

#### 4. PH2 - 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
04/16/2021	00:05	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Hi again. After hearing speakers from tonight I am changing my view to be supportive of the non-profit sector. What I heard tonight that was key to me, was that over time, say 25 years, the entire project will become affordable. So now, I understand that the nuance of the 'social housing' definition better in that it is all '100% rental and that today, 30% is going to be truly affordable which is just the starting point. Constructive feedback on an amendment would only be on seeing if it would be possible to define 2 and 3 bedroom spaces better. Currently, 3 bedroom spaces are not defined and many families of 2 or more kids end up 'aging out' of a 2 bedroom setup as the kids become teens and require their own rooms and more space. The other comments that I have regarding, complete communities, more density in areas where we have amenities & school space and a city wide rental registry need to be emphasized and are repeated. Our city has areas of high growth and low growth; this is best showcased in our school system where we have many "full" schools that turn away kids in areas that have and continue to experience densification. Parents and kids suffer and are faced with doing things like: buying a car to transport kids to a school that has space but is not local, enrolling their child in a more local private school (which are experiencing growth and seeing opportunity - even Sen'aw will end up having a private school) or moving out of the city. For every family that moves out of the city, the city loses its vibrancy and sense of purpose. I am fully behind the Vancouver Plan and the vision for "complete communities" as a central thesis and urge council to work on interim policies that foster social housing in areas where there are amenities and school spaces. Even in SFH zones. Yes, in some parts of the city, especially in SFH zones. I hope the city foster the creation of a city-wide rental registry which I feel this will become super important in the future as our city develops and perhaps there could be ways for the non-profit sector to manage the new incentivized truly affordable units, such as all MIRHPP like truly affordable units, in our city transparently providing dibs to them based on a certain set of guidelines and priorities that we can develop such as taking care of the displaced due to new construction or ensuring that families have access to 2/3 bedroom rental units before roommates. Thanks for the further consideration.	Vik Khanna		s. 22(1) Personal and Co	Unknown	No web attachments.
04/16/2021	09:40	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social	Support	see letter attached	David Hutniak		s. 22(1) Personal and Conf	I do not live in Vancouver	APPENDIX A
04/17/2021	11:06	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'm a small business owner (Red Cat Records) Father of two and a renter. We need more social housing & affordable rental housing. People commute too many hours a day as they can't afford to live near the places they work or their kids go to school. The lack of affordable housing is a negative impact on small businesses. It's time for city council to listen to the front line & essential workers instead of the land owners. Housing density supports small business and creates more walkable neighbourhoods, less cars on the road. Time to think about a progressive future for everyone instead of looking out for one's own interests. Please don't believe the fear that this increases crime or reduces safety. There is safety in numbers and in a vibrant community. Thank you for your consideration. Dave Gowans	Dave Gowans		s. 22(1) Personal and Confid	Mount Pleasant	No web attachments.
04/17/2021	11:08	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	This is a small step in the actions we need to take to make Vancouver a more equitable and diverse city, which are values I hold dearly. If we believe in those values, then we need to start acting on them.	ruth chang		s. 22(1) Personal and Confiden	Mount Pleasant	No web attachments.
04/17/2021	12:45	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 absolutely support the proposal to allow non-profit housing operators and co-ops to be allowed to redevelop sites up to six floors without going through a rezoning and public hearing! This proposal is modest and would begin to address systemic barriers to affordable housing - as well as to enable meeting affordable housing targets. I understand that the City did over a year of thorough public and stakeholder consultation on this matter and that over 88% of those consulted were in favour of the proposed amendment. Many of those consulted said it should be much more comprehensive and cover larger areas - or all of - the City. I strongly encourage you to vote FOR this proposal and support affordable housing efforts - and MORE importantly shift systemic, colonial processes that enable systemic oppression. with respect, Christine Ho Miller	Christine Ho Miller		s. 22(1) Personal and Confiden	Unknown	No web attachments.
04/17/2021	14:47	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 believe staff have made a wise suggestion to allow for more social housing units, and hope Council will pass this motion. I am concerned about how small these buildings are, and would like to note that the Province of BC has made our province the first to allow 12-story wood construction. It should now be legal to actually construct those when building affordable housing, but this height restriction prevents that. I support this motion, but hope somebody would allow for an FSR of 4 or more. The extra density instantly creates lower rents and makes best use of the opportunity to build.	Kishone Roy		s. 22(1) Personal and Co	Kitsilano	No web attachments.
04/18/2021	18:46	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Dear Mayor and Council, I support the City proposal to allow non-profit housing operators and co-ops to be allowed to redevelop sites up to six floors without going through a rezoning and public hearing. This city needs more housing and this is a great way to increase it in a manageable way. I love it! I grew up in Montreal which is far, far denser and also a very livable and walkable city. We have everything to gain by such thoughtful density plans. Sincerely, Janet Wiegand	Janet Wiegand		s. 22(1) Personal and Co	Kensington-Cedar Cottage	No web attachments.
04/18/2021	22:44	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning	Support	I am in full support of this proposal. Housing justice in our city has been held hostage by the comfortably housed for too long. Merely buying a house in the 80s should not give one the right to veto housing for those most in need.	Jason Cassels		s. 22(1) Personal and Conf	Riley Park	No web attachments.

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04/18/2021	23:01	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Dear council, I support the motion to allow social housing to more easily be built in the City of Vancouver because: 1) Housing of the proposed form works perfectly well in other parts of Vancouver. There is no reason to deny this important housing mode anywhere it is technically feasible; 2) This housing will be built by people and organisations with mandates to centre accessibility and inclusivity in housing form and delivery; 3) Nonprofits face significant inherent funding challenges, and lengthy public hearings where no technical grounds for rejection can be reasonably found at best decrease the money they can spend on actual housing, and at worse destroy the project before it even starts; 4) Council has far better and important things to do than project micromanagement. An election is coming up and council failing to use its policymaking powers to accelerate housing delivery to people most in need of more of it is likely to be difficult to explain on the campaign trail. This is a small step to take, and much more similar policy is needed in the future. Sincerely, Jesse Malm Vancouver BC	Jesse Malm		jesseleighbalm@gmail.com	Victoria-Fraserview	No web attachments.
04/19/2021	07:26	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 support this proposal because the projects would contribute to the desperately needed homes in Vancouver. The current public hearings on rezoning are an expensive waste of time that fail to effectively represent the views of the residents of Vancouver.	Christopher Raftis		raftiscj@gmail.com	Kitsilano	No web attachments.
04/19/2021	09:13	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Dear Council - I write this as a local resident, mother, registered architect, adjunct professor in the Masters of Architecture, Engineering Leadership and Public Policy & Global Affairs programs at UBC, and chair of the Vancouver Design Foundation. For more context, I am also a member of the City of Vancouver's Collaborative Leadership Advisory (and its previous Creative Affordable Housing Advisory), co-founder of NGO LoHA (Lab for Housing Alternatives); Advisor to BC Housing, member of UBC's Advisory Urban Design Panel, former Board of the Royal Architectural Institute of Canada (and currently pursuing a PhD in regenerative development). From under all of these hats, I plea that Vancouver City Council pass this motion. As you know, the intent of this amendment is to streamline the development process for groups eligible for senior government funding to renew aging stock and increase overall number of affordable units. In Vancouver you cannot do this without significant government funding, even if starting with free land already in community ownership. Most senior government funding is only green-lit once development approvals are done. Rezoning can add 9 - 24+ months to the timeline of a project, which needlessly costs a huge amount of money. As drafted, I understand (from expert colleagues) that this proposed amendment applies to less than one third of all non-profit & co-op housing sites in the City. As a member of advisory urban design panels (and other national juries) I fully appreciate the need to understand and have benchmarks to assess (and as needed, request revisions to) the quality of proposals and their resultant impacts on and benefits for their communities. Having been (many times) a submitter and reviewer (in separate instances) of development projects - including multi-unit affordable housing - this CAN be fully achieved through the City's rigorous development permit process. As I understand, the City did OVER a year of thorough public and stakeholder consultation on this issue. Over 88% of those consulted were in favour of the amendment. Many said it should be much more comprehensive and cover larger areas - or all of - the City. The current approvals system perpetuates structural asymmetries heavily biased towards large developers that have the margins to pay to endure it: to the exclusion of those actually motivated to create affordable housing that supports better quality of life. This needs to change. If the City truly wants to address our compounding crises of affordable housing, climate, equity, reconciliation - and intergenerational health equity more broadly - this amendment needs to be passed (in addition to revisions to other policies and procedures). We must evolve beyond being a city of NIMBY's that caters to a self-centred white upper middle class. Thank you for your time and consideration and for your commitment to making Vancouver a healthy city for all - now and for future generations.	Jennifer Cutbill		jscutbill@gmail.com	Mount Pleasant	No web attachments.
04/19/2021	09:27	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	This proposal will significantly reduce wait times and cost to have badly needed social housing built. The proposal covers modest height buildings in neighbourhoods where buildings of or near this height already exist, where individual rezoning should not be necessary. Individual rezoning applications and hearings waste \$100,000s of public funds and add years to a project. This proposal is nowhere near the level of action required but it is a small step in the right direction. The city is facing two crises - one of housing and homelessness, and one of climate change. This proposal will address both, by increasing housing supply to people with lower incomes, which will be in walkable and transit friendly neighbourhoods.	Christian Sampaleanu		chris.sampaleanu@gmail.com	Renfrew-Collingwood	No web attachments.
04/19/2021	10:08	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Hi, I support this amendment. There is no way for BC to meet its affordable housing targets without modest changes like this. This is just the tiniest beginning of what we need to do. If we let the current council ignore deep consultation in favour of this move, and listen to the privileged voices of a small minority during a public hearing, it will set a terrible precedent for making the changes we need throughout the City.	Aretha Munro		aretham10@gmail.com	Renfrew-Collingwood	No web attachments.
04/19/2021	10:55	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 support this rezoning as a welcome initial step to make below market housing easier and cheaper to build. I believe that up to 12 storeys should be allowed for below market housing in these districts. I would like to see this go further and expand the concept throughout the city, allowing denser below-market housing as of right in all residential areas (e.g. fourplexes and rowhouses in RS-1).	Luke Johnson		luke.g.johnson@outlook.com	Kitsilano	No web attachments.
04/19/2021	11:27	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 a Vancouver renter who is strongly in favour of these changes, and would only suggest that they also be expanded to other neighbourhoods. We need to put an end to the block-by-block resistance to new and renewed affordable, social and non-profit housing in this city - facilitated by the current process - that is only exacerbating the housing crisis in Vancouver, and delaying critical action to increase access to housing for low-income, service industry, working families, essential workers, and those who need additional supports in their housing. The current rezoning process is also an expensive and time-consuming process that stacks the deck against housing non-profits and co-ops that are already operating on tight budgets. These changes will, if approved, set a precedent for other cities in BC and Canada to follow.	Lesli Boldt		lesliboldt@telus.net	Fairview	No web attachments.
04/19/2021	11:41	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	This city is in desperate need of below-market housing. I am a young professional with good income potential, and I still fear that a home with enough space to establish a family will be forever out of reach in this city that I love. Vancouver wastes hundreds of hours and hundreds of thousands of dollars on discussion on individual rezonings, and the process MUST be streamlined so that more young people at the start of their lives can have a chance.	Derek van Pel, PhD, MD		dvanpel@gmail.com	Arbutus-Ridge	No web attachments.

April 16, 2021

Mayor Stewart and Council  
City of Vancouver

**Subject: Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts**

Dear Mayor Stewart and Council,

I am writing on behalf of LandlordBC to voice our strong 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. If passed, this amendment will expedite the delivery of not-for-profit and social housing and reduce costs and risks for housing societies and not-for-profits. We are honoured to have a significant cohort of non-profit housing providers as members of our association and wish to support the terrific work they do to deliver affordable secured rental housing in the community.

This is your opportunity to support not just social housing but the broader rental housing ecosystem by lowering barriers to exclusionary neighbourhoods. This is your opportunity to begin the path to permit the construction of secure purpose-built rental “everywhere”, at densities that eliminate not exacerbate the economic viability of these new builds. These are investments with a 70-to-100-year time horizon. Any suggestion that these buildings should be anything less than a modest six floors is unfathomable and, frankly, irresponsible.

We note that our friends in the non-profit housing sector have been asking you to not just approve this amendment but in fact increase its ambitiousness. They are asking that you allow the building of structures with eight storeys so that we can provide more housing. This makes huge sense as a progressive measure to provide affordable housing for families in the City of Vancouver! Our organization has previously spoken to you articulating the fact that building secure purpose-built rental is challenging at the best of times, while noting that the pandemic has further exacerbated those challenges. The risk/reward imbalance between building rental versus condos persists and land and construction costs have escalated at an alarming pace. Social housing construction is equally impacted. They are faced with the same cost-drivers. It is very challenging to make the numbers work! This is not hyperbole. That is why the call from our non-profit housing sector friends to allow up to eight storeys very much resonates with us, and why we respectfully ask you to approve this amendment and strongly encourage to increase its ambitiousness as noted above. You will regret not adding more units. This is truly a time to be bold.

Sincerely,

s. 22(1) Personal and Confidential

David Hutniak  
CEO, LandlordBC