



**West Point Grey Residents Association**  
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April 21, 2019

City of Vancouver

Dear Mayor Stewart and Council,

**Re: Staff Advice on "Emergency interim Rezoning Policy for Broadway Corridor to UBC" Motion**  
<https://council.vancouver.ca/20190423/documents/a1.pdf>

The West Point Grey Residents Association appreciates the intent to protect existing affordable housing stock through an interim rezoning policy, however, this can occur without designation of our neighbourhoods as a transit corridor planning program. The proposed amendments partially address this, but a few additional changes are required.

Although this amended resolution is improved over the original motion, there are a number of major areas of concern. We agree with the Kitsilano neighbourhood groups on the following.

- This still includes Kitsilano and West Point Grey to be planned through transit corridor planning such as the Broadway Planning process by deleting the most important clause at the end of the former motion: "not through transit corridor planning such as the Broadway Planning process." That clause should be restored. Contrary to the staff report claims that the Broadway Planning is neighbourhood-based planning, this is not in fact the case.
- Kitsilano starts at Burrard St. not Vine St. Therefore, except for the C3A zoned part of Broadway to Vine St., and the Squamish First Nations land at the south end of the Burrard Bridge, all of Kitsilano should be included in neighbourhood-based planning, not the Broadway Planning process. The boundaries should be clarified to reflect this for both the Broadway Planning process and the Kitsilano neighbourhood planning.
- The Broadway Interim Rezoning Policy should not be in its entirety extended to Kitsilano and WPG. Instead adopt a similar but revised interim rezoning policy that reflects the specific circumstances of these neighbourhoods which are different than Central Broadway.
- The report in Appendix B and C suggests exempting market rental rezonings and other CD1 text amendments which should not apply.
- All of the listed exemptions for rezoning are already too many and should not all be considered.
- Heritage projects should only be considered for heritage and character buildings located in Kitsilano and West Point Grey, not for density transfers from other areas like is currently allowed in Central Broadway.
- And finally, the name of the report and motion should be changed to reflect the intent by excluding "Broadway Corridor to UBC" so it instead reads "Emergency Interim Rezoning Policy for Kitsilano and West Point Grey" to differentiate it from the Broadway Corridor Planning.

Yours truly,

West Point Grey Residents Association Board of Directors