

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/08/2021	14:03	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The building of condos and rental buildings with stores below always bring chain stores into neighbourhoods. This is not good for our communities as we have lost so many local businesses Also in Mt. Pleasant 10 businesses were demolished to make way for a skytrain station. I fear that when this is built there will be more chain stores. We have lost so much in our neighbourhood.	Leona Rothney	s. 22(1) Personal and Confidential	Unknown	Appendix A
11/08/2021	14:39	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	if the city wants to build 6 story apartments,they need to compensate us as the new buildings blocks our views and our house values decrease	chenyang shi	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
11/08/2021	15:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Not opposed to adding rental units but each neighbour should have its own say on what makes sense to their own neighbourhood and how it best supports the current community. NO to 4-6 storey buildings amongst residential homes that share narrow streets. Row townhomes are a better idea	Bente Rybinski	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/08/2021	17:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	There should be input from people who live in the area being affected by rezoning: having a blanket rezoning plan is rezoning with too wide a sweep. Vancouver neighbourhoods are varied, and input and public hearings are vital to sensible development. Yes, having public input can slow the process, but eliminating public input favours the developers.... Think about how you would feel if you couldn't even express why or why you don't agree with something happening in your neighbourhood. Public hearings and input are VITAL components in creation of a liveable Vancouver....	Mary Jane Garvin	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/08/2021	18:12	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I don't approve of the new rental rezoning proposal. The idea of a four storey building beside a single family home is terrible. The norm has always been to gradually step down heights from higher to lower, precisely to avoid this jarring contrast. This proposed rezoning idea is bad and needs to be scrapped and replaced with something sensible. We do have a housing problem, but we need a better solution than this.	Jack Hunter	s. 22(1) Personal and Confidential	Unknown	No web attachments.

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11/08/2021	18:34	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Proposal for rental rezoning To members of Vancouver city council: I am in favour of development along main arteries and even side streets but I am not in favour of the way you are proposing to do it. 1. A blanket development with no consultation or consideration of neighbourhoods is wrong! How can Vancouver neighbourhoods possibly maintain their character with such massive developments? 2. Huge development without proper consideration of infrastructure could destroy livability. 3. I understand that land assemblies increase property values and therefore the rents of the new developments would be high and would not help solve the housing crisis in the city. 4. Sustainability must be a major factor in development. For example focus should be on adaptive reuse of existing buildings rather than complete demolition. 4. Six stories are too high, block light and views - 4 or at most five would be reasonable. I would be in favour of more density in the city but only if it were done in a sustainable way.	Susan Duncan	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
11/08/2021	18:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The current proposal covers the vast majority of the city without specific planning for each neighborhood and area. A blanket policy could be beneficial to some neighborhoods but detrimental to other neighborhoods. In my block on s. 22(1) Personal and Confidential in West Point Grey, currently there's a lack of street parking available, especially during school hours given the location next to Lord Bynum secondary. If higher density residential is built on W 16th or W 15th Avenue, the parking situation would be much worse. The narrow streets and higher vehicle traffics could put the students in danger. Therefore, i think it's important to introduce the rezoning laws based on specific needs of the area. For my block on W 15th between Wallace and Highbury, the rezoning could cause a safety issue and parking issue.	Aijie Zhang	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
11/08/2021	19:31	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Streamlining Rental Policy We are opposed to the current Streamlining Rental Policy. The proposed zoning change allowing building design at 6 stories will completely overshadow any 2 story RS home if stepping is discontinued. Constructing 4-6 story buildings off-arterials will result in loss of neighbourhood character. 3 Story townhouses or duplexes would better maintain that character. We are in favour of speeding up the approval process for current all zoning. Don Marquardt	Don Marquardt	s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/08/2021	20:37	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No consultation with community No notice given to all residents in district This type of development does not work as we already have limited parking due to UBC students parking in our area These buildings are too tall, will block light and views There is no need as our population is growing at 1% per year There is no infrastructure in the community plans to support this increase in population ie roads, schools, no grocery store, and other services We are presently dealing with the Safeway development and the Jericho lands development which will tax this neighborhood to the limit. We do not need more development for housing	Carol Mouat	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
11/09/2021	07:53	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	We have viewed the proposal for Dunbar and wish to voice our vote to vote against this concept.	JAMES AND FRANCES McLENNAN	s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.

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11/09/2021	08:44	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Opposed to Proposed Rental Rezoning Plan. There was no consolation with neighbourhoods regarding this plan. Upzoning has made the city more expensive not less. Land assemblies kill neighbourhoods by emptying out homes leaving whole blocks vacant. The city talks about a climate emergency but cutting down trees and paving over gardens will make the city hotter. We do not have the infrastructure or amenities to support the increased density. This will homogenize the city and destroy the character of our neighbourhoods.	Andrea Baxendale	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/09/2021	09:50	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	To Mayor and Council Some of the many problems with this proposal are: This proposal is an expansion from the previous rezoning policy that will now pre-approve rezoning schedules that will be implemented through a new rental-only legislation. This means that the rezonings will be much more frequent and allow for full blocks of assemblies, even off arterials. Recently proposed provincial changes to legislation may mean no future public hearings required for spot rezonings that are consistent with policy plans or OCPs The public hearing combines two different types of rezonings, the amendments to C2 zoning schedules and the new rental rezoning schedules and policy areas, which makes this very confusing to the public. No mailed notification of affected properties for the public hearing so most people do not know this is happening. Vancouver Plan basic planning is yet to be done regarding data and calibrating the Vancouver Housing Targets. No meaningful consultation with residents while targeting special interests. No neighbourhood-based planning, just arbitrarily imposed across the city without context Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging. Loss of character houses and rental suites to demolition Heritage buildings not exempted The map that shows areas affected by the policy is symbolic only and it is confusing as to what properties are included or not There has been no notification given to the properties that would be affected Overrides Community Plans and Community Visions Out of scale for the surrounding area at 6 storeys on arterials and 4 * 5 storeys off arterials (+ amenity roof & mechanical, physically 6 levels) Will block public and private views Allows up to full block assemblies for apartment buildings Spot rezoning in RS detached houses that will overshadow adjacent area Reduced front yard and rear yard, much larger footprint that shadows adjacent lots yards The city is giving away too much for too little benefits * waiving of DCL & CAC fees Lower or no onsite parking requirements and mostly unaffordable market rents The proposal also allows 6 storeys in C2 commercial zones (+ amenity roof & mechanical) Huge height and density increases to 6 storeys + with only 20% of units more affordable than market rates. Expansion of the commercial districts in competition with already ailing neighbourhood shopping areas. The last thing the merchants and residents need, given the sorry state of the neighbourhood shopping areas, is more commercial floor space supply. WPG has about a 30% commercial vacancy rate plus a very large site yet to be redeveloped- the Safeway site, which will include a significant amount of commercial space.	Leona Rothney		Mount Pleasant	No web attachments.
11/09/2021	11:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	This rezoning is an a terribly idea. These streets are narrow and do not support taller buildings.	Elsa Nohlen		Fairview	No web attachments.
11/09/2021	11:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	There has been a concerted campaign by developers to skew results towards the Pro side, so that they can financially profit from this policy. Many live outside of Vancouver. Do not be fooled. For decades, Government has let developers waste land with 1 BR condos that families can't live in. Families move out to the Fraser valley for larger, cheaper homes and then commute back to Vancouver to work, adding to climate change. More policy favoring Government and developers will not result in family-sized homes that affordable. There are many empty ground level business rentals because rent is too expensive. Often businesses that go in there are redundant, like nail shops. Have you thought of why crime has been allowed to go amok downtown? It is a useful distraction from what the Great Reset is all about. If something looks strange to you, it is. Please ask yourselves deep questions. Think how housing affordability can happen with the best use of our tax dollars and also think of where these dollars go.	Speaker 35		Unknown	Appendix B

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11/09/2021	12:01	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	See attached PDF letter regarding C2 citywide increased heights, decreased setbacks, three different types of rezonings should be in separate reports/public hearings, etc. Petition - The Coalition of Vancouver Neighbourhoods (CVN) acknowledge that there are many different ways to provide more rentals and to accommodate growth. However, CVN is strongly opposed to the recommendations in this report and this arbitrary, citywide approach that lacks neighbourhood context. This letter is to update you on the Change.org petition, Our Communities Our Plans, is opposed to these arbitrary rezoning policies and was previously 4100 but is now over 4450 signatures. https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315 Letter - http://coalitionvan.org/posts/2021-11-09-streamlining-rental-update-letter/	Steering Committee	s. 22(1) Personal and Confidential	Unknown	Appendix C
11/09/2021	13:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	If rental housing goes in along arteries, I can understand that and approve. However on the side streets, I am strongly opposed. It will start with land assemblies, and then we don't have much choice other than to sell, as if we do not, we will have apartment buildings on either side of us, no sun, more difficult to sell the house when we want to, and higher taxes. Strongly opposed to this idea. Vancouver is one of the most livable cities in the world, why is Council trying to ruin it"	Louise Ries		West Point Grey	No web attachments.
11/09/2021	13:14	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Please see the following video as further input to the Streamlining Rental Rezoning Public Hearing. This video is the talk by former director of planning Larry Beasley regarding planning policies at the policy convention for TEAM. https://youtu.be/Ve4UyRcuCA Since this Streamlining Rental Rezoning Public Hearing has come forward as a "quick start" under the Vancouver Plan, and likely to become part of the final Vancouver Plan and Official Community Plan to follow, it is critical that Council considers the larger context this rezoning will have. This is particularly important since the province is considering removing the requirement for public hearings for projects that are consistent with a municipal Official Community Plan. This may be the only opportunity for a public hearing on this vast rezoning policy and the multiple individual projects. Please consider this wisdom and whether this rental rezoning report and public hearing meets the criteria for proper planning process that is required for successful planning outcomes. I would suggest that it does not. Also for reference is the Vancouver Sun/Province article: https://elizabethmurphyblog.wordpress.com/2021/10/30/citywide-rezonings/ Please refer this proposed rezoning back to staff, with the three types of rezonings separated for neighbourhood-based planning with meaningful community involvement and proper notification of the properties affected. Please see attached letter pdf.	Elizabeth Murphy		Unknown	Appendix D
11/09/2021	13:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Continual disrespect for those who live here, no meaningful neighbourhood consultations, continual catering to development industry with no concrete disclosure of population indicating any real need for this. I am a resident and renter of 35 years. I am not opposed to gentle density, liveable spaces and neighbourhoods; I am strongly opposed to the methods used and the disrespect to residents.	Alison Bealy		Dunbar-Southlands	No web attachments.

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Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/09/2021	13:57	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I'm a renter in Kitsilano and agree with the Coalition of Vancouver Neighbourhood's Nov 2 and Nov 9, 2021 position on this. Please go back to the drawing board and rethink this. I'm all for streamlining AFFORDABLE rentals not market rental, and using a neighbourhood based approach. There's a danger here that many existing affordable rentals units will be lost. http://coalitionvan.org/posts/2021-11-09-streamlining-rental-update-letter/	Elvira Lount	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/09/2021	14:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this report.	Grace MacKenzie		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:06	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	This needs to go back to the drawing board for a thorough review.	Len		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:07	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this	Dr Lesie		Grandview-Woodland	No web attachments.
11/09/2021	14:11	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose the streamlining rentals proposal	Cylia Wong		Kensington-Cedar Cottage	No web attachments.

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11/09/2021	14:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose the implementation of this report. This approach will in effect delegate housing policy to developers and is too blunt an instrument for something as complex as our diverse city. It has an intolerable level of uncertainty, because the city will not really be sure if what it is getting, in terms of housing, until the deed is done and the building is built. This is going to be one ugly city if this report is approved.	Patrice Struyk	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/09/2021	14:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this report called Streamlining Rentals	Ben Johnstone		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:23	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No to this report, I'm opposed	Felix Lecture		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:24	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Reasoning here: However, there is one potential downside to the New Zealand model: the effect on land prices. 'How do you prevent a land rush' asks Andy Yan, director of the City Program at Simon Fraser University, in a conversation with me. 'By that I mean a sudden, sharp increase in prices caused by speculators trying to get a piece of the action.' 'We already saw this happen in Vancouver when the Cambie Street corridor was zoned for multi-family homes. Suddenly, those old single-family homes that were going to be torn down shot up in value. Those properties were being flipped two or three times before the actual developer got their hands on it.' And whatever a developer pays for the property is reflected in the cost of the housing that gets put up. Townhomes along the Cambie and Oak St. corridors in Vancouver that have been built in recent years are all starting around \$1.7-million to \$1 8 million ' and rapidly ascending from there. So yes, New Zealand-type legislation in cities like Toronto and Vancouver might help get a lot more homes built, but it's not likely to do much for affordability. As a Kiwi, I know this to be true. Opposing all the way!	V Richards		West End	No web attachments.

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11/09/2021	14:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Neighborhoods not developers! No more density without more services!	Rebecca Fox		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:29	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am opposed to this report. This report covers too many things. This report does not make rentals affordable!	Xan Santana		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:34	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Enough I'm opposed	Millie Oliver		Kensington-Cedar Cottage	No web attachments.
11/09/2021	14:40	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this report streamlining rentals	Laura Sabey		Kensington-Cedar Cottage	No web attachments.

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11/09/2021	14:47	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I'm opposed	Vigo Biggin-Po		Kensington-Cedar Cottage	No web attachments.
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11/09/2021	15:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No neighbourhourhood-based planning or context Random spot rezoning out of scale apartment buildings, with 6 storeys on-arterial and 4 - 5 storeys off-arterials Up to block long assemblies, even for off-arterials streets No exemptions for heritage or character buildings No mail notification to properties affected Confusing to include rezoning C2 commercial shopping districts in the same public hearing Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging	Ethan Ellerbeck		Unknown	No web attachments.
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1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/09/2021	15:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No neighbourhourhood-based planning or context Random spot rezoning out of scale apartment buildings, with 6 storeys on-arterial and 4 - 5 storeys off-arterials Up to block long assemblies, even for off-arterials streets No exemptions for heritage or character buildings No mail notification to properties affected Confusing to include rezoning C2 commercial shopping districts in the same public hearing Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging	Michael Scott	s 22(1) Personal and Confidential	Unknown	No web attachments.
11/09/2021	15:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Undeniably there is housing urgency, but the full context of climate concerns is missing. New buildings may be emissions-free, but total carbon impact from the cycles of destruction, resource use, and construction remain unassessed. This plan requires large losses of green space and trees as houses are razed and replaced by buildings with much narrower setbacks & greater FSR. Since lots are smaller in most targeted areas than in wealthier, less dense areas of town, total demolitions will be more. Greatly increased local park space to offset higher local populations is unplanned for. Michael Naylor- Asst Dir. of Rezoning-has said they want to 'ensure open space & light,'but 'there's a challenge. All the time.' Matt Horne- Mgr of Climate Policy- says 'there's a tension between the need to add residential density & the desire to increase tree cover.'Efforts "butt up against each other." Studies link greenery/vegetation with reductions in airborne pollutants & noise, and healthier kids.Maybe open up rental zoning away from vs.bordering arterials' Zone for more local grocery stores/small shops' This plan excludes townhouses or co-ops. No escapes from sirens & noise. In Aug 2020 Cllr Dominato imagined updating antiquated bylaws:'We need to be more creative about how we enable people to live in the city.' Still needed.	Joan Bunn		Kitsilano	No web attachments.
11/09/2021	15:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I have read with agreement to many comments submitted by Vancouver concerned citizens about the 'one size fits all' proposal you are considering. Issues of Vancouver's distinct neighbourhood character and identity, quality of life issues such as shadowing, privacy, views, tree canopy decimation, boxy 6 story buildings, lack of promotion of human scale, ground level buildings. There are so many reasons why I think this Policy proposal is a bad idea, and that Council has not respected and listened to community concerns: the concept of local area planning (that was championed by former Planning Director, Ray Spaxman back in the 70's, when I worked in the Planning Dept.) has been in effect, disappointly abandoned by this council. So many of the respondents to this proposal desperately appeal to you to consider the value that local neighbourhoods and commercial strips play in the quality of our daily lives. This proposal to allegedly address Vancouver's housing and affordability problems has not been fully thought out for its negative impacts. I site two submissions on Nov 7 by Roberta Olenick that document multiple good reasons in opposition to the SRP, including opening up this mass form of rental units to global 'Private Equity Firms', as investigated in the documentary "Push" (that I recently viewed), and the disruption to rental stability in cities globally. She raises concern about the current council engaged with the Vision Vancouver relationship with Rockefeller Foundation '100 Resilient Cities' as a guiding program for the development of Vancouver. Bringing me back to your elected responsibility to listen to and respect the concerns of local citizens, expressed over many years to issues about the form of development: by whom' and for whom' It's easy to be cynical when seeing the dominant form of high rise development in Van's recent history, that has not had the priority of providing appropriate housing to sustain a balanced populace of working, single, family, young and old that makes a city livable. I propose more flexibility in housing forms, that are ground oriented (townhouses, mews) that gently densify our residential neighbourhoods. Consider how this SRP is in conflict with Van's Greenest City objective, as it will reduce the tree canopy, acknowledged by City Climate Manager, Matt Horne (see siting in Roberta Olenick letter). Also, the proportion of Market Rental to Below Market Rental in this proposed policy will not seriously alleviate affordable housing. The City must demand more of developers to increase the proportion (and the physical size!) of so called 'affordable' rental units. We will not reach the desired objective of providing inclusive housing for all of Vancouver's diverse income levels. It kills me to witness the demolition of all sold single family houses in the west side neighbourhoods, to be replaced by massive single family 'castles' accessible to only the wealthiest. Change those res. zones!	Joan Jaccard		Unknown	No web attachments.
11/09/2021	15:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No neighbourhourhood-based planning or context Random spot rezoning out of scale apartment buildings, with 6 storeys on-arterial and 4 - 5 storeys off-arterials Up to block long assemblies, even for off-arterials streets No exemptions for heritage or character buildings No mail notification to properties affected Confusing to include rezoning C2 commercial shopping districts in the same public hearing Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging	Stane Desin		Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/09/2021	15:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am opposed on numerous grounds.	Christopher S. Fierlage	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/09/2021	15:19	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No neighbourhood-based planning or context Random spot rezoning out of scale apartment buildings, with 6 storeys on-arterial and 4 - 5 storeys off-arterials Up to block long assemblies, even for off-arterials streets No exemptions for heritage or character buildings No mail notification to properties affected Confusing to include rezoning C2 commercial shopping districts in the same public hearing Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging	John Ivo		Unknown	No web attachments.
11/09/2021	15:46	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I live very close to the new development at the corner of 18th and Commercial Drive in Vancouver and am extremely concerned with the lack of forthought that has gone in to the planning for this as well as other developments of a similar size that are being proposed in the neighbourhood. It seems that very little consideration and work has been done to improve road safety near these sights. 18th has seen a dramatic increase in traffic with nothing done to address safety concerns. Many people drive with excessive speed despite the fact that there is a blind hill at the top of the street (at Fleming and 18th) and there are churches and an elementary school who cross the street regularly. It is only a matter of time until someone is injured as a result of this. The proposed new developments will only add to traffic problems in the neighbourhood.	Sharon Sinclair		Kensington-Cedar Cottage	No web attachments.
11/09/2021	15:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I strongly object to this rezoning because there was absolutely NO consultation with the Dunbar Residents' Association which very actively and intentionally has done an excellent job of representing the views of the Dunbar residents on many issues. What makes Vancouver unique is that it is a cluster of neighbourhoods with their own particular atmosphere and personalities. No consultation allowed our residents to comment or to add ideas and input that would matter to and be unique to our area. You have not allowed us to join in this project...it was simply announced! As it is right now, traffic all over Vancouver has significantly increased. After 3:00 in most of our neighbourhoods the traffic increases dramatically as children are collected from school. Our roads are not large, and the side roads are even smaller, but now cars park all along them, and cars have difficulty passing. Increasing the density such as you suggest will not work with our present road and parking situations. You need to make clear how you intend to provide these and other services for such projected density. Finally I object heartily that the details regarding such density seems to have been communicated at the very last minute and not very widely. I received nothing to my door about potential meetings. I only heard about this on the radio, and then through the Dunbar Residents Newsletter. Such a dramatic change requires more explanatory information, and at the very least responsible neighbourhood consultation. I am shocked that you have acted in such a unilateral manner.	Thena Ayres		Dunbar-Southlands	No web attachments.
11/09/2021	15:51	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Concern re traffic issues	Alex Semple		Kensington-Cedar Cottage	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/09/2021	15:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	opposed per reasons cited by the coalition of van. neighbourhoods. failure to consult, failure to engage, no community specific plans.	R Kandla	s 22(1) Personal and Confidential	Unknown	No web attachments.
11/09/2021	16:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	opposed per reasons cited by the coalition of van. neighbourhoods. failure to consult, failure to engage, no community specific plans.	J Maca	s 22(1) Personal and Confidential	Unknown	No web attachments.

APPENDIX A



APPENDIX B

4 Nov 2021 – Speaker 35

OPPOSE: Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C 1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy

Single family homes did not cause unaffordability.

Poor and ever changing government policies create crises and unaffordability.

I don't want to hear more propaganda from self-declared urban planners, urbanists, sociology students, what have you.

From watching and participating in these city public hearings, I have been struck by recurring themes:

- 1) Democracy and having the right to be an active and vocal participant.
- 2) Having properly supported and well-defined social housing.
- 3) Having security and safety in one's own home.

I was moved by the raw and deep emotion of two recent speakers in front of council:

- 1) The False Creek co-op owner whose sleepless life was wracked with anxiety about her personal future and that of her home.
- 2) Tyman Stewart, who came here on Tuesday night begging for the constitutional right to keep his home that he had sunk all of his soul and money into.

Tyman's quotes:

"Don't clear cut our city."

"You're driving out thousands of people and where are they going to go? Rentals?"

"I've been so sick and so knotted from not being able to participate."

Two hard-working people TERRIFIED of having the land ripped out from under their feet.

Also from Tuesday, I noticed non-profits asking for government money to get their projects underway.

Most compelling was Mr. M, who actually does not live in Vancouver, a developer of micro suites, a self-designated expert, stating that townhouses are not profitable, that developers need density and that government has a lot of money to make this happen. He wants to use the full power of government to make land assemblies. He was so self-assured that this would happen.

I had a déjà vu.

In April this year, there was a public hearing for no consultation on rezoning for 6 storey social housing, which passed. Then someone thumped a chest and said, "We need 12 storey social housing."

Then in May, there was a public hearing for no consultation for 12 storey social housing, with 110 speakers, which was rejected by City council.

APPENDIX B

Then it all became clear and I saw the Vancouver Plan.

This is not about disproportional, 11 foot high ceiling, 4 to 6 storey apartment buildings.

It's going to be about rezoning on major arterial and off-arterial areas for 12 or more storey housing owned by Government and Large Entities.

Land lift is NOT an issue for them.

This is effectively ripping the land out from under many thousands of single family home owners.

Corioles Consulting Corp. on page 240 of the 348 page document stated that 93% of potential lots under this rezoning policy are unlikely to provide greater affordability and still be financially viable for redevelopment.

Social housing projects would require significant government subsidy.

So, single family home land goes to the government and the single family home owner pays for the privilege to become a renter with their tax dollars.

This doesn't sound like equity, shared prosperity or climate protection.

It sounds like COLLECTIVIZATION.

I found a wonderful city document called SECURED RENTAL POLICY ENGAGEMENT FOR LOW-DENSITY TRANSITION AREA from March – October 2020.

800 participants, mainly in Kitsilano, that did NOT want to live in rental units on busy arterials, but wanted ground living accommodations, preservation of neighborhood character, green space, adequate infrastructure and affordability.

On page 18 of this document from the Urban Development Institute Rental Housing Subcommittee stated:

“Developers assert the need for **bolder building heights** in the proposed rezoning schedules.”

“Concern regarding the need to submit a proforma to Real Estate Services in the rezoning process. This requirement increases development timelines for developers.

In closing, this says it all. This policy is a TROJAN HORSE to give developers and government free reign all over Vancouver.

It is NOT about what Vancouver citizens want.

APPENDIX B

Don't pull the land out from under our feet. Protect the right of single family home owners to keep their homes and land and make their own choices.

Vote NO.

Don't send it back to staff.

Make it DNR. DO NOT RESUSCITATE.

References:

Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C 1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy

<https://council.vancouver.ca/20211102/documents/phea1report.pdf>

Page 12:

...assemblies on arterial streets would be managed to ensure single lots are not left behind or 'locked-in' between new apartments, ensuring that all lots on a block continue to be eligible for development (*What does this mean? Land expropriation?*)

Page 240: Appendix J, Coriolis Consulting Corp.

However, based on information provided to us by City staff about the lots that could be candidates for this rezoning scenario, there are likely only a small share that have the potential to provide greater affordability. For example, only about 7% of all RS and RT lots in the City that are being considered for this rezoning policy are larger lots (over 6,500 square feet) that could be part of an assembly that would consist of older homes. The other 93% of the lots being considered for this rezoning policy are unlikely to be able to provide greater affordability and still be financially viable for redevelopment.

Social Housing at Sites Currently Zoned RS or RT

The City is considering policies that would allow social housing development at existing RS and RT lots at densities of 2.7 FSR (mid-block sites) to 3.0 FSR (corner sites) with heights up to 6 storeys.

Our case study analysis indicates that social housing projects at densities up to 3.0 FSR will require significant government subsidy (e.g., capital grants and/or operating subsidies) in order to make redevelopment financially viable, even if the land is made available at a nominal amount.

APPENDIX B

SECURED RENTAL POLICY: ENGAGEMENT SUMMARY FOR LOW-DENSITY TRANSITION AREA March – October 2020

<https://vancouver.ca/files/cov/secured-rental-policy-engagement-rsrt.pdf>

Page 5:

Respondents expressed equity concerns about geographic concentration of purpose-build rental housing along busy arterial streets with higher noise and air pollution levels; many renters expressed a desire to live in secure rental housing on local streets.

Page 11:

Responses by Neighbourhood

There was a noticeable pattern with respect to responses, a majority of the concerns expressed, appeared to be from residents living in the Kitsilano neighbourhood.

Pages 11-12:

Responses by Theme

Urban design

A majority of comments were related to the urban design aspects of the proposed rental building forms set out in the draft off the shelf rezoning district schedules. Respondents cited specific concerns related to the heights, densities, setbacks, and scale of the proposed building forms.

Respondents mentioned the importance of design compatibility with the existing built form in low density areas.

Sample Comments:

- Housing such as duplexes/triplexes, laneways, ground floor or basement suites allow for more greenspace and promote a good living environment where people know each other and engage in more community events. We don't need to duplicate crowded high rise buildings because they exist in other countries. They are silos which tend to isolate people more than unite them.
- The proposed building heights of 5 storeys on arterial and 4 storeys off arterials are too high. Homes north of these buildings would be in shade in all seasons and those to the east and west would have limited sunlight. All would suffer a significant loss of privacy and feel dwarfed by the massive neighbouring buildings.

Page 13:

Preserving existing buildings and neighbourhood character

A large number of respondents portrayed the desire to retain existing buildings and preserve their neighbourhood character of their areas. We heard from residents that they are concerned about the pace of change in areas with older homes.

Sample Comments:

The blanket approach to rezoning will have serious negative consequences to the character of many of the neighbourhoods potentially affected.

Leave heritage homes alone, and not densify the history of the neighbourhood.

Planning and engagement process

Several respondents expressed concerns on how the proposed off the shelf rezoning process would affect their ability to provide their feedback on specific developments. Others brought up

APPENDIX B

concerns regarding the challenges of public consultation during the COVID-19 pandemic. We heard suggestions on ways the planning and engagement process could be improved.

Sample Comments:

- ...blanket rezoning approach is not beneficial to this city as it does not address the issue of specific neighbourhoods. I feel that neighbourhood based planning would actually meet all the criteria the city needs while addressing the unique issues/elements of each neighbourhood.
- All decisions by [the] City should be delayed and public feedback should be extended due to current health situation – people are not following this presently.
- ...the proposed policy change will create a bias permit approval process that favours developers, while penalizing/discouraging homeowners that want to increase density through the addition of laneways, infill and duplex housing.

Page 14:

Geographic coverage

Many comments were related to the locations in which the policy would apply. While some commented that the scope of the policy changes should be expanded to more areas in RS and RT zones, others believe that rental projects should only be allowed in major arterial roads. We heard from renters that living on arterial roads poses public health challenges due to the increased noise and air pollution on these streets. Several respondents commented on specific areas that should be added or removed based on their opinions.

Sample Comments:

- Remove the 150 m limit and allow 6 storey rental buildings in all current RS and RT zones.
- This is great – rental housing should not only be built on loud, busy, polluted arterials. Renters (approx. 50% of Vancouver's population) have as much right to quiet streets and parks as wealthy homeowners.
- These projects should stay on major street arteries only.

Page 15:

Public amenities and services

We hear general concerns that additional density may put pressure on existing public services and amenities in the city, including transportation, green space, schools and community centres.

Sample Comments:

...the existing neighbourhood infrastructure is already bursting at the seams.

...I don't think the infrastructure (sewage, roads, schools) can accommodate what is planned for the next 10 years.

...the traffic congestion caused by this proposal [is] unsafe in the neighbourhood for the young families.

Page 16:

Sustainability

Some respondents are concerned that the proposed changes may result in tree removal and less green space in their neighbourhoods. Others told us that this policy may encourage the demolition of existing buildings leading to waste and increased green house gases in the form of new construction.

APPENDIX B

Sample comments:

...Terrible loss of trees, shrubs, habitat – what happened to the “greenest” city!!!
...This will also create a lot of demolition and waste of perfectly good housing stock.

Housing affordability and property tax

Some respondents commented that new market rents are generally more expensive than rents in older existing buildings. We also heard that some property owners believe this policy may increase their property tax.

Sample comments:

- The replacement market rental housing will be much more expensive.
- Property taxes for homeowners will increase substantially because of the extra air space.

Page 18:

Urban Development Institute – Rental Housing Subcommittee

City of Vancouver Staff held a rental program review workshop with members from the Urban Development Institute on September 30th, 2019. Staff presented on the progress of various incentive programs in place, trends in the rental market, and the proposed changes to these programs. Attendees were then invited to discuss and share their thoughts on how these programs could be improved from a development perspective. Overall, **17** industry professionals attended the event, a summary of the findings are below.

Themes

- Developers assert the need for **bolder** building heights in the proposed rezoning schedules.
- Concern regarding the need to submit a proforma to Real Estate Services in the rezoning process. This requirement increases development timelines for developers.



COALITION OF VANCOUVER NEIGHBOURHOODS

APPENDIX C

<http://coalitionvan.org>

November 9, 2021
City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Streamlining Rental Rezoning Public Hearing

Agenda: <https://council.vancouver.ca/20211102/phea20211102ag.htm>

Report: <https://council.vancouver.ca/20211005/documents/spec1.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) acknowledge that there are many different ways to provide more rentals and to accommodate growth. However, CVN is **strongly opposed** to the recommendations in this report and this arbitrary, citywide approach that lacks neighbourhood context.

This letter is to update you on the **Change.org petition, Our Communities Our Plans, is opposed to these arbitrary rezoning policies** and was previously 4100 but is now **over 4450 signatures**.

<https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315>

We continue to oppose the combining of dramatically different types of rezonings into one public hearing, an approach that is very confusing to the public.

- The proposed C2 changes to zoning schedules and design guidelines include changes to:
 - **all C2 citywide** outright 4 storey strata with increased heights and decreased setbacks
 - the addition of **6 storey rentals in areas as per eligibility map**
- The proposed RS/RT zoning changes allow random spot rezonings for rental-only apartment buildings based on new RR zoning schedules approved in advance, up to 6 storeys on-arterials and up to 5 storeys off-arterials

These are three different types of rezonings should be in separate reports and public hearings.

Please do not approve the recommendations in this report and instead, **refer it back to staff to separate the three major zoning initiatives, allow for neighbourhood-based planning work and community consultation, and provide proper notification to the properties affected.**

Thank you,

Steering Committee,
Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
Cedar Cottage Area Neighbours
Dunbar Residents Association
Fairview/South Granville Action Committee
False Creek Residents Association
Grandview Woodland Area Council
Granville-Burrard Residents & Business Assoc.
Greater Yaletown Community Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association
Kits Point Residents Association

Marpole Residents Coalition
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Assoc.
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

APPENDIX D

City of Vancouver

Dear Mayor Stewart and Council,

Re: Streamlining Rental Rezoning Public Hearing - Larry Beasley on Planning Policies

Please see the following video as further input to the Streamlining Rental Rezoning Public Hearing. This video is the talk by former director of planning Larry Beasley regarding planning policies at the policy convention for TEAM.

<https://youtu.be/Ve4UyjRcuCA>

Since this Streamlining Rental Rezoning Public Hearing has come forward as a "quick start" under the Vancouver Plan, and likely to become part of the final Vancouver Plan and Official Community Plan to follow, it is critical that Council considers the larger context this rezoning will have. This is particularly important since the province is considering removing the requirement for public hearings for projects that are consistent with a municipal Official Community Plan. This may be the only opportunity for a public hearing on this vast rezoning policy and the multiple individual projects.

Please consider this wisdom and whether this rental rezoning report and public hearing meets the criteria for proper planning process that is required for successful planning outcomes. I would suggest that it does not. Also for reference is the Vancouver Sun/Province article:

<https://elizabethmurphyblog.wordpress.com/2021/10/30/citywide-rezonings/>

Please refer this proposed rezoning back to staff, with the three types of rezonings separated for neighbourhood-based planning with meaningful community involvement and proper notification of the properties affected.

Sincerely,

Elizabeth Murphy