

Public Hearing Correspondence Case

Case number: 101014951388

Case created: 2021-04-15, 04:09:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):

Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

2. Position:

Oppose

3. Comments:

Our city has areas of high growth and low growth; this is best showcased in our school system where we have many "full" schools that turn away kids in areas that have and continue to experience densification. Parents and kids suffer and are faced with doing things like: buying a car to transport kids to a school that has space but is not local, enrolling their child in a more local private school (which are experiencing growth and seeing opportunity - even Sen?w will end up having a private school) or moving out of the city.

For every family that moves out of the city, the city loses its vibrancy and sense of purpose. That is, it becomes more of a resort city for the wealthy.

Yes, I think that council spends a lot of time attending to re-zoning matters. Too much time. Likely means that our zoning needs improvement and I am fully behind the Vancouver Plan as the vehicle to fix our zoning and hoping that council has to do less spot re-zonings in the future.

The Vancouver Plan has "complete communities" as a central thesis, which I really like.

This enhancement to blanket exempt "social housing" goes against "complete communities." The areas lack amenities and lack school spaces. There is a problem; don't add to it unless there is also a fix for amenities and school spaces.

Instead, until the Vancouver Plan is complete, why not have shorter term policies that foster "social housing" in areas where there are amenities and school spaces. Even in SFH zones. Ok, in some parts of the city, especially in SFH zones.

Also please help avoid citizens feel that there may be a bait and switch taking place when it comes to the definition of "social housing:" Is it true that it means that an entire project will be designated as "social housing" if 30% of it truly is social housing? (see screenshot)

Finally, an adjacent thought. Can the city foster the creation of a city-wide rental registry? I feel this will become super important in the future as our city develops and perhaps there could be ways for the non-profit sector to manage the new incentivized truly affordable units in our city transparently providing dibs to them based on a certain set of guidelines and priorities that we can develop such as taking care of displaced due to new construction or ensuring that families have access to 2/3 bedroom rental units before roommates.

Thanks for the consideration.

4. Neighbourhood:

5. **Full name:**
Vik Khanna

7. **Email:**
s. 22(1) Personal and Confidential"

8. **Subject classification:**
PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Additional Details

Contact Details

Name: Mr Vik Khanna
Address: s. 22(1) Personal and Confidential"
Address2:
Phone: s. 22(1) Personal and Confidential" Email: s. 22(1) Personal and Confidential"
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

Public Hearing Correspondence Case

Case number: 101014951429

Case created: 2021-04-15, 04:16:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):

Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

2. Position:

Oppose

3. Comments:

With the City spending over 4 million on a Vancouver plan, this proposal flies in the face of any kind of planning at all. In fact it is throwing out rezoning completely! When the Cambie corridor plan was proposed we fought to keep the low rise rental housing that was spacious, near amenities, has walkability, is affordable and even has some green space. ALL new condo buildings on the corridor are either not affordable or really not all that livable, especially for families. Certainly they don't allow for multigenerational living. The Cambie corridor is a condo wasteland and is unthinkable that you want to extend that as far down as the Cambie village. Marine Gardens once home to award winning social housing was redeveloped and NONE of the residents moved back in. Who are these buildings for if not for citizens who are currently long term and loving their neighbourhood. Cambie no longer has a neighbourhood and will not reestablish one. Larger density condos do not encourage community especially during pandemics. People are leaving Vancouver. Many seniors who may be living in these low rise buildings have much to lose by being moved out. When is this city going to put children and families which includes all ages before real estate dollars. Let's have a little more transparency before springing a motion like this on the public. If you want us to participate in the Vancouver plan and support change then give us some indication that you are willing to listen to what we taxpayers have to say. Current development as it is unfolding is death by 1000 cuts. It also would be nice to have a little cultural feel left in areas which these low rise apartment buildings off. The new buildings are ugly boxes with only a few exceptions which is surprising given the architectural talent in the city. If you really want to rebuild then do it with some integrity listening to the input from the Vancouver Plan and have some open houses, not a sudden spurious motion.

4. Neighbourhood:

Riley Park

5. Full name:

Janice Douglas

7. Email:

s. 22(1) Personal and Confidential"

8. Subject classification:

PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Additional Details

Contact Details

Name: Janice Douglas

Address: s. 22(1) Personal and Confidential"

Public Hearing Correspondence Case

Case number: 101014951519

Case created: 2021-04-15, 04:42:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):

s. 22(1) Personal and Confidential

2. Position:

Oppose

3. Comments:

I oppose Item 4 which proposes the rezoning of RM-3A and RM-4 zoned districts to allow construction of six-storey rental projects without a public hearing.

New construction may be labelled as "social" housing, but only 30% of the units would be subsidized, while the remainder can be market rentals. The term "social" housing is often used synonymously with "affordable" housing, but they are distinct. The housing needs of those with lower-to-moderate incomes must be addressed. Replacement of the current 100% affordable rental units by 30% "social" housing and market rentals is not a good equation for Vancouver residents who need affordable housing.

Transparency at City Hall is a major bone of contention with the public. Removal of the requirement for public hearings will further undermine public confidence in City Hall. It directly contradicts the Cambie Corridor Plan (May 2018). Example excerpt [CPP, p.44]:

"The existing RM-3A zoning will be retained to preserve this stable rental housing."

Because Item 4 will lead to displacement of those living in affordable rental units, to destabilization of solid neighbourhoods, to loss of neighbourhood character and cohesion, and to further public distrust of the City Hall, I ask that Item 4 not be approved.

Thank you.

4. Neighbourhood:

South Cambie

5. Full name:

Veronica Yakoleff

6. Organization you represent:

Riley Park ?South Cambie Community Visions Group

7. Email:

s. 22(1) Personal and Confidential

8. Subject classification:

PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Additional Details

Contact Details

Name: Veronica Yakoleff

Public Hearing Correspondence Case

Case number: 101014951597

Case created: 2021-04-15, 05:02:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):

Opposition to Rezoning Proposal

2. Position:

Oppose

3. Comments:

Dear Mayor Stewart and Councillors:

I rent an apartment in the 3700 block of Cambie Street. This recommendation to rezone RM3 and RM4 without a public hearing directly affects me.

I have lived in my character suite for 14 years and have witnessed the transformation of the neighbourhood, including the installation of the Canada Line. I assure you it is very sad to watch this graceful neighbourhood become a sea of six-story market condos, particularly on Cambie between King Edward and 41st.

Regardless of the intent of this proposal to increase social housing, the end result will be six-story market condos. These will benefit foreign buyers and not the residents of Vancouver.

Please stand up for renters and preserve these older, affordable rental buildings still left on Cambie between King Edward and 19th. Please don't continue the condo monoculture that now exists on Cambie south of King Edward.

Some things are simply worth keeping, at least for now. And this small strip of heritage rental buildings really does add to the market appeal of the "Cambie Village" neighbourhood.

Of note, BCAA is still happy to sell me renter's insurance each year, so they must believe these buildings are sound.

Thank you for your consideration of my comments and for the important work you do on behalf of Vancouver residents.

With regards,

Carrie W.

Vancouver resident and renter

4. Neighbourhood:

5. Full name:

Carrie West

7. Email:

s. 22(1) Personal and Confidential

8. Subject classification:

PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Additional Details

Contact Details

Name: Carrie West

Address: ,

Address2:

Phone:

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Case Notes

Photo

- no picture -

Public Hearing Correspondence Case

Case number: 101014951596

Case created: 2021-04-15, 05:02:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

- 1. Subject (address if applicable):**
Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts
- 2. Position:**
Oppose
- 3. Comments:**
Dear Mayor and Council,
Please kindly record my opposition to the proposed bylaw changes.
As a renter who lives in one of the impacted zones, I am really concerned about the wide ranging impacts that the changes would have. The City's definition of 'social housing' is flawed and it is not 100% shelter rate housing. The proposed changes would overwrite key sections of the Grandview-Woodland Community Plan that were put into the plan by staff against the wishes of the Citizens' Assembly, who called for the 4-storey apartment zones to remain. Please find additional details in the attached presentation. There are far more effective ways of increasing the net amount of below market housing stock and a far better process for reaching that goal.
Sincerely,
Stephen Bohus, BLA
- 4. Neighbourhood:**
Grandview-Woodland
- 5. Full name:**
Stephen Bohus
- 7. Email:**
s. 22(1) Personal and Confidential"
- 8. Subject classification:**
PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Additional Details

Contact Details

Name: Stephen Bohus

Address: ,

Address2:

Phone:

Alt. Phone:

Email: s. 22(1) Personal and Confidential"

Preferred contact method: Either

Case Notes

Photo

RM-3A and RM-4/4N area-wide rezoning



Pictured: May 5, 2015 Final Citizens' Assembly Public Roundtable

Stephen Bohus, BLA, Grandview-Woodland renter

Citizens' Assembly Final Report vs. GWCP



The CA Process was put in place by the City, in response to the backlash against **“Emerging Directions”**

Councillor Carr’s leadership role in this area (motion)



Should people participate in the Broadway Plan?
What message does it send if the GWCP is not followed, after the CA report was not followed and after planning imposed this plan?



A look at the Citizens Assembly (CA) Final Report June 2015

Staff went against key recommendations by Citizens' Assembly:

Citizens' Assembly Recommendation

12.13: We strongly recommend that the City maintain the existing RM4 height restrictions throughout the Britannia-Woodland sub-area. (Exceptions: 12.18 and 12.19).

12.12: We expect the City to retain existing ratios of rental, co-op, and ownership units in the sub-area, as well as maintain the stock of low-cost rental units.

Other background:

Complete silence from staff for a year (refused to give any updates, FOI blocked).

Draft Plan released in **June 25, 2016** see (vancouver.ca/grandviewplan)

Plan passed on **July 28, 2016** by Vision majority (referral motion defeated)

Citizens Assembly (CA) Final Report June 2015

Fact checking

Staff went against key recommendations by Citizens' Assembly:

Grandview-Woodland Community Plan Trace Document

grandview-woodland-community-plan-trace-document.pdf (page 56 of 86)	
Search	
Citizens' Assembly Recommendation	Proposed Policy Response (includes specific policy if applicable)
12.13: We strongly recommend that the City maintain the existing RM4 height restrictions throughout the Britannia-Woodland sub-area. (Exceptions: 12.18 and 12.19).	The existing RM-4 zoning will be maintained, however, the plan allows consideration of rezonings for additional height up to six storeys provided existing units are replaced and all new units are secured as rental.

In case you haven't seen this document, this is what staff say that their response to the Citizens' Assembly process were. In particular, see pp. 55-57 (Section 12.11 and onward, Housing and Built Form)

<https://vancouver.ca/files/cov/grandview-woodland-community-plan-trace-document.pdf>

Fact checking: Plan passed July 28, 2016

Five years later, no review as promised

Section 7.1.5 GWCP:

grandview-woodland-community-plan.pdf (page 137 of 272) ✓

7.1.5 In order to manage the initial take up (“pace of change”) of policies involving redevelopment of existing market rental housing, limit approvals of projects that involve demolition of existing market rental housing covered by the Rental Housing Stock ODP, to no more than 5 new developments in the first 3 years of the plan, or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the 5 sites). Following 3 years, report back on the rate of development and the outcomes of that activity.

No review done by July 28, 2019 (within 3 years)

A review needs to be done by an independent 3rd party (not staff) with full participation by the community

No mention of “pace of change” in referral.

CA clearly stated maximum 4-storeys (not 6)

in the final report. Overwritten by staff.

Open House March 11, 2020



At one of the last public open houses hosted by City of Vancouver staff regarding the Housing Vancouver Strategy, there was a **recognition that recent plans would be respected**. New policies would NOT apply to Grandview-Woodland, Marpole, etc.

No notification to residents

Major change to GWCP without discussion

65 feet / 19.9m may equal 7-storeys

Huge environmental impacts (30-50 year buildings to landfill) vs. keeping mature rental stock

Not building 100% shelter rate housing, very misleading definition of “social housing”

Demovictions / displacement / uncertainty

Higher rents possible in redeveloped sites

Can build 2.5 FSR in 4-storey form (6 not needed)

New starting point for rezoning

Battleground: Grandview



A real trace document, available in bookstores. This 288 page book is a detailed “trace document” about the planning process in Grandview-Woodland. See the background on the desire to keep RM zones at 4-storeys.

Victoria Drive: 27 rental units, C-2 zoning



A single building at Victoria and Ferndale was completed a few years ago, added 27 rental units that were not in the 2016 Census (this building was under construction on Census Day May 10, 2016)

This C-2 form allows for a Floor Space Ratio of 2.5 in four storeys.

New addition to GWCP after CA final report

6-storey rezoning policy added (never discussed before)

Figure 6.40: Grandview Northwest Apartment Area Land Use



6.5.4 Northwest Apartment Area

In the northwestern corner of the Grandview sub-area (generally bounded by Commercial Drive, East Hastings Street, Victoria Drive, and Adanac Street), a small area of low-rise apartment buildings interspersed with some detached houses and townhouses exists. The area also contains additional non-market housing for seniors and members of the urban Aboriginal community.

New secured rental housing will gradually be introduced, while retaining existing heritage resources and most of the existing, relatively affordable rental stock. Where significant clusters of pre-1940 buildings are present, a representative selection of important character house streetscapes and individual houses will be preserved, with opportunity for infill.

Policies

- Consider applications for 100% secured rental housing (unless otherwise noted), as follows:
 - Height: up to 6 storeys.
 - Density: up to 2.4 FSR (*may not be achievable on all sites).
 - Site frontage: 15.1 m (49.5 ft.) (minimum) to 60.9 (200 ft.) (maximum).
 - Setbacks: Front 3 m (10 ft.) / Rear 6 m (20 ft.) / Side yards 2.1 m (7 ft.).

Dwelling units per Acre

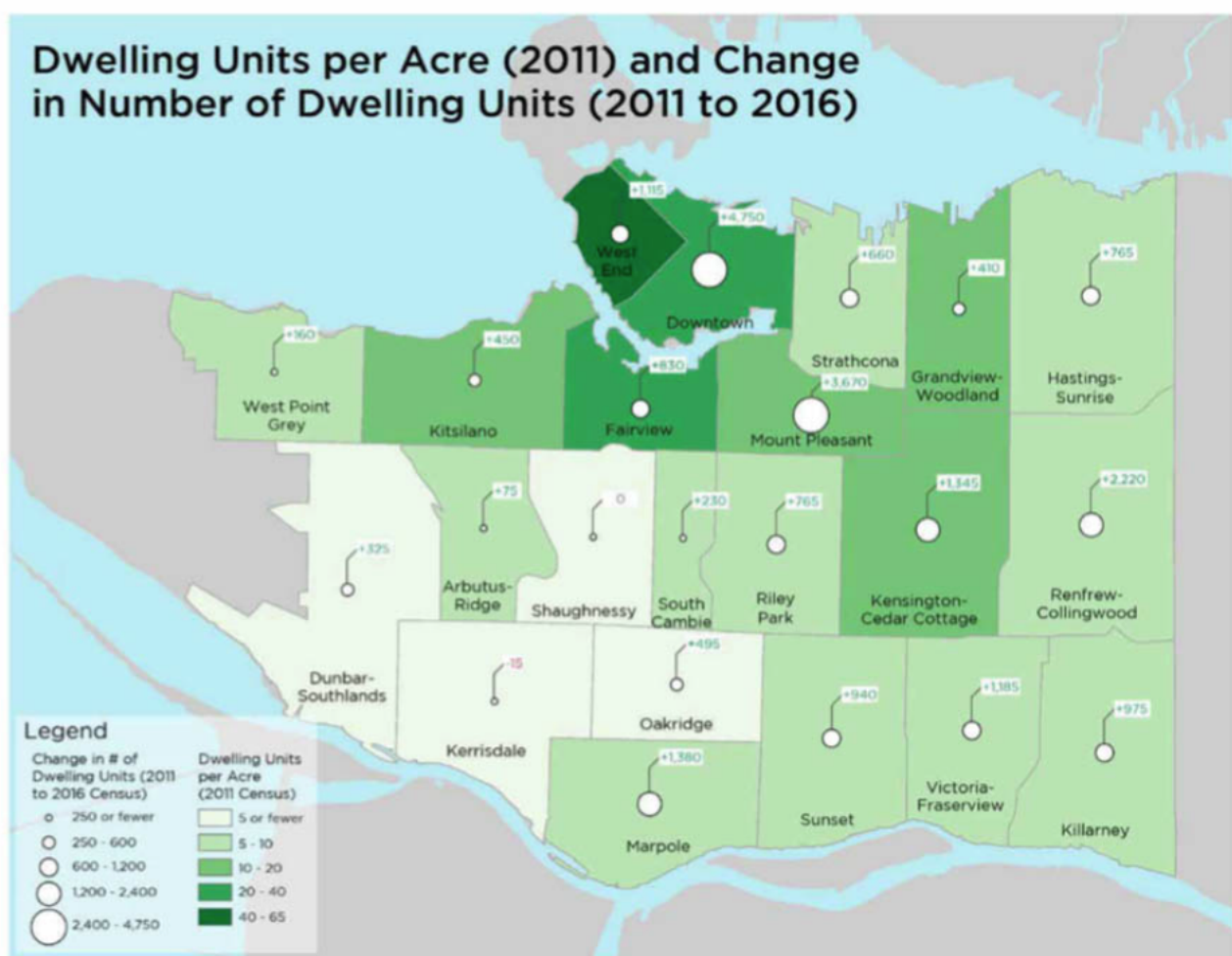


Figure 5.2.15. Dwelling units per acre (2011) and change in number of dwelling units (2011 to 2016)

Dwelling units per acre map (and please note some neighbourhoods have significant tracks of industrial land). Would it be better to add new housing but keep mature rental stock?

Public Hearing Correspondence Case

Case number: 101014951593

Case created: 2021-04-15, 05:01:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):
Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

2. Position:
Oppose

3. Comments:
Dear Mayor and Council Members,
I strongly object to the proposed Amendment to increase housing and density in RM-4 and RM-3A Zoning Districts.

I am in favour of providing social housing. However, there are two reasons for my objection to the proposed amendment at this time. (1) As a member of the Riley Park South Camber Community Visions Committee, I can assure you that we heard about this amendment for the first time today. There has been absolutely no communication with us and the general population about this proposal up to now. (2) This proposal is being put forward without considering the serious ramifications of a blanket rezoning amendment on areas that are currently providing lower cost rental housing such as in areas of Cambie Corridor Phase 1. The proposed amendment needs to be fully understood and thought through carefully before a vote is taken.

We have seen the Planning Dept. propose changes to zoning regulations without properly consulting the community, and they have had negative consequences

I urge you to postpone the vote until such time that we in the public have had the opportunity to understand the proposal and can provide our input to you.

Sincerely,
Norm Dooley
s. 22(1) Personal and Confidential

4. Neighbourhood:
Riley Park

5. Full name:
Norman Dooley

7. Email:
s. 22(1) Personal and Confidential

8. Subject classification:
PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Additional Details

Public Hearing Correspondence Case

Case number: 101014951630

Case created: 2021-04-15, 05:20:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

0. **Advise caller: Your name and comments will be made available publically as part of the official record for the hearing. Contact information will not be made public.**

True

1. **Subject (address if applicable):***

Item #4, April 15th meeting

2. **Position:***

Oppose

3. **Comments:***

Mayor and Council:

The letter you have received from CVN regarding Item #4 on today's Agenda ? rezoning of areas where there are 3 storey apartments is strongly supported by RPSC. The following was circulated to our Steering Committee and we feel you should be fully aware of how concerned we are. RPSC was very involved in discussing Phases 1 & 2 of the Cambie Corridor. This may be only be a small sector of the City to be affected by the proposed motion but it is very important to our residents.

Allan Buium

RPSC Steering Committee:

This is a last minute notice regarding a segment of the RPSC community. The planned policy changes for the RM-4/RM-4N and RM 3A are challenging the Cambie Corridor policy, probably Phase One. There has been no public consultation on this proposal and it's imperative that you write or sign up to speak at this evening's hearing. When the Cambie Corridor first came "on the scene" we argued that the areas where there are three storey apartments must be left as they offer affordable rental homes for many of our residents ? 19th to 23rd on Cambie as well as similar blocks on Oak St.? 16th to 25th (some on the west side of Oak). There are other small pockets noted on the map that are within RPSC and should also be addressed. This proposed change will allow the owners to demolish excellent housing and replace the buildings with units that will probably be unaffordable for many of the present residents. How the Planning Dept. can try to push this type of change into a new policy is abhorrent to say the least. Transparency must be paramount to any changes to the planning process.

Your support is most necessary at this time

THANKS,

Allan

4. **Full name:***

Allan Buium

5. **Organization you represent:**

RPSC

6. Which neighbourhood do you live in?

Riley Park

7. Email:*

s. 22(1) Personal and Confidential

99. Attachments

0

Additional Details

Contact Details

Name: ALLAN BUIUM

Address: s. 22(1) Personal and Confidential

Address2:

Phone: s. 22(1) Personal and Confidential

Alt. Phone:

Email: s. 22(1) Personal and Confidential

Preferred contact method: Either

Case Notes

Photo

- no picture -