

Public Hearing - July 23, 2020 - 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 (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/24/2020	15:41	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 am opposed. Val Bradshaw	VALERIE BRADSHAW		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	15:48	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 amendments to the C-2, C-2B, C-2C, and C-2C1 Commercial Districts. I could list many reasons why this amendment should be opposed. But it appears information you get from the public is rarely used to make decisions. Instead, you make decisions by doing back door deals and bullying people in the direction the City Manager demands. So I won't waste my time, nor yours, to enumerate my reasons.	Concerned Citizen		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/24/2020	15:51	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 wish to record my opposition to the amendment. The Vancouver Plan should allow for community input before a major change to the neighbourhood commercial districts is allowed. Why undertake the Plan if the community has not been consulted about this in the context of the larger neighbourhood. I am opposed.	Colleen McGuinness		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/24/2020	16:42	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 am strongly opposed to these amendments being passed in the absence of strong community consultation and support. Additionally, I am very upset that this issue was postponed until a Friday evening. Council meetings should not be packed so full that hearings cannot be held and finished on the date that speakers are waiting to be heard. If for some reason it becomes impossible for hearings to be completed as scheduled, they should be moved to the next regular council meeting date. Citizens (and councillors too) should not be expected to give up a Friday evening because of improper scheduling of non-emergency city business.	Ms JOAN BUNN		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/24/2020	16:59	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	Dear Mayor and Council, I am writing to oppose the proposed amendments to the Zoning and Development By-Law to Increase Rental Housing in the C-2, C 2-B, C 2-C and C 2-C1 Commercial Districts. These are not trivial changes to the zoning regulations. The proposal increases outright development for strata by raising the height of the commercial level that also increases views, increasing both value of units and land, and decreases or eliminates setbacks, front and back, that allows more FSR to be landed than would be permissible under current zoning. The proposal also adds conditional rental development, with relaxations to heights of 72 feet and six storeys, without any differentiation between major and minor arterials, or consideration of neighbourhood context. No notification has been given to affected or adjacent properties for advanced consultation prior to the referral to this Public Hearing. These changes will increase development pressure, land value and business property taxes for small businesses, which further harms those businesses that were struggling pre-pandemic. As noted above, there are numerous issues with this proposal, and it should be referred back to staff for revisions to address these concerns, as well as engage in proper public consultation. Please vote against these Amendments. Warmest regards, Sean Nardi	SEAN NARDI		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	17:00	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	Dear Mayor and Council, Just another reason why the City?s current push for so much new rental stock at the expense of detached housing with more space to work from home and back yards is based on pre-pandemic conditions and not the ?new normal.? Please read the article below. Condos May Be On The Way Out, Statistics Canada Predicts Former Airbnb units are hitting the market at a time when buyers are looking further out of the city.: https://apple.news/A5X-Z4LxPSkeuhx3VuOamw [apple.news] Sincerely, Roberta Olenick Vancouver, BC	ROBERTA OLENICK		s.22(1) Personal and Confidential	Unknown	No web attachments.