



# COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

June 10, 2024

City of Vancouver

Dear Mayor Ken Sim and Councillors,

## **Re: Public Hearings - Rezoning to Comply with BC Bill 44**

Agenda 2024-06-13: <https://council.vancouver.ca/20240613/phea20240613ag.htm>

### **Item 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**

Report: <https://council.vancouver.ca/20240528/documents/rr1.pdf>

Summary: <https://council.vancouver.ca/20240613/documents/phea4sr.pdf>

Draft Bylaw: <https://council.vancouver.ca/20240613/documents/phea4zd.pdf>

Yellow Memo: <https://council.vancouver.ca/20240613/documents/phea4yellowmemo.pdf>

### **Item 5: Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation**

Report: <https://council.vancouver.ca/20240528/documents/rr2.pdf>

Summary: <https://council.vancouver.ca/20240613/documents/phea5sr.pdf>

Draft By-law Zoning: <https://council.vancouver.ca/20240613/documents/phea5zd.pdf>

Draft By-law HCA ODP:

[https://council.vancouver.ca/20240613/documents/phea5hca\\_odp.pdf](https://council.vancouver.ca/20240613/documents/phea5hca_odp.pdf)

Yellow Memo: <https://council.vancouver.ca/20240613/documents/phea5yellowmemo.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) strongly **opposes these two rezonings since they are proposing to rezone entire neighbourhoods without ANY advanced public consultation process.** There also are **no red-line rezoning By-laws** for public or Council reference.

Report 4 rezones **Kitsilano (RT7 & RT9)** and Report 5 rezones **all of the First Shaughnessy Heritage District**, without opportunity for meaningful input from the public, the FS Advisory Design Panel, or the Heritage Commission. These proposed rezonings **remove all character and heritage disincentives for demolition, without adequate incentives for retention options or guidelines.**

Hours before the referral reports were posted online, 2024-05-22, CVN sent Council a letter advising that we have many concerns regarding the new provincial legislation, Bills 44, 46 and 47. We find the current **June 30, 2024** schedule for local and city-wide rezoning to be completely unrealistic, as it will neither allow for any legitimate public process nor a proper infrastructure review. We requested an extension to at least the end of 2024 or preferably spring 2025.

See our previous letter attached and posted online at:

<https://coalitionvan.org/posts/20240522-response-provincial-legislation-bills-44-46-47/>

<https://cityhallwatch.wordpress.com/2024/05/23/citywide-opposition-bills-44-46-47-june30-deadline/>

The two Public Hearing Reports 1 & 2 above, coming forward without any public consultation process, only proves our point that the **current schedule for rezoning of June 30 is completely unrealistic for any kind of legitimate planning process.**

As we pointed out in our previous letter, the City confirmed that Vancouver already exceeds the provincial five year targets based on the record number of developments currently in the pipeline. However, current market conditions have put many new already approved projects on hold, so there is **no imminent pressure to rush further rezoning without a proper public consultation process.**

The City of Vancouver is also likely already exceeding infrastructure capacity. It is crucial that an infrastructure review be undertaken as part of any further planning for more rezoning.

We also have specific concerns about the proposed rezonings as follows.

**Item 4. Rezoning Kitsilano RT-7 & RT-9:**

- We oppose the rezoning removal of disincentives to demolition and incentives for retention of character and heritage houses, without adding any incentives for retention other than waiving a few fees on Multifamily Conversion Dwellings.
- Houses and duplexes with suites, of less than three units gets no incentive for retention at all.
- For RT-7 the maximum density for a character retention house with an addition and a suite, or an MCD duplex, only gets 0.60 FSR, rather than 0.75 FSR in RT-9.
- **RT7 should also be allowed 0.75 FSR** like RT9 for character retention of two units or less.
- Retain the design guidelines that ensure quality design in both RT7 & RT9.

**Item 5: First Shaughnessy District Schedule and Heritage Conservation Area ODP:**

- Retain heritage area protections and zoning that incentivizes retention options for more units and infill, without loss of heritage as proposed. Allow growth and more units within the local context.
- Retain design guidelines and the First Shaughnessy Advisory Design Panel for this important area.

Therefore, we request that **the proposed rezoning reports be instead referred back to staff for a proper planning process with public consultation, with direction to staff to advise the Province that the current schedule of June 30, 2024 for local and city-wide rezoning is unrealistic for Vancouver, so should be extended in order to have a legitimate public process and an infrastructure review.**

Sincerely,

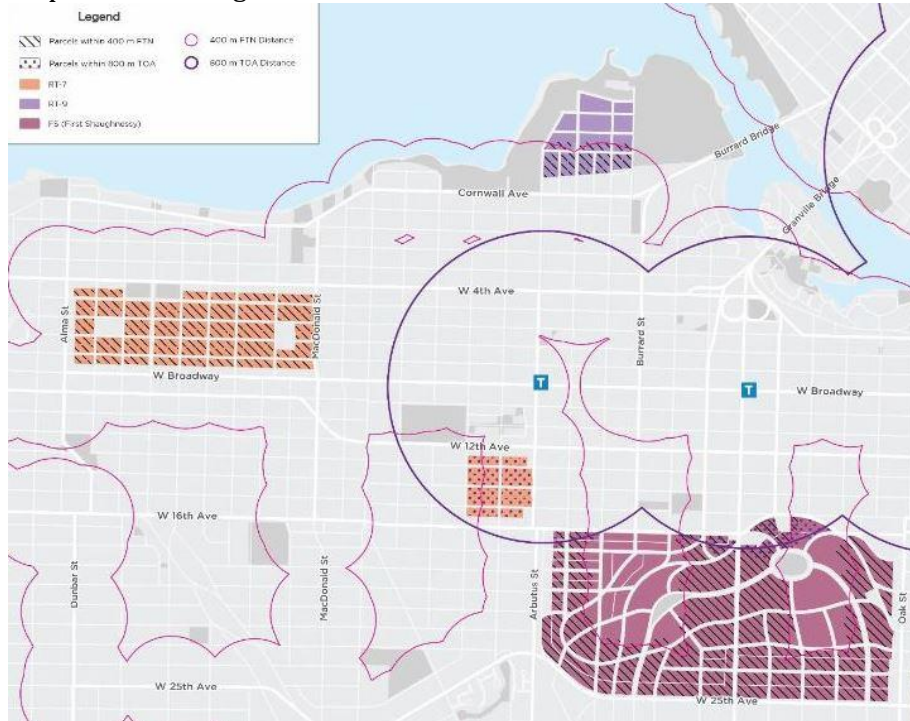
Co-Chairs Larry Bengé & Dorothy Barkley  
CVN Steering Committee,  
Coalition of Vancouver Neighbourhoods

**Network Groups of the Coalition of Vancouver Neighbourhoods**

Arbutus Ridge Community Association	Residents Association Mount Pleasant
Cedar Cottage Area Neighbours	Riley Park/South Cambie Advisory Group
Dunbar Residents Association	Shaughnessy Heights Property Owners Assoc.
Fairview/South Granville Action Committee	Strathcona Residents Association
Grandview Woodland Area Council	Upper Kitsilano Residents Association
Greater Yaletown Community Association	West End Neighbours Society
Kitsilano-Arbutus Residents Association	West Kitsilano Residents Association
Kits Point Residents Association	West Point Grey Residents Association
NW Point Grey Home Owners Association	West Southland Residents Association
Oakridge Langara Area Residents	

Attached CVN Letter 2024-05-21 for reference below, with related map from the City reports.

## Proposed Rezoning Areas



Attached for reference: Coalition of Vancouver Neighbourhoods Letter dated 2024-05-21



## COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

May 21, 2024

City of Vancouver

Dear Mayor Ken Sim and Councillors,

### **Re: Response to New Provincial Legislation: Bills 44, 46 and 47**

Agenda 2024-04-23: <https://council.vancouver.ca/20240423/regu20240423ag.htm>

Report: <https://council.vancouver.ca/20240423/documents/r1.pdf>

Minutes: <https://council.vancouver.ca/20240423/documents/regu20230423min.pdf>

Staff Presentation: <https://council.vancouver.ca/20240423/documents/r1-staffpresentation.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) has many concerns regarding the new provincial legislation, Bills 44, 46 and 47. **We find the current June 30, 2024 schedule for local and city-wide rezoning to be completely unrealistic, as it will neither allow for any legitimate public process nor a proper infrastructure review. We request an extension to at least the end of 2024 or preferably spring 2025.**

**This rezoning includes a large area of Kitsilano in RT7 and RT9 zones; rezoning the entire First Shaughnessy Heritage ODP; designation of Transit Oriented Areas city-wide with rezoning policies; and changes to the Parking Bylaw to eliminate minimum onsite parking requirements.**

There was no public consultation or meaningful opportunity to review the staff report, with only three working days to review it online. No staff presentation materials were made available in advance, and there was no opportunity to speak at the Council meeting.

Further, **we strongly object to the City endorsing the provincial changes to the Vancouver Charter and rezoning mandates**, without public consultation from a local perspective. These bills were **rushed through provincial legislation, without any debate on the Vancouver Charter portion of the bills prior to closing debate and forcing a vote**. UBCM has confirmed that municipalities were forced to sign non-disclosure agreements to discuss the proposed bills with the province in advance of approval, with no public consultation process.

A Freedom of Information request revealed that **development industry promoters and lobby groups were the sole advisors involved in the so-called "experts" panel that the Province consulted on the housing bills**, based on a very flawed report the panel produced with questionable assumptions. There was no public consultation or extensive planning analysis that would justify such sweeping actions to **transfer land use planning authority from municipalities to the Province for this one-size-fits-all rezoning across the entire province**.

**Land use planning authority should be under the control of municipal local and regional governments , not the Province. There is no legitimate justification for these bills.**

We are also concerned that the City of Vancouver **is exceeding infrastructure capacity, and we strongly recommend that an infrastructure review be part of further planning for rezoning**.

A subsequent Council report dated May 14, 2024, **Provincial Housing Targets Order – 6 Month Interim Report: October 1, 2023 – March 31, 2024**, confirms the City of Vancouver will meet the five year targets, but needs further Provincial funding to provide affordable and supportive units.  
<https://council.vancouver.ca/20240514spec/documents/spec1.pdf>

This report confirms that:

*"Despite lower than anticipated completions, there is an unprecedented volume of projects in-stream, **with enough capacity in our current development pipeline to meet the Province's overall completions target over the 5-year time frame.**"*

And further that:

*"There are currently ~31,300 units of housing at different stages of application, **exceeding the 5-Year Provincial Target of 28,900.**"*

This May 14 City Council report also confirms that the lower number of current completions over the last six months is due to market conditions beyond the control of the City of Vancouver. Although the City has approved development at a record pace over the last few years,

*...**the timing for construction and completion of housing units is primarily dependent on factors beyond the City's control**, including capacity of the construction sector, inflationary pressure, access to funding, and financing for market and non-market developers."*

The Council report confirms that **99% of units were at market rents** in housing completions over this six month period, **with only 1% (11 units) affordable at or below HILS rents, and 0% were supportive units**. To achieve the required **affordable HILS and supportive units, it needs more Provincial subsidies** that are beyond the capacity of the City to provide.

**There are likely more affordable rental units demolished than new affordable units built.**

The City already exceeds the provincial five year targets based on the record amount of developments currently in the pipeline. However, current market conditions have put many new already approved projects on hold, so there is no imminent pressure to rush further rezoning without a proper public consultation process.

The City of Vancouver is likely already exceeding infrastructure capacity. It is crucial that an infrastructure review be undertaken as part of any further planning for more rezoning.

**Therefore, we request that the current unrealistic schedule of June 30, 2024 for local and city-wide rezoning be extended to at least the end of 2024, or preferably spring 2025, in order to have a legitimate public process and an infrastructure review.**

Sincerely,

Co-Chairs Larry Benge & Dorothy Barkley  
CVN Steering Committee,  
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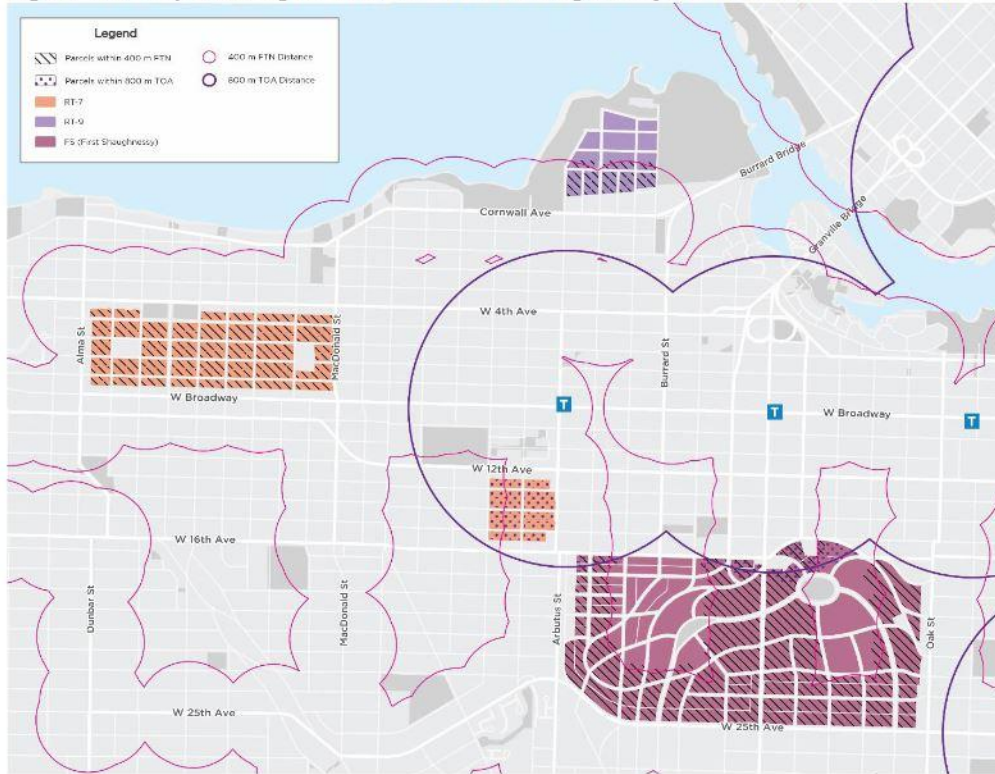
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**Attachments below are graphics from the Council Report dated 2024-04-23**

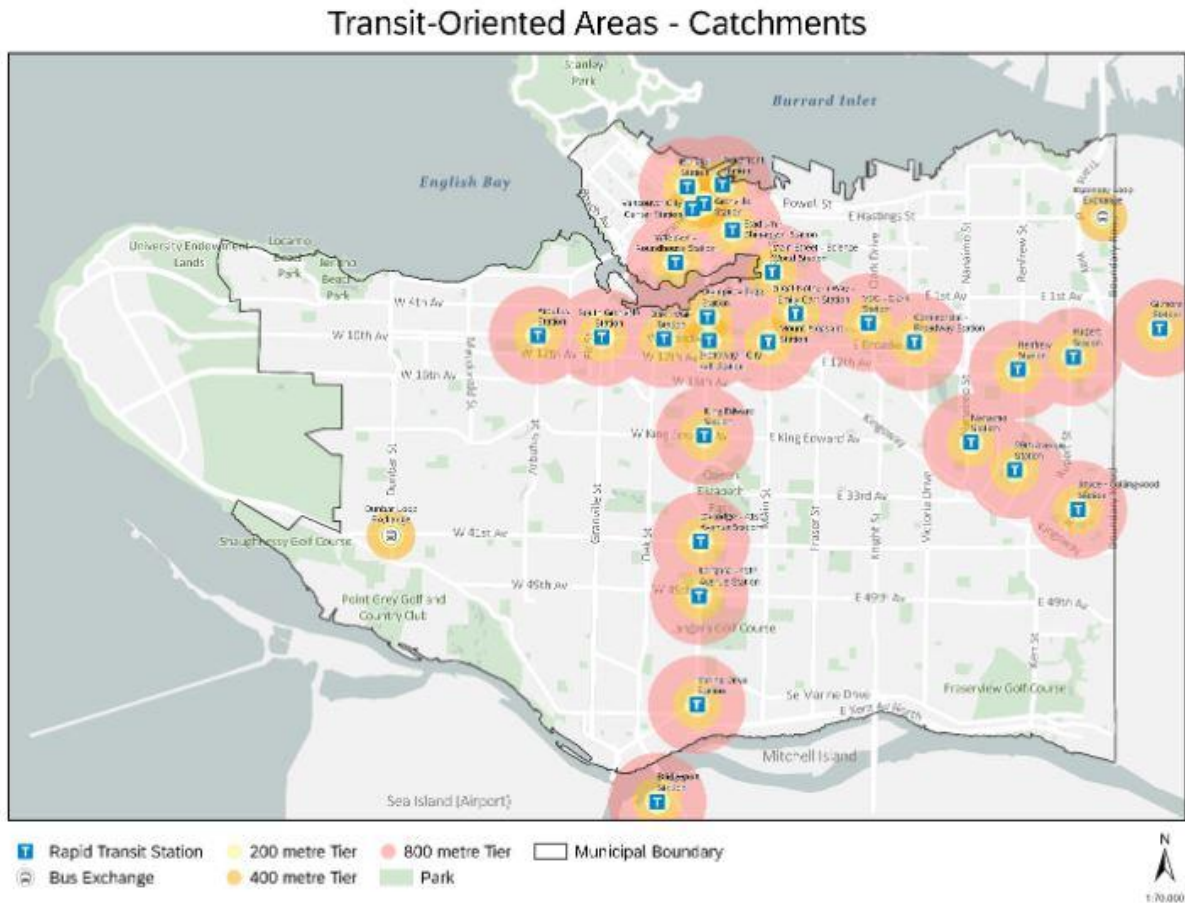
<https://council.vancouver.ca/20240423/documents/r1.pdf>

**Figure “4”:** Map showing RT zones and First Shaughnessy District with TOAs & FTN



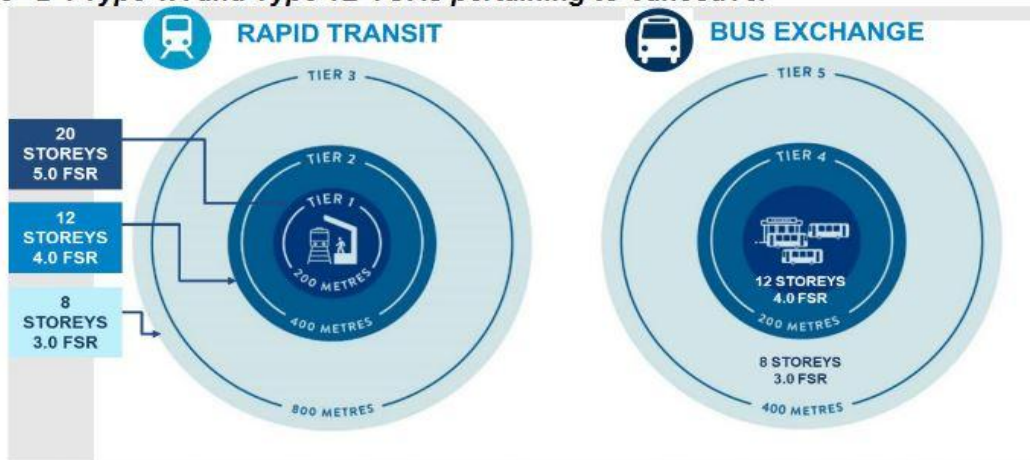
Staff will be reporting back to Council in June 2024 with recommendations and proposed amendments to the “restricted zones” in Vancouver to conform to the requirements for SSMUH. Staff are currently evaluating options for these changes, including the application of density bonusing, and development conditions such as maximum floor space ratios (FSR), height, and adequate servicing capacity to accommodate the anticipated growth.

**Figure "1": 29 Transit-Oriented Areas prescribed by regulation**



There are two types of provincially designated TOAs pertaining to the City of Vancouver, summarized in the following figure:

**Figure "2": Type 1A and Type 1B TOAs pertaining to Vancouver**



This legislation only applies to residential or mixed residential land use. Parcels zoned for commercial, agricultural (Agricultural Land Reserve) and industrial land uses are exempt. Federally and provincially regulated properties, such as the Vancouver International Airport, and First Nations reserve lands are also exempt.