

## Public Hearing - July 24, 2020 (reconvening from July 23, 2020) Item 3 - Amendments to the Zoning and Development By-law to Increase Rental Housing in C2 Commercial Districts (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/24/2020	07:09	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	The Mayor and Council Three additional points: First, please note that the panels displayed on March 20 had several errors that were misleading to many members of the public. Panels 16, Panel 18, Panel 20 and Panel 21 all show setbacks significantly larger than what is being proposed. These kinds of errors invalidate any responses received about his issue and reinforce the need for proper consultation. Second, the public advertisements that have been made for this hearing do not indicate the extent and types of changes being made for all development in the C2 zones and thus the public is not aware of what is being proposed. Third, a look at the map of affected areas shows why residents of Kitsilano are particularly concerned since our neighbourhood has more areas affected than any other. Regards Jan Pierce	Ms Jan Pierce		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/24/2020	10:29	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 the effort to rezone all C2 shopping areas city-wide for the Public Hearing today. . Regards....Linda Kearns	Linda Kearns		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	10:35	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 to the rezoning of C2 shopping areas. This rezoning should not be done without neighbourhood based planning and that has not been done. Mary Downe	Ms MARY DOWNE		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	11:29	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 fully support the current 4 storey development of commercial areas, however an increase to 6 stories may be too much without proper consultation	KELLY BOYCHUK		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/24/2020	11:39	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	This recommendation by staff is premature and should not have been allowed to go forward to a Public Hearing. More work is needed to consider MANY issues, one of the most important being that that City has not yet brought in needed protection for existing rentals in C2 zones as was directed by Council on November 26, 2019.	RANDAL HELTEN	Self	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/24/2020	12:33	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	These proposed changes to zoning regulations would have a wide and significant impact. Holding the decision on a Friday evening when citizens likely have other plans, and to hold it virtually when citizens were assured you would not do so with controversial issues during Covid, compromises important public input. I realize that you want to push agenda?s along, but is that the right reason to reduce the opportunity for public comment? The proposed changes will increase development opportunities for strata: the increased height of the commercial level will assuredly increase property and unit values and the setbacks front and back are decreased or eliminated, allowing more FSR than would be permissible under current zoning. In reference to the height relaxations for conditional rental development, there is no clarity between buildings on arterial and non-arterial routes- surely that should be spelled out before this goes further. There is no community context described. These issues with this proposal require me to ask you to refer this back to staff to address these concerns and to hold proper public consultation particularly with those involved.	Janis Hamilton	self	s.22(1) Personal and Confidential	Fairview	No web attachments.

07/24/2020	14:28	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 extremely concerned about this whole process and now the continuation into this evening. There is on the one hand a bureaucrat clutter surrounding decision making at City hall ( on 10 th ave. the chaos in granting a permit from city planning to the well known and lauded 40 year old pharmacy) and on the other an unseemly political drive on the part of city hall to push through an agenda with little consultation and what there is NOT in good faith. I am not in agreement with WPG residents association on many things eg transit, height of arterial roads etc but at least they alert us to the continued moves by a council which seems determined to destroy neighbourhoods and neighbourhood planning. Do we need a ward system to make sure council are responsive? Perhaps council needs to take lessons from the process being used in the Jericho lands... . clear lines of consultation and communication. Anne Sandor	ANNE SANDOR	s.22(1) Personal and Confidential 6042242200	Unknown	No web attachments.
07/24/2020	14:34	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 the above blanket rezoning proposal. Having lived in the Dunbar point Grey area for thirty seven years, I have with sadness watched the demise of my local shopping areas of West 10th, West Broadway and Dunbar. Our city's neighbourhood character is being eroded with rising property values and it is terribly disappointing that the previous council and now this council seems to be bowing to developer's pressure in the shaping of our city. This blanket rezoning proposal I believe will further not respect local needs and character. I'm particularly alarmed at the proposal at Broadway and Alma and that a council is so insensitive to even entertain such a dense, ugly, and inappropriate structure for this neighbourhood! For what gain?...a vastly too small proportion of affordable rental. The quota of non market rental units needs to expand throughout the rental housing policy if we have any hope of keeping the diversity of family and income levels in this city. I would like to see the city promote a greater diversity of housing models: low rise townhouses, co-op etc. Hope council will listen to the citizens of Vancouver. Joan Jaccard s.22(1) Personal and Confidential	Joan Jaccard	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	14:36	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'm completely opposed to any 6 storey zoning west of Alma. That is a high end residential area and 6 stories behind residential houses is completely wrong for the neighborhood. Along the busy shopping parts of 4th and Broadway it makes some sense in the right spots.	Derek Christiansen	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/24/2020	14:37	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 and present the following that you are obviously not taking into account at all: Highrises are physical and psychological silos that are NOT conducive to community connection. They promote anonymity and depersonalization. Highrise living is an emotional paradox: the residents feel lonely and crowded at the same time. Substantial increases in densification DO NOT require highrises. Many of the world's densest cities have uniform building heights of 3-7 stories. For example, most people do not live in NYC but in Queens and Bronx low-rise buildings. Please do the right thing rather than continuing to cater developers, and do NOT rezone all C2 shopping areas city-wide.	VICKI SKYE-MAY	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	14:38	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 against the rezoning of neighbourhood shopping areas. You are making Vancouver a soulless city with no warmth and character. Where you have changed these to high rises with stores underneath there is an air of sadness and ?? despair with none of the character of the previous tenants. You also squeeze tenants out with ridiculously high taxes and then blame the neighbourhood, saying the tenants (stores) left because we stopped using them. Not so. I previously rarely had to use my car s.22(1) Personal and Confidential. Now there is so little to shop at and no grocery store that I am in my car much more to shop elsewhere. You also make using my car more difficult ( I'm a senior with a walker) and have no other choice. I miss walking along the street and stopping in for a bowl of soup and a drink and visiting there with neighbours. All those shops have closed. On another note, Sarah Kirby Young wants more corner convenience stores. We had plenty of them until the city destroyed the old buildings they were in. They were a huge part of Vancouver's character with their rows of flowers out front. She should learn her history. Many of them were documented by a local artist. And we don't need ones like she likes that sell only high priced milk and crafty jams and need a car to access. I don't like councillors making decisions for me that will destroy Vancouver and make my life more difficult. And will I never again be able to go to Stanley Park? Vancouver was the envy of the world. You are changing it and not for the better.	Dena Kelly	s.22(1) Personal and Confidential	Unknown	No web attachments.

07/24/2020	14:39	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 Stewart and Councillors, 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 proposed changes to zoning regulations would have a wide and significant impact. Holding the decision on a Friday evening when citizens likely have other plans, and to hold it virtually when citizens were assured you would not do so with controversial issues during Covid, compromises important public input. I realize that you want to push agenda's along, but is that the right reason to reduce the opportunity for public comment? The proposed changes will increase development opportunities for strata: the increased height of the commercial level will assuredly increase property and unit values and the setbacks front and back are decreased or eliminated, allowing more FSR than would be permissible under current zoning. In reference to the height relaxations for conditional rental development, there is no clarity between buildings on arterial and non-arterial routes- surely that should be spelled out before this goes further. There is no community context described. These issues with this proposal require me to ask you to refer this back to staff to address these concerns and to hold proper public consultation particularly with those involved. Respectfully submitted, Janis Hamilton	Janis Hamilton	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	14:40	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	Council, I wish to record my absolute opposition to this proposal. It will even deeper push another nail in the coffin of local businesses and further ruin the neighborhoods we all cherished. Most small retail stores that will be hugely affected by this are already hanging on by a thread in the light of ever increasing taxes. Many have already given up having been driven out of business by the ridiculous taxes based on potential buildings rather than what they have !!! The current COVID pandemic is just another hurdle they are dealing with, vastly lowered income which will take years to get over ? IF they last that long - Why are you all so hell bent on destroying what made our City great and different. Stop this incessant push to drive for higher and higher densities throughout the area. Make a start and do not push this legislation through !!! Thankyou Robert Trinder Vancouver	Bob Trinder	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	14:43	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 writing to Oppose this "blanket rezoning" of C2 zones. 1. the changes amount to a rubber stamp pre-approval without consideration of local context or consultation. Just yesterday Council discussed local context and issues at length regarding the virtues of 4 Floors vs 6 floors in Sunrise Hastings - was that a pointless exercise? Did the neighbours not add value? 2. The proposed height of 72 ft is too high for certain streets like 4th which is narrower. Our great streets should be urban-realm, sunshine and livability FIRST - welcoming. The max height should be 50 ft. One size does not fit all. Eg. East Boulevard/Arbutus is wider and can visually accommodate 6 floors. Consider more of a stepped plan (4 for some, 6 for others) responding to Street openness, critical view areas and requiring vast gaps between buildings to reduce closed-in feel. Eg. Streets running East/West near False Creek (or north south streets as they near False Creek) should reduce below 50ft to preserve views and avoid the walling-off of that central, critical shared view area. This broad lower bowl around the creek also forms flight path airspace (for swinging around and turning) which must be retained. 3. 72 feet now becomes the new floor for Developers to ask for spot zoning increases above that. Make the limit 50ft and a true restriction, not just lip service. 4. The Carliolis Report clearly identified C2 land as unsuitable for affordability. Once again Council is allowing Developers to dictate use of the MOST EXPENSIVE land which then requires the WORST CONCESSIONS and higher rents. t?s also noisy with poor livability. Making Room should be focused on all the copious land south of 14th and adding transit to those areas (RM/RT). 5. Covid has accelerated work from home which = a whole new approach to home location and size. There is much less need to be near downtown. According to Padmapper renters are already decentralizing to have better livability, price and space. Developers are pivoting from condos (that they now can?t sell) to rentals. Existing rentals are freeing up. Council should heed its own Motions and pause/recalibrate before taking this slash-and-burn step. So, ... Pivot ... now. Developers won?t become creative and efficient unless you make them. Find other ways to reduce planning red tape. Consultation is not the culprit for delay & should not be skipped nor treated as a box to tick. Lack of respect for consultation was a big factor in the removal of last Council. The community is not aware of these changes which are being jammed through, without notice, during a pandemic. Thanks,	ANNE CREASER	s.22(1) Personal and Confidential	Fairview	No web attachments.

07/24/2020	14:50	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 these amendments. 1) We spend years developing community plans that are now being discarded without open public consultation and review 2) We were promised an expedited city plan during the last election not a continued piece meal approach. 3) Why is this being done now midsummer and during pandemic when public is distracted? Is it because it could not stand up to full public scrutiny? Don Gardner Resident of Vancouver Member of the Mount Pleasant Community Plan implementation group	Mr DONALD GARDNER	s.22(1) Personal and Co [REDACTED]	Mount Pleasant	No web attachments.
07/24/2020	14:51	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	My name is Vishva hart I?m opposed because - 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.	????? Visva hartt	s.22(1) Personal and Confidential [REDACTED]	Unknown	No web attachments.
07/24/2020	14:52	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 to this motion. Please register my opposition. Thank you, John Fang	John Fang	s.22(1) Personal and Conf [REDACTED]	Unknown	No web attachments.
07/24/2020	14:53	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 note I am opposed to this motion. Thank you, Dorothy Chao	Dorothy Chao	s.22(1) Personal an [REDACTED]	Unknown	No web attachments.
07/24/2020	14:55	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	Dear Mayor and Council; Please note that I am opposed to the C-2 rezoning for the following reasons: ? 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 by the report; ? There has been no notification of residents and owners living in these areas; ? There has been no neighbourhood-based planning process to consider context; ? The increases to 6 storeys (72') for rental may be acceptable in some areas but not in others; ? 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 is not in character with some local shopping areas; ? 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, impacts on local area context; and ? No maximum lot size so allows for assemblies that could include entire blocks. Sincerely, Ruth Cherry	Ms RUTH CHERRY	s.22(1) Personal and Confidential [REDACTED]	Unknown	No web attachments.

07/24/2020	14:56	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	Dear Mayor and Council: I oppose the rezoning of all C2 shopping areas city-wide. I count on you to reject this. Thank you, Albert Meister Vancouver BC s.22(1) Person	Albert amp; Soizick Meister	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	14:57	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	Stop these Re-zoning meetings on Friday nights. STOP pushing through rezoning for allowing rentals in 6 storey buildings along 10th avenue corridor and w.broadway corridor to/from Alma destroying communities STOP. OPPOSED	janice	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	14:58	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 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. I strongly count on you to reject the rezoning of all C2 shopping areas city-wide. Thank you, Soizick Meister Vancouver BC s.22(1) Person	Soizick Meister	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	15:00	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	I am strongly opposed to these changes being made. Lynda Macdonald owner for 35 yrs s.22(1) Person Thankyou ??for doing all you can to preserve our Neighbourhoods.	LYNDA MACDONALD	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	15:01	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 this blanket rezoning of C2 zones 1. the changes amount to a rubber stamp pre-approval without consideration of local context or consultation. Just yesterday Council discussed local context and issues at length regarding the virtues of 4 Floors vs 6 floors in Sunrise Hastings - was that a pointless exercise? Did the neighbours not add value? 2. The proposed height of 72 ft is too high for certain streets like 4th which is narrower. Our great streets should be urban-realm, sunshine and livability FIRST - welcoming. The max height should be 50 ft. One size does not fit all. Eg. East Boulevard/Arbutus is wider and can visually accommodate 6 floors. Consider more of a stepped plan (4 for some, 6 for others) responding to Street openness, critical view areas and requiring vast gaps between buildings to reduce closed-in feel. Eg. Streets running East/West near False Creek (or north south streets as they near False Creek) should reduce below 50ft to preserve views and avoid the walling-off of that central, critical shared view area. This broad lower bowl around the creek also forms flight path airspace (for swinging around and turning) which must be retained. 3. 72 feet now becomes the new floor for Developers to ask for spot zoning increases above that. Make the limit 50ft and a true restriction, not just lip service. 4. The Cariolis Report clearly identified C2 land as unsuitable for affordability. Once again Council is allowing Developers to dictate use of the MOST EXPENSIVE land which then requires the WORST CONCESSIONS and higher rents. t?s also noisy with poor livability. Making Room should be focused on all the copious land south of 14th and adding transit to those areas (RM/RT). 5. Covid has accelerated work from home which = a whole new approach to home location and size. There is much less need to be near downtown. According to Padmapper renters are already decentralizing to have better livability, price and space. Developers are pivoting from condos (that they now can?t sell) to rentals. Existing rentals are freeing up. Council should heed its own Motions and pause/recalibrate before taking this slash-and-burn step. So, ... Pivot ... now. Developers won?t become creative and efficient unless you make them. Find other ways to reduce planning red tape. Consultation is not the culprit for delay & should not be skipped nor treated as a box to tick. Lack of respect for consultation was a big factor in the removal of last Council. The community is not aware of these changes which are being jammed through, without notice, during a pandemic. Thanks Anne Creaser - Vancouver resident	ANNE CREASER	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	15:02	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 to the outright revision of the C2 zoning as proposed. Regards, Don McQueen s.22(1) Personal and Confidential	Mr DONALD (Don) MCQUEEN	s.22(1) Personal and Confidential	West Point Grey	No web attachments.