

OCOP's 12 Point Plan

1. **Scrap the Grandview Woodland Community Plan.** Planning from above is a failure. Restart the process from a neighbourhood centered perspective. Any plan must respect neighbourhood values, scale and character. Any new development must be woven into the existing fabric of Grandview-Woodland.
2. **No zoning exceptions.** Ensure the GW Plan includes a multi-year prohibition on spot rezoning (i.e., no spot rezoning applications allowed for five years after the adoption of the Plan)
3. **Density is not for sale.** Stop the back room Community Amenity Contribution (CAC) deals between developers and the City. This will break the link between amenities and density. CAC's – used to build parks, libraries, childcare, etc. – are not transparent. Bi-annual plebiscites could be reintroduced so that voters can choose to pay for new amenities through taxes, rather than schemes worked out behind-closed doors. Cash from proponents should not influence new forms of development.
4. **Abandon "Transit oriented density"** Nodes of upscale condo towers clustered around transit stops make for an unlivable, unaffordable city. Flat, distributed density makes more sense for Vancouver, a city originally planned around streetcars.
5. **Tax empty condos.** Any property "consistently unoccupied" for 12 months should be subject to a 15% tax, as has been successfully used in other cities to stop the blight of empty condos. Raise taxes on speculators, flippers, not residents. Shelter for people, not investments.
6. **Build infrastructure before development.** Developers should pay the full cost of infrastructure related to their projects through Development Cost Levies (DCLs). Currently, taxpayers subsidize infrastructure for new condo towers.
7. **Protect existing rental density.** Save the old rooming houses & apartment houses. Remove barriers to retaining old (green) buildings and allow flexible expansion of units.
8. **Stop the backroom deals and open the books.** If public money is involved, everything must be transparent. Council is not for sale. Political contributors should be excluded from doing business with the City until after the next election. All political parties should make contributions public.
9. **No more "Greyest City."** Speed up Freedom of Information requests. End massive redactions that grey-out released documents. These are our documents.
10. **End political interference with City staff.** Planning should report directly to Council. Reverse the expansion of the City's communications shop. Stop muzzling staff – let them speak to the public, media.

11. **Open the Council chambers.** No more last minute publication of documents, agendas and meeting times. Enable public participation. Stop dissuading the public with bureaucratic trickery.
12. **Adopt the Coalition of Vancouver Neighbourhoods' Principles & Goals** as the planning paradigm for all future development.

COALITION OF VANCOUVER NEIGHBOURHOODS

Planning Principles and Goals

Residents of Vancouver believe that their views on planning and development are being ignored. Increasingly, they are voicing strong objections to the City's ineffective and divisive "consultation" and "engagement" practices.

Vancouver's communities have united to propose a different approach. Working together as the Coalition of Vancouver Neighbourhoods we aim to restore neighbourhood-based planning while strengthening community involvement and influence in decision making.

A collaborative, accountable and transparent partnership

Community consultation means more than making planning and development decisions in private, then informing residents about proposals and requesting feedback as is too often the case. The City must work collaboratively with residents, neighbourhood associations and community organizations throughout the planning process. Goals, alternative options, and all pertinent information regarding Community Plans and major developments must be shared openly and developed together with the community from the start. The decision-making process must be transparent and accountable to ensure that planning reflects the needs, aspirations, and local knowledge of residents.

Vancouver as community, not commodity

The interests of communities and residents must come before private profits. Housing and developments should be consistent with established neighbourhood character and aimed at serving the local housing market, rather than attracting investors. Public amenities, infrastructure and services must be adequate, timely, and well-suited to the needs of residents and local businesses.

A livable, sustainable city

Cities can maintain and improve livability, affordability and sustainability through planning and regulation of land uses. While city-wide principles and goals can help inform planning for change and growth, each neighbourhood has its own needs and distinct character. Ultimately, local residents and local businesses should determine how to meet city-wide and regional goals in their communities.

Update

These Principles & Goals have now (as at 2nd October) been endorsed by every party in Vancouver's 2014 municipal election with the exception of Vision Vancouver who have yet to respond to the Coalition's request for agreement.