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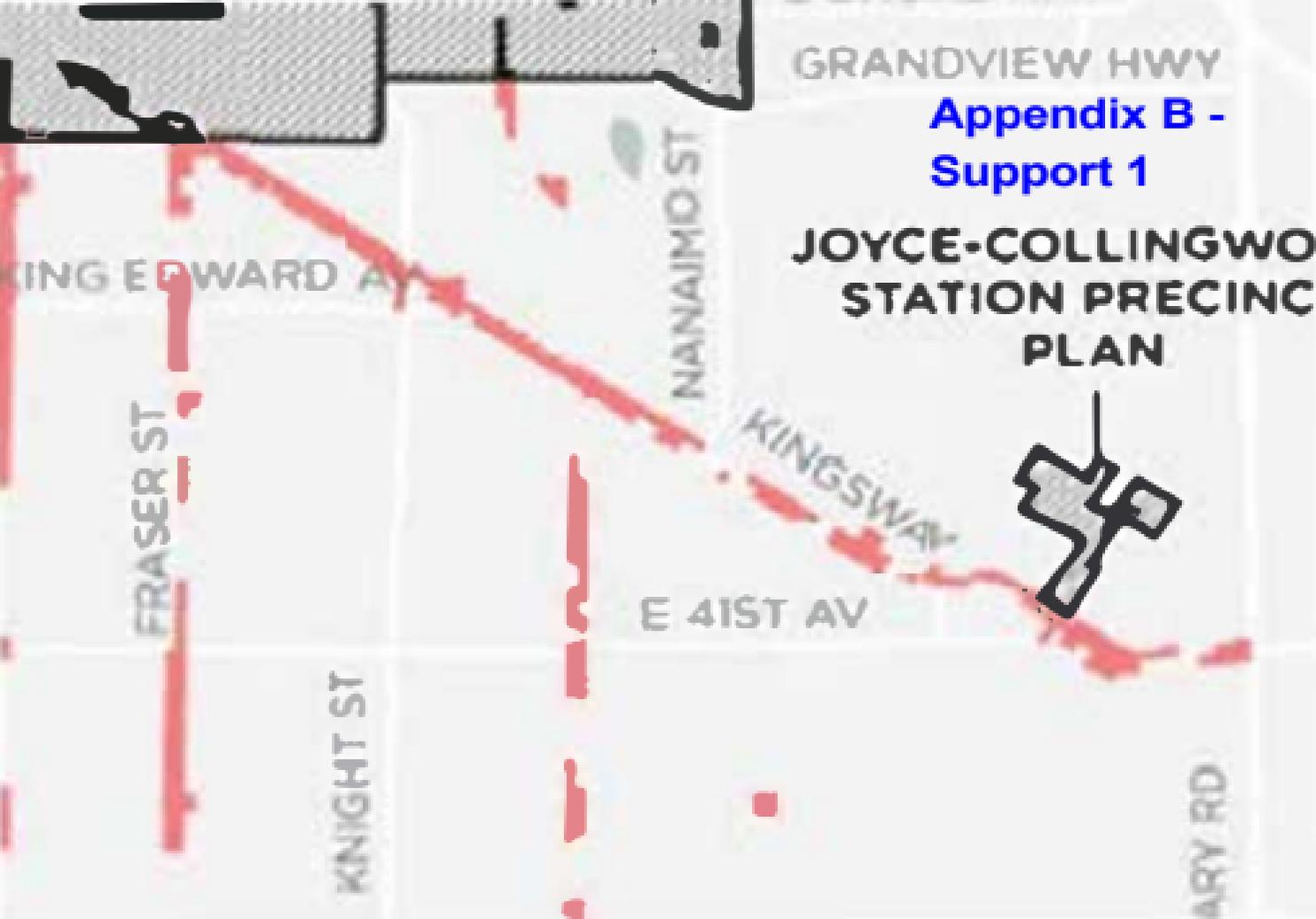
ITEM 3. AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW TO INCREASE RENTAL HOUSING IN THE C-2, C-2B, C-2C, AND C-2C1 COMMERCIAL DISTRICTS

Date Received	Time Created	Subject	Position	Content	Name	Attachment
06/23/2020	15:58	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	The more affordable housing provided in high demand areas, the better it is for the younger generation that cannot afford SFDs. They don't have to leave the area they call home and work in. Similarly for the elderly; they may want to sell a house that is too much work, but remain in the area that gives them the comforts of home without all the work they can no longer do or afford the upkeep. People have choices. If there is a block of houses where people don't want condos developed, they don't have to sell. Others have different needs and should have the choice.	Maureen Lachnit	No web attachments.
06/23/2020	21:03	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	Vancouver desperately needs more dedicated rental. Home ownership will simply never be an option for many people. We're falling behind on our targets but these zoning changes will certainly help (although more is needed). I implore you to not cave to the NIMBYists. Preserving the status quo will mean failing the housing needs of Vancouverites.	Bryan Jackson	No web attachments.
07/15/2020	20:51	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	<p>I'm the Managing Director of Qualex-Landmark group. We have been active developers in the City of Vancouver for over 20 years and two generations. Four generations of my family have lived in Vancouver.</p> <p>We completed one of the first 6-storey wood-frame purpose built rentals in the City, at 488 West 41st Ave, under the Rental100 program. Since then, we've been searching for opportunities to build more rental in Vancouver, however have been unable to find opportunities where the economics support the project. We greatly support necessary and overdue changes to existing zoning bylaws to incentivize all forms of rental housing development, particularly along arterials and transit corridors. Rental is necessary for the continued affordability and vibrancy of our city.</p> <p>Our rental building near 41st and Cambie is home to a wide variety of seniors, families, recent immigrants, students, and young professionals. Our principal concern with the bylaw as drafted is that it will not apply to a large proportion of Vancouver's C-2 properties, on important arterials well-suited for rental, along the Cambie Corridor and future Broadway Plan areas, for example. I understand the rationale for allowing existing and proposed neighbourhood plan principles to take precedence, but surely it's still beneficial for existing C-2 sites, which are allowed to redevelop to 2.5 FSR market condo, to have the option to redevelop to 3.7 FSR rental. While the City may prefer that these properties rezone within the area plan guidelines, the owners will still have the option to develop to 4-storey market condo within the existing zoning, but not the option to develop to 6-storey rental, which the City desperately needs. The concern is that owners, who in many cases have owned their properties for many years, will prefer to redevelop to a still-profitable 4 story form, rather than risk the time, expense, and added risk of a rezoning to what may not be an advantageous form. Given our housing affordability crisis, and the good work done to re-tool C-2 zones, it seems strange to me to not include wide tracts of the City. In some areas, such as Kingsway, many properties are being developed to 6-storey rental, and will continue to be allowed to, in the immediate vicinity of others that will no longer be allowed to. For example, at the intersection of Kingsway, Fraser, and 16th, the north side of 16th is in the future Broadway Plan, and C-2 sites will not be able to build 6-storey rental, but the south side of the street will be able to. The attached two images show the lack of neighbourhood consistency that will be created by this policy, as well as the number of precedent projects that are planning to move ahead in the immediate vicinity. Grey zones will be restricted, while orange lots can proceed. I strongly encourage Council to approve this bylaw with the addition that it be applicable to C-2 sites city-wide</p> <p>Thank you for your consideration.</p>	Cyrus Navabi	Appendix B Support 1 and Support 2

07/20/2020	23:02	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	<p>Hello Mayor and Council, Building housing is expensive, we all know this, but this cost has been increasing substantially in the last few years, rising at least 10% per year, each year. This means, in only 7.3 years, the cost to build doubles. While the price of a condo in Vancouver has been rising at a higher rate, rents have not, and so rental projects have been becoming increasingly un-viable compared with condo - they were never as profitable to build here (which is why so little was) in the first place. So, since the goal of the city, and of most on council, is to increase the amount of affordable housing, this defacto means increasing the amount of rental housing. But because rental is less viable, it needs a bit of help to balance out more profitable condo development. This motion puts rental and condo on slightly more even footing, and is almost literally the least we could do to help housing availability and affordability. Please do both. Regards -Ian Ian Robertson Vancouver BC</p>	Ian Robertson	No web attachments.
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GRANDVIEW HWY  
**Appendix B -  
Support 1**

**JOYCE-COLLINGWOOD  
STATION PRECINC  
PLAN**



## Proposed/Current Kingsway Development Projects

Developer	Address	FSR	Site Size	Units
City Of Vancouver	1001 Kingsway	5.78	13,422 SF	88 (Social Housing)
Private Developer	1050 Kingsway	2.47	17,970 SF	49 (Market Condo)
Peterson	1111-1123 Kingsway	5.38	19,211 SF	128 (Rental MIRHPP)
Private Developer	1247 Kingsway	3.6	9,076 SF	31 (Market Rental)
Private Developer	1303 Kingsway	3.36	14,320 SF	54 (Market Rental)
Cressey Developments	1503 Kingsway	2.5	67,023 SF	154 (Market Condo)
Coromandel Properties	2725-2751 Kingsway	3.0	49,893 SF	219 (Market Condo)
Imani Developments	2395-2435 Kingsway	3.8	31,623 SF	126 (Market Condo)
The Regency Group	445 Kingsway	4.84	46,576 SF	215 (Market Rental)
Bonnis Properties	602-644 Kingsway	4.05	20,006 SF	80 (Market Rental)
Rize Alliance	810 Kingsway	3.62	24,816 SF	103 (Market Rental)
Private Developer	855 Kingsway	3.3	12,088 SF	50 (Market Rental)
Open Concept	996 Kingsway	2.48	4,760 SF	16 (Market Condo)