

**Refers to Referral Report Item #2
Public Hearing of July 11, 2023**

YELLOW MEMORANDUM

July 10, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Interim Chief of Staff, Mayor's Office
Lon LaClaire, General Manager of Engineering Services
Yardley McNeill, Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Yellow Memo - Rezoning: 5526-5592 Granville Street and 1498 West 39th Avenue – Public Consultation Correction

RTS #: 15784

On June 13, 2023 Council referred the above-mentioned rezoning application to Public Hearing. After referral, staff discovered the public consultation information from another project had been inadvertently included in the report. The corrected versions of for section 5 titled "Public Input" and for Appendix D "Public Consultation Summary" are attached to this memo.

No further action is required by Council. This memo will form part of the July 11, 2023 Public Hearing agenda package and will be available for public viewing.



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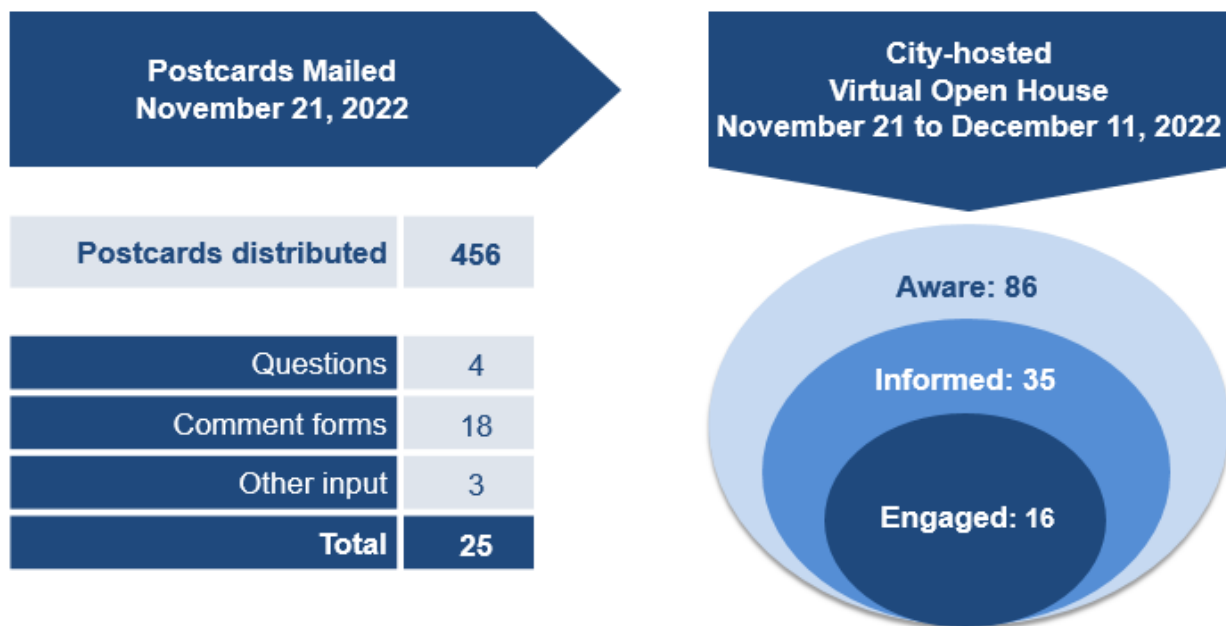
5. Public Input

Public Notification – A rezoning information sign was installed on the site on September 23, 2022. Approximately 456 notification postcards were distributed within the neighbouring area on or about November 21, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

For a more detailed summary of public comments and the SRP consultation process and background, see Appendix D.

Virtual Open House – A virtual open house was held from November 21 to December 11, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. 86 people signed onto the project webpage to view the rezoning proposal including a hypothetical building example.

Figure 4: Overview of Notification and Engagement



Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 25 submissions were received. A summary of all public responses may be found in Appendix D.

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Rental housing stock:** The development will help create rental stock along transit routes.
- **General support:** There is general support for this project.

Generally, comments of concern fell within the following areas:

- **Parking:** Insufficient parking proposed as there are already parking issues in the neighbourhood.

5526-5592 Granville Street and 1498 West 39th Avenue
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

A review of the City’s previous rental incentive programs began in late 2018 and led to an updated Secured Rental Policy in November 2019. In that initial round of work, two in-person public open houses were held, pedestrian intercept surveys were undertaken and a Talk Vancouver survey was available, in addition to stakeholder and industry engagement and a survey of residents living in buildings created through City incentive programs. In the following phases of work, between March 2020 and August 2021, City of Vancouver staff engaged residents through in-person and online virtual information sessions, surveys, and stakeholder engagement meetings. This process included six in-person public information sessions (attended by over 800 residents), 10 stakeholder workshops, an online comment form (400 responses received), the Shape Your City project webpage (5,000 visitors), 2 online public information sessions (102 attendees), as well as public and development industry one-on-one sessions (attended by 18 residents and 15 industry representatives).

2. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	November 21, 2022 – December 11, 2022	86 participants (aware)* <ul style="list-style-type: none"> • 35 informed • 16 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 20, 2022	456 notices mailed
Public Responses		
Online questions	January 24, 2022 – February 13, 2022	4 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	September, 2022 – March, 2023	18 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September, 2022 – March, 2023	18 submittals <ul style="list-style-type: none"> • 14 responses • no responses • 4 responses
Other input	September, 2022 – March, 2023	3 submittals

Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September, 2022 – March, 2023	328 participants (aware)* <ul style="list-style-type: none"> • 65 informed • 20 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

3. Map of Notification Area



4. Analysis of All Comments Received

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Rental housing stock:** The development will help create rental stock along transit routes.
- **General support:** There is general support for this project.

Generally, comments of concern fell within the following areas:

- **Parking:** Insufficient parking proposed as there are already parking issues in the neighbourhood.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Proposed density and height is appropriate.
- The massing is aligned with the neighbourhood context.
- Creates additional housing supply.
- Creates additional retail spaces.
- In support of utilizing this policy to create more homes.
- Increased density is important close to UBC.

General comments of concern:

- The location of this rezoning should be brought to a commercial area. This is a quiet area and next to schools.
- Will put a strain on services and amenities in the community.
- The proposed rezoning will disrupt the privacy of neighbouring homes.
- The proposed rezoning will result in loss of sunlight and create noise and disruption during construction.
- Neighbouring properties will lose privacy as a result of this development.
- The constructed units will not be affordable to residents.
- A rental development is not suitable for the neighbourhood.

Neutral comments/suggestions/recommendations:

- Sidewalks should be improved for the safety of pedestrian.
- Large trees around the site should be preserved.