

Item 4 - Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts - SUPPORT

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/13/2021	14:49	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	I am 200% supportive of the City's proposal to allow the development of six story social and affordable housing in RM-3A, RM-4, and RM-4N zones. In fact, I think this just be a start, and that we need to work towards this in all neighborhoods in Vancouver. It's ridiculous to me that you can build a huge mansion without having to rezone, but you have to go through lengthy public hearings (and often neighbour opposition) to build what this city so DESPERATELY needs. I am a long-time Vancouver renter (since 2001) with two kids living in Mountpleasant. I want our neighbourhoods to be denser, more inclusive and more accepting of all types of housing, for all types of people. Thank you for the work that has been done to date to put this recommendation in front of council. Michelle Hoar	Michelle Hoar		[REDACTED]	Mount Pleasant	No web attachments.
04/13/2021	16:33	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	I strongly support this bylaw amendment, I think it's an excellent idea to increase the number of housing units available. I also appreciate the inclusion of a possible childcare centers, this proposal will make feasible solutions that are sorely needed in the City of Vancouver	Joshua Cockcroft		[REDACTED]	Kitsilano	No web attachments.
04/13/2021	18:17	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Regarding the proposal to allow development of six-story social housing in RM zoned neighbourhoods without going through rezoning I think this is an excellent idea, and in fact should allow 7-8 storeys to ensure longevity and success of such a move. Make it bold, make it work, make it last.	Shane O'Neil; Hanlon		[REDACTED]	Hastings-Sunrise	No web attachments.
04/14/2021	11:54	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	I am writing on behalf of Brightside Community Homes Foundation to voice our full and wholehearted support for the proposed Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts. This amendment, if passed, will greatly expedite the delivery of not-for-profit and social housing and reduce costs and risks for housing societies and not-for-profits. Brightside is one of Vancouver's largest and longest-standing non-profit providers of affordable housing. With 26 buildings throughout Vancouver rented almost exclusively at rent-geared-to-income rates, we have decades of experience with social housing and have an intimate understanding of the need for additional affordable, secured rental housing. We also place strong emphasis on the importance of a vibrant and healthy community. This proposed amendment is a significant step to reducing the toll the rezoning process takes on not-for-profit organizations like Brightside. Our mission is to deliver more affordable housing quickly and redevelop properties that have reached their end of life to do our part to address the current housing and homelessness crises. We feel a sense of urgency that we know the City shares, as we both want to see this kind of housing get built as quickly as possible. As a not-for-profit organization, every dollar we save on a project goes directly to making more of the units affordable. Our mission isn't to provide some units at deeply affordable rates and others at low-end-of-market rates. We only deliver low-end-of-market units in order to make the building financials hit the break-even point in this expensive city. We estimate that eliminating the rezoning process would save us \$500,000 per project. This savings would directly result in improved affordability for each project. Additionally, even though all of our projects were accepted into the SHORT program, when we include the Letter of Enquiry stage, mandated before being officially part of the expedited rezoning process, we still spend over a year working with the City. This is time we could devote to moving towards construction. An improvement we suggest for this amendment is to increase its ambitiousness. Six storeys work today as a minimum height to ensure viability for many affordable housing projects. But as land and project costs continue to increase, that may not be the case for long. Allowing up to eight storeys makes far more sense as a progressive medium-term fix to providing housing affordable to those with limited and even workforce incomes. At a time when vacancy rates for truly affordable rental homes are at record lows and with homelessness on the rise, the additional affordable rental homes that this proposed amendment would facilitate would have a significant positive impact on the community and on efforts to increase Vancouver's stock of affordable homes. Brightside supports this amendment.	William Azaroff		[REDACTED]	Strathcona	No web attachments.