

4. Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/19/2021	01 32	PH2 - 4. Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores	Oppose	Please see attached letter. Thanks, Larry A. Bengé, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry A. Bengé	Coalition of Vancouver Neighbourhoods		Unknown	Appendix A



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

January 18, 2021

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing (01/21/21) Item 4. Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores

Agenda: <https://council.vancouver.ca/20210121/phea20210121ag.htm>

Report: <https://council.vancouver.ca/20210121/documents/rr1d.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) is opposed to this rezoning. Proper consultation and planning on this item has been virtually non-existent. The report proposes rezoning through text amendments to allow new commercial development in all RS, RT and RM residential zones citywide.

The existing provisions to allow for older grandfathered corner stores to remain are very different than allowing new commercial development in residential areas. There are many issues that should first be considered prior to rezoning. While this may be acceptable in some areas, it requires a neighbourhood context and specific location considerations.

Local businesses in existing C2 zoned neighbourhood centres are struggling and adding more competition by expanding new commercial into residential areas would only make it harder for them to survive. The BIAs have not been consulted. Nor have the public.

The work in the Vancouver Plan needs to proceed on a neighbourhood basis prior to considering rezoning, not afterwards. The cart is before the horse.

Refer to City Hall Watch: <https://cityhallwatch.wordpress.com/2020/11/23/new-commercial-in-residential-zones/>

Please only accept this report for information and refer it back to staff to consider as part of neighbourhood-based planning in the Vancouver Plan process.

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

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