

Public Hearing - July 24, 2020 (reconvening from July 23, 2020) Item 3 - Amendments to the Zoning and Development By-law to Increase Rental Housing in C2 Commercial Districts (SUPPORT)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/23/2020	21:56	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	This is a very good idea, can't help but notice that the usual complainers about spot zoning are also against this broad zoning. I wish this had an auction mechanism for more density.	Vincent Pierce		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/24/2020	09:26	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 & Council, With Vancouver's record-low vacancy, recent UBC graduates increasingly find it difficult to live here upon graduation. With impacts from Covid-19, which probably reduced construction, I am worried that it will become even more difficult, especially considering the job/employment landscape. I support the proposed amendments to C-2 Zoning Districts that will allow for new and increased rental housing / commercial stock. Regarding commercial zoning, why let deliveries and large firms like Amazon slowly destroy local small business owners? I was introduced to the concept of 'surban', which to me, Kits perfectly epitomizes. I love Kits, and would like to see it adapt and grow to ensure its desirability and usefulness for future generations. The sooner more rental housing is built, the better off people will be.	Darragh Dunleav		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/24/2020	09:28	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 fully support the proposed amendments to the C-2 zoning schedules. These changes are an important step to help streamline the process of building purpose built rental in the city. By allowing outright additional density for rental housing this helps level the playing field between the decision to build condo or rental. Additionally, eliminating a lengthy re-zoning process will help speed up the the delivery of new buildings to a market whose vacancy rate is critically low. Additionally, the changes to allow slightly more height on the ground floor for commercial spaces is excellent. This will no doubt enhance the space for retailers that will occupy these future buildings.	Neil Martin		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	10:30	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 writing to show my complete and total support for this amendment. It has been one of the few very successful policies over the past eight years under different policy names (Stir, Rental 100, M RHP etc). It is time to streamline the planning process so that more rental housing can be provided to the citizens of Vancouver in a timely manner. A few examples of the benefits of these amendments below: ? Vancouver is in critical need of new rental housing ? Encourage more much needed rental supply ? More rental housing provided in high demand areas ? Gentle Density along arterial streets where it should be ? Rental on a more even competitive footing with condo development ? More secured rental product ? Focus on activating neighborhoods with mixed use projects ? Reactivates commercial uses and improves local shopping areas ? Prescribed building details and streamlined processes reduces cost which are inevitably passed on to the end user (Renters) ? Allows for new rental housing in places that will enable more residents to live within a short walk of their daily activities and needs ? Diversify Rental Housing Options in currently low density areas Casey Weeks Executive Vice President Personal Real Estate Corporation	Casey Weeks		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/24/2020	10:31	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	As a longtime resident of Vancouver, I strongly support these amendments. As we area all aware, rental housing is, indeed, in short supply in the city, and the scope of these amendments seem to be well-reasoned.	Kelvin Loh		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/24/2020	10:32	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 writing in support of this amendment to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts. I currently live s.22(1) Personal and Confidential. It will provide for more rental homes which are a critical need for Vancouver. As a renter it has become increasingly more difficult to find places to live. Vacancy rates are so low that it can be a real competition to try and find appropriate lodgings. New rental properties will rejuvenate aging neighbourhoods. Protecting these communities' small businesses is more important than ever after the impact of COVID-19. Adding more density will provide more customers for these businesses. This will also streamline the process for the development of new rental properties which will mean the cost to build will be lower and this will inevitably be passed on to renters in the form of lower rents. I'd urge you to extend zoning like this to more parcels in Vancouver, and also increase the density allowed.	Praic Treacy		s.22(1) Personal and Confidential	Unknown	No web attachments.

07/24/2020	10:34	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	To Whom it May Concern: I am a resident of Vancouver s.22(1) Personal and Confidential and I have been a resident of the Lower Mainland for my entire life. These amendments would significantly increase the supply for new rental housing and will ultimately decrease prices for renters. This is much needed in the City of Vancouver where vacancy rates are extremely low. This amendment will enhance rental housing where it is needed the most, and in the neighbourhoods where it is needed the most. Of course developers will target rental sites that have amenities and shopping nearby so that is already a great thing for renters. CMHC has more stringent rules on financing and it is more and more difficult for new homebuyers to enter the market. As a result, these individuals will need to rent. COV D-19 will also negatively impact an average citizen's ability to purchase a home. Individuals that are against this motion likely already OWN a home and very likely this will be a single detached home. These homes have skyrocketed in value and these homeowners pay no tax on the gain as it is the principal residence. This was pure luck, but now those individuals have a huge nest egg and can retire early. Does their comfort really take precedence over the up and coming generations that was unable to benefit from this rapid rise in home prices? I don't think so. I would strongly encourage that you support this amendment. -- Dennis Au	Dennis Au	s.22(1) Personal and Confidential	Killarney	No web attachments.
07/24/2020	12:40	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 and Council, I hope you will support these amendments. Making it easier to develop purpose-built rental instead of market condos will benefit the city in many ways. Rental units cannot be speculated on, alleviating concerns about investors (both local and foreign) affecting the market. All things being equal, renting an apartment requires a lower income than that required to qualify for a mortgage. While I have health concerns about only placing density along arterials, this will help promote transit usage, helping alleviate congestion in the city. I would support allowing these 6-storey rental buildings even further from arterials, so that renters can live away from pollution but still within walking distance to transit. Building 6-storey rental buildings will not solve the deep affordability problem in this city, but neither will 4-storey condo buildings. I would encourage the city to use programs like MIHRPP, or to invest in affordable housing itself, as a means to provide below-market housing. In short, I believe these amendments are a good first step, and I hope council will continue to look at ways to build multifamily rental housing in more areas of the city.	Michael Adria	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/24/2020	13:26	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	We are in a housing crisis with a massive under supply of housing in Vancouver. This is a very small but much needed step to help relieve a little bit of that pressure. We can use the underutilized lots to allow for more housing in Vancouver. If we do not build more housing in Vancouver they will clear cut forests in Langley, Maple Ridge, and Coquitlam instead and then commute into the city. Causing unnecessary harm to the environment.	Brad Gladu	s.22(1) Personal and Confidential	Downtown	No web attachments.
07/24/2020	13:30	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 and Council, As a millennial, I would add my voice to support further densification and access to housing in this city, including as facilitated by these amendments. My generation is largely locked out of Vancouver's housing market, including many of my family and friends. Further densification is sustainable, and supports a livable and vibrant city. I am a homeowner in South Cambie, and have no competing interests, and work in our city's emerging tech sector. Thank you for supporting this amendment, and all others increasing housing supply and helping to address our housing crisis.	No Name No Na	s.22(1) Personal and Confidential	South Cambie	No web attachments.
07/24/2020	13:40	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 and Council, As a millennial, I would add my voice to support further densification and access to housing in this city, including as facilitated by these amendments. My generation is largely locked out of Vancouver's housing market, including many of my family and friends. Further densification is sustainable, and supports a livable and vibrant city. Thank you for supporting this amendment, and all others increasing housing supply and helping to address our housing crisis.	No Name No Na	None	South Cambie	No web attachments.
07/24/2020	14:27	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 and Council, I write to express my support for the public hearing item, "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". These are very minor steps that will encourage more rental housing in Vancouver, which is crucially important. The housing crisis affects all aspects of life in this city: social, family, the economy...everything. To be clear, while I support these amendments, they do not go far enough. Six floor rental apartments should be buildable by right across the city, including the side streets of Kerrisdale and the estates of Shaughnessy. Until the essential injustice of exclusionary zoning is addressed, we continue to, at best, tinker around the edges of the housing crisis. So despite the inadequacy of these proposed changes, they are a very small step in the right direction. Sincerely, -Peter Waldkirch	Peter Waldkirch	s.22(1) Personal and Confidential	Unknown	No web attachments.

07/24/2020	14:30	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 strongly support this amendment. As we know, the city faces an extreme shortage of rental housing.	Nathan Vieites		s.22(1) Personal and Confidential	Downtown	No web attachments.
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