

**PUBLIC HEARING - 2020 JULY 23 ITEM 3. Amendments to the Zoning and Development By-law to Increase Rental Housing
in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/23/2020	15:29	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	I oppose passage of the Amendments to C-2 and other Commercial Districts as proposed in this motion. There are some specific principles I especially care about - in addition to neighbourhood context and protection of commercial and residential tenants: stepbacks: less depth on upper stories both front and back to enhance street scale and provide a more seamless rear fit toward residential neighbours; Massing: residential upper storeys should be limited to portions of a block with sizeable breaks created by lower storeys throughout the block; Shadowing: should minimally impact neighbours across the alley. Additionally, I share concerns indicated by CityHallWatch: Planning staff are recommending ?minor? changes to all of the C-2 (commercial) zones across the City. The word "minor" is subjective and misleading. Citywide, an increase of permitted height from 45 feet to 50 feet is not a "minor" amendment. Changing setbacks and step-backs to laneways is not a "minor" amendment. Modifications to design guidelines that apply to all C-2 zones citywide are not "minor" amendments. The recommendations provide no neighbourhood context. As well, Open Houses have been lacking. Staff are requesting power to radically change outright heights and setbacks. I strongly endorse caveats expressed by The Coalition of Vancouver Neighbourhoods: ? The City has not yet brought in needed protection for existing rentals in C2 zones as directed by Council in November 26, 2019. ? The proposed amendments to the outright provisions for strata properties will inflate land values, which will increase property taxes for small businesses; ? There has been no notification of residents and owners living in these areas; and ? There has been no neighbourhood-based planning process to consider context. Sincerely, Joan Bunn	Ms JOAN BUNN		s.22(1) Personal and Confidential [REDACTED]	Kitsilano	No web attachments.
07/23/2020	16:30	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	Please see attached letter which expresses our opposition to Item 3. Thanks, Larry A. Bengé, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry Bengé	Coalition of Vancouver Neighbourhoods	s.22(1) Personal and Confidential [REDACTED]	Unknown	See Attached
07/23/2020	16:55	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	Absolutely opposed to these amendments in their current format. t needs to go back to the drawing board with a lot more public input. Gathering by the poor sign up to the public hearing tonight it seems that a large swath of Vancouverites are unaware of what is happening. They need to be informed by door to door mail outs that reach each citizen individually.	BARBARA MAY		s.22(1) Personal and Confidential [REDACTED]	Unknown	No web attachments.
07/23/2020	16:56	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	Absolutely opposed to these amendments in their current format. t needs to go back to the drawing board with a lot more public input. Gathering by the poor sign up to the public hearing tonight it seems that a large swath of Vancouverites are unaware of what is happening. They need to be informed by door to door mail outs that reach each citizen individually.	Paolo Meret		s.22(1) Personal and Confidential [REDACTED]	Unknown	No web attachments.

07/23/2020	17:04	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	<p>Dear Mayor and Council, I am writing to oppose Amendments to the Zoning and Development By-Law to Increase Rental Housing in the C-2, C-2B, C-2C and C-2C1 Commercial Districts. As the City continues to turn a deaf ear to the voices of local residents and embrace policies that benefit developers and lobbyists, it is feeling increasingly futile to voice my ongoing objections and concerns. Nevertheless, for the record and for my good conscience I feel compelled to object to these zoning changes on the following grounds: 1. The City has not yet brought in needed protection for existing rentals in C2 zones as directed by Council in November 26, 2019 as follows: "THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts citywide."; 2. The proposal is substantial and not just minor amendments as suggested; 3. There has been no notification of residents and owners in these areas; 4. There has been no neighbourhood-based planning process to consider context; 5. The increases to six storeys (72') for rental may not be acceptable everywhere; 6. The proposed amendments to the outright provisions for strata properties will inflate land values, which will increase property taxes for small businesses, many of which are already struggling; 7. The increased outright height of commercial level to 17 ft. is too high and also raises the height of the whole building from 45' to 50', including giving the strata residential above more views, and allows for big box stores that may not be in character in some/many neighbourhoods; 8. The increased height and reductions in setbacks will make for much bigger buildings outright for strata residential that may not be appropriate everywhere; 9. There has been no consultation on shadowing, overlook, human scale, local area context; and 10. No maximum lot size is specified and so this allows for assemblies that could include entire blocks.</p>	Ben Cherniavsky		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/23/2020	16:16	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	See Attached	West Point Grey		s.22(1) Personal and Confidential	Unknown	See Attachment
07/23/2020	16:18	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	<p>I am opposed to the proposed rezoning for all of the reasons outlined below by WPGRA plus these: council continues to take advantage of the covid 19 crisis to ram through radical zoning changes that negatively impact the lives of citizens without any or adequate input from those who are impacted, in this case small business owners and residents of c2 shopping areas as well as surrounding neighbourhoods. Too often neighbourhood plans already in place reflecting the input of residents are ignored. Does anyone on council ever read these documents or know they exist? West 10th Avenue is my shopping area and has already been decimated by outrageous property taxes on small businesses who once gave it a unique identity. This rezoning will be the end of the once user friendly nature of the street. I can only assume that council and city staff are in league with the big developers and off shore owners who want only to maximize profit at the expense of livability in the city. ie an endless replication of the soulless glass and steel clone like buildings that dominate West Broadway from Main to Arbutus. That is truly a dead zone. Council is certainly deaf to the voices of the citizens who elected them. There will be another election soon. Elizabeth Tait West Point Grey, Vancouver. - The City has not yet brought in needed protection for existing rentals in C2 zones as directed by Council in November 26, 2019 as follows: "THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts citywide."; - The proposal is substantial and not just minor amendments as suggested; - There has been no notification of residents and owners in these areas; - There has been no neighbourhood-based planning process to consider context; - The increases to 6 storeys (72') for rental may not be acceptable everywhere; - The proposed amendments to the outright provisions for strata properties will inflate land values, which will increase property taxes for small businesses; - The increased outright height of commercial level to 17 ft. is too high and also raises the height of the whole building from 45' to 50', including giving the strata residential above more views, and allows for big box stores that may not be in character; - The increased height and reductions in setbacks will make for much bigger buildings outright for strata residential that may not be appropriate everywhere; - No consultation on shadowing, overlook, human scale, local area context; and - No maximum lot size so allows for assemblies that could include entire blocks.</p>	Elizabeth Tait		s.22(1) Personal and Confidential	Unknown	No web attachments.

07/23/2020	17:23	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Oppose	<p>I am opposed to the proposed rezoning of all C2 shopping areas city wider the following reasons: - The proposal is substantial and not just minor amendments as suggested; - There has been no notification of residents and owners in these areas; - There has been no neighbourhood-based planning process to consider context; - The increases to 6 storeys (72') for rental may not be acceptable everywhere; - The proposed amendments to the outright provisions for strata properties will inflate land values, which will increase property taxes for small businesses; - The increased outright height of commercial level to 17 ft. is too high and also raises the height of the whole building from 45' to 50', including giving the strata residential above more views, and allows for big box stores that may not be in character; - The increased height and reductions in setbacks will make for much bigger buildings outright for strata residential that may not be appropriate everywhere; - No consultation on shadowing, overlook, human scale, local area context; and - No maximum lot size so allows for assemblies that could include entire blocks.</p>	Andrea Baxenda	s.22(1) Personal and Confidential	Unknown	No web attachments.
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COALITION OF VANCOUVER NEIGHBOURHOODS

s.22(1) Personal and Confidential

July 23, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing: Petition with 2283 signatories Opposed to C2 Zoning Amendments

Agenda: <https://council.vancouver.ca/20200709/phea20200709ag.htm>

Amendment: <https://council.vancouver.ca/20200709/documents/phea1SandR.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) voiced our **opposition** to this amendment in a previous letter to Council. Further to these letters that outlined the many reasons for our opposition, this letter provides an update to the additional relevant petition. We continue to support the building of affordable rental units in the city with proper planning and good urban design.

The new petition was initiated by concerned citizens less than two weeks ago, and has now increased to **2283 signatures** at the time of this writing and growing hourly, signed by many members and non-members of this Coalition from across the city, which "aims to move the City of Vancouver away from arbitrary rezoning policies and back to meaningful public participation in neighbourhood-based planning."

See petition here: <https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315>

The petition specifically names the "**City-wide rezoning of C2 zones to 6 storey rentals, while also increasing height, reducing front and rear building setbacks, including for both rental and strata**" as a problematic City policy that is "causing major damage to the City, its neighbourhoods, and its citizens".

The petition is consistent with the stated goals of the Coalition of Vancouver Neighbourhoods in our Principles and Goals document that calls for meaningful neighbourhood-based planning processes.

We continue to urge Council to **oppose** this rezoning.

Thank you,

Larry A. Benge, 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
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

Choi, Rowena

From: WPGRA Society s.22(1) Personal and Confidential
Sent: Thursday, July 23, 2020 3:24 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; Johnston, Sadhu; Kelley, Gil
Subject: Correspondence - Fwd: Public Hearing: Amendments to the C-2, C-2B, C-2C, and C-2C1 Commercial Districts
Attachments: WPGRA - Public Hearing for C2 Zones July-23-2020.pdf

July 23, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing: Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts

July 23 Public Hearing: <https://council.vancouver.ca/20200723/phea20200723ag.htm>

Report: <https://council.vancouver.ca/20200623/documents/rr10.pdf>

West Point Grey Residents Association (WPGRA) **opposes** the zoning amendments as proposed.

This is inconsistent with the West Point Grey Community Vision that was passed in 2010 for 30 years.

We also agree with the West Kitsilano Residents Association and the Coalition of Vancouver Neighbourhoods that there are many concerns that need to be addressed.

There are three separate aspects to this Item: the addition of 'rental only' zoning into the zoning schedules; height and density increases for secure market rental in order to incentivize construction of secured market rental; and, third, some significant changes related to the C zones generally (whether they involve either strata or rental) in regards to height, front and rear setbacks, commercial use requirements, and changes to design guidelines. We are surprised that this third group of changes, relating to all development in the C zones, is being considered as part of the Rental Incentive Policy.

We are opposed to the changes to the C2 zones, particularly the part which proposes changes related to all development in the C2 zoned areas of much of Vancouver, whether for rental or for strata.

The City has not yet brought in needed protection for existing rentals in C2 zones as directed by Council in November 26, 2019 as follows: "THAT Council instruct staff to prepare a report for consideration for referral

to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts citywide."

Existing rentals should be protected as directed by Council, prior to any C2 zoning amendments.

Additional issues are as follows:

- The proposal is substantial and not just minor amendments as suggested;
- There has been no notification of residents and owners in these areas;
- There has been no neighbourhood-based planning process to consider context;
- The increases to 6 storeys (72') for rental may not be acceptable everywhere;
- The proposed amendments to the outright provisions for strata properties will inflate land values, which will increase property taxes for small businesses;
- The increased outright height of commercial level to 17 ft. is too high and also raises the height of the whole building from 45' to 50', including giving the strata residential above more views, and allows for big box stores that may not be in character;
- The increased height and reductions in setbacks will make for much bigger buildings outright for strata residential that may not be appropriate everywhere;
- No consultation on shadowing, overlook, human scale, local area context; and
- No maximum lot size so allows for assemblies that could include entire blocks.

Interim Rezoning Policy

This proposal is not consistent with the Interim Rezoning Policy passed by City Council on April 23, 2019 with respect to the areas of Kitsilano west of Vine St. and the neighbourhood of West Point Grey.

The Interim Rezoning Policy states that the kind of rezoning being proposed for the shopping districts of these two neighbourhoods was to occur only after a collaborative neighbourhood or city-wide planning process. The Rental Incentive Policy is a city-wide process. However, there has been no collaborative process with regard to the specific neighbourhood context identified in the Interim Rezoning Policy, and especially not with regards to the other changes to the outright strata provisions of the C zones in these neighbourhoods.

Below, we quote three different parts of the Interim Rezoning Policy report for your consideration and have underlined significant parts for your attention.

Clause 1

"The proposed Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements in the Broadway area west of Vine (Appendix B) will limit Council's consideration of most rezoning applications until a comprehensive plan has been completed, except for applications that include moderate income and/or secured market rental housing options within the C-2, C-2C, and C-2C1 zoned sites fronting onto Broadway, generally between Larch Street and Alma Street, as well as where fronting onto West 10th Avenue generally between Alma Street and Tolmie Street (these areas are shown in Figure 2 below in the hatched areas referred to as "Focus Areas"). All rezoning applications that meet the conditions of the proposed interim rezoning policy would still require a full rezoning process that includes public consultation and Council's consideration through a Public Hearing process."

- This clause eliminates changes along Fourth Avenue since Fourth is part of the Interim Rezoning Policy area that is not listed as eligible for rezoning. For areas identified on Broadway and W.10th it requires a Public Hearing for each application.

Clause 2.

"Explore the use of rental only zoning to enhance the protection of renters and limit speculation Staff support exploring the opportunity for rental only zoning in the Broadway area west of Vine as part of the city-wide plan and/or future area planning is completed."

- This clause would suggest that zoning changes west of Vine would occur as part of a larger process in the future.

Clause 3

"That land use in the neighbourhoods of Kitsilano (west of Vine) and West Point Grey be planned through future collaborative neighbourhood based or city-wide planning processes."

- The proposed changes to the C2 zones in Kitsilano and West Point Grey, especially those relating to outright provisions for setbacks, height, and commercial use requirements were not the focus of the recent Rental Incentive Policy proposals. A proper collaborative consultation process, as specified in the Interim Rezoning Policy, that looks at the various options for design, maximum site size, height, and adjustments for local context needs to be conducted before the changes to C zones are referred to Public Hearing.

The changes being proposed are for all development (including strata, not just secure market rental) in the C2 zones of Vancouver and are very significant. Our local shopping areas are an integral and important part of our neighbourhood. The form, design and scale of development will have a huge impact, not only on adjacent residents and residents of existing strata and rental housing in the affected areas, but on the whole neighbourhood.

WPGRA continues to oppose this zoning amendment Public Hearing during the pandemic. We request that the report not be passed and instead be referred back to staff for more work to address these issues raised.

Thank you for your consideration.

Yours truly,

West Point Grey Residents Association Board of Directors



West Point Grey Residents Association

s.22(1) Personal and Confidential

July 23, 2020

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This is inconsistent with the West Point Grey Community Vision that was passed in 2010 for 30 years.

We also agree with the West Kitsilano Residents Association and the Coalition of Vancouver Neighbourhoods that there are many concerns that need to be addressed.

There are three separate aspects to this Item: the addition of 'rental only' zoning into the zoning schedules; height and density increases for secure market rental in order to incentivize construction of secured market rental; and, third, some significant changes related to the C zones generally (whether they involve either strata or rental) in regards to height, front and rear setbacks, commercial use requirements, and changes to design guidelines. We are surprised that this third group of changes, relating to all development in the C zones, is being considered as part of the Rental Incentive Policy.

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not the focus of the recent Rental Incentive Policy proposals. A proper collaborative consultation process, as specified in the Interim Rezoning Policy, that looks at the various options for design, maximum site size, height, and adjustments for local context needs to be conducted before the changes to C zones are referred to Public Hearing.

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