

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
04/19/2021	12:22	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 motion.	Samantha M Grandinetti		s. 22(1) Personal and Confidential	Downtown	No web attachments.
04/19/2021	12:24	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 in support of the proposed amendment. I am someone who lived for almost a decade in co-op housing, and can share first hand what a difference it made to access an affordable and stable home. I was able to go to university and then pay off my student loan, in part because I had affordable rent. This city is in a crisis and as council you have an opportunity to act on the results of a robust engagement process and remove some of the barriers to providing safe and stable housing to those who need it. I hope you will act on the city staff recommendations and end the practice that allows a small group of already securely housed residents to block others from accessing that same basic right.	Olive Dempsey		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
04/19/2021	12:52	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 amendment has already received majority support at consultations. It will make it easier to reach city goals on social housing. I support the amendment and hope that it will apply to more areas in the future.	Patricia Fahni		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
04/19/2021	13:03	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 the motion of eliminating the City Council rezoning process for social housing proposals at 6 storey or below. The City of Vancouver's development process takes far too long, costs way too much and we need social housing NOW.	Rachel Degraw		s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
04/19/2021	13:20	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 would love to see more social housing in my area and this would make that happen	Ellena Lawrence		s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
04/19/2021	13:42	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 the direction these amendments would provide for social housing. This type of housing needs to be spread throughout the City (including Cambie corridor and west of Main). I encourage Council to look for compromises if necessary to move this forward in the right direction based on some of the input received through this process (e.g., 5 storey limit' 50:50 mix of social and market housing"). However, I support the move away from public hearings for these types of projects as I do not think we are usually able to think "long-term" or "community-wide", and that is the role of City planners and visionaries.	Angela Crampton		s. 22(1) Personal and Confidential	Sunset	No web attachments.
04/19/2021	14:28	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	For all the common sense reasons this rule change has been proposed, please do whatever it takes to increase affordable housing including modifying rezoning.	Frannie Cruise		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
04/19/2021	14:33	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 urge you to support social housing by approving these amendments. I take this position based upon my experience as an academic and author studying and writing about housing and municipal zoning as well as on the testimony of the BC Non-profit Housing sector and their Association. That we are in dire need of social housing in Vancouver is well known. That this will enable the creation of more social housing has been attested to by Jill Atkey and others working in the sector. I will add that what are now the RM-4 and RM-3A zones under discussion used to be simply RM-3 zones under the initial 1956 zoning by-law (By-law 3575). Heights in these zones were uniformly lifted to 100 ft in 1961 (By-law 3926), only to be downzoned to 35 ft in the 1970s under TEAM (multiple By-laws, e.g. By-law 4757), and ultimately end up in their current state (RM-3A and RM-4). A variety of social housing projects, like Lutheran Manor near City Hall, were produced between 1961 and the downzonings of the 1970s. They still provide homes for people today, but could no longer be built (or re-built) in their current form due to downzonings. How much other social housing have we lost over recent decades as a result of the downzoning? Writing about this downzoning shortly after its enactment, Prof. David Ley (1980) noted "in four years council had achieved residential downzonings in every major apartment district in the city" (p. 252) and that this "contributed to limit housing supply," leading to sky-rocketing land prices and undermining urban equity as a goal (p. 255). Council now has a chance to return to urban equity as a goal by supporting these amendments. They should take it! (Source cited: Ley, David. 1980. Liberal Ideology and the Postindustrial City. Annals of the Association of American Geographers 70(2): 238-258. https://doi.org/10.1111/j.1467-8306.1980.tb01310.x)	Nathanael Lauster		s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
04/19/2021	16:47	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	It is not a secret that the only way our city will make progress in reducing homelessness is by increasing social housing options. With supportive senior governments, and willing co-op and other social housing partners this is the time to do it. No one wants people sleeping in doorways and parks. There is fear in the voices of those who oppose social housing, but there is despair from the unheard voices of those who have no place to live. You can change that.	Catherine Evans		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
04/19/2021	16:51	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Very much in support of this modest amendment. Please take action on your commitment to affordable housing targets and pass this amendment. I have lost too many talented friends already who have moved out of the city due to lack of affordability.	Stacey Hagerty		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
04/19/2021	18:02	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 appreciate that this option is being considered. So much time and money is wasted on individual rezonings, and it would be preferable to be able to provide much needed below market housing sooner rather than later; and with less expense of public funds. I would still support if the number of stories were greater than 6 by the way! I don't seem to have such an aversion to shadows as some Vancouverites I suppose.	Emily S.		s. 22(1) Personal and Confidential	Fairview	No web attachments.

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04/19/2021	18:31	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 urge you to support the amendment for 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. The City did over a year of thorough public and stakeholder consultation on this. 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. There is no way for BC to meet its affordable housing targets without modest changes like this. It's no exaggeration to say that the housing affordability crisis is destroying this country and has rendered the Canadian economy utterly dysfunctional.	Alex Grunenfelder		s. 22(1) Personal and Confidential	West End	No web attachments.
04/19/2021	19:14	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 the amendments	john watson		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
04/19/2021	19:50	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Just adding a minor clarifying revision regarding my note sent earlier today in support of 'Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts' The end of the first sentence in the opening paragraph should read as follows: "...adjunct faculty in the Masters of Architecture and Engineering Leadership programs and co-instructor in the Public Policy & Global Affairs program at UBC" (I am collaboratively teaching and developing curricula for the SPPGA, but I do not have a faculty appointment there). Attaching revised version as a pdf in case easier for administration. Thank you again for your time and consideration.	Jennifer Cutbill		s. 22(1) Personal and Confidential	Mount Pleasant	APPENDIX A
04/19/2021	20:11	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 desperately needed! Please make this happen	Roberta		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
04/19/2021	21:11	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 the proposed changes to streamline the development process for new non-profit housing in zoning districts covering select low-rise apartment areas across the city. This will be a very meaningful and important change to help provide more much-needed housing in less time and at a lower cost. However, I do wish these new guidelines could be applied to all residential zones city-wide. Additionally, this policy could go further to permit up to 12-storey social housing buildings by-right in RM-3A, RM-4, and RM-4N zones.	Jeffrey Baldwin		s. 22(1) Personal and Confidential	Victoria-Fraserview	No web attachments.
04/19/2021	21:18	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 housing for the people of Vancouver. This city needs more social housing. This city does not do not need more red tape or opportunities for those who are already comfortably housed to not want their neighbourhoods changed. People need to be able to affordably live in this city and the City of Vancouver needs to support that. This one simple and powerful way to do that.	Cynthia McLellan		s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
04/19/2021	23:45	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 am strongly in support of pre-zoning social housing districts to 6 storeys. Frankly I would go further. We are in a housing crisis, increased social housing is a piece of the puzzle to make Vancouver more affordable, and council has recently unanimously approved 9 and 12 storey social housing. I think pre-zoning RM-4 and RM-3A to 12 storeys would be even better. Council has very limited time, and public hearings require a lot of council and staff resources, money and time better spent elsewhere. Delegating responsibilities like this to city staff is good and should be encouraged further - more pre-zoning and fewer hearings on individual properties.	Nathan Hawkins		s. 22(1) Personal and Confidential	Killarney	No web attachments.
04/20/2021	07:39	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	The benefits of the proposal are huge, especially for new or expanded co-op development. When working to obtain financing from the federal government there is already so much red tape and rezoning adds time and money to the process unnecessarily. Adding 2 storeys will not impact the community significantly as far as neighbourhood feel or sightlines, but it would increase non market housing supply that us so desperately needed especially in the family housing space. I support the ammendment as presented as I believe that it adequately accounts for affordability while leaving enough room for co-ops and non profits to make the best decisions they can about affordability composition to ensure they are sustainable and minimize reliance on government which can shift every 4 years.	Lindsey Murphy		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
04/20/2021	11:11	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 amendment seems like a simple and effective step in the face of our immense housing affordability challenges. Many solutions are understandably complex, so when there is low-hanging fruit that builds on successful, existing models, it's a clear Yes to me.	Wade Lifton		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

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

04/20/2021	12:32	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 Stewart and Council, I live in one of these zones and I strongly support this proposal. I am surprised that several comments have come in opposed to this common sense amendment. I attended one of the consultation workshops and my perception was overwhelming and broad support from those involved; I do not think anyone opposed the basic idea. The main criticism was that this is being targeted to only to RM-3/4 zones. This means that social housing has to compete for a very small share of the City's residential land with new and existing condo and rental uses. This is unfair to renters and also makes social housing less feasible. I strongly encourage Council to direct Staff to come up with a similar proposal for RS & RT zones. It appears that some opposition is a result of misinformation regarding funding models and the minimum requirement for 30% affordable rents. It is not clear to the public that non-profits try to achieve the best affordability they can, and the various organizations making loans & grants have varying affordability requirements and funding models. A city-wide minimum affordability level for social housing does not determine the realized level of affordability, and increasing that minimum does not imply that other levels of government will provide more funding to match. 100% of zero is zero. In my opinion some city councillors have not made this distinction clear when criticizing the policy and have thus weakened public support for perfectly legitimate social housing proposals. There is nothing stopping the City from offering more subsidy to increase affordability in the social housing it owns or that non-profits own, this does not need to be codified into a bylaw nor does a bylaw change imply increased funding. Forcing individual rezoning hearings in areas where 6-storey rental and social housing rezonings are already fairly common and mostly uncontroversial is a huge waste of City resources and provincial/federal housing funds. I do not see this at all as pushing the envelope on affordable housing, this is a practical measure to avoid wasting ~\$400,000, mostly public funds, on every social housing proposal. I think Council is nearly unanimous in the intention to cut unnecessary red tape, and this is the epitome of that. Given recent rezonings in these areas, such as the 9-storey VNHS project on Frances or the 12-storey Brightside project in Mt. Pleasant, it is clear that this amendment is a half measure that won't be optimal or perhaps even feasible for many non-profits. It is long drawn-out processes for half-measures that basically ensure adequate amounts of housing will never be built; the process is the outcome. In summary, this is worthwhile but is just not a big deal. If Council truly believes that below market housing is important, you will direct staff to pursue a more effective policy for RM and, more importantly, RS & RT zones. Best regards, Owen Brady	Owen Brady		S. 22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
04/20/2021	13:07	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	It is time to allow 6 story buildings in city without having to get special permission (zoning changes) from counsel. Create zones that groups can work in without having to worry about unnecessary delays.	Randy Huber		S. 22(1) Personal and Confidential	Riley Park	No web attachments.
04/20/2021	15:11	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 fully support this plan. It's ridiculous that it is so easy to build the most expensive form of housing and so hard to build the most affordable.	Oliver South		S. 22(1) Personal and Confidential	Kitsilano	No web attachments.
04/20/2021	15:48	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 ammendment	Margaret Dragu		S. 22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
04/20/2021	16:12	PH2 - 4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts	Support	Renewable Cities supports the City of Vancouver's Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts. Please see document attached.	Andrea Hedley		S. 22(1) Personal and Confidential	Unknown	APPENDIX B

Vancouver City Council

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

Dear Vancouver Council,

I write this as a local resident, mother, registered architect, adjunct faculty in the Masters of Architecture and Engineering Leadership programs and co-instructor in the 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 and Embodied Carbon Advisories); an advisor to BC Housing, co-founder of the (former) Laboratory of Housing Alternatives (LoHA), member of UBC's Advisory Urban Design Panel, former Board Director 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 that are 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 you are 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 substantial amount of money. As drafted, I understand (from expert colleagues who have run the numbers) 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 designed to the Passivehouse standard - I am confident that this CAN be fully achieved through the City's rigorous development permit process.

As I understand it, the City has done over a year of thorough public and stakeholder consultation on this issue already. **Over 88% of those consulted were in favour of this amendment.** Many said it should be much more comprehensive and cover even larger areas - or all of - the City.

The City's current review and 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 - 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.

Sincerely,

s. 22(1) Personal and Confidential



Jennifer Cutbill, Architect AIBC, FRAIC, LEED GA, Regenerative Practitioner | Principal, Lateral Agency



April 20, 2021

Vancouver City Council
453 West 12th Ave
Vancouver, BC V5Y 1V4

Dear Council Members,

Renewable Cities supports the City of Vancouver's Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts.

Elected officials at all levels of government need to employ levers to quickly and effectively increase affordable and accessible housing in the city. With Vancouver's standing as the second-least affordable housing market in the world, it's urgent for City Council to remove regulatory barriers to developing social housing.

Cities face multiple, intersecting challenges, many of which have been further exacerbated by the COVID-19 pandemic, such as shortages of accessible, affordable housing and social inequity. Access to housing is central to human health and wellness. The housing system is critically important, as it impacts—and is impacted by—several other systems that affect social, ecological and economic health. The policies we apply to housing have far ranging consequences, both for individuals and society as a whole. As New York Times Economist and author Conor Dougherty points out, "Every problem is a housing problem" (2020).

Removing rezoning requirements for social housing does not undermine the democratic process, as Vancouver residents have shown broad support for social housing and, if anything, have requested that the City move faster on solutions.

Easing the process for adding below market rental housing in select locations is a step in the right direction for addressing Vancouver's affordable housing crisis and creating a renewable, restorative, resilient city that provides a safe, welcoming environment for all citizens, regardless of their social or financial standing.

Renewable Cities are equitable cities.

Sincerely,

The Renewable Cities Team

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