

Public Hearing - July 23, 2020 - 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 (SUPPORT)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/24/2020	15:25	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	I am strongly in favour of increasing zoning along arterial streets to allow for multi-storey rental housing. I expect Council will hear from an awful lot of NIMBYs, and people who are housing secure, who oppose this measure. While they are entitled to their opinions, I believe Justice demands you discount them and focus instead on the greater importance of ensuring people can find a place to live. Respectfully yours, Landon Gilmour	Landon Gilmour		s.22(1) Personal and Confidential	West End	No web attachments.
07/24/2020	16:31	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	RE: 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 Please approve this! Thank you	Nick Lauga		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/24/2020	16:57	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	Dear Mayor Stewart and Council, I am writing you today on behalf of LandlordBC's 3300 members and our broader sector in regard to proposed amendments to the Zoning and Development By-Law to Increase Rental Housing in the C-2, C-2B, C-2C, C-21 Commercial Districts. Please see the attached. Thank you in advance for your serious consideration. Sincerely, David Hutniak	David Hutniak	LandlordBC	s.22(1) Personal and Confidential	Unknown	APPENDIX A



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July 24, 2020

Mayor Stewart & Council
City of Vancouver

Sent via email: publichearing@vancouver.ca

Subject: Public Hearing for 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

Dear Mayor Stewart and Council,

As a leading voice for owners and managers of rental housing in BC, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. I am writing you today on behalf of LandlordBC's 3300 members and our broader sector in regard to proposed amendments to the Zoning and Development By-Law to Increase Rental Housing in the C-2, C-2B, C-2C, C-21 Commercial Districts.

I want to begin by saying that LandlordBC is very pleased with the work that staff have done to provide incentives to build purpose rental buildings in C-2 zones. This will not only encourage some within our sector to build these projects, it will also reduce the processing times, so they can be built sooner. This is good news for renters and the broader community. Furthermore, City staff worked collaboratively with us and other stakeholders on the district schedules and we are generally supportive of them. This is one of the first positive uses of the new Residential Rental Tenure Zoning by a municipality. We are encouraged to see that this unprecedented new power is being used to up-zone sites and incent more rental housing, and commend the City for its leadership in this regard.

While the proposed policy is a good first step, more rental developers would take advantage of the rental incentives if more density was allowed. There will be many sites in which the numbers will not work for rental – even with the additional two storeys permitted under the proposed policy. Staff have in fact acknowledged this.

We are living in unprecedented times as your worship and council are acutely aware. As such, we feel that it is critical that in implementing this policy, City staff and this council must adapt quickly to the changing economics of the viability of rental projects in the wake of the COVID-19 pandemic. The economics to build purpose-built rental have always been challenging. COVID-19 has exacerbated the situation. COVID-19's negative impact on our sector, let alone the broader economy, cannot be understated. While there is light at the end of the tunnel, a vaccine, the time horizon for such and the need for appropriate sensitivity and consideration to the impacts on the development of new purpose-built rental housing (not to mention the operation of existing rental) has to be considered through the lens of a lengthy time frame, realistically multiple years, before we can claim any real sense of normalcy for our sector. Furthermore, the need for

additional sensitivities surrounding the impacts of the COVID-19 pandemic should not be lost on this council for one other important reason. We remind you that the city is still not remotely close to reaching targets for housing. Since 2017, this council has approved 3,100 units of purpose-built market rental, which is just over 50% of the target for purpose built rental housing.

We've offered solutions in the past to City staff and wish to reiterate a couple of them here. One proposal to consider could be to allow builders to utilize mass timber when building above 6 storeys. In this way, the city will incent builders to take advantage of this policy as well as support the city's goals for mass timber construction and reducing embodied carbon.

Another recommendation you should consider is eliminating and/or reducing parking minimums on these sites given the proximity to frequent transit corridors. Retaining onerous parking requirements significantly impacts this council's environmental and affordability goals. When all costs are considered, including hard and soft costs, it can take up to \$70K per stall in these buildings. Reducing parking requirements can also help to shorten construction timelines and ensure fewer cars are on roads. Allowing less parking reduces the risk of impinging on aquifers and the associated risks and costs with managing building that do impact them.

In closing, while we believe this policy is a step in the right direction in helping to build much-needed rental homes, we request that council approve these amendments to the C2 commercial districts and work with our organization, our partners and our broader sector to seek positive uptake of this change.

Sincerely,

s.22(1) Personal and Confidential

David Hutniak
Chief Executive Officer
LandlordBC