



Dr. Rachel Magnusson

April 17, 2015

Chair, Citizens' Assembly on the
Grandview-Woodland Community Plan

Submitted via e-mail

Subject: Grandview-Woodland Area Council Recommends a 10-year
Moratorium on Spot Rezoning

Dear Dr. Magnusson,

At the monthly meeting of the Grandview-Woodland Area Council on Monday, April 13, GWAC unanimously passed a motion recommending a moratorium on spot rezoning in Grandview-Woodland for 10 years.

During the discussion of the motion, speakers noted that in other neighbourhoods, such as Mount Pleasant, spot rezoning has been used by the city to circumvent local area plans and introduce development projects very different than those envisaged by community plans. Such spot rezoning has undermined the effectiveness and intent of community plans. Speakers also commented that spot rezoning has often been used to permit large condominium tower projects and that, once a Grandview-Woodland Community Plan is in place, spot zoning should not be used to permit such projects where the plan does not allow for them.

The Citizens' Assembly's final report and recommendations have not been issued yet, so obviously GWAC has no position on whether it supports or not the report and any or all of the recommendations it may contain. However, it is GWAC's view, that once a community plan has been adopted by the City, after the extensive Assembly process and the numerous public consultation meetings within the community, the City should not then invalidate the adopted Community Plan in an ad-hoc manner by the use of spot-zoning. Such an outcome would be extremely disrespectful of the extensive work put in by the members of the Citizens' Assembly, as well as to other members of the community who have provided input by attending city community planning workshops, through written submissions, or in other ways.

The explicit intent of the motion was that it be conveyed to you and, through you, to

all of the members of the Citizens' Assembly, and to strongly urge the Citizens' Assembly to include a strong direction for such a moratorium in its final report and plan to the city.

Sincerely,

Jim Fraser,
on behalf of the Grandview Woodlands Area Council

Dorothy D. Barkley, President
Gordie Clapp
Andre Montagliani
Eileen Mosca
Garth Mullins
Craig Ollenburger
David Parent, Treasurer
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