

4. Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-06-03	15:08	4. Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<ul style="list-style-type: none"> - No public consultation for this major area rezoning covering a large area of Kitsilano. - The City should be requesting changes to the BC one-size-fits-all rushed schedule. - This removes disincentives for character house demolition and incentives for retention, without adding enough incentives for retention through adaptive reuse. - There is too much density proposed at up to 6 units on lots as small as 3014 sq.ft.(280m2) (i.e.33' x 91' without a lane) that even staff admit do not work. - No minimum onsite parking requirements. - Removes Design Guidelines, including lack of character streetscape consideration. - Loss of affordable rental suites, displacement of renters, loss of trees & green space. - Demolition adds to loss of embodied carbon while retention options reduce GHGs. 	Rick Harris	Kitsilano	
2024-06-07	10:38	4. Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<ul style="list-style-type: none"> - No public consultation for this major area rezoning covering a large area of Kitsilano. - The City should be requesting changes to the BC one-size-fits-all rushed schedule. - This removes disincentives for character house demolition and incentives for retention, without adding enough incentives for retention through adaptive reuse. - There is too much density proposed at up to 6 units on lots as small as 3014 sq.ft.(280m2) (i.e.33' x 91' without a lane) that even staff admit do not work. - No minimum onsite parking requirements. - Removes Design Guidelines, including lack of character streetscape consideration. - Loss of affordable rental suites, displacement of renters, loss of trees & green space. - Demolition adds to loss of embodied carbon while retention options reduce GHGs. 	Vicky Harris	Kitsilano	

2024-06-05	11:40	4. Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<p>We are opposed to this rezoning. It has had no neighbourhood input!</p> <ul style="list-style-type: none"> * It will severely penalize and discourage families and homeowners that wish to renovate their homes with two units by restricting their development opportunities to .6 FSR * It will thus encourage demolition and redevelopment of our character and heritage houses and streetscapes by offering them much greater development opportunities * It will remove design control for new construction * It will allow large buildings in the rear yards of our currently neighbourly and green neighbourhood. leading to over shadowing and loss of sunlight * It will result in the loss of many mature trees 	Roberta King	Kitsilano	
2024-06-10	09:24	4. Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation	Oppose	<p>Dear Hon. Mayor Sim and Vancouver City Councillors:</p> <p>Re: June 13th Public Hearing Item 4: Rezoning Kitsilano RT7 (West Kits) and RT9 (Kits Point)</p> <p>For the reasons that follow, I am strongly opposed to the proposed rezoning of West Kitsilano and Kits Point as it stands. Now is not the time to water down the protection of heritage / character buildings and neighbourhoods in Vancouver.</p> <p>I and eighteen other BC residents from twelve municipalities around the province have been in recent written communication with the Premier's Office and their Senior Planning Analyst, Julia Meyer-MacLeod. This has been in relation to the issue of preserving heritage homes and streetscapes as impacted by the NDP's residential density upzoning at the end of June.</p> <p>Here is an excerpt from their Senior Planner's response to our concerns:</p> <p>"The legislation exempts properties with pre-existing heritage designations... This ensures that heritage buildings can continue to be protected and serve as landmarks in communities, while also ensuring they are viable housing for their communities. Many homes currently designated as heritage already accommodate multiple dwellings within a single, large residential building, and heritage infill is a common practice in many communities across BC. Homes with heritage value are important features to preserve in any community.</p> <p>The legislation also exempts land protected under the Heritage Conservation Act, which safeguards culturally sensitive areas and takes precedence over these legislative requirements."</p> <p>Based on this provincial input, there are two obvious concerns with the city's proposed rezoning to water down heritage protection and design guidelines for some of Kitsilano's distinctive homes and streetscapes.</p> <p>First, now is exactly when the city needs to step up and, as our elected representatives:</p>	Hillary Reid	West Point Grey	

- 1) identify and pro-actively protect the important and irreplaceable character and heritage homes and streetscapes that represent Vancouver's unique neighbourhoods and architectural history, and
- 2) retain the heritage status of those already so designated.

An excellent mandate for you would be to find ways to preserve Kitsilano's beautiful Arts and Crafts homes by protecting them outright, or more strongly incentivizing their stratification and conversion to multiple suites. Demolition should be far more seriously penalized.

Where a lot is big enough, infill housing can be added, but time is required to ensure that this infill is in line with the existing neighbourhood architecture. Design Guidelines are essential here, and must not be removed or watered down. Otherwise, profit driven developers will soon pile in and build the cheapest, most generic structures they can in these spaces. Once this happens, neighbourhood character is irrevocably destroyed.

Another concern pertains to the city's responsibility in light of a second point made by the NDP's Senior Planning Analyst:

"Finally, where new buildings are added, these will change neighbourhood character, however, local governments still have tools such as building and streetscape design standards to manage and enhance community character as density is added."

This is clearly problematic because as far as I know, Kitsilano does not have strong "building and streetscape design standards" or "tools" to protect its unique character from inappropriate or generic house designs. And what it does have, you are considering seriously watering down or removing with the proposed RT7 and RT9 rezoning.

It seems clear that Vancouver City Council should be asking the Provincial Government to postpone its end of June deadline for rezoning. Vancouver has some truly exceptional character and heritage homes and neighbourhoods in parts of Kitsilano, Mount Pleasant, Shaughnessy, and Kerrisdale, to name a few. Many of these have inadequate or no protected status.

Time urgently needs to be devoted to drafting building and streetscape design standards and tools by the city before province-wide blanket rezoning comes into effect. Otherwise, to Vancouver's detriment, profit driven, land-assembling developers will determine the look of the city to their benefit and to our great loss in the absence of such guidelines or standards.

In closing, allowing the historic character of some of our neighbourhoods to be destroyed by overly hasty rezoning without having official heritage status or safeguards in place is a travesty. In my mind such a decision taken by elected officials, who hold the stewardship, history, and unique character of

this beautiful city in their hands, would be a serious and irreversible failing in their elected responsibility to our city.

I hope you will take these concerns fully to heart and not approve the proposed Kitsilano rezoning as it stands. More time is required to get the balance of density and neighbourhood character preservation right.

There will not be a second chance for a do over.

Sincerely,

Hilary Reid
Vancouver BC