



West Point Grey Residents Association
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June 24, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing - 1. Regulation Redesign – Amendments to Zoning & Development and Parking By-laws

June 25 Public Hearing Agenda: <https://council.vancouver.ca/20200625/phea20200625ag.htm>

Report: <https://council.vancouver.ca/20200625/documents/phea1referralreport.pdf>

- [Summary and Recommendation](#)
- [Memo dated June 15, 2020](#)
- [Draft By-law Zoning and Development](#)
- [Draft By-law Zoning and Development Sections 3, 4, and 5](#)
- [Draft By-law Parking](#)
- [Draft By-law Coal Harbour Official Development Plan](#)
- [Draft By-law Central Waterfront Official Development Plan](#)
- [Draft By-law Downtown Official Development Plan](#)
- [Draft By-law Downtown Eastside Oppenheimer Official Development Plan](#)
- [Draft By-law False Creek Official Development Plan](#)
- [Draft By-law Southeast Granville Slopes Official Development Plan](#)
- [Consolidated Red Line Version - Regulation Redesign Proposed Amendments to the Zoning and Development By-law, Various Official Development Plans and Parking By-law](#)

West Point Grey Residents Association **opposes** this rezoning. While the intention of improving the permitting process is a good one, this report goes much further than simply improving processes by suggesting alterations to many sections of the Zoning Bylaw. We agree with the concerns raised by the [Coalition of Vancouver Neighbourhoods](#), of which we are a member. This is a very controversial rezoning that should especially not be going to a virtual Public Hearing during a pandemic.

This proposed rezoning is in conflict with the West Point Grey Community Vision that was approved in 2010 for 30 years.

Among our concerns:

- The **city is combining a large number of amendments on unrelated issues** as an omnibus change to the Zoning and Development By-law for various zoning schedules, for various Official Development Plans, for the Parking By-Law and other land use documents.

- The changes to various different zoning types (C, RM, I, RS, RT, etc.), By-laws or Plans are too complex to be all in one report and should be separated into multiple reports that could provide detailed information and explanation on the impacts of the various changes.
- Although there now are 'red-line' documents provided to show what is changed in context with the original by-law, there still is no detailed explanation of what each amendment means in practical terms to the built forms or development process. This lack of transparency makes it difficult for Council and the public to really know what is changing.
- Suggested changes are substantive alterations to zoning and regulations, with a variety of impacts, not just minor text amendments.
- There are substantive new powers proposed for the Director of Planning to vary zoning bylaws without going through the Board of Variance.
- No public consultation on this item. Public Hearings are not a substitute for full, public engagement. They are one tool in a bag of many that together complete a proper engagement process. It is typical for the public to provide input prior to the staff's recommendation for referral to a Public Hearing.

This rezoning, without adequate detailed explanations, all lumped together in one report, is very difficult to understand. It needs those relevant documents and much more details to be included or at least referenced with links, and further clarifications as to its effects, divided into related zoning types in **separate reports with separate Public Hearings**.

And public input needs to be included in the drafting of changes before they are referred to Public Hearing. Please refer this back to staff for more consultation and to address the concerns raised.

Yours truly,

West Point Grey Residents Association Board of Directors