



West Point Grey Residents Association
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March 18, 2020

City of Vancouver Planning Department
Attention: Dan Garrison

Dear Mr. Garrison,

Re: Questions on Information Sessions & Feedback for Secured Rental Rezoning Program

Secured Rental Policy: <https://vancouver.ca/people-programs/new-measures-to-boost-rental-housing.aspx>

We have a number of questions related to this Secured Rental Policy rezoning program that we would require answers to in order to properly respond and give feedback to the City. Please see attached and below for details.

These questions have arisen from both our Board and members. They only represent a sample of the issues we would need more information and clarification on in order to make informed comments as feedback.

Your urgent written response to each of our questions would be greatly appreciated.

We saw that yesterday's information session was cancelled as per this notice on the City's website:

"Information sessions

We're holding a series of public information sessions to provide details on the Secured Rental Policy and implementation of the policy directions approved by Council. Learn more and provide your comments at the information sessions.

📌 The Tuesday, March 17, information session is cancelled as a response to COVID-19 (Coronavirus).

A report to Council with proposed changes is anticipated for spring 2020."

We also have been told that there are new FAQ boards that were at the last Information Session that have yet to be posted online. Many people, including us, have yet to see this.

Since the deadline for comments of Friday March 20 is imminent, is the City planning to extend this deadline to allow for rescheduled and ideally, additional information sessions and other opportunities for the public to get answers to their questions? We would suggest that extension of this deadline is urgently required in order to deal with the many proposals under consideration in this program, and we strongly urge you to do so. An information meeting in WPG would be greatly appreciated.

We eagerly await your answers to our questions below and look forward to further input.

Yours truly,

West Point Grey Residents Association (WPGRA) Board of Directors

Cc: Gil Kelly
Graham Anderson

Appendix A - WPGRA Questions on the Secured Rental Rezoning Program

1. The new map has now changed significantly since the original map included in the Nov. 2019 Council Report. It raises a number of questions.

- a) Some planners said at the Information Sessions that the new map shows exactly where the policies apply for rezoning. Other planners said the new map is symbolic only. Which is it and where does it actually apply?
- b) Some materials say the transition zones are 150 m from an arterial and that partial blocks would not be included, while others say that a partial block would be included. What is it?
- c) The report to Council said that policy only applies to TransLink's Frequent Transit Network. The new map and information says it also applies to arterials that are not on the FTN, but not all arterials. What criteria was used to decide what arterials are included?
- d) The requirement criteria as described in words indicates a much broader area that could be covered than what is shown on the map. Is the program only limited to the map or could this be expanded over time?
- e) What process would be required in order to amend the map and program to add more areas in the future once the program is established?

2. What is the rationale to locate more housing near schools when they are already mostly full and there is no resources to expand schools? Currently, many people have to commute their children across to other neighbourhoods to go to other schools, even if they live right across the street from the local school.

3. Has there been any analysis of the proposal on a neighbourhood basis for the impacts of increased housing on local amenities and on the local community context?

4. West Point Grey has a number of major development sites that are to be redeveloped in the near future such as the Jericho Lands and the Safeway site on 10th Ave. that could result in the population of WPG doubling. This alone will add huge increased demand on local schools, services and amenities. Has this been considered when proposing additional new development in this rental rezoning proposal?

5. The WPG Community Vision supports more housing choices adjacent to existing shopping areas with implementation of the Community Vision, but not along arterials. Has this been considered when establishing locations for rezoning under this new rental program?

6. In addition to apartment buildings that could be built over large assembled sites up to a full block, there are a number of single lot and smaller assemblies that have been recently added to the new rental program. Has any shadowing analysis been done on any of these proposals based on typical options? Could you provide that please?

7. How will adjacent properties to these new rental buildings have gardens or solar panels on their houses if they are overshadowed by much larger new buildings?

8. Display boards 25 and 27 show examples of building forms that do not reflect the maximum development potential as proposed for site coverage. Will you provide examples that show what buildings would look like built to the minimum setbacks since that is what the industry will generally build?
9. Display board 27 shows minimum back yard setbacks of only 6 ft. for apartment buildings, 8-plexes, 6-plexes, 4-plexes. Is this an error as none of the examples show this? It would effectively mean there is no back yard at all.
10. Board 26 refers to Boards 13 to 21 which are yet to be online.
11. Board 22 says the rental rezonings are related to Climate Action Plan city policies - "Big Move #1 of the Climate Change Emergency Responses by locating rental housing near daily needs (transit, schools, parks and shopping)", but the Council-approved Climate Action policy said this was to be implemented through the City-wide Plan, now called Vancouver Plan, not through this new proposed rental program. Would new rentals not be better considered in the Vancouver Plan through a neighbourhood-based context as directed by the Climate Action Plan?
12. Why are changes to the outright C2 zone for 4 storey strata being included in the rental rezoning program when it has nothing to do with the new rental program?
13. The proposed increased height, elimination of upper floor front setbacks and reduced lane setbacks of outright C2 strata zoning will have considerable impact in some areas, although may be appropriate in others. Again, would this not be better considered as part of the Vancouver Plan where the broader implications can be considered?
14. Parking minimums are proposed to be drastically reduced or eliminated. How would electric cars be accommodated if there is no or little onsite parking? Is it not City policy to transition to electric vehicles from gas vehicles?
15. Families especially need a vehicle. If no onsite parking is provided how will this be accommodated without overburdening the rest of the neighbourhood?
16. Being close to transit may mean residents use transit at least part time, but most will still have one car in their household, isn't that correct?
17. Recent draft definitions for rental-only zoning did not allow for any units to be owner occupied. So, even if all the units are non-strata, the owner or their family could not occupy one of the units. There is nothing in the information sessions that explains what is being proposed for rental-only zoning and if owners or their family can live in any of the units. Can you please explain what is proposed to define rental-only zoning in this program?
18. Will the deadline for public feedback be extended to allow for rescheduling of the last information Session that was cancelled on March 17, 2020 due to COVID-19 and for the public to respond to new information that has been added and more information that is required?