adopted outright.

Overshadowing of neighbouring dwellings and ugly generic designs for these new buildings are concerns that need to be addressed before you preside over the destruction of what gives Vancouver some of its greatest charm.

Look at options to convert existing houses into suites, and multi-plexes and stacked row houses rather than 6 storey behemoths that won't fit into existing neighbourhoods.

Sincerely,

Hilary Reid

s. 22(1) Personal and Confidential

Wong, Tamarra

From: Heather Barclay s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 12:15 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Public Hearing – 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

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City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

I **oppose** this omnibus rezoning. While the intention of streamlining and improving the permitting process is a good one, this report goes much further than simply improving processes by suggesting alterations to many sections of the Zoning Bylaw. This is a very controversial rezoning that should especially not be going to a virtual Public Hearing during a pandemic.

Among my concerns:

- The **city is combining a large number of amendments on unrelated issues** as an omnibus change to the Zoning and Development By-law for various zoning schedules, for various Official Development Plans, for the Parking By-Law and other land use documents.
- The changes to various different zoning types (C, I, RS, RT, RM etc.), By-laws or Plans are too complex to be all in one report and should be separated into multiple reports that could provide detailed information and explanation on the impacts of the various changes.
- Although there now are 'red-line' documents provided to show what is changed in context with the original by-law, there still is no detailed explanation of what each amendment means in practical terms to the built forms or development process. This lack of transparency makes it difficult for Council and the public to really know what is changing.
- Suggested changes are substantive alterations to zoning and regulations, with a variety of impacts, not just minor text amendments, which simplify the language or streamline the process.
- There are substantive new powers proposed for the Director of Planning to vary zoning bylaws without going through the Board of Variance. The current Council should maintain checks and balances on the powers of the Director of Planning, and know it has a big responsibility to future-term Councils to ensure good governance.
- There was no substantive public consultation which dealt with the specifics of the many changes to various sections of the Bylaws. Public Hearings are not a substitute for full, public engagement. They are one tool in a bag of many that together complete a proper engagement process. It is typical for the public to provide input prior to the staff's recommendation for referral to a Public Hearing.

This rezoning, without adequate detailed explanations, all lumped together in one report, is very difficult to understand. It needs those relevant documents and more details to be included, or at least referenced with links, and further clarifications as to its effects, divided into related zoning types in separate reports, with separate presentations at Public Hearings.

And adequate public input needs to be included in the drafting of this smorgasbord of changes, sufficient to be understandable to a lay public, before they are referred to public hearing. Until this occurs, I **opposes** these amendments.

Thank you,
Heather Barclay

Wong, Tamarra

From: Alan Drinkwater s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 12:12 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Kirby-Yung, Sarah
Cc: wpgra.info@gmail.com; Johnston, Sadhu; Kelley, Gil; Public Hearing
Subject: [EXT] Public Hearing tonight at 6 pm on Regulation Redesign: STRONGLY OPPOSED

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The proposed city-wide rezoning affects multiple zones at the same time. This undermines character house retention and neighbourhood-based planning, both of which are key to citizens' enjoyment of living in Vancouver.

Zoning must take into account the unique needs and characteristics of individual neighbourhoods.

I am **STRONGLY OPPOSED** to the proposed city-wide rezoning.

Alan Drinkwater, CPA, CA
Vancouver resident
s. 22(1) Personal and Confidential

Wong, Tamarra

From: Albert Meister s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 12:07 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Public Hearing June 25, 2020 1. Regulation Redesign - Amendments to Zoning & Development and Parking By-laws

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Dear Mayor Kennedy Stewart and Councillors,

We strongly **oppose** this omnibus rezoning.

Sincerely,

Albert and Soizick Meister

s. 22(1)
Persona
l and

Wong, Tamarra

From: AAA Inspections s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 11:51 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] West Point Grey Regulation Redesign - Opposed

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NOTICE:

I am **opposed** to any changes to character house design in Vancouver.

City council is sneaking in another *neighbourhood degradation move* during the summer - very sneaky, unfair and pro developer. City of Vancouver is destroying Vancouver.

City of Vancouver works with the developers to displace homeowners at every opportunity.

Regards,

Jon Newman

s. 22(1) Personal and Confidential



Wong, Tamarra

From: Tim Vogel s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 11:48 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Opposition to city wide rezoning during a pandemic

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I am writing to express my opposition to your proposal. I am a home owner and s. 22(1) Personal and Confidential and business owner of a longstanding BC based business.

The fact that you are trying to ram this through during a pandemic is unfair and tone deaf and it impact the residents and owners in a negative way.

Please reconsider your approach.



Tim Vogel
Chairman and Chief Executive Officer

s. 22(1) Personal and
Confidential

A large, solid grey rectangular block redacting the signature and contact information of the sender.

Wong, Tamarra

From: Evelyn Schofield s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 11:45 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Johnston, Sadhu; Kelley, Gil; Public Hearing
Subject: Opposing omnibus rezoning – Regulation Redesign

I am writing to express my strong opposition to the proposed omnibus rezoning that will be discussed at a public hearing tonight. I have lived in greater Vancouver since 1977 and I am saddened to see many of the homes and neighbourhoods which define the character of this great city being demolished and replaced by monolithic hi-density development that makes Vancouver look like a boring copycat of urban centres across North America.

This is a very controversial rezoning that combines many recommendations into one package without sufficient consideration of the long-term impacts of the changes on the character of the city. More careful consideration needs to be devoted to ways to preserve the unique identity of Vancouver while still accommodating the need to provide additional affordable housing.

Development should blend in with our wonderful natural landscape, and not obscure it. Heritage and a sense of place are what makes cities great. Development that is allowed to proceed without taking measures to preserve the unique character of the city will ultimately destroy its identity. We have an opportunity to make Vancouver a true gem. Don't spoil it!

Evelyn Schofield



Virus-free. www.avast.com [avast.com]
[\[avast.com\]](http://avast.com)

Wong, Tamarra

From: Eleanor Coffey
Sent: Thursday, June 25, 2020 11:45 AM
To: 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: [EXT] re.The Coalition of Vancouver Neighbourhoods (CVN) opposes this omnibus rezoning

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Wong, Tamarra

From: Lindsay Paterson
Sent: Thursday, June 25, 2020 11:40 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Johnston, Sadhu; Kelley, Gil; Public Hearing
Subject: [EXT] Opposing omnibus rezoning – Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

I **oppose** this omnibus rezoning. This is a very controversial rezoning that should not be going to a virtual Public Hearing during a pandemic.

Thank you,
Lindsay Paterson

Wong, Tamarra

From: Kaitlin Purdy s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 11:25 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Opposing omnibus rezoning – Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

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The Coalition of Vancouver Neighbourhoods (CVN) **opposes** this omnibus rezoning. While the intention of streamlining and improving the permitting process is a good one, this report goes much further than simply improving processes by suggesting alterations to many sections of the Zoning Bylaw. This is a very controversial rezoning that should especially not be going to a virtual Public Hearing during a pandemic.

Among our concerns:

- The **city is combining a large number of amendments on unrelated issues** as an omnibus change to the Zoning and Development By-law for various zoning schedules, for various Official Development Plans, for the Parking By-Law and other land use documents.
- The changes to various different zoning types (C, I, RS, RT, RM etc.), By-laws or Plans are too complex to be all in one report and should be separated into multiple reports that could provide detailed information and explanation on the impacts of the various changes.
- Although there now are 'red-line' documents provided to show what is changed in context with the original by-law, there still is no detailed explanation of what each amendment means in practical terms to the built forms or development process. This lack of transparency makes it difficult for Council and the public to really know what is changing.
- Suggested changes are substantive alterations to zoning and regulations, with a variety of impacts, not just minor text amendments, which simplify the language or streamline the process.
- There are substantive new powers proposed for the Director of Planning to vary zoning bylaws without going through the Board of Variance. The current Council should maintain checks and balances on the powers of the Director of Planning, and know it has a big responsibility to future-term Councils to ensure good governance.
- There was no substantive public consultation which dealt with the specifics of the many changes to various sections of the Bylaws. Public Hearings are not a substitute for full, public engagement. They are one tool in a bag of many that together complete a proper engagement process. It is typical for the public to provide input prior to the staff's recommendation for referral to a Public Hearing.

This rezoning, without adequate detailed explanations, all lumped together in one report, is very difficult to understand. It needs those relevant documents and more details to be included, or at least referenced with links, and further clarifications as to its effects, divided into related zoning types in separate reports, with separate presentations at Public Hearings.

And adequate public input needs to be included in the drafting of this smorgasbord of changes, sufficient to be understandable to a lay public, before they are referred to public hearing. Until this occurs, CVN **opposes** these amendments.

Regards,

Kaitlin Purdy

Wong, Tamarra

From: Leslie G Leader s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 9:26 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Correspondence Group, City Clerk's Office; Johnston, Sadhu; Kelley, Gil; Public Hearing; clerk@vancouver.ca
Subject: [EXT] Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>

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Dear Mayor Stewart and Councillors

I am a member of the Character House Network and we are **opposed** to this rezoning as proposed. We request that Council refers this draft back to staff for more work after neighbourhood-based public consultation with those affected, including our group as stakeholder, and address the concerns raised.

Sincerely,

Les Leader..

s. 22(1) Personal and Confidential

Wong, Tamarra

From: Marion Lea Jamieson s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 9:02 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

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June 25, 2020

City of Vancouver
Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>

Report: <https://council.vancouver.ca/20200625/documents/phea1referralreport.pdf>

- [Summary and Recommendation](#) 
- [Memo dated June 15, 2020](#) 
- [Draft By-law Zoning and Development](#) 
- [Draft By-law Zoning and Development Sections 3, 4, and 5](#) 
- [Draft By-law Parking](#) 
- [Draft By-law Coal Harbour Official Development Plan](#) 
- [Draft By-law Central Waterfront Official Development Plan](#) 
- [Draft By-law Downtown Official Development Plan](#) 
- [Draft By-law Downtown Eastside Oppenheimer Official Development Plan](#) 
- [Draft By-law False Creek Official Development Plan](#) 
- [Draft By-law Southeast Granville Slopes Official Development Plan](#) 
- [Consolidated Red Line Version - Regulation Redesign Proposed Amendments to the Zoning and Development By-law, Various Official Development Plans and Parking By-law](#) 

I am **opposed** to this rezoning as proposed and request that Council refer this draft back to staff for neighbourhood-based public consultation with those affected, including the Vancouver Character House Network as a stakeholder. After such consultations, staff would address neighbourhood concerns as well as those the Vancouver Character House Network has raised in a separate letter.

Those concerns are mainly about how the proposed changes will affect the viability of heritage and character house retention by making it more advantageous to simply demolish older homes and build new ones, which would undermine retention options. This will also put more pressure on land values and continue to raise the cost of housing in Vancouver.

The other major concern is the lack of consideration for neighbourhood character as these changes would degrade the attractiveness of the streetscape.

But the main issue is the fact that this administration continues to make incremental but significant changes to neighbourhoods in the absence of city-wide, inclusive planning on the promise of which this Council was elected.

Yours truly,

Marion Jamieson

s. 22(1) Personal and
Confidential

Wong, Tamarra

From: Margaret Gardiner s. 22(1) Personal and Confidential
Sent: Thursday, June 25, 2020 8:21 AM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Public Hearing; Johnston, Sadhu; Kelley, Gil
Subject: [EXT] Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

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Dear Mayor Stewart and members of Council,

I am opposed to this rezoning as proposed. My family and I live in a heritage home in Point Grey: we were one of three in a row but the one in the middle is now a construction site.

Please seek more neighbourhood input on this matter, we are losing all of the character/heritage homes in this neighbourhood.

Sincerely

Margaret Gardiner

s. 22(1) Personal and Confidential

Wong, Tamarra

From: WPGRA Society s. 22(1) Personal and Confidential
Sent: Wednesday, June 24, 2020 8:53 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Correspondence Group, City Clerk's Office; Johnston, Sadhu; Kelley, Gil; Public Hearing
Subject: Fwd: Public Hearing - 1. Regulation Redesign - Amendments to Zoning & Development and Parking By-laws
Attachments: WPGRA - Regulation Redesign Public Hearing-June 25-2020.pdf

June 24, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>

Report: <https://council.vancouver.ca/20200625/documents/phea1referralreport.pdf>

- [Summary and Recommendation](#) 📎
- [Memo dated June 15, 2020](#) 📎
- [Draft By-law Zoning and Development](#) 📎
- [Draft By-law Zoning and Development Sections 3, 4, and 5](#) 📎
- [Draft By-law Parking](#) 📎
- [Draft By-law Coal Harbour Official Development Plan](#) 📎
- [Draft By-law Central Waterfront Official Development Plan](#) 📎
- [Draft By-law Downtown Official Development Plan](#) 📎
- [Draft By-law Downtown Eastside Oppenheimer Official Development Plan](#) 📎
- [Draft By-law False Creek Official Development Plan](#) 📎
- [Draft By-law Southeast Granville Slopes Official Development Plan](#) 📎
- [Consolidated Red Line Version - Regulation Redesign Proposed Amendments to the Zoning and Development By-law, Various Official Development Plans and Parking By-law](#) 📎

West Point Grey Residents Association **opposes** this rezoning. While the intention of improving the permitting process is a good one, this report goes much further than simply improving processes by suggesting alterations to many sections of the Zoning Bylaw. We agree with the concerns raised by the [Coalition of Vancouver Neighbourhoods \[coalitionvan.org\]](#), of which we are a member. This is a very controversial rezoning that should especially not be going to a virtual Public Hearing during a pandemic.

This proposed rezoning is in conflict with the West Point Grey Community Vision that was approved in 2010 for 30 years.

Among our concerns:

- The **city is combining a large number of amendments on unrelated issues** as an omnibus change to the Zoning and Development By-law for various zoning schedules, for various Official Development Plans, for the Parking By-Law and other land use documents.
- The changes to various different zoning types (C, RM, I, RS, RT, etc.), By-laws or Plans are too complex to be all in one report and should be separated into multiple reports that could provide detailed information and explanation on the impacts of the various changes.
- Although there now are 'red-line' documents provided to show what is changed in context with the original by-law, there still is no detailed explanation of what each amendment means in practical terms to the built forms or development process. This lack of transparency makes it difficult for Council and the public to really know what is changing.
- Suggested changes are substantive alterations to zoning and regulations, with a variety of impacts, not just minor text amendments.
- There are substantive new powers proposed for the Director of Planning to vary zoning bylaws without going through the Board of Variance.
- No public consultation on this item. Public Hearings are not a substitute for full, public engagement. They are one tool in a bag of many that together complete a proper engagement process. It is typical for the public to provide input prior to the staff's recommendation for referral to a Public Hearing.

This rezoning, without adequate detailed explanations, all lumped together in one report, is very difficult to understand. It needs those relevant documents and much more details to be included or at least referenced with links, and further clarifications as to its effects, divided into related zoning types in **separate reports with separate Public Hearings**.

And public input needs to be included in the drafting of changes before they are referred to Public Hearing. Please refer this back to staff for more consultation and to address the concerns raised.

Yours truly,

West Point Grey Residents Association Board of Directors

Wong, Tamarra

From: Elizabeth Murphy s. 22(1) Personal and Confidential
Sent: Wednesday, June 24, 2020 5:05 PM
To: Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine
Cc: Correspondence Group, City Clerk's Office; Johnston, Sadhu; Kelley, Gil; Public Hearing
Subject: [EXT] Character House Network Letter - Regulation Redesign Public Hearing
Attachments: Character House Network Letter-Regulation Redesign-Public Hearing-June-25-2020.pdf

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Vancouver Character House Network

June 24, 2020

City of Vancouver
Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>

Report: <https://council.vancouver.ca/20200625/documents/phea1referralreport.pdf>

- [Summary and Recommendation](#) 
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- [Draft By-law Zoning and Development](#) 
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- [Draft By-law False Creek Official Development Plan](#) 
- [Draft By-law Southeast Granville Slopes Official Development Plan](#) 
- [Consolidated Red Line Version - Regulation Redesign Proposed Amendments to the Zoning and Development By-law, Various Official Development Plans and Parking By-law](#) 

The Character House Network is **opposed** to this rezoning as proposed. We request that Council refers this draft back to staff for more work after neighbourhood-based public consultation with those affected, including our group as stakeholder, and address the concerns raised, including below.

We have a **petition on Change.org** that calls for, among other things, "...to take immediate action to remove from zoning and building code bylaws any biases favouring demolition and new construction over retention..." is now over **8800 plus paper signers** at the time of writing.

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

And the Vancouver Vanishes Facebook has over **13,300 likes**, also as a form of support for retention.

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

Clearly the public wants to see policies that encourage heritage and character house retention, and the city has programs to encourage this through heritage and character house incentives. However, these provisions continue to be inadequate and are further eroded by substantial by-law amendments such as these that are misrepresented as simplification text amendments.

The proposed changes include many parts of the Zoning and Development By-law and Zoning District Schedules that are substantially different, including RS, RT, RM, I, C zones, all put together in one rezoning report for Public Hearing. We have not been consulted on this and have major concerns as it affects the viability of heritage and character house retention.

We are also concerned about the lack of consideration of neighbourhood character. Various zoning schedules evolved over time to address specific issues related to each neighbourhood. The City should be reconsidering any changes to zoning very carefully, with substantive public involvement, to avoid unintended consequences.

There are some proposed changes that allow more flexibility for character house retention that we would support, but there are so many proposed changes overall that it is difficult to see how they all fit together without a substantive consultation process.

Many of the changes give more development rights and discretionary powers to the Director of Planning for new construction that will make it more advantageous for demolition and new development that undermines retention options. This puts more pressure on land values and undermines affordability and environmental objectives of reducing waste and GHG emissions.

Encroachments into front yard setbacks for new construction undermines streetscape character and puts increasing development potential above urban design considerations and increases the building footprint while reducing permeable surfaces.

Therefore we request that Council refers this draft back to staff for more work after neighbourhood-based public consultation with those affected, including our group as stakeholder, and address the concerns raised.

Yours truly,

Elizabeth Murphy, Leslie Leader, Marion Jamieson, Carol Volkart

On behalf of Vancouver Character House Network