

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
10/29/2021	12:43	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 expression 'give you and inch and you take a mile' immediately comes to mind with the proposal to pre-approve city wide rezoning. If this rezoning goes ahead will the city and the developers to follow the new rules' The city has already demonstrated their disregard for all the neighborhood community plans. The undefined number and height of levels for roof amenities and mechanical being exempted from rezoning rules will be totally abused and used as an excuse to build even higher. The developers will complain that they can't include affordable housing units unless they can build higher ' witness the development at Alma and West Broadway. The number of storeys or levels permitted must be capped and absolute at 6 storeys on arterial streets and 3 storeys on the adjacent side of the non-arterial streets. The proposal for up to 6 storeys ' If the roof mechanical levels are included - on off-arterial streets is TOO HIGH. The buildings will dwarf the surrounding neighborhood. Other problems ' Parking People still drive cars and rely on cars more than pre-Covid. The proposed removal of minimum on-site parking will result in the side streets becoming parking lots ' Only 20% is 'affordable' housing. Where are essential workers, people with disabilities, and families to live' ' Allowing for full block assemblies results in reno-eviction and pressure to sell heritage homes, and older, more affordable apartment units. ' Where are the additional parks, schools, community centres, and other amenities needed for these additional residents' Covid has shown us that people need and want more personal space, both indoors and outdoors, not just a tiny balcony or 'roof top amenities'. The demand for single family homes has increased by 31% and the demand ' and price ' for condos has decreased (R. Price, Bode market data, Vancouver Sun, October 28, 2021). Regards Ingrid Bjerkelund	Ingrid Bjerkelund	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/29/2021	13:21	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 Rental rezoning has not had any consultation from the people living in these communities. How can City Council guarantee affordable rentals and not have developers buy up city blocks and make huge profits' From living the past 18 months with Covid, green space is important for mental health. Building 6 story apartments will impact back yards that once were available. Has the City thought of the demographics of who would live in these buildings' More off shore investors' Maybe more research should be done on the how many people are living in the apartments and condos in Metro Vancouver. I know in my mom's westend building 40% are off shore investors. They can afford the vacancy tax. Also, in my neighbourhood, there are a few empty houses for sale. Newly built large houses and torn down character homes has been the norm for the last 10 years. Having multiple families living on RS zone lots seem more community oriented than a building with six levels mostly small studio or one bedroom units with no green space. I understand that the City needs to create housing. Please lets have a discussion before you impose a zoning change that affects thousands of people.	Stephanie McCallum		Unknown	No web attachments.
10/29/2021	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	The expansion of this rental policy, with 6 story buildings on arterials and 4-5 story buildings off arterials will ruin the community, not to mention any kind of value of many neighbourhoods. These new units will largely be left empty with owners who are elsewhere. The rental units will be put in place with no regulation of rental rates. City Council is creating the appearance of increased density but not affordability. The city council has not sought any neighborhood input; they have proceeded without notifying any of those affected.	Julie Lane-Gay		West Point Grey	No web attachments.
10/29/2021	15:26	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	Greetings Mayor and Council: I have several reasons why I am opposed to this blanket rezoning to commercial and residential areas in so-called "low density" neighbourhoods. But I will only focus on one aspect, and that is how can the city prescribe something like this when they haven't shown that they have taken into account the number of housing units already being planned for in affected neighbourhoods' In Kitsilano where I live, there are multiple developments in progress, and these will provide tens of thousands of new homes. The Jericho Lands, the Senakw and Molson Brewery developments will inject more housing than we will ever need in this area. Not affordable housing, mind you, which is a great shame. I ask that you to re-think and slow this tidal wave of over-building.	David Ferman		Kitsilano	No web attachments.

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10/29/2021	16:53	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	Perhaps someone will read this. I am a retired architect and have dealt with the City and have done work in this beautiful place all my career. The uniqueness of this cities' character and its affordability and neighbourhood quality I think is under serious threat by the proposed zoning changes. I strongly question and oppose: 1. Lack of neighbourhood consultation in implementing this zoning. I thought you were 'Public Servants', apparently I am mistaken. 2. The changes are too drastic. Good planning and growth occurs incrementally and with local input - Planning 101 folks. 3. It is contrary to the City Plan that has been agreed on earlier. 4. The proposed density, and character of development will make for a duller, more dehumanized City texture. Rich current complexity of commercial streetscapes will be replaced by architectural uniformity and less small owners of shops and businesses. Standard aluminum storefront sections and glass will be the norm. A bit too Soviet a sensibility. 5. For too many units will be bought by off-shore owners, a current problem as well. Developers will profit at the expense of citizens and there will be no increase in affordable or quality housing. 6. This drastic change will place highrises in the back yards of current single family houses, robbing them of sunlight and privacy, lowering their value. I have friends who are already moving out of their current houses because of this. AND All this is unnecessary, we have and enormously creative and good willed community. Rather than taking this draconian route, take time, bring in architects, planners, artists and let them help, listen to them as well as the voices of people of Vancouver. This top down scheme that serves developers, investors and increases the tax income base for the City is horribly cynical. Perhaps the cynicism extends to the idea of hoisting this awful plan, to then (seemingly graciously) back off a little, throwing a sop to pretending to listen and then implementing something not quite awful as this, but still awful. You can do better! Please reconsider this terrible piece of zoning.	Stefan Brunhoff	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/29/2021	17:26	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	I am opposed to the Streamlining Rental guidelines, esp A11. The proposal defines 'Low Density' as housing in so-called 'single family' zones. Many, many residences in this zoning have multiple tenants: often but not always the owner plus renters in suites above or below grade, and/or in laneway homes. Three sets of tenants on one lot are common. According to the 2016 census, Kitsilano's density was among the top 5 of 22 Vancouver areas. My concerns: ENVIRONMENT: This plan is destructive environmentally but has been promoted as helpful re the world climate emergency. Is it? New rules would allow residential buildings with much greater footprints. The new buildings would be formulaic, with shorter setbacks and smaller rear yards than existing houses. Buildings with very big footprints stretching over multiple lots will create streetscapes incompatible with/hostile to existing buildings, and will likely lead to apartment-only zones vs. a variety of sizes and tenancy. This means shockingly wasteful levels of destruction of good housing, all very liveable, much of it recently renovated or new-built, often with low-carbon systems. Plus dumping of major amounts of carbon into the atmosphere in the processes of tearing down and building. Sharply increased use of resources: concrete (even with no on-site parking), wood, glass, plastics, etc. All this contributes to environmental crisis: major loss of urban forest on private land, loss of street trees (to be replaced with young trees far less effective in absorbing CO2 & resisting drought stress than older ones); decreased permeable land, less green space, greatly reduced available park space per resident. Loss of birds, bees, and other pollinators. Will it lead to less CO2 due to less auto use? No reason to presume that more residents per sq. km locally will mean less daily incoming or overall traffic. Outlying areas will continue to grow, and most of Vancouver still won't have grocery stores & small shops near its residents. SOCIAL CONCERNS: Most people on my block (W. 12th/MacKenzie) & very many nearby are renters; the % is I'm sure higher along 10th and other busy streets. These areas have had low esteem as noisy & lacking privacy. But walkable areas near local shops and coffee haunts have recently seen sharply rising rents in Toronto. Gentrification will accelerate as 'hoods fill up with market aptmts. People who've lived here for years may be permanently out of luck (renters, but owners too). New market-primary housing will likely not offer as much affordable rental as will be lost. That probably means loss of diversity also. (Meanwhile, the empty homes problem continues unabated.) COMMUNITY CONCERNS: The city has failed utterly in its commitment to consultation. Affected residents have never received direct notice from the city & have heard of the proposed changes from other sources or not at all. Promise of "modest" changes" and "listening" ring hollow.	Joan M. Bunn		Kitsilano	No web attachments.
10/29/2021	18:56	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	While I am in favor of density, I believe that outside of the immediate commercial districts the density should be aligned with the neighborhood look and feel. Development of six-story or higher buildings in Point Grey should be in the commercial district between Discovery and Blanca. Any building outside of the commercial district should be limited to four-stories to preserve the look and feel of a neighborhood. In addition, I am very concerned with logic that suggest that the West side is out of balance with density since the UBC developments and the Jericho Lands developments should be considered. This is going to dramatically increase the density in this area beyond what the current roads and services can support. Furthermore, it makes the West side very much in balance with density intentions. Please move forward with great care on these issues since there is no going back.	Natasha Shulman		West Point Grey	No web attachments.
10/29/2021	19:41	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 has not been publicized enough and will have major impacts on neighbours and housing values. There needs to be more neighbourhood specific zoning rather than blanket city wide zoning. It will also destroy local somewhat affordable retail locations in existing shopping areas.	Andre Rowland		Kerrisdale	No web attachments.

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10/30/2021	00:04	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	The expansion of this rental policy, with 6 story buildings on arterials and 4-5 story buildings off arterials will ruin the community, not to mention any kind of value of many neighbourhoods. The rental units will be put in place with no regulation of rental rates. As we have seen elsewhere, the new units will largely be left empty with owners who are elsewhere. City Council is creating the appearance of increased density but not actual affordability. The city council has not sought any neighborhood input; they have proceeded without notifying any of those affected.	Peggy Smart	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/30/2021	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	I object to the proposed city wide rezoning plan for the following reasons Under the plan the entirety of any block on and adjacent to a designated arterial would be eligible for the new higher density forms of housing 6 storey buildings would be eligible on arterials The plan does not accommodate people of various ranges, stages or abilities It will demonstrably not be affordable We need affordable housing in this city but the rezoning plan does not address that need Current policies encourage 'reverse affordability' and clearly there is no intention to alter that course When numbers are thrown around they always state 1M people are coming. But that's to Metro Vancouver, not the city itself But if you extrapolate those numbers, there is enough zoned capacity to meet a broad range of housing needs for the next decade and beyond the zoning plan would accommodate one narrow range of interests. Not citizens. Investors who don't live here, don't shop here. They do however, pay taxes and they won't complain to City Hall about it. So if you want an empty, dead city with homeless on the streets, violence and crime throughout it, this is the zoning plan for you There's more to the making of a city than just building houses We need healthy small businesses which cater to the needs of residents We need accessible commercial areas within walking distance We need fewer large scale building projects that interfere with the flow of traffic and public transportation routes for years at a time We need parks that are not overshadowed and with with space to play We need hospitals, upgraded schools and community centres within walking distance The only stake holders served will be large scale builders developers, rent collectors & investors There is a significant disconnect between residents and the power structure at City Hall There has been no consultation with people in the community (Covid has been very handy in that regard) There had been no notification of individuals who will be affected Communication with the public involves more than on line surveys Public engagement has been invisible What engagement there was clearly avoided most of the population of Vancouver It begs the question,'what does Council have to lose by consulting with the electorate instead of just developers" In a post covid world our elected officials should have shifted all their planning from a future that will not unfold and with vision, radically address the very new, very real needs of the city This radical New World needs to be dealt with as if it was an unforeseen, irreversible warlike attack. Because that is what this is Instead, Council appears to have taken an underhanded 'clear the backlog of problems' approach with a sweeping, undemocratic assault on its own citizens To be clear the following Councillors voted to move this process forward in its current form Kennedy Stewart Boyle Bligh Carr Dominato DeGenova Fry Kirby-yung Swanson Weibe Thank you Councillor Hardwick	Pamela Massing		Unknown	No web attachments.
10/30/2021	10:24	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	As of today I have not had any formal notification re this policy and I spoke with neighbours who were equally shocked. What happened to the Dunbar plan and communication' Dunbar is a family and retirement area where residents know and support each other .I feel that the city is trying to force me out of my retirement home and away from my very valued support group . Is density- check out studies about to many rats in the maze-and money so much more important than the mental health and well being of its citizens '	sheila Maurer		Dunbar-Southlands	No web attachments.
10/30/2021	10:36	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	Is this development as in positive planning' No it benefits only wealthy investors. Disrupts neighborhoods and provides no benefit to citizens in need of affordable housing. And develops existing neighborhoods into less liveable human storage ghettos where rich investors and non resident bedroom community commute and shop elsewhere. Talker is not better when it destabilizes whole neighborhoods for profit.	Vishva hartt		Kitsilano	No web attachments.

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10/30/2021	11:19	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	see attachment	Danny Scodeller	s.22(1) Personal and Confidential	Kitsilano	1 web attachment
10/30/2021	11:36	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 residents of Kitsilano and West Point Grey have repeatedly advised the Mayor and Council that we do not want massive increase in building in these areas, and we are not being listened to. The Jericho Lands alone, with the demand from the owners for 38 storey towers, along with many other towers of various heights, will double the population of this area. Even more is being built on University Boulevard. Residents in these communities have stated unequivocally they do not want highrises yet they are being built. Now the City is proposing even more housing on and off arterials. What Council is doing is imposing massive congestion on the people who live here. Who will pay for schools and other increased infrastructure' Where will increased traffic flow now Point Grey Road is closed for traffic' There must be a moratorium on the increased height of building on and off arterials until a rapid transit line is in place. If Council steamrolls increased building as they now propose they will destroy beautiful communities and create congested problem communities in their stead.	myra elson		Unknown	No web attachments.
10/30/2021	11:55	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 can't support this proposal for many reasons, some of which are: - Lack of Data for informed planning The City wants to set in motion a plan of growth based on what was admitted to be inaccurate, misleading and incomplete data and an aspirational housing target. It seems premature to proceed with a major initiative without sound data and an analysis of zoned capacity and development capacity. Otherwise, how can the City know how much new density can go into each neighbourhood and what each neighbourhood's city-wide share of new density will be' The Streamlining Rental Proposal's Vancouver Renter Density by Dissemination Area 2016 diagram (on Board 4) is so outdated that it shows Oakridge as very low density. Senakw will have an unprecedented density 5x greater than downtown, with 6,000 units, ~10,000 people. Jericho will have an unprecedented density greater than False Creek North, with 9,000 units, 15-18,000 people. Currently, massive towers are going up along Broadway. What population increase could result from the SRP' Meanwhile there is currently a medical care problem in that people cannot find a family doctor and there is a shortage of schools in the Kitsilano/False Creek area. Will emergency rooms, medical services, schools, sewer, grocery store, parks, natural green space, fire, ambulance, disaster response, etc. be able to keep pace with increasing needs' - Full-Block Assemblies and demolitions on non-arterial and narrow arterial streets Please do not allow block assemblies on non-arterial streets and narrower arterials streets. It will result in good affordable housing being demolished before its time, displacement of residents and their pets, land lift and loss of the many mature trees and permeable landscapes that are located on non-arterials and narrow arterials. - Residents who will be directly affected have not been notified - Local neighbourhood context City-wide rezoning of multiple zones at once makes it impossible for local neighbourhood context to be considered. - Exceptions are being approved during a moratorium On Broadway, developers are exploiting loopholes, approvals for exceptions are being granted and additional storeys keep being added to highrise towers that already exceed any plan. All this is being done in the middle of a planning process and during a moratorium on rezoning. How can we trust in this process' - Affordability Massive uponzings, spot rezonings and building more and more condo towers to increasing heights will not lead to affordability but will further raise the price of housing.	Valerie Porter		Kitsilano	No web attachments.
10/30/2021	12:22	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 definitely opposed to 'carte blanche' rezoning of ALL areas of our city to allow 6 storeys on all main arteries. I can see that in SOME areas this might actually improve and enhance the neighborhood. However, there are many areas where allowing this will diminish the character of the area and eliminate the few remaining heritage and character buildings. Do we want a city that is all square blocks with no architectural features from the past' I certainly don't. The idea of rezoning has to re-addressed so that each area is considered for what is currently there. Everything is NOT about money. Stop giving advantages to the developers!	Trish Keating		West Point Grey	No web attachments.
10/30/2021	12:40	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	You all continue to amaze me, this city is out of control, as is the council, especially with this blanket zoning. What better way to mess up this city and the quality of life for the current citizens, whom you represent. Rezoning has to be done carefully, with a plan, and ensuring adequate funds are collected from each project to pay for all infrastructure costs, existing residences should not be ask to subsidize developers. You are no better than the group previously before you, I sure hope we are able to get rid of all of you this time around, the new people have been a great disappointment. Blanket zoning is just a lazy person's approach to zoning, who really doesn't care. Hoping for better things from our civic government, for the sake of this city. Doug & Lynda Macdonald	Doug Macdonald		Dunbar-Southlands	No web attachments.

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10/30/2021	13:08	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	1) Stop promoting excessive growth with continuing demolition, loss of character, and arbitrary out of scale development and towers that produce unsupported precedents without neighbourhood context. 2) Instead, use meaningful public participation in neighbourhood-based planning to manage growth, based on real data, for both ownership and rentals, that reflects public support in each neighbourhood. 3) Provide local amenities sufficient to serve growth. 4) Promote and plan for a city-wide grid network of plentiful, affordable, frequent electric public transit rather than only a few expensive over developed subway corridors. 5) Strive for a liveable, sustainable, affordable future for all, within the context of each neighbourhood's character.	John & Tracey Dean	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/30/2021	13:30	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 proposal is the beginning of the end for single family neighbourhoods across the City. Please send this back to the drawing board for further consideration and input, and do not be swayed by the development industry shills who have flooded the comments.	Lee Chapelle		Kensington-Cedar Cottage	No web attachments.
10/30/2021	13:32	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	1. I do not believe that the Plan will achieve its goal of increasing the number of affordable rentals in the city. The plan has the potential of eliminating many currently established rentals, with the doubtful hope that some developers may introduce a few affordable rentals into their new apartment buildings. 2. One of the charms and appeals of this city is its variety of established neighborhoods. These neighborhoods have been developed and maintained with the collaboration of Neighborhood Residents Associations. In the past, these Associations have worked with the City to determine the best plans for their neighborhoods and hence for the City at large. These existing plans are being ignored, and replacement plans are being proposed without the extensive consultation of the citizens involved. 3. The proposed Plan would allow the introduction of 4 to 6 story apartment buildings into well established, liveable neighborhoods. This has the potential of the removal of solid existing homes, whose character, trees, views and sunshine will be gone at the expense of crowding in a limited number of rental apartments, and thereby destroying the character and liveability of the existing neighbourhood. For these reasons, and for many others more fully outlined in submissions by The West Point Grey Residents Association's submission on this subject, I strongly urge you not to approve this Plan.	William Hall		West Point Grey	No web attachments.
10/30/2021	13:33	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 expansion of this rental policy, with 6 story buildings on arterials and 4-5 story buildings off arterials will ruin the community, not to mention any kind of value of many neighbourhoods. The rental units will be put in place with no regulation of rental rates. As we have seen elsewhere, the new units will largely be left empty with owners who are elsewhere. City Council is creating the appearance of increased density but not actual affordability. The city council has not sought any neighborhood input; they have proceeded without notifying any of those affected.	Susan Colby		Kitsilano	No web attachments.
10/30/2021	14:33	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	Am opposed for a number reasons. These two items should be dealt with at two separate public hearings. Individual notice should be sent to every resident whose address will be potentially impacted by what could be considered drastic changes to well established neighbourhoods. This proposal can be considered a systematic effort at blockbusting and destroying neighbourhoods. Considering how unique every neighbourhood in Vancouver is with different demographics and needs such as local schools each neighbourhood needs to be consulted on the merits of each individual neighbourhood. Despite 10 years of constant construction the cost of rental accomodation continues to accelerate. Increasing density has never ameliorated the high cost of housing, rental or otherwise, so why not consider other approaches that may offer better solutions. This whole proposal appears developer driven and enables the industry to encroach even further on private property sanctioned by those currently in power.	Paolo Meret		Unknown	No web attachments.

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10/30/2021	15:03	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	Am opposed to these proposals being heard as one hearing as they relate to different types of zoning in commercial areas and residential areas. Unless they pay close attention to the Vancouver Plan which most Vancourites don't each person potentially impacted by these proposed changes needs to be notified on an individual basis so they have full knowledge of what the planners are proposing and how it will impact their individual neighbourhoods. Many homeowners have spent their entire working lives trying to save and pay off their mortgages. Many renters prefer living in secondary suites or renting entire houses with friends and family as opposed to paying exorbitant rents for small 300 square foot boxes. The proposals the city planners are making is a systematic and deliberate form of blockbusting. Planners are well aware that citizens will begin moving when surrounded on all sides by tall apartment buildings. Despite the city of Vancouver more or less being in a constant state of construction the cost of housing and rental continues to escalate. Has the city ever actually calculated how many vacant suites there are in Vancouver and how much housing and at what price is actually needed.	Barbara May	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/30/2021	15:30	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	1. Respect Neighborhoods Plans and wishes. 2. What are the reliable Housing Data that show the need for this. 3. Is this legal under the Vancouver Charter. 4. Have affected parties been properly notified' 5. Staff comments need to be challenged. 6. Why this extension and density and heights and not say 50% more targeted' 7. Wait for the completion of the Vancouver Plan.	william O'Brien		Marpole	No web attachments.
10/30/2021	16:23	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	It is unbelievable that city council will not be happy until they have destroyed this city with over development. I cannot wait to vote out all council members who vote in favour of this rezoning policy.	Nicole Benda		Dunbar-Southlands	No web attachments.
10/30/2021	17:52	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, and nobody that I know of on my block, has received written notification of this policy. This means that a lot of people in the affected areas are being denied representation, enabling the wealthy well-organized corporate developers and their unions to stack the submissions to Council. This policy is effectively an eviction notice: If I don't accept a developer's offer ' or I don't get one - I risk being punished with a huge building next door that effectively renders my yard useless, say for growing food. The 6-storey C-2 plan will increase the traffic gridlock along 41st, making online shopping mandatory at the expense of local businesses. It is also prevents us from accessing recycling centres. It will increase suburban sprawl. And Jericho' An offensive eyesore. But hey corporate greed is good, eh'	Henry Charles Wrinch		Dunbar-Southlands	No web attachments.
10/30/2021	18:06	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	I am opposed, and I have registered to speak.	Kelly Talayco		Kensington-Cedar Cottage	No web attachments.

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10/30/2021	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	Vancouver is a beautiful city because of its diversity of neighbourhoods, green spaces and feelings of community. Turning all arterial routes into concrete jungles and apartments over 4 stories all at once is unnecessary and completely ignores the plans and desires of people who have been living in an area for often decades. More consultation and actually listening to the people who live in the neighbourhoods, pay taxes, and who will be affected, and not just giving in to the developers would be appreciated. Infrastructures in the way of schools, etc are needed as well as support for small businesses that have been struggling.	Trish Hopkins	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/30/2021	19:49	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	Density on this level would be detrimental to local wildlife by removing vast amounts of green space provided by the gardens in single family dwellings. Creating opportunities for developers to bulldoze perfectly habitable family homes is detrimental to the environment; to claim otherwise is clearly greenwashing for profit. If the city is genuinely interested in offering more affordable housing, it should start by making laneway housing permits available and affordable.	Teresa Ewanuick		Hastings-Sunrise	No web attachments.
10/30/2021	20:04	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 believe that the housing shortage is due not to actual supply of units. I believe it is due to large numbers of speculators owning multiple properties. This will not be corrected by creating more units. Developers, lawyers, real estate brokers, not the average citizen, will benefit from creating yet more housing. Deal with the speculation problem. Tax owners of multiple properties at rates that discourage using the housing market for investment purposes. Our 4 year old kids can't afford housing in Vancouver's west side because of speculation in this housing market.	Lorna Shapiro		Kerrisdale	No web attachments.
10/30/2021	20:21	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	Re: Streaming Rentals I have lived on Oak St. For over 20 yrs. a major arterial with over 3000 cars per Hours, I am a renter in a 6 units side but side duplex. City staff have made a mistake in 2017/8 and are not allowing rental (Apartments or Town Houses) on some parts of arterial streets like Oak st., Nanaimo St., King Edward, 33rd, 49th, 57th, etc.) I ask to correct that mistake and allow me to continue renting on Oak St.	Tova Sandbrand		Shaughnessy	No web attachments.
10/30/2021	21:38	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	Six storey apartment blocks on residential streets would be a horrible blight on a neighborhood. Of particular concern are the permanent year round shadows that would be cast on homes to the north of these units, ruining gardens and green spaces, as well as eliminating any privacy for neighbours as the rental units overlook their smaller homes and yards. Instead make it easier for existing residential home owners to renovate to add rental suites or laneway homes instead of creating endless and prohibitively expensive permit hell! Increase the empty home tax to price out speculators, and ban home ownership for anyone who does not pay income taxes in Canada.	Christine Wyatt		Dunbar-Southlands	No web attachments.

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10/30/2021	21:59	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 charm and beauty of Vancouver lies in the character of its neighbourhoods, surrounded by water and mountains. By changing our neighbourhoods with up to six story buildings would do irreparable damage that we could never get back. The sense of community would be lost, and this is part of what makes Vancouver so special. Please do not approve this rezoning application.	Wanda O'Malley	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/30/2021	22:15	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	Grossly undemocratic attack on the livability of my neighborhood making a mockery of citizen consultation and ordinary democracy. The current disgraceful zoning proposal completely ignores the option of human scale densification employing multiple suites and garage conversions, and laneway houses, which has barely been tried and scarcely been encouraged.	Will Johnston		West Point Grey	No web attachments.
10/30/2021	23:00	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	I think it's disgusting that the city will pass rental housing on quiet neighborhood streets. There's already so much rezoning going on on all the main streets, the construction right now is unbearable. Please leave our quiet neighborhoods alone.	Shoshana Lewis		Kerrisdale	No web attachments.
10/30/2021	23:54	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 opposed the re-zoning policy - residents were not consulted and it's out of character and in fact destroys neighbourhood character. Gentle density is the only way, not this type of approach that pushes through regressive options without input from taxpayers and residents - 6 stores in single family areas is not acceptable. Why not those 3-story type apartments or laneway homes' those are perfect. 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 No limit on number of building in an area, every lot is now eligible 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. Many shopping areas have up to 30% commercial vacancy rates and many are struggling to survive. More development increases land values and property taxes that prices them out.	R. Kandola		Unknown	No web attachments.
10/31/2021	01:27	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 my comments in the attachment.	Roberta Olenick		Unknown	1 web attachment

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10/31/2021	01:38	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	So opposed to the ruin of quiet residential neighborhoods being destroyed by density and rentals shame shame on you	Linda freed	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/31/2021	02:39	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	I agree with the comments in the link below: http://coalitionvan.org/posts/2021-10-05-streamlining-rental-referral/	Ann P.		Kitsilano	No web attachments.
10/31/2021	02:42	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	Every person who owns a property and will be affected by this nutty report must first be notified by you before any changes can be made to their property. I'm sure they don't want this report to go through. If you allow these apartments around my suite my rent WILL go up because these new taller, denser building will force this to happen. Land that can produce taller more dense buildings costs more. Taxes will go up because the BC Assessment values properties on the highest and best use and sales in the area. That means that my landlord's property will be valued higher, as high as a 4 or 6 storey tall building, then investors will be willing to pay more for her house. You City Council ought to know this. You are pricing me out of my home where I have lived for 6 years. This is not fair and there seems to be no way I can fight City Hall. Very upset, Denise	Denise Chattan		Kensington-Cedar Cottage	No web attachments.
10/31/2021	06:24	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	I agree with the West Point Grey Residents Association stand on this issue.	j myers		West Point Grey	No web attachments.
10/31/2021	08:56	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 the changing and rezoning of low density areas. These changes are reflect the interests of developers and not the people who need housing. These low density areas are critical for wildlife proliferation and the access to pollen and nectar sources through green spaces, gardens and un- or underdeveloped spaces. There is currently not enough infrastructure to support the large increases of people to these neighborhoods and what about the displacement of plants, animals and insect	Diane Marie Martin		Dunbar-Southlands	No web attachments.

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10/31/2021	09:01	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	Not enough infrastructure present in Dunbar area. Either in terms of roads and public transportation, or in terms of jobs, and o support more families. Increase in noise, land management resulting in a loss of natural and semi-natural habitat for animals and plants (acting as buffer zone for Pacific Spirit). Land development serves the purpose of developers for certain, but not for the the greater population. Larger areas could more easily developed, including, but not limited to, golf courses, which we've only a few, but have a massive footprint, with little or no ecological value (and being one of the highest fertilizer runoff contributors). 4-6 story buildings on both sides also creat corridor effect with documented negative microclimate and pollution consequences.	Dr. Oliver Prange	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
10/31/2021	09:03	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	I oppose rental rezoning across the city which would cause disruption in every neighbourhood. I have had to put up with 2 1/2 years of construction noise across the street due to the building of 11 townhomes. In Mt. Pleasant we are surrounded by construction and have been for years now. Enough is enough	Leona Rothney		Mount Pleasant	No web attachments.
10/31/2021	09:24	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	There is insufficient public transit to support further density in this already over burdened traffic area. Lack of transit means more cars with one driver using residential streets to get to and from. Traffic on 4th ave between Vine st. and Cambie is insanely backed up most afternoons already! Broadway is just as bad.	Lawrence Jakerov		Kitsilano	No web attachments.
10/31/2021	09:41	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!	Tyman Stewart		Unknown	No web attachments.
10/31/2021	09:44	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	No!	Roger Simmons		Unknown	No web attachments.

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10/31/2021	09:44	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	I fully support my neighbours position	Karl Felder	s.22(1) Personal and Confidential	Kitsilano	1 web attachment
10/31/2021	09:49	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	Dear Council, I have five main concerns with the proposed plan: 1. Trying to apply a blanket approach to the whole City; 2. the resulting lack of consultation that will occur at the neighbourhood level; 3. the creation of winners and losers, where the losers will not be compensated; 4. Research shows that building strong communities tends to happen best in dense SFD to 4 story forms of development; and 5. Negative environmental and mental health impacts. I will explain each point in more detail below. 1. I do not believe a one size fits all approach will work well for the City of Vancouver. Some streets/areas will benefit greatly from this proposal density but there are other areas that already have low income duplexes and quadplexes along these arterials. These developments already provide density at a neighbourhood appropriate scale for low income households. I fear that rezoning will result in development that will be more costly for renters and will not be appropriate for the local neighbourhood. 2. This blanket approach of rezoning does not allow for sufficient consultation at the neighbourhood scale. I appreciate that it is more efficient to rezone at this scale but it does not lead to better development. It is this "American-like" approach of efficiency and quantity over quality that can lead to poor planning and a loss of neighbourhoods. 3. This approach will lead to winners (owners of the redeveloped sites and developers) and losers (properties adjacent to these sites) and I am concerned that the losers will not be adequately compensated by the winners. 4. I have lived in a 27 story apartment downtown, a SFD on a large lot and a small SFD on a small lot, close to duplexes. By far the best "community experience" was when I lived on the small SF lot. This finding of mine has been supported by research (see Charles Montgomery) which finds that townhouse level forms of development derives greater happiness than those in buildings > 3 stories. 5. This massive change in rezoning will lead to significant destruction of existing housing stock which will fill our landfill (Vancouver Landfill will be full in the next 15 years) and the associated GHG emissions with trucking etc. Housing construction is a significant contributor to Canada's GHG emissions. Six storey development is also typically too dense to allow for the conservation of any significant on-lot trees and green space which not only provides significant environmental benefits but provides significant mental health benefits as well.	Nancy Hill		Kerrisdale	No web attachments.
10/31/2021	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	My family and neighbours are vehemently opposed to the proposal to destroy our neighbourhood we have lived in for the past 35 years. Not only has there been little or no "consultation", this proposal is sold under the guise of reducing pollution by having people live closer to commercial areas. This is already the case and does not require creating un-affordable apartments while mowing down existing single family dwellings in the process. There are many other areas in the city where the city has property that is undeveloped such as the former transit depot at Oak and 41 st. Leave 16 th. avenue alone furthur than 1 block from Macdonald.	Maurice P Coulter-Boisvert		Fairview	No web attachments.
10/31/2021	09:59	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 city's rezoning	Tara Davis		Unknown	No web attachments.
10/31/2021	10:04	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	There are many different ways to provide more rentals and to accommodate growth. This should be implemented based on neighbourhood-based planning processes rather than one-size-fits-all citywide approach. Therefore I am opposed to the currently proposed citywide rezoning. Please see the attached PDF for full comments. Thank you.	Elizabeth Murphy		Unknown	1 web attachment

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10/31/2021	10:16	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	See attached word doc called streamlining rentals	Grace MacKenzie	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	1 web attachment
10/31/2021	10:53	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	I oppose the city's rezoning	Jake Davis		Unknown	No web attachments.
10/31/2021	11:00	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	I am a resident of Southlands / Dunbar, residing in a property that would be directly impacted by the proposed rezoning that would, among other things, allow full-block assemblies off arterial roads. I had no idea this initiative was happening and have had no input in the process. I am firmly opposed to the proposal for the reasons expressed by the West Point Grey Residents' Association, among others. Those reasons include, but are not limited to: lack of meaningful consultation with residents, loss of gardens and wildlife habitat therein, huge height and density increases that are out of sync with affected neighbourhoods resulting in loss of "soul" and character to affected neighbourhoods, diminution in existing quality of life associated with living in predominantly single-family home neighbourhoods, failure to address unique circumstances and concerns of each affected neighbourhood, material increase in noise and vehicular traffic, affected residential streets being flooded with parking, blocking of private and public views, disruption to skyline and green corridors, dwarfing of single-family homes with buildings that are disproportionately large and incongruous with character of surrounding neighbourhoods, loss of privacy and peaceable enjoyment of property to adjacent homes that would be dwarfed by disproportionately large buildings, emphasis on development of commercial spaces in neighbourhoods with already-high commercial property vacancy rates no	Jamie Letwin		Dunbar-Southlands	No web attachments.
10/31/2021	11:08	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 proposal is well-intentioned but too flawed to approve. The neighbourhoods which have plans in place or a plan process underway have been granted immunity against the proposed spot rezoning virus. The rest of the neighbourhoods who do not have a current plan in place, through no fault of their own, could become future victims of this spot rezoning virus. Yes, we have a housing crisis and yes, we often have to accept suboptimal solutions. But this proposal falls far short of social justice and environmental objectives. Drawing lines on a map doesn't constitute neighbourhood planning. Council needs to expedite neighbourhood planning in the areas that do not have currently have plans. Why the current proposal is unacceptable: 1) Pitting Neighbours against Neighbours: We care about our neighbourhoods and our neighbours. Those living on arterial roads will sell out (at a premium) to the aggressive land assemblers for fear of having a 6-storey building beside them or across the street. The new buildings on arterials, in turn, will cause negative consequences for their long-time neighbours/friends who are impacted by the loss of sunlight, loss of trees and green space created by the unimaginative 6-storey blocks with parking garages. Those currently living in the secondary suites and shared housing will not be able to afford the apartments in the new buildings, even at the below-market rental rates. 2) A 5-fold Density Increase in the absence of an overall plan is far too aggressive: The proposed density increase on arterials is 5 times current densities- from 0.6 FSR in RS areas to 3 FSR. 3) More Neighbourly, Sustainable Projects on arterials are Banned under this Proposal: You may recall that the 6031 Dunbar Street project received your unanimous support. It created 9 rental units on a single lot and fit well into the neighbourhood at 1.13 FSR, about double current densities. No below grade parking structure was needed- simply 4 spaces at grade. This form of development is not allowed on arterial roads under the current staff proposal 4) The Map delineating development areas is simply unfair. A basic test of equity is equal treatment of equals. Staff used an arbitrary 400 metres from local shops to draw the lines, ignoring terrain and ignoring the actual walking catchments to the neighbourhood shops. Why, for example, are 4th and 16th Avenues near the Point Grey shops treated differently than points further east on these arterials' (See Map on Page 6 of the staff report.) 5) Underground parking structures undermine affordability and climate goals. Underground parking garages will accompany most of these projects and can eat up as much as 20% of total building costs- wiping out the affordability advantage of the City's CAC exemptions and undermining affordable rents. The greenhouse gases created by using vast quantities of cement in construction seriously weakens the best of green building intentions/regulations.	Christina DeMarco		West Point Grey	1 web attachment

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10/31/2021	11:48	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 is a poorly thought out policy that is too broad in it's scope. Please see attached.	Jana Lyons	s.22(1) Personal and Confidential	Kitsilano	1 web attachment
10/31/2021	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	This is an attempt to do an end run around the citizens of this city, you should be ashamed.	Donald Chapman		Mount Pleasant	No web attachments.
10/31/2021	12:08	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 seems like a rushed report with little to no input from the public. Please stop and consult, thank you	Lawrence Tribe		Renfrew-Collingwood	No web attachments.
10/31/2021	12:08	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	Rezoning has marked impact on the individual homeowners. There has been minimal effort to inform those effected by the proposed changes. Improved dialogue needs to occur before proceeding with a rushed plan to increase density	Gordon Finlayson		Dunbar-Southlands	No web attachments.
10/31/2021	12:09	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	I disagree with so many of your proposals here and don't have time to write down all my reasons. I figure you're proposing so many inappropriate items because there's no neighbourhood-based planning happening here. You need to consult the neighbourhoods. Not to do so is ignorant and insulting to those who elected you. The fact that you have spent so little effort in communicating with the community that is most affected is bloody annoying, and makes it clear you would prefer to have no input from the community. This is no way to run a city. I'm really not that hard to please, but communication is essential. I want to be very clear about this: whatever effort you may claim to have made, is pitiful. I personally canvassed a large area of the community that would be directly impacted by your proposals and not one person was aware of your proposed rental rezoning policy, not one. C'mon people! JENNIFER FAHRNI s.22(1) Personal and Confidential s. I expect you have nothing to say.	Jennifer Fahmi		West Point Grey	No web attachments.
10/31/2021	12:16	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	This is too radical a change in zoning to be implemented without thorough consultation. There is enough rental vacancy now to allow for time to consider this more carefully	Jillian Henderson		Kensington-Cedar Cottage	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/31/2021	12:26	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	As a Vancouver resident and tax payer, I am writing to inform the City Council of my strong opposition to the Rental rezoning proposal slated for the Nov. 2 public hearing. The report states that 'Over the past 2 years, staff have undertaken technical work and conducted further engagement with the public and stakeholders to prepare these changes', however, there was absolutely NO engagement with the public on this, or key stakeholders which I believe to be the residents in the neighbourhoods that would be affected by the proposal. There was no proactive reach-out to the residents or other forms of publicity about this to engage the community properly. This is a continuous negative pattern of the City with respect to many proposals. Unlike the report states currently, the rezoning proposal does NOT align with the key goal of complete and connected neighbourhoods. It is, in fact, going to disconnect many communities that have built a strong sense of identity and character over MANY years. People moved to these areas for this specific sense of character and community feel that there exists today, and a drastic, arbitrary change like this that has not sought any feedback from the community is simply unacceptable. The only thing that this is benefiting is developers and investors who stand to make money on re-developing the areas. Creating rental housing zones and additional shopping areas does make sense in some areas, but not as has been 'arbitrarily' assigned through the Councils 'quick start actions' to many of the areas affected by the proposal. It's as if someone who is not even a Vancouver resident or understands the difference in various communities, just looked at a map and decided to highlight streets. Has anyone from the Council and those involved in the work leading up to this, actually visited ALL areas in-person to understand what is and is not reasonable from street to street, neighbourhood to neighbourhood" It seems like the City Council is making quick moves to create the appearance of increased density and diversity to deliver on various promises through desperate action and arbitrary changes, but not actually creating complete and connected neighbourhoods. There is indeed a need for increased rental units or potentially even some additional space for local businesses (coffee shops, restaurants and other community-supporting businesses), BUT if you actually care to create neighbourhoods that work and which provide affordability for the demographic groups that would actually benefit from increased affordability in that particular area, then you have to carefully plan which areas develop in which way and how various areas interact with each other. One cannot make EVERY area be EVERYTHING for EVERYONE. It does not work. It seems that this proposal is just 'commercializing' areas, not building thriving communities (which by definition have a strong sense of character/identity).	Catherine Andersz	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/31/2021	12:29	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	This is a really really bad idea. You are going to destroy the beauty and character of this city's single family neighbourhoods. We are the ones who vote in civic elections and we are going to vote you all out if you do this,	John Chadwick		Grandview-Woodland	No web attachments.
10/31/2021	12:33	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 strikes me as a power grab. Where were the neighbourhood meetings to discuss it' How about notification letters' This is too radical to do unilaterally,	Kristin Leung		Kensington-Cedar Cottage	No web attachments.
10/31/2021	12:38	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	This a terrible idea. It was obviously not well thought out. I challenge you to have the courage to take a step back and go to the public with some genuine consultation	Paul D Redpath		Mount Pleasant	No web attachments.
10/31/2021	13:09	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	I have never seen such a naked power grab in 60 years of observing city governments. What gives you the idea that you have the moral authority to change the landscape of this city so drastically with little or no public input. Please take a step back before it is too late. You would do well to remind yourself who does the voting in this city and it isn't future renters.	Leonard Chapman		Kensington-Cedar Cottage	No web attachments.
10/31/2021	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	I believe this policy will destroy the peace and quiet of Vancouver neighbourhoods. You are taking a short term approach without considering the unintended consequences.	Dustin Folk		Mount Pleasant	No web attachments.
10/31/2021	13:18	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	This is a crazy idea, stop before you totally kill the goose that laid the golden egg.	Sandi Hardemeir		Mount Pleasant	No web attachments.
10/31/2021	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	I appreciate you want to accommodate the future residents of Vancouver, but throwing the current residents under the bus is not the right way to do it. There are better ways than throwing the baby out with the bathwater.	Jennifer Ellison		Kensington-Cedar Cottage	No web attachments.
10/31/2021	13:52	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	Mark Simeon		Kensington-Cedar Cottage	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/31/2021	13:59	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 is a bad idea, too radical, unnecessary. You should not sacrifice Vancouver's beautiful neighbourhoods this way.	Analyze Simeon	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
10/31/2021	13:59	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 Stewart and City Council I am writing to express my opposition to this policy. I understand the goal is to increase density and create a more affordable housing supply, which I support. However, the proposed plan appears to be highly flawed. The proposed plan risks creating disruption with land assemblies, works against better practices of mixing income levels throughout buildings and neighbourhoods, and works against renters who don't want to live in a 'box'. As with other letter writers, I agree that a 'one size fits all' approach should not be approved and that zoning should be considered within the context of each area and consider the planned developments of Oakridge, Senakw, and Jericho Lands. I urge the City Council to delay or stop this policy from further progress and first: 1. Completely overhaul permit processes and requirements for housing. Current processes and requirements are creating significant approval delays and forcing unnecessary burdensome costs on housing projects, whether it's an individual wanting to duplex, renovate, or a commercial building project. Addressing these issues can immediately have a positive impact on housing affordability. 2. Alter RT zoning to allow the building of 2-4-plexes and laneway homes on standard lot sizes for a mix of purchase and rental. Current zoning is actively blocking 'missing middle' housing density of the type that many renters want. It is difficult to understand, as proposed, how houses could be removed to build a box-like rental complex on a non-arterial street, while the single dwelling owners behind that rental complex would not be allowed to develop their property into a 2-4-plex or build a laneway house. 3. Create an Official Community Plan (OCP) like most other cities to guide planning. Opposition to the proposed Rental Residential zoning is not about NIMBYism. It is all about moving forward with neighbourhood-specific policies that achieve the goals of more affordable housing supply while fostering a lively city with strong community engagement. Thank you for your consideration. Regards, Doug Lyons	Doug Lyons		Kitsilano	No web attachments.
10/31/2021	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	I think you need to go back to the drawing board on this. There is too much all at once, it is not what we sent you to City Hall to do.	Tom Hamilton		Killarney	No web attachments.
10/31/2021	14:14	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	I am opposed to this initiative for the following reasons: 1) There has been no meaningful consultation with residents and resident associations. On-line surveys with predetermined outcomes are not democratic. 2) The city lacks data to make informed decisions. The rents from these new units will be very high and unaffordable for most. The city does not even know current zoned capacity. 3) The demand for costly rental is not high. Arbutus Residences, recently completed, is offering a \$250 rental credit and a ' or 1-month rental bonus on 1 & 2 year leases. 4) The city has no mechanism to ensure cost savings provided to developers will result in lower rents. 5) The city has done nothing to encourage medium density options and does not know how many single-family lots have been converted to 2,3,4,5 or 6 residences. 6) This new zoning will result in increased property valuation which will add to unaffordability city wide. 7) There is no consideration of GHG produced by building unaffordable rental units. 8) Developers/REITS will assemble land for future, rent in the interim which will result in neglected, unmaintained housing further destroying neighbourhoods (example-Cambie Street). It is remarkable that a progressive city ignores residents and caters to developers in this fashion. The city is enabling developers to become increasingly wealthy at the expense of the majority. Is this equity in action' The city continues to grasp at ill conceived solutions for housing without having good data to make informed decisions or reviewing how effective past zoning decisions have been in providing solutions.	Doug Johnstone		Dunbar-Southlands	No web attachments.
10/31/2021	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 think this broad sweeping report is deplorable and not in keeping with the fine Vancouver tradition of community consultation.	Kristen Downie		Mount Pleasant	No web attachments.
10/31/2021	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	This is bad idea. Please remember who voted you into office, we can vote you out just a quickly.	Howard Lumley		Renfrew-Collingwood	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/31/2021	14:21	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 glad the city has the two goals of increasing the number of rental units and of making neighbourhoods self-sufficient so residents can stay within them and reduce travel across the city. However, this rezoning plan is too much change in too fast a time line. This proposal of rezoning for rentals along Vancouver's main arterial routes is a major change to the city. It will affect every aspect of neighbourhoods, especially the ones with single family housing. It will further reduce green space. It will accelerate visual change, environmental change and emotional change to Vancouver residents. I am alarmed that this big-change proposal did not reach all city residents. I learned about it by talking to others, not by an official notice from the city. Notices about much smaller changes have come through my mail slot, yet this one did not and it should have. Be aware that you are voting on a change that many people have not had the opportunity to voice their opinion on. There are not enough services to accommodate the extra residents this change in zoning will bring. The most glaring deficiency is in the transit. The traffic in Vancouver is already too congested. It will be a long time before the transit capabilities catch up to the current growth of the city, let alone the accelerated growth this change in zoning will bring. The other service deficiencies are in the schools and hospitals. Please hold off on this change in zoning until transit is sufficient to accommodate the extra residents. We are going through the changes in the Cambie corridor which has been very unpleasant and sadly the results are not very nice: big imposing buildings cutting out the light, terrible traffic, poor air quality and constant noise that may not go away once the construction is complete since the buildings do not absorb the noise as trees and vegetation do. Also, please consider that we do not have to buy into the accelerated increased density that Vancouver is striving for. I respectfully ask that city hall reviews this mandate. It is not in keeping with the wishes of many Vancouverites, nor is it in keeping with the environmental crisis that is unfolding daily. The unrelenting development is contributing to the increases in temperature and I do not see a plan for offsetting the harm constant development does. There is no mention of how many trees have to be planted to keep Vancouver livable under the increased temperatures that have become a reality. The continuing development is further eroding the greenery in the city. A moratorium on development would be the preferable step, at least until it is known how much harm each development does and what measures will be taken to mitigate it.	Sarica Sion	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/31/2021	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	I have been reading this complex document and I think it goes much too far. I should be broken into several smaller policies.	Dr James Cliburn		Grandview-Woodland	No web attachments.
10/31/2021	14:35	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 advise you to read Elizabeth Murphy's excellent critique on this report and give it serious consideration, thank you.	Kevin Heaney		Kensington-Cedar Cottage	No web attachments.
10/31/2021	14:38	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	Dear Mayor & Councillors: Re: 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 The many shortcomings of the proposed changes are well summarized in a recent letter to you from Coalition of Vancouver Neighbourhoods: http://coalitionvan.org/posts/2021-10-05-streamlining-rental-referral/ While these policies if adopted will certainly be destructive to many neighbourhoods, they will not achieve their stated goals. Your sincerely, Susan Tha	Susan Tha		West Point Grey	No web attachments.
10/31/2021	14:41	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 report	Tina Lattimer		Unknown	No web attachments.
10/31/2021	14:44	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	I oppose this report	Stanley Frodrif		Mount Pleasant	No web attachments.
10/31/2021	14:56	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	While i support density near public transit routes, this blanket attempt at increasing rental stock in the city is misguided and not thought out. Rental housing on these off arterial blocks will be well above market. The city is already in a crisis with respect to housing and yet continues to block neighbourhood friendly approaches to density, converting older homes into 2-3 units strata or rental, adding laneway homes, and legal basement suites. The infrastructure plan is non existent, schools, medical facilities, community centres. Be selective, identify specific areas and sites for rental development and go after that. Perfect opportunity was Alma amd Broadway, but council, planning and Wesbank botched that, with an overbuilt hideous design. Please have some vision for a better place. I oppose this blanket zoning	Joanne Webster		West Point Grey	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/31/2021	15:13	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 writing to express my very strong opposition to the proposed changes for the Rental Rezoning Policy. Suburban building size, form and density should be managed in a coherent, consistent manner taking into consideration the character and amenity of the local surroundings. The proposed changes would apply a broad brushed approach across the whole city without reference to the differences that exist in different areas. This will lead to a mishmash of developments with random apartment buildings, townhouses etc appearing anywhere without any coherent plan. Any house sold in the affected areas could haphazardly be redeveloped into a 4-6 storey complex with the affected neighbours having no say in what happens in their street and neighbourhood. There is a vast quantity of new and projected developments underway and planned, such as: the massive developments on the Jericho Lands which will increase the population of Point Grey by 250%, in the UBC precinct, the developments planned in the Burrard Bridge region, the revamping of False Creek South, the massive 28 storey tower recently approved for the Birch & Broadway site, the 17 storey tower storey tower recently approved for the Alma & Broadway site. So why is the city rushing to abandon the planning process to notionally add even more accommodation into the system, in an uncoordinated and haphazard manner. This is at a time when all this accommodation in the pipeline, it is likely that the market will become saturated in the foreseeable future. With great respect, I believe the city has lost its way, forsaking planning to support profit for the developers.	Michael Savage	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/31/2021	15:27	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 strongly oppose having more multi-family rental buildings on off-arterial streets. There should also be a max number of 4-6 stories buildings on any one block to encourage development across different areas across the city. Let the rental buildings go up on arterial first before considering destroying the beauty of off arterial streets. There should also be more parking required. I see so many cars parked all over the place. Assuming residents will just rely on transit or bikes is totally wrong. the market rents in my area in Vancouver will cater to those making over \$100,000 a year, they have a car or 2 cars.	Adam Spear		Dunbar-Southlands	No web attachments.
10/31/2021	15:30	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 want any high density building on my off-arterial streets. The beauty of my neighborhood is the way it is, it is unfair to ask me to give up my neighborhood to accommodate renters. Also parking is totally lacking. In my area residents have kids and they have cars and can afford cars. Should be 1 spot min to 1 suite underground.	Adraina		Kitsilano	No web attachments.
10/31/2021	15:34	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	We don't need this type of disruption to our city. My 2 working children are renters and they are happy living in COquitlam and Burnaby. Even if they could rent in Vancouver they won't. Those other cities are developing nicely, they have jobs, and they have more affordable housing. This entire exercise tears apart neighborhoods. The off arterial street options make no sense as it destroys the community in those areas and asking those existing residents like myself to accept it is completely unsatisfactory. I am a senior I don't want to deal with more traffic, construction, people, and cars everywhere with no parking spots Please stop this.	Salina Chu		Kerrisdale	No web attachments.
10/31/2021	15:38	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	I'm a working single mom renting in Vancouver. I would like the City to help me buy a home rather than rent. Renting is an addiction that builds no long-term equity. It's just throwing money away. Please spend less time on how to find rental. Please work with the CDN government to reduce income taxes or cost of gas so working class can have a chance to save and afford a home. All these rentals produce small shoebox units nobody really wants to go inside.	Amy Holloway		Arbutus-Ridge	No web attachments.
10/31/2021	15:41	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 was originally pleased to read the recent announcement of rental housing proposals throughout the city of Vancouver. That being said, I must confess I was thrown completely off guard to learn of the full details of the rezoning plans, that they include six-story structures and are planned to be built along arterial routes throughout the city. My greatest fear is that this will be a mistake similar to what we have witnessed along the Cambie corridor, overly imposing buildings that ruin neighbourly communities, added congestion that clogs up our roads, and increased strain on surrounding resources like schools, transportation hubs and emergency services. Adding rental units that are so high and imposing will completely alter and tear apart the communal feel of our residential neighbourhoods which currently have the benefit of a slower-pace and calmness that is distinct from the overwhelming hustle and bustle of the downtown core. I worry that injecting such monstrous buildings will psychologically change how one perceives what is meant to be a region of home and tranquility and instead is simply an extension of surrounding strip malls and business centres. I am also greatly concerned about interjecting shoddy construction and poor design into the neighbourhoods. If there is anything to be learned from the Cambie Corridor or Olympic Village, it is that the city seems to be hiring architects who's uninviting designs do not appear to be to be built to last while also looking clinical and prison-like. The continuation of such architecture along arterial routes will further tarnish our neighbourhoods and turn them into eye-sores, make our residential neighbourhoods less desirable and could damage property value while long-term soiling Vancouver's reputation for putting fast, cheap developments ahead of proper city planning. Please, please, please stop evicting homeowners from their homes, stop increasing densification and stop putting the will of developers ahead of the fabric and soul of local communicates.	Hannah Styffe		Unknown	No web attachments.
10/31/2021	15:43	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	Building some additional rental units are fine but should just be on arterial roads, subject to rezoning. Off-Arterial streets are single family. They are beautiful. There is a lot of demand for single-family, and a lot of people can afford them. Even homes \$5M flying off the shelves. Those residents deserve the same rights renters. Keep the single-families as they are. parking is another issue. Parking must be commensurate with income. Residents in many parts of vancouver have families with kids. They have cars. Pleasas make sure 1 car spot per unit is required. Otherwise, all the cars just flow onto street parking, which creates crime and upset residents. You see this all over town.	Anil Popatia		Killarney	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/31/2021	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	Dear Council and Mayor, I'm a single mother of 2 kids working in Vancouver. I am also a renter for 10 years. I would like to see more parking for sure for these proposals. relying on bus and bike alone just can't work. I still have a car. I have parked my car on the street and broken into 3 times this year already, and spent \$1,000 on glass repair. Please make sure there is more parking required in future rentals. Underground secured parking 1 spot per unit would be really great. Also, is it possible to limit the number of buildings to 2 at any one block. Once 1 building goes up, I found another one right next to it goes up. However, we need more buildings in other parts of the City so renters can live in different areas closer to their lifestyle or work. I would like the rent to be as low as possible, so I would say no to the off-arterial options. I also prefer market rental, as I find my neighbors to be better quality. Social housing projects and lower income housing projects tend to bring unstable and noisy or smokey tenants that really make the building toxic for others.	Mandy Chu	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
10/31/2021	15:57	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	Dear Council and Mayor, I oppose adding more rentals. The reasoning that we need more people in the city is just not correct. The report says there will be shortage of students, but the reality is, there is no shortage of students. Students in Vancouver can afford private schools that take a huge population away from public schools. But public schools, especially the good ones - Kerrisdale and Maple Grove - are 100% full with a waitlist. People move into the areas just to attend those schools. Jamming more renters into the area doesn't help anything. Finally, we move into our area for the lower density single-family. We can all afford it, and bought it that way, why should we have to sacrifice our neighborhood for renters? Why doesn't the city help us by lowering property taxes?	Jennifer Yip		Kerrisdale	No web attachments.
10/31/2021	17:11	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	When City Council presented Vancouverites with an opportunity to examine how they anticipate rolling out the next phase of rescaling the amount of new development proposed for the single family zoned neighbourhoods of the city it struck me as being too fast. Particularly it is inappropriate to unfold something of this magnitude when the society has been so unable to function in a normal community fashion due to the effects of the Covid pandemic. It is wrong for those charged with overseeing the well being of our city to act irresponsibly in this way with so little consultation. I have heard that there have, as of last week, only been 17 negative letters of response to the proposals. I suggest this does not give a true representation of the interest of people whose lives will be affected by this plan. It instead suggests these are plans that intentionally are lacking transparency. This is the wrong time to shift the vision of former City of Vancouver initiatives, in particular the former much studied and, widely consulted process we saw in the 'City Plan' work done in the 80's and 90's. The overarching principal coming out of that process anticipated developing a 'Village' system within a city. This proposed rezoning is a recipe for a high rise dystopia not human scale villages. Thank you, Regards, Norah Johnston	Norah Johnston		West Point Grey	No web attachments.
10/31/2021	17:26	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	Dear City Council Members and Stakeholders, please preserve the heritage and the experience of living in beautiful Vancouver. At present, it is not known whether (and when) rapid transit system will come to the WPG area. The area is already congested with current UBC traffic and it does not seem reasonable to add even more traffic. Also, where are the infrastructures to support additional residents and children/schooling needs? Many children who live in False Creek and Downtown areas are going to schools outside of catchment. We don't believe this proposal will address affordable housing - look at the listing and rental prices of homes (condo/townhouse/house) along the Cambie corridor, they are totally UNAFFORDABLE. An effective affordable housing program should consider household income/asset and be fully managed by the government on both initial and on-going bases. Last but not least, we are deeply concerned and disappointed by the consultation process of this proposal. We live in the affected area and yet have heard about this proposal only from our neighbours recently. Please respect our rights to a private and a family life and allow us to stay where we are. We want to grow old and die in our current home. Thank you for your time and consideration.	K Ng		West Point Grey	No web attachments.
10/31/2021	18:33	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 writing to express my strong objection to the rental rezoning policy that will enable 'fast-track' development of 6 Story apartment buildings on arterials with 4 - 5 storeys off arterials in the city of Vancouver. I have read much of the material for this proposal and remain very confused about and unconvinced of its intent, efficacy, and impact on our community. It almost seems like the proposal is designed to be so complex and confusing that no resident will be able to understand it, thus obfuscating many of the facts and keeping the citizens of this city silent. I am certain there are many residents who remain uninformed on the profound impact that this rezoning will have on their neighborhoods, but who would be strongly opposed if they had the time to study it and voice their respective opinions. This seems like another clandestine attempt by the city to ram its radical proposals down the throats of Vancouverites. And then our politicians wonder why there is so much cynicism and lost faith in our institutions and government! Vancouver, and particularly the west side, already has a massive amount of housing coming in the form of the Jericho Lands redevelopment. It would seem prudent, reasonable and fair to see how these changes will impact the neighbourhood before piling on other initiatives that will further exacerbate the stress that will be felt from additional surges in population growth and density. Furthermore, I have seen no evidence presented that density, in fact, leads to more affordable housing prices. Indeed, some of the world's most expensive cities are also the ones where density is the highest. The only people who will benefit from the rezoning changes that the city is proposing are the developers who will make a fortune off the construction and sale of new units. I am sure they are providing lots of 'incentives' to council to move forward with this plan. However, I strongly urge councilors to vote against this proposal. I, along with thousands of other Vancouverites, will be keeping a close eye on how each vote is case so that I can allocate my own vote accordingly when the municipal election comes next year!	Ben Cherniavsky		West Point Grey	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/31/2021	18:36	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	My objections to this proposal are listed below: ' 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. ' The changes to the C2 zones are further two different issues: 1. Amendments to the outright 4 storey strata that reduce setbacks, increases height; and 2. Allows 6 storeys for rentals. ' 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. Many shopping areas have up to 30% commercial vacancy rates and many are struggling to survive. More development increases land values and property taxes that prices them out.	Beth Harrop	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/31/2021	19:58	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	I am opposed to the secured rental policy.	Patrick Caraher		Kitsilano	No web attachments.
10/31/2021	19:59	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 the secured rental policy.	Christine Baudry		Kitsilano	No web attachments.
10/31/2021	20:13	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	Only heard of this tonight--no written notification to neighbourhood, let alone proper consultation for the idea and what it will mean for neighbourhoods off of main arteries.	Debbie Hungerford		Dunbar-Southlands	No web attachments.
10/31/2021	20:20	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 no consultation with our neighbourhood about building apartment blocs off the main arteries.	John Hungerford		Dunbar-Southlands	No web attachments.

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10/31/2021	20:21	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	Dear City Council, Re: November 2 Meeting ' City Wide Plan We are opposed to the proposed uniform city-wide densification plan involving apartment buildings for the following reasons: ' Neighbourhoods should be able to retain their individual character with input from the people who live in the neighbourhood. A uniform one-size-fits-all plan does not take this into account. The City, instead of protecting the variety of our neighbourhoods, is considering a uniform plan that does not take into account the individuality of each neighbourhood. ' Moreover, the reason why different areas of the City of Vancouver currently HAVE different zoning requirements is that each area is different and has different zoning needs. ' The single-family neighbourhoods are already densified, providing housing to renters in quiet, green areas. Very few single-family homes have only one family in them. They have basement suites or are subdivided. In addition, some homes have laneway houses. ' Apartments may be suitable for some areas but not others: as in streets that are arterials but not on streets that are not arterial and have never had apartment buildings on them. ' People do not like to live in shoe-boxes. That is why many people have given up shoe-boxes in Vancouver to move further out where they can have more green space and more room. If it's so desirable to live in cramped apartment or condominium units in a densified city, why are they moving away to neighbouring municipalities where they can live in a house, row-house, or semi-detached ' The pandemic has added to this trend. ' There are many vacant lots on arterials that have been sitting empty for years. Why not develop them first and then see what is needed ' ' Densification goes against recent environmental advice to have more plants and trees around homes to combat global warming effects, such as what we experienced last summer. Where small lots are densified, there is very little space for plants and trees, as there is no room for them. ' More concrete, which is a result of densification is not environmentally friendly. Too much summer heat; too much need for air-conditioning; and not enough drainage of rain water, owing to the lack of soil and plants to absorb rainwater. ' Lack of parking requirements in new buildings will not eliminate cars even if people are within walking, cycling or transit distance of the new buildings. People use cars for grocery shopping, driving their children, driving to medical appointments, and recreation. Some use them for work. There is already a scramble on most streets for parking spots. New buildings without required parking will create a lot of neighbourhood conflict. Shirley and Frederick Irvine	Shirley and Frederick Irvine	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/31/2021	21:53	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	Dear Mayor and Council, As a resident of Grandview-Woodland, I would kindly ask that the provisions that would change the character of Commercial Drive be dropped from this combined area-wide rezoning proposal. During the recent Community Planning process, there was a very strong desire to 'keep the vibe of the Drive' by preserving the rich mix of small business on this key main shopping street in our community. The character of Little Italy is very much dependent on the small stores, many with 25-foot frontages, and the scale is important as Commercial Drive is a relatively narrow street. The provisions of raising the floor height of the first commercial level to 17 feet has nothing to do with 'Streamlining Rental' or with the with 'Creation of New Rental Zones'. As proposed in section 4.3.2, this height increase would apply to all C-2 zones across the Vancouver, including those identified in Sub-Area A. Storefronts with much higher ceilings could pave the way for large area retail footprints that only chains can afford to rent. This kind of direction would be diametrically opposed to the results coming out of the recent Community Plan. Keeping the maximum height of C-2 on the Drive at 45 feet (13.8 m) would not change any of the floor area permitted for new developments. It would, however, greatly help to keep the human scale and fine grain of the Drive. Please remove the proposed changes affecting excessively tall first retail floors and please help keep 'the vibe of the Drive'. Sincerely, Stephen Bohus, BLA	Stephen Bohus		Grandview-Woodland	No web attachments.
10/31/2021	22:19	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	My neighbourhood in Point Grey is being destroyed. Massive 4-6 story structures are being slammed right next door to smaller two story structures. Vancouver is quickly becoming an ugly city. The reason for living here, Vancouver's beauty, is quickly disappearing as City Council pushes massive densification. Where are all those protesters who were complaining about the destruction of heritage homes' How is the city allowing the cutting down of hundreds of mature trees but I can't prune a tree in my backyard the size of my thigh. For a city that is concerned about the environment we will be filling landfills with torn down homes and then cutting down trees to build news ones. In 30 years people will look back at how beautiful Vancouver was and wonder what the hell happened. This city council will be blamed. But, City Hall has done the math in their heads. Destroy the lives of 30 people to build a cell block that can house 200+Is worth it. No doubt they believe this will help ensure their reelection. Just what every politician wants. I would also add that I believe council are following the twisted, self-serving views of two UBC professors Tom David off and Paul Kershaw. Kershaw Has stated that homeowners in Point Grey 'just stayed in their kitchen baking cookies as a price of the home goes up'. This from a man who does not even live in Vancouver and pays zero tax as he runs a 'hobby farm' in Maple ridge. Both a Davidoff and Kershaw are actively pursuing buying a home in Point Grey, seems like a major conflict of interest to me. My father commuted downtown every day till the age of 86 where he worked as a professional engineer. He did this to pay his mortgage and the \$20,000 a year tax that has been levied on our home. He had zero time to bake unlike these two profs to take great pleasure and have gave ample time to stirring the pot. How this all has been rammed down the throat of the people in Vancouver is beyond belief. For the life of me I don't know why you don't build along to Sea to sky Corridor from Horseshoe Bay to Whistler. You could offer commuter service via ferry boat from horseshoe Bay to downtown Vancouver a trip that would only take 30-40 minutes. Combine that with rail service to horseshoe Bay and eventually rail service from horseshoe Bay to downtown. You are destroying the character of Vancouver. I hope all your names are attached to dismiss you will be making	Alexander Katramadakis		West Point Grey	No web attachments.
10/31/2021	23:02	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 Public Hearing item is so complex and contains so many different elements and details that it is impossible to list each in detail. This Hearing should have been divided into two separate items and the Design Guidelines should be dealt with at a separate time. By combining everything into only one item, speakers have only half the normal time allocation for each item yet the issues involved are extremely significant and complex. I will divide my comments into two parts: 1. The creation of Rental Residential zones for lower density areas, design guidelines, and the City wide map of 'Blue zoned' areas that would be eligible for rezoning; and 2. The zoning and design guideline changes to the C2 zones throughout the City. 1. RR zoning and Map of Eligibility In particular I am opposed to the kind of city-wide 'one size fits all' policy that creates capacity for many thousands of units- far beyond any future expected need for years. This will destabilize many areas of the city unnecessarily leading to land speculation, land assemblies and discouraging renovation and maintenance of our existing housing. Instead, the city should consult with neighbourhoods using a neighbourhood based planning process to identify appropriate areas for the rental zoning in each area and to determine design guidelines that respond to the local context. I do strongly support the exemption for RT areas. These areas already provide the City with a valuable supply of relatively affordable rental units and have many character and heritage houses. 2. Changes to the C2 zones I am opposed to the changes to design guidelines in these zones that will increase shadowing and impacts on nearby properties. I am shocked that there has been no notification of residents as required under city policy. New design guidelines should be developed as part of a meaningful neighbourhood based consultation process. Three of the most serious problems with the proposed design guidelines are: 1.the lack of any rear setbacks on upper floors for both strata and rental which will increase shadowing of adjacent properties and reduce sky and light for residents already living in mixed use C2 developments built under the existing rules and also for other nearby residents.	Engel		Kitsilano	No web attachments.

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10/31/2021	23:30	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	Changing residential accommodations is a work way beyond this city employees' capability. Show some respect to the efforts the pioneers have been made to this beautiful city.	Yang An	s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
10/31/2021	23:43	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 document	Hilary Reid		West Point Grey	1 web attachment
11/01/2021	01:40	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	SRP zoning plans don't look like a path to building happy, healthy neighbourhoods. The SRP means dramatic disruptions to many parts of a city still reeling from Covid traumas. It offers no escape from the income segregation and stereotyping plaguing Vancouver today. Many areas will have transformative changes along and near their important roads, but so little data is provided that it's hard to evaluate whether the changes will do more good than harm. Is this going to lead to a truly better situation, or is it basically a numbers game: how many more people can be fitted into a square kilometre at what dollar cost? How many houses are on the blue streets? How many people currently? Little actual data is provided about the areas, & no analysis of factors other than proximity to transit, shops, and a few other amenities.- just street names & location desiderata, with a map. No information as to current population density or diversity, income levels, proportion of renters to homeowners, type and condition of existing housing, etc. Worse yet, many residents are not even aware of the city's plans, because the city has not notified them. There are even expensive new detached houses being built right now in areas marked off to become rental zones. This plan would mean transformation of many streets in ways that would eventually force the sale of most houses on them. When large developments go into a block, the dwarfed & shaded houses soon become unsaleable to anyone but developers. Existing residents end up with little choice but to move on - to where, when? Many homeowners fear bring unable to sell for enough to buy another house anywhere else in Vancouver. Current renters may be unable either to find & qualify for subsidized suites or to pay the new market rents. It's a plan with one good idea - location, location, location. But there's been no local polling, no data on specific populations. Tiresome ageist stereotypes of selfish, old & rich NIMBY'S thwarting the hopes of younger people contrast with what I see around here. Practically every homeowner I know of has a rental suite, registered or not, and increasing #s have built or are planning laneway houses. Replacing the rich mix of housing in local neighbourhoods with all-new buildings will mean less diversity, not more, and less affordability, not more. Why invite the appalling waste and environmental crime of destruction of good housing and leafy neighbourhoods when alternative ways to densify are available and many good ideas have yet to be tested out & trialed here. N.B. When redeveloping, more houses are lost in blocks with small lots than in more exclusive blocks with large lots. Finally, re my own neighbourhood, Upper Kits:it's differentially affected by having 2 side-by-side arterials, doubling the houses that may be lost there. 6-storey builds could be allowed on totally residential blocks all along 10th Ave.,both sides, in addition to 6 storeys both sides of B'way,one block over.	Joan Bunn		Kitsilano	No web attachments.
11/01/2021	01:56	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 oppose allowing 6-story apartment buildings on arterials and 4 or 5-story ones off arteriales, especially without public consultation and neighbourhood input. Those of us who own and live in 1 to 2.5-story detached houses have rights to sunshine, too. We should have height restrictions for apartment buildings depending on which neighbourhood they are to be built.	Aiko Osugi		West Point Grey	No web attachments.
11/01/2021	05:51	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	I am concerned about loss of character houses and insertion of disproportionate buildings with oversized, boxy buildings that take up most of the lot on eligible side streets.	Jami Koehl		Kitsilano	No web attachments.
11/01/2021	08:19	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	I've written in before, but there's so much going on, I feel the need to express more. I'm not some rich west side person. My home is my life and investment. If I had to sell I would have to find an apartment for my family of 4. Never mind I lose my wood working studio I build in the basement. I planned my entire life around owning this home. I think city council is missing a key point. The people here fighting for their homes are people, people with family's, lives, we are human beings, not a piece of real estate. It's important that both sides see this. We are fighting for our homes, it's no different than the people fighting to see density changes. All I want is for the city to be accountable and have meaningful consultation with each individual community about how we can all work together for the benefit of each community to increase density, keep the tree canopy and ecology and the historic nature of each of our communities, that means affordability too. There's no easy answer but working together is a better answer than tear it all down and build it up as high and as wide as you can get away with. -Meaningful consultation with the communities it affects, not using the same paint brush for all communities across the city. YES we need more density, yes I'm happy to have more density in my neighborhood. If my neighbors want to sell, I'm happy to have a series of townhomes go up beside me, that are 2 story and historically designed to fit the neighborhood. If you took three homes that wanted to sell in row and put in 9 townhomes that triples the density. But clearcutting the land, tearing down it's historic value and putting up a 6-story apt building isn't what any community wants.	Tyman Stewart		Unknown	No web attachments.

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11/01/2021	09:30	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	It is terrible that you are wanting to destroy neighbourhoods with these policy changes. I will be voting against every council members next Fall who votes in favour of this policy.	Nicholas Gubbay	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/01/2021	09:44	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	November 1, 2021 Mayor and City Council Re: City-Wide Rezoning My name is Stuart Rush. I have lived in the Kitsilano neighbourhood for 26 years. I oppose this broad-based proposal for City-Wide Rezoning. It will distort the growth and proportional development of neighbourhoods in the city. This Plan proposes spot rezonings in on-arterial and off-arterial streets in lower density RS and RT zones for arbitrary zoning schedules in broad areas of the city. Regrettably this Plan for pre-approved zoning schedules endorses an anti-democratic trend by City officials: elimination of consultation. Staff and many City Councillors see public engagement as annoying and worthless. Consultation is more than a ritual. It is more than an economic benefit. It is not about letting the neighbours blow-off steam. It is a substantive process where genuine alternatives should be heard and investigated. It is more than a statistical equation of yeas and nays. It means listening to other's points of view and changing when ideas are better than what you have on paper. This Plan wipes out any pretense to neighbourhood planning and local participation. Another inconvenience I know but there is not one size fits all for long-standing neighbourhoods in the City. Growth is organic and local. There is room for phased incremental growth as the demographics in the city shift and needs change but for this neighbourhood planning is crucial. The Plan calls for 6 storeys in on-arterial streets and 4-5 on off-arterials. For the Planners these are just suggestions with no boundaries or local restraint. What occurred at 1805 Larch is approval for a 6-7 storey structure on an off-arterial street. The criteria for development were simply subordinated to an abstract drive to get more market rental units. This Plan will allow for block long assemblies on off-arterial streets. This is another way of community erosion. Context is everything and it is not right that apartment blocks will be endorsed for many neighbourhoods.	Stuart Rush		Kitsilano	No web attachments.
11/01/2021	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	Generally I like the idea of adding a variety of housing, but oppose this proposal because of lack of consultation and seemingly arbitrary plans being too broad and nebulous. The City should be carefully planning, step by step, with an overall view of the city so that the community and developers can digest the consider the ramifications of development ...	Anthea Hewett		Dunbar-Southlands	No web attachments.
11/01/2021	09:55	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	C-2 is the appropriate zoning for this site. At 83' with 6 levels and an additional 7 level which has an amenity and fitness area it will tower above everything between 33 to 19th Avenue E. This is a wonderful neighbourhood that can easily blend in 4 levels as can be seen with new builds. An excellent visual comparison on height is Bluetree at 202 24th Avenue East and the proposed building. This re-zoning application will result in loss of light, views and privacy, will cause severe dwarfing and diminish the uniqueness of Main Street. The design rendering shows that little consideration was given to aesthetic blending but rather looks like it is a building compacted in height, depth and width and gives a 'rabbit warren' impression. 24th Ave E is a narrow street and while Main Street is a main arterial route it is not a very wide one. The landscape of our unique street world renowned destination street will be forever changed. Parking is already a huge problem in our neighbourhood and such a huge building will make things even worse despite the 36 parking stalls provided onsite for residents. In closing please know that I am 100% in favour of secure rental units, our city needs them however in the process we must carefully consider the long term effects it will have on neighbourhood and plan accordingly. I will attempt to speak tomorrow but it will depend on how successful I am registering. In the meantime I respectfully submit my comments for your consideration and invite you to come to the site and see for yourself what the impact will be.	Patricia Cheung		Mount Pleasant	No web attachments.
11/01/2021	10:15	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	One definition of streamlined is 'stripped of essentials.' The involvement of residents in any proposal that radically alters the nature of their neighbourhoods is an essential element of city-making and one that should not be stripped. I am not convinced that the advantage of making a process faster outweighs the potential negative impact on the people living with the result. (Translink has been streamlining its service with the result that some riders get to their destinations marginally sooner while others, who now have farther to walk to the nearest stop, will reach theirs a great deal later. Not everyone agrees this is a good outcome.) What works well at 49th & Arbutus may not be a good fit for Broadway & Renfrew; a custom-made plan for 41st & Main will not apply to 4th & Alma. A one-size plan may fit all but there's a big difference between 'fitting' and being the best possible, created in collaboration with the surrounding residents.	Sal Robinson		Kitsilano	No web attachments.
11/01/2021	10:20	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	While I do understand the need to increase affordable rental housing throughout Vancouver I am constantly disappointed by the way in which our elected officials seem to steamroll through existing single family neighbourhoods in an effort to fill this need. Community involvement and engagement in the process is nonexistent as most affected parties are simply not aware of what is being planned in their own neighbourhoods. The proposed changes to Zoning will only serve to swiftly eliminate any remaining character in the city with the creation of 6 storey residential tunnels off of arterial streets while potentially less conflicting planning options remain unexplored. I am strongly opposed to the Streamlining Rental proposal for these reasons.	Jeff Towad		Riley Park	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/01/2021	10:31	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	TO WHOM IT MAY CONCERN As per E. Murphy Climate Change: Environmental impact studies are needed for embodied carbon in all development and transportation infrastructure. Embodied carbon includes all supply chain impacts on the environment of resource harvesting, manufacturing, transport, demolition, ground water, landscaping, urban forest, construction, services and energy usage. Focus should be on the three R's of reduce, reuse and recycle as much as possible, such as adaptive reuse of existing buildings. Planning should be providing community needs, not just promoting unlimited growth. For example, a subway extension to UBC that is not a regional priority now, or possibly ever, is being used to justify huge tower developments at Jericho Lands, both of which would add significant embodied carbon. My views: Nobody wants construction in their neighbourhood. I would hate to see developers swoop down on any neighbourhood and destroy existing housing. i.e. land assembly. Too many demolished houses and buildings have gone to the landfill. This is so wasteful and not good for the environment. Why is the city allowing so much construction/building? This is too fast and furious. Parking would be a huge problem and it already is. Our community plans were just a waste of time obviously as the city has not adhered to them. Years of time and money wasted. The city has let developers take over and destroy Vancouver. Is the city not for the residents and tax payers I am all for lower rents but I don't see this happening. Rents are out of control and every time there is new construction cost of living goes up i.e. property tax Vote wisely and protect neighbourhoods.	Leona Rothney	s.22(1) Personal and Confidential	Unknown	1 web attachment
11/01/2021	11:08	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 received no formal written notification of a policy that will lead to not only a substantial devaluation of our property but also affect our long-term plans as a family. This lack of notification means that a lot of people in the affected areas are being denied representation by Council. Our property is a significant financial and emotional investment for us: our children are able to go to schools within a walking distance, our retired parents are able to build their connections and support network. This policy creates a lot of uncertainty and causes distress with regard to this. We are worried we will be compelled to sell to a developer at a lower value and forced out of the city like many other hard-working multi-generational families with children if not by sky-high property prices and suffocating property taxes, then by significantly altering the neighborhood. The policy appears to be benefit developers and landlords at the expense of individual homeowners. We urge you to listen to those directly affected and come up with better solutions in our city without penalizing one group for the benefit of another.	Lana Lisak		Dunbar-Southlands	No web attachments.
11/01/2021	11:24	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	I am opposed. This is a beautiful and peaceful neighborhood. Please let it what it should be.	Kim Duan		West Point Grey	No web attachments.
11/01/2021	11:32	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 only recently become aware of the proposed changes to the point grey area and surprised this dramatic change is being proposed without notice to us . A notice in the mail would have been good. Allowing 6 story buildings along the residential areas of west 10th would result in the destruction of a lot of heritage homes and totally change the look and livability of the area. This sort of change needs to be more focused by looking at each section of the street. What may be suitable for Broadway and Alma or the shopping area of west 10th is not suitable for all of west 10th . I am retired and this sort of development will force me to sell at a huge cost and move from my home. This will totally block views and devalue my property as i will have a 5+ story building across the street instead of a single family home . There are already another 16,000 units going into the Jericho lands only 2 blocks away and we should not add this further densification to this area in a blanket move like this . More area by area planning and consultation is needed.	Steven Heringa		West Point Grey	No web attachments.
11/01/2021	11:40	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 would like to express my opposition to the proposed rezoning plan, as I feel that not nearly enough time has been given to residents to have input into the plan. The proposed rezoning, if approved, will have significant knock-on effects such as additional school enrollment requirements, traffic and noise escalation, parking restrictions, and loss of existing community feel. I strongly urge council to revisit this issue, and suggest that a more consultative approach be part of the go-forward. I am empathetic to the needs of more affordable housing in Vancouver - I question whether this is the right way to go about it.	Duncan Robertson		Kitsilano	No web attachments.
11/01/2021	12:19	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	I am joining my voice to the many residents who are opposed to your ham-fisted proposals for our area. In a democratic instead of autocratic dictatorial governance, which seems to be your approach to running the city, City should consult with neighbourhoods to identify appropriate areas for rental zoning and to determine design guidelines more fitting to the local context. RT areas should be exempt as they already provide the City with a valuable supply of comparatively affordable rental units as well as having character and heritage houses. I am opposed to the changes to the guidelines in the C2 zones because they have not taken into account their effects on neighbouring homes such as reduction of sky and light. Instead of using a 'one size fits all' approach, Council should ask staff to work with neighbourhoods to identify appropriate areas for rezoning and appropriate design guidelines for both RR and C2 zones, thus resulting in a proper balance between the needs of renters and the livability for existing residents.	Reynold HARRIS		Kitsilano	No web attachments.
11/01/2021	12:22	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 plan on the grounds that residents and neighbourhoods have not been properly informed or consulted. Word document attached.	Carol Volkart		Dunbar-Southlands	1 web attachment

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/01/2021	13:07	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	See Comments at: vancouver.ca/yourgovernment/contactcouncil.aspx Reference Number 101015475125	Pat Rennison	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/01/2021	13:27	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 city of Vancouver is trying to push through drastic changes for neighbourhoods without any consideration for the people already living here and without letting them know their plan. I only found out about it through a neighbour. I let a number of people know what little knowledge I had of this to find nobody I spoke to in our Point Grey neighbourhood had any idea this was happening. These changes are not positive for any of the current residents, either homeowners or renters. Such broad sweeping change does not give anyone an opportunity to choose the type of neighbourhood they would like to live in because it can be changed on a moments notice. West Point Grey, with the Jericho lands being redeveloped to add 16,000 more people will more than double the current population. That is already way too many new residents and the city does not need to add any more density in this area than there already is or will be. Where is the "GREEN" in this development? Tearing down perfectly livable homes where many people have lived for many years. What will happen to all the trees that are on these properties providing clean air and cooler temperatures in these every hotter summers. It is too much destruction and waste to jam too many people in smaller spaces. With these much taller buildings sunlight will be blocked, and current residents who stay will lose their views, sense of community and will be sandwiched in between larger denser buildings which will not be good. Where are the plans for more schools, parks and recreation? Where are these new residents going to park their cars? Even if they take transit to go to work or school they have cars to go hiking, skiing and visiting friends and family. Removal of minimum parking requirements will make life more difficult and challenging for both the new and current residents. No exemptions for heritage or character buildings. Is this true? As a newer city, why is it necessary to destroy what little bit of old we have. These older beautiful neighbourhoods are a big attraction for Vancouver. I don't see the need to destroy it! This plan is too much too fast and not a step in the right direction. I would like to see all residents properly notified of the plan and give them time to respond. The vast majority of the people currently living in these neighbourhoods have no idea of these proposed changes which will affect them so greatly.	Lorraine Trickett		West Point Grey	No web attachments.
11/01/2021	13:49	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 fully support the text of my neighbour Danny Scodeller karl felder	karl Felder		Kitsilano	1 web attachment

Subject: Streamlining Rental

To Mayor Stewart and City Council

Most of the elements of the Streamlining Rental Policy for the Public Hearing on November 2nd are not appropriate for the city and for homeowners.

There are too many complexities to make this relevant to homeowners. There will be a negative impact on the characters of our neighborhoods. Neighborhood character is what defines a city best.

The hearing has too many issues, This needs to be separated, so that the Design Guidelines are dealt with separately and effectively.

Firstly, with regards to the RR zoning and Map of Eligibility, this should not be a “Blanket” policy for the entire city, and should be looked at by area, to determine what is best suitable. I believe what we will see land speculation, which will discourage renovations, along with the care and maintenance of current properties.

There needs to be significantly increased consultations with neighborhoods, and homeowners. A neighborhood-based planning process would better serve to highlight areas for rentals, along with proper design guidelines that would fit the area.

The exemption for RT areas makes sense, as there already exist healthy inventories of affordable rental units. (most are already in existing character and heritage homes)

The changes to the C2 Zone guidelines will have a SIGNIFICANT impact of increased shadowing on existing properties. There are some significant flaws with the design guidelines.

APPENDIX A

There is a lack of rear step-backs on upper floors for strata and rental. This will increase shadows on nearby properties, thus minimizing sky and light for residents living in mixed C2 developments.

The increase on height for up to 72 feet to allow for 20-foot ceilings is excessive for commercial spaces (14-16 feet is adequate for a high-quality space)

Eliminating a 1.5 metre rear setback on corner properties with a 72-foot height (six floors) will put existing homes, and future developments north of these in a shadow. This becomes even more of an issue during the winter months, when there's already limited day light.

In summary; council needs to stop a "one size fits all" for new rental housing. Staff needs to work with neighborhoods, and get meaningful feedback, so that the targeted areas for rezoning have good design guidelines in the RR and C2 zones. This will help make sure that the needs of renters, and that the "quality" livability of existing homeowner residents are met.

Overall change is inevitable. In order to mitigate the "fear of change" there needs to be a robust mechanism in place so residents know they have a "say" in what the future of their neighborhoods and quality livability will be.

All of these changes will be critical in defining what Vancouver will be in the future. If done right, we will continue to have a great city.

Sincerely,

Danny Scodeller

I am strongly opposed to the Secured Rental Policy for reasons submitted previously.

Here are some additional points I wish to make.

Many comments in support of this plan refer to the red C2 zones specifically. Council needs to make note of that when considering the SRP and consider the C2 red zones independently of the far more contentious blue low density areas. Opposition is much stronger to the new blue rental zones than to the red C2 zones.

Many who support this rental policy have made statements against single family zoning. This ignores the fact that there is no such thing as single family zoning anymore in Vancouver. Every lot can now have up to four units. A main limiting factor to these options for increased density is that the city imposes so many impediments to renovations, adding suites and laneway infill. Yet these options would densify low density areas via means far more acceptable to current residents than the out-of-scale boxy buildings allowed under the Secured Rental Plan.

The Referral Report for this plan completely misrepresents and underplays the negative impacts these out-of-scale boxy buildings will have on adjacent residents. Look, for example, at the drawings on page 14. Here houses drawn to have three stories are shown as being of the same height as four-storey rentals buildings. Houses that are drawn to have two stories plus basement are shown as being more than half the height of six-storey rentals, reaching as high as the fifth storey on those rentals. Three-storey rental multi-plexes are shown as being *taller* than two-storey houses. Clearly whoever made these drawings reduced the height of the rentals and inflated the height of the existing houses. And none of the drawings depict the much greater length front to back of the rentals compared to the houses. Where is the much needed side-view drawing showing the very limited front and back setbacks of the new rentals compared to existing homes and gardens? These drawings completely distort the difference in scale between existing houses and proposed rentals, markedly slanting the depiction in favour of the rental policy by making it look as though rentals will not be nearly as imposing as they actually will be.

The referral report does not actually give maximum height allowances for these rental structures, just a maximum number of storeys. And of course there are the rooftop amenities on top of that! Maximum height allowances should have been included so that those living on affected streets would have all the information as to the extent they will be impacted.

This rental policy does not consider the cumulative impacts of massive developments planned for specific neighbourhoods that also fall under this policy. For example, this rental policy includes West Point Grey where the Jericho lands are located. The Jericho redevelopment just by itself is proposed to increase West Point Grey's population by 250%!! Do we really need to further burden this neighbourhood with this Secured Rental Plan, especially when no plan has been made for the increased infrastructure, schools and amenities such a population increase will require.

I strongly share the concerns expressed here:

<https://cityhallwatch.wordpress.com/2021/10/30/streaming-rental-arbitrary-citywide-rezonings-murphy/#more-67877>

Roberta Olenick

Subject: Streamlining Rental

To Mayor Stewart and City Council

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The hearing has too many issues, This needs to be separated, so that the Design Guidelines are dealt with separately and effectively.

Firstly, with regards to the RR zoning and Map of Eligibility, this should not be a “Blanket” policy for the entire city, and should be looked at by area, to determine what is best suitable. I believe what we will see land speculation, which will discourage renovations, along with the care and maintenance of current properties.

There needs to be significantly increased consultations with neighborhoods, and homeowners. A neighborhood-based planning process would better serve to highlight areas for rentals, along with proper design guidelines that would fit the area.

The exemption for RT areas makes sense, as there already exist healthy inventories of affordable rental units. (most are already in existing character and heritage homes)

The changes to the C2 Zone guidelines will have a SIGNIFICANT impact of increased shadowing on existing properties. There are some significant flaws with the design guidelines.

There is a lack of rear step-backs on upper floors for strata and rental. This will increase shadows on nearby properties, thus minimizing sky and light for residents living in mixed C2 developments.

The increase on height for up to 72 feet to allow for 20-foot ceilings is excessive for commercial spaces (14-16 feet is adequate for a high-quality space)

Eliminating a 1.5 metre rear setback on corner properties with a 72-foot height (six floors) will put existing homes, and future developments north of these in a shadow. This becomes even more of an issue during the winter months, when there's already limited day light.

In summary; council needs to stop a "one size fits all" for new rental housing. Staff needs to work with neighborhoods, and get meaningful feedback, so that the targeted areas for rezoning have good design guidelines in the RR and C2 zones. This will help make sure that the needs of renters, and that the "quality" livability of existing homeowner residents are met.

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All of these changes will be critical in defining what Vancouver will be in the future. If done right, we will continue to have a great city.

Sincerely,

Danny Scodeller

City of Vancouver

Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: 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

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

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

There are many different ways to provide more rentals and to accommodate growth. This should be implemented based on neighbourhood-based planning processes rather than one-size-fits-all citywide approach. Therefore I am **opposed** to the currently proposed citywide rezoning.

Please refer this report back to staff for a different neighbourhood-based approach. Consider the C2 commercial zoning schedule changes separately from rental-only zoning in other areas. It is too complex to consider these together in one public hearing.

Also, there has not been proper notification of those affected by this rezoning. Ensure that each affected property is notified by mail of the proposed changes and has been consulted in advance.

Attached are two of my Vancouver Sun opinion articles that go into the broad issues regarding accommodating growth that addresses sustainability, affordability and livability. Please accept this as part of my public hearing submission. The first article is in today's print edition and the second article is related to the need to pause and pivot regarding assumptions post-COVID on planning for growth and transportation that is referenced in today's article.

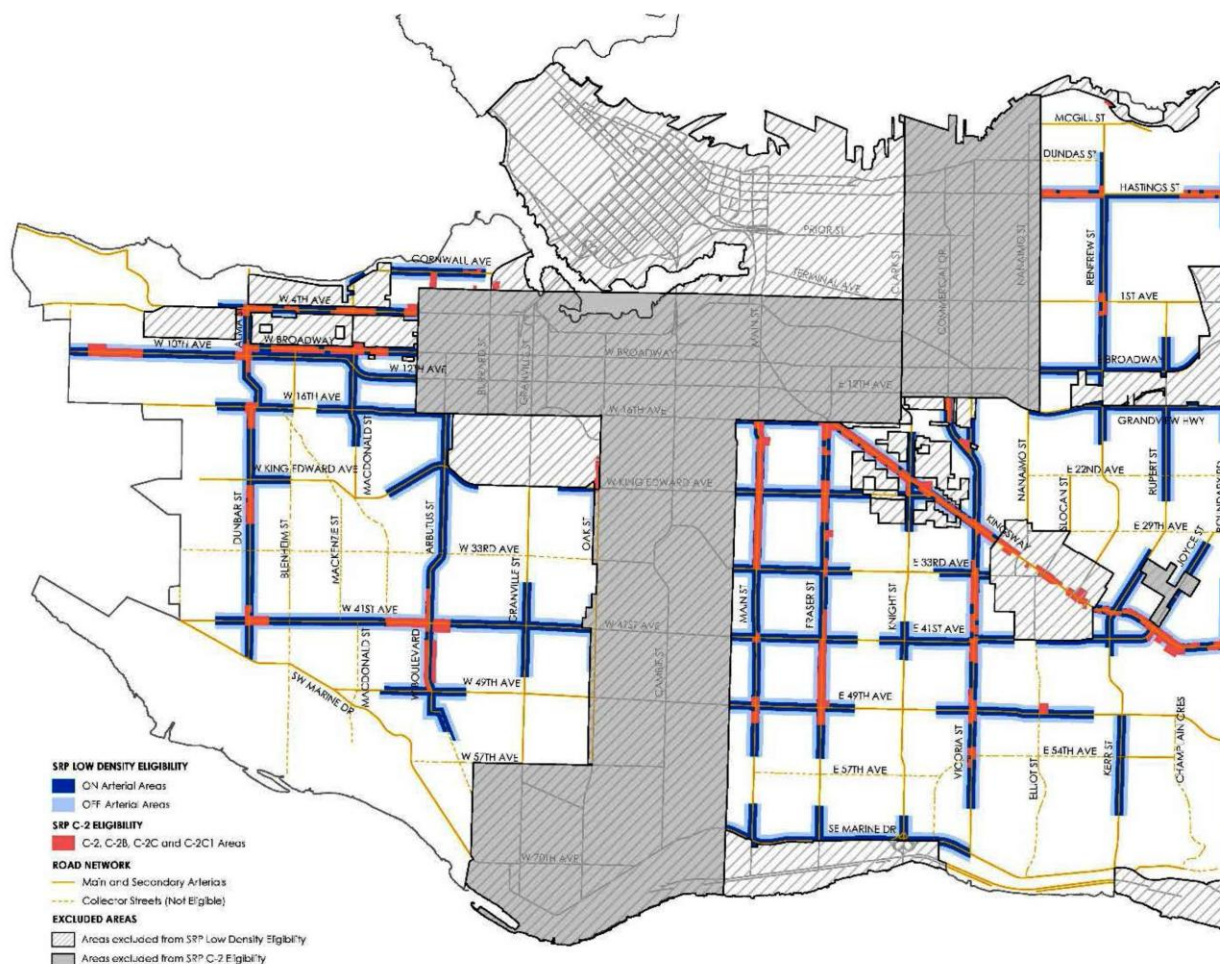
Sincerely,

Elizabeth Murphy

Attachment

Local context matters in planning cities

Opinion: Arbitrary citywide rezonings undermine livability, affordability and sustainability



City of Vancouver eligibility map for rezoning up to 6 storey rental apartments on and off arterials, called Streamlining Rental Housing, goes to public hearing November 2, 2021. Source: City of Vancouver

By Elizabeth Murphy October 30, 2021

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

<https://vancouversun.com/opinion/op-ed/elizabeth-murphy-sustainable-future-requires-new-approach-in-vancouver>

There are many different ways that needed city growth can be accommodated. To achieve positive outcomes that avoid negative impacts on the climate, affordability and livability, growth needs to be managed very carefully. This requires a holistic approach to planning that considers the local context of each neighbourhood.

However, Vancouver continues arbitrary citywide rezonings without neighbourhood context. The Vancouver Plan just implements the previous council's initiatives without any meaningful planning process.

One of the "quick starts" of Vancouver Plan, going to public hearing on [November 2](#), is called [Streamlining Rental Housing](#). This citywide rezoning of up to 6 storeys is for rentals in all C2 zoned shopping areas and pre-approved

spot rezonings on-arterials and off-arterials in single detached housing RS/RT zones. These can include multiple site assemblies of up to a full block per project, without limits on numbers of projects in any area. This has no neighbourhood context, no notification of affected residents, nor consideration of the accumulated affects of other development that may be happening in these areas.

For example, this rental rezoning policy affects West Point Grey but doesn't consider the 90 acre Jericho Lands redevelopment that is alone proposed to increase West Point Grey's current population by 250%. There is no planning to assess the impacts on the neighbourhood and infrastructure as a whole.

The city needs to first consider the broader consequences of growth. Council asked for more transparent data to recalibrate the housing targets that are currently almost three times what can be justified by census population growth of about one percent per year. This critical work that is needed to guide planning has yet to be completed.

Over a year ago there were calls to [pause and pivot](#). Dr. Ann McAfee, and more recently Larry Beasley, the former City of Vancouver Co-Directors of Planning, have said it is time for cities to reconsider the future impacts from COVID -19, especially with the shift to at least part-time working from home and how that affects plans for housing , office, and transportation in the Greater Vancouver area. A sustainable future requires a new approach.

Climate Change: Environmental impact studies are needed for embodied carbon in all development and transportation infrastructure. Embodied carbon includes all supply chain impacts on the environment of resource harvesting, manufacturing, transport, demolition, ground water, landscaping, urban forest, construction, services and energy usage. Focus should be on the three R's of reduce, reuse and recycle as much as possible, such as adaptive reuse of existing buildings. Planning should be providing community needs, not just promoting unlimited growth. For example, a subway extension to UBC that is not a regional priority now, or possibly ever, is being used to justify huge tower developments at Jericho Lands, both of which would add significant embodied carbon.

Affordability: After a decade of record amounts of rezoning and development, Vancouver is one of the most unaffordable cities in the world. Spot rezonings, land assemblies, displacement, speculation and land inflation are contributors. We need to do things differently. Most new large market rental projects are sold to real estate investment trusts (REITs) at huge profits that inflates surrounding land values and rents.

Livability: Planning needs to consider what scale of growth can be supported by existing amenities such as schools, community centres, parks, libraries, daycare, utilities, and services. Adding new development next to a school doesn't mean those new residents will be able to get their children into that school, that often require competing in a lottery. The School Board makes this worse by closing local schools for housing development sites. Without increased local school capacity, most parents have to commute their children across town to other schools regardless. Same with community centre programs.

Just adding more density doesn't make neighbourhoods complete or walkable. Even if transit is close, busy parents often still drive their children to school and other programs just to fit within a tight time schedule. Most households will still require at least one vehicle. Proposed removal of onsite parking minimums shifts parking onto the street and removes options for onsite EV charging.

All neighbourhoods are overwhelmed by disconnected arbitrary rezonings without neighbourhood-based planning or transparent accurate data.

To be a livable, affordable and sustainable city, Vancouver needs to be building for actual needs, in a scale and location that suites each neighbourhood with meaningful community input, supported by affordable electric transit , amenities, and services. Pause and pivot is what has to happen to address climate change and affordability now.

Elizabeth Murphy is a private sector project manager and was formerly a Property Development Officer for the City of Vancouver's Housing & Properties Department and for BC Housing. info@elizabethmurphy.ca

Elizabeth Murphy: Sustainable future requires new approach in Vancouver

Opinion: Planning should be providing community needs, not just promoting unlimited growth.

Elizabeth Murphy

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SUNDAY The Province opinion

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SUNDAY OP-ED

Sustainable city growth requires a new approach

ELIZABETH MURPHY

There are many different ways that needed city growth can be accommodated. To achieve positive outcomes that avoid negative impacts on the climate, affordability and livability, growth needs to be managed very carefully. This requires a holistic approach to planning that considers the local context of each neighbourhood.

However, Vancouver continues arbitrary citywide rezonings without neighbourhood context. The Vancouver Plan just implements the previous council's initiatives without any meaningful planning process.

One of the "quick starts" of the Vancouver Plan, going to public hearing on Nov. 2, is called Streamlining Rental Housing. This citywide rezoning of up to six storeys is for rentals in all C2-zoned shopping areas and pre-approved spot rezonings on arterials and off-arterials in single detached housing RS/RT zones. These can include multiple site assemblies of up to a full block per project, without limits on numbers of projects in any area. This has no neighbourhood context, no notification of affected residents, nor consideration of the accumulated affects of other development that may be happening in these areas.

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The city needs to first consider the broader consequences of growth. Council asked for more transparent data to recalibrate the housing targets that are currently almost three times what can be justified by census population growth of about one per cent per year.

Over a year ago there were



Vancouver continues arbitrary citywide rezonings without the local context of each neighbourhood, writes Elizabeth Murphy. JASON POYNE/TTLES

calls to pause and pivot. Dr. Ann McAfee, and more recently Larry Beasley, the former City of Vancouver co-directors of planning, have said it's time for cities to reconsider the future impacts from COVID-19, especially with the shift to at least part-time working from home and how that affects plans for housing, office and transportation in the Greater Vancouver area. A sustainable future requires a new approach.

■ **Climate change:** Environmental impact studies are needed for embodied carbon in all development and transportation infrastructure. Embodied carbon includes all supply chain impacts on the environment of resource harvesting, manufacturing, trans-

port, demolition, groundwater, landscaping, urban forest, construction, services and energy usage.

Focus should be on the three R's of reduce, reuse and recycle as much as possible, such as adaptive reuse of existing buildings. Planning should be providing community needs, not just promoting unlimited growth. For example, a subway extension to the University of B.C. that isn't a regional priority now, or possibly ever, is being used to justify huge tower developments at Jericho Lands, both of which would add embodied carbon.

■ **Affordability:** After a decade of record amounts of rezoning and development, Vancouver is one of the

most-unaffordable cities in the world. Spot rezonings, land assemblies, displacement, speculation and land inflation are contributors. We need to do things differently. Most new large market rental projects are sold to real estate investment trusts (REITs) at huge profits that inflate surrounding values and rents.

■ **Livability:** Planning needs to consider what scale of growth can be supported by existing amenities such as schools, community centres, parks, libraries, daycare, utilities and services. Adding new development next to a school doesn't mean those new residents will be able to get their children into that school, that often require competing in a lottery. The school board

makes this worse by closing local schools for housing development sites. Without increased local school capacity, most parents have to commute their children across town to other schools regardless. Same with community centre programs.

Just adding more density doesn't make neighbourhoods complete or walkable. Even if transit is close, busy parents often still drive their children to school and other programs just to fit within a tight time schedule. Most households will still require at least one vehicle. Proposed removal of on-site parking minimums shifts parking onto the street and removes options for on-site EV charging.

All neighbourhoods are

overwhelmed by disconnected arbitrary rezonings without neighbourhood-based planning or transparent accurate data.

To be a livable, affordable and sustainable city, Vancouver needs to be building for actual needs, in a scale and location that suites each neighbourhood with meaningful community input, supported by affordable electric transit, amenities and services. Pause and pivot is what has to happen to address climate change and affordability now.

Elizabeth Murphy is a private sector project manager. She was formerly a property development officer in the City of Vancouver's Housing and Properties Department and for B.C. Housing.

Email letters to provetters@theprovince.com with name and city/town of residence

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Elizabeth Murphy: It's time for Vancouver to pause and pivot

Opinion: Urban design and livability are an important part of sustainability and should not be sacrificed for expediency.

Author of the article: Elizabeth Murphy

Vancouver Sun Publishing date: Aug 22, 2020

<https://vancouversun.com/opinion/op-ed/elizabeth-murphy-its-time-for-vancouver-to-pause-and-pivot>

<https://elizabethmurphyblog.wordpress.com/2020/08/22/vancouver-pause-and-pivot/>

Dr. Bonnie Henry said at the start of the COVID-19 lockdown “this is our time to be kind, to be calm, and to be safe.” In contrast, the City of Vancouver carried on with an all-time record for controversial rezoning public hearings in the month of July, sometimes multiple council meetings in a day, under virtual council with reduced democratic processes through the state of emergency provisions.

Meanwhile, recent data disclosed by city staff show that there has been more new dwellings produced than household growth since 2001, and that there are enough new projects in-application for the next decades of projected population growth to come. This shows there is no legitimate reason for the city’s current rush to rezone without proper planning.

July rezonings included the most controversial public hearing for the 28 storeys at Birch and Broadway, with about 1,000 written submissions, including three petitions of thousands in opposition, and multiple days of speakers.

Another controversial public hearing for rezoning all the C2 zones city-wide went multiple days, including hearing from speakers on a Friday night, which is generally avoided. Thankfully, a majority of council supported Coun. Adrian Carr’s amendment to refer the rezoning report to the Vancouver Plan process.

Rather than just implementing the arbitrary city-wide programs and policies of the previous Vision council that was voted out, it is about time that the new council reconsiders policy based on the new context and a new mandate.

A council-approved motion by Coun. Colleen Hardwick has done exactly that. It directed staff to provide data by July 31 for a recalibration this fall of the current housing targets.

From the data provided by staff, it confirmed the census population growth was about one per cent per year, or 5,500 people. At the census average of 2.2 persons per unit, that is 2,500 units per year or 25,000 units per decade. Compare this to the city’s current housing targets of 72,000 units per decade, at almost three times the actual census population growth rates.

Also of interest is the staff admission that the housing targets are aspirational and not a reflection of anticipated population growth. In fact, previous census figures show that there have been more dwelling units than population growth for households, with thousands unoccupied that may be converted to rentals due to taxes and market shifts. Current projects in-application are already enough for decades in further population growth, with over 36,000 units, of which 28,000 are condos. This growth doesn’t include

secondary suites, laneway, infill or duplexes. Or any existing zoned capacity.

So this raises the question why the rush to rezone without first doing the proper planning required.

Standard planning practice is to have an interim rezoning policy to restrict major rezonings during the planning process that could set precedents or preclude options. But the opposite has happened as existing policy is used as direction to continue implementing the status quo.

Before analysis and recalibration of the housing targets can be considered, all the data needs to be provided so that planning is based on fact, not narrative. But much of the key data council requested is missing, such as the listing of market ownership developments, both for historical from 2010 and current projects, as well as existing zoned capacity. This should be readily available to staff, yet it was withheld.

It is also important to consider how the world is changing with the impacts of COVID-19.

Recent publications by Ann McAfee, former City of Vancouver director of planning, identified three major planning initiatives that are impacted by COVID-19 context and fiscal constraints: the City of Vancouver's City-wide Plan, Metro Vancouver's Metro 2050 update of the Regional Growth Strategy, and TransLink's Transport 2050 Regional Transportation Strategy.

McAfee noted it is "time for cities to pause and pivot." A shift to working from home has had a dramatic impact on housing, office and transportation needs for these plans to reconsider. It is likely that working from home is here to stay in the long-term, at least part-time.

The rush hour commute is likely to disperse more evenly over the day and in lower volumes. This makes major transit projects like the Broadway subway less viable than ever. The peak-hour ridership is likely to remain low enough that multiple arterial routes of electric buses, both rapid and local serving, could easily handle the volume while reducing GHGs at a much lower cost.

People are becoming more concerned about livability and having enough space to live comfortably when spending more time at home, including a quality home office, openable windows for fresh air, and outdoor space. Tiny condos or rentals, with bedrooms barely big enough for a bed and without windows, are not adequate. And most households have at least one vehicle that needs a parking space to allow for future shifts to electric vehicles.

High concentrations of people with many touch points in elevator-dependent glass towers, that require more heating and cooling with recirculated air, have become less desirable.

Urban design and livability are an important part of sustainability and should not be sacrificed for expediency.

Regional plans that have been focused around SkyTrain with tower development at stations are a typology of the past, like freeways and urban renewal towers of the 1950s and 1960s.

The City of Vancouver was designed to be transit-oriented prior to the common use of the automobile. It has 22 neighbourhoods originally connected to a streetcar system that ran along the arterials, that was replaced by the electric trolley buses we have today.

Each neighbourhood is designed as a complete community that is walkable within 10 to 15 minutes of arterial transit, a central shopping district, schools, community centre, library and parks. These amenities

RE: Item 1 at Public Hearing Nov 2 2021

REPORT NAME - 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

I am strongly opposed to this report. I own property in an RS zone that will be affected and was not informed by The City that my property was up for a zoning change.

It is absolutely unacceptable that The City would make such radical zoning changes without first notifying every affected property owner to obtain their input.

I found the report to be overly complicated in the extreme. Link to the report:

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

I feel I was deprived of my fair opportunity to understand and respond to this change of zoning to my property and the surrounding area. I was not notified by the City of these changes and only through friends found out about it. I have been struggling under time constraints to read and understand the complicated 348 page report and then to get my questions answered through a very busy Planning Department.

This report now has no restrictions on the number of rental building in a neighbourhood. The report also fails to mention that the original spacing of rental building of '2 within 10 blocks rule' was set up to maintain neighbourhood character. The report recommends market rental, non-market or social housing buildings on every RS lot located by colour on Map A, on page 13 of Appendix F. If one home owner decides not to develop they could be sandwiched between 4 or 6 storey rental buildings. I don't want that to happen to me. The recommendations in this report are set to destroy neighbourhood character.

It has been reported to Council that in other areas of the City, specifically Mount Pleasant and South-East False Creek, that non-market or social housing buildings can be very problematic for the people in the properties surrounding these new buildings. That means more thefts and vandalism to their property and harassment by tenants from the buildings.

The City must do research with the Police Department to get statistics on and understand the social problems that this type of housing creates before it can even consider this report.

My house in Mount Pleasant was broken into by a man from one of the social housing buildings. Among other things a precious, irreplaceable watch was taken never to be seen again. This violation of personal space should not happen to another person. It was devastating and there is no recourse.

I truly don't understand why this Council is bullying the people who live in houses. **Just because we own a house does not make us rich; many of us are surviving on small pensions.** The reason that houses and rents are expensive in Vancouver is because the City keeps up-zoning the land. When there is more height and density (more units) allowed on a lot the value of the land goes up. This is proven by the email copied below from the City Real Estate Services Department. This email says the price of land is more expensive in a zone that allows more units (more height and density).

EMAIL FROM FOI: File # 2018-527 Page 10 of 494 :

2. RT zoned sites sell at higher values than RS zoned sites. (As comparing it to Cambie).

3. Assembled RT sites have a higher value than assembled RS, as you are able to achieve more units per area, under existing zoning.

Let me know if you have any questions,

Mario Lee, BBA, RI Property Development Officer I | Real Estate Services | Real Estate and Facilities Management City

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When the land values go up then the property taxes go up. When the taxes go up the rents go up too because the landlord will cover his expenses. It is absolutely counterproductive to allow more height and density on land, if Council is truly trying to make rents in Vancouver affordable.

People who own houses are the people who provide greenery, beautiful mature trees, grass, flowers, oxygen, open space for the public to see and be relaxed. They provide lovely pet friendly basement suites with dishwasher, washer and dryer and yard space. Homeowners provide a unique and different type of housing for tenants and they are not respected for doing that. This report intends to allow building that will overlook yards and windows and take away privacy, something that is very much treasured in a busy city. You are taking the quiet side streets and making them busy with traffic and noise created by the density; they are no longer quiet side streets.

The report creates new RR district schedules. I have never seen a City of Vancouver district schedule that was not overridden by a CD-1 rezoning. This means that the height and densities on every lot on the location Map A can and will be increased above the schedules in the near future. The report says only in certain circumstance will there be a rezoning. We all know the City makes the rules so they will make up new circumstances to get more density. This whole process of creating more policies, guidelines, and schedules is a sham.

What you are doing is irresponsible, shameful and disrespectful. I feel very bullied by this report.

Respectfully

Grace MacKenzie, resident of Vancouver

Dear City of Vancouver Mayor and Council,

Re Streamlining Rental Housing Around Local Shopping Areas – November 2, 2021 Public Hearing

Imagine the outcry if our elected representatives declared that only citizens in selected neighbourhoods in the City could be vaccinated against COVID-19? This is an analogy for the underlying principle of staff's proposal. The neighbourhoods which have plans in place or a plan process underway have been granted immunity against the proposed spot rezoning virus.

The rest of the neighbourhoods who do not have a current plan in place, through no fault of their own, could become future victims of the spot rezoning virus. Yes, we have a housing crisis and yes, we often have to accept suboptimal solutions. David Eby is fond of saying "Don't let perfect get in the way of good", which is wise advice. But is this proposal good enough or will it cause more harm than good?

The pro-supply folks mean well- they think any rental supply is good supply. They like to brand us all as anti-change with an entitlement attitude. That is how many of them portrayed South False Creek residents until the residents had a chance to explain themselves to all of us- the residents demonstrated that they care deeply about their community, they are not anti-change, nor are they anti-density. They are just asking for a fair, sustainable and neighbourly plan, along with a transparent planning process.

That is what we are asking for as well, across the City in all the "un-vaccinated" neighbourhoods impacted by this proposal. ***Please take the time to put neighbourhood plans in place that provide a full spectrum of housing choices, including assisted housing and ground-oriented housing, figure out what school, social service, park and utility infrastructure is needed to support the increased densities, and also create solutions to save our ailing neighbourhood shopping areas.*** That is sound planning, and we know how to do it in Vancouver.

The staff report estimates that about 400 units a year would be built under this program. You can complete at least two neighbourhood plans in two years- there are ways to do these plans much quicker than in the past. The consequences of the 2-year time frame would be at the most 800 units not built. But in exchange you would engage rather than enrage neighbourhoods, you would advance the principles you adopted in Vancouver Plan, and your citizens would help find solutions to add much more housing choice in a planned way.

To keep this note brief, I have listed below additional serious social justice and environmental flaws in this proposal.

Yours sincerely,

Christina DeMarco

October 31, 2021

Here are a few of the many key facts that make the current proposal unacceptable:

- 1) **Pitting Neighbours against Neighbours:** We care about our neighbourhoods and our neighbours. Those living on arterial roads will sell out (at a premium) to the aggressive land assemblers for fear of having a 6-storey building beside them or across the street. The new buildings on arterials, in turn, will sadly cause negative consequences for their long-time neighbours/friends who are impacted by the loss of sunlight, loss of trees and green space created by the unimaginative 6-storey blocks occupying virtually the entire lot. Those currently living in the secondary suites and shared housing will not be able to afford the apartments in the new buildings, even at the below-market rental rates.
- 2) **A 5-fold Density Increase in the absence of an overall plan is far too aggressive:** The proposed density increase on arterials is 5 times current densities- from 0.6 FSR in RS areas to 3 FSR. By comparison, arterial road housing programs adopted in other cities are often less than 2 times the current densities.
- 3) **More Neighbourly, Sustainable Projects on arterials are Banned under this Proposal:** You may recall this project pictured below received your unanimous support on July 28, 2020. The 6031 Dunbar Street project (on an arterial road) created 9 rental units on a single lot and fit well into the neighbourhood at 1.13 FSR, about double current densities. No intensive carbon-producing below grade parking structure was needed- simply 4 spaces at grade. *This form of development is not allowed on arterial roads under the current staff proposal because all buildings must be a minimum of 4 storeys.* (See Table 2, Page 9 of staff report.)



- 4) **The Map delineating development areas is simply unfair and arbitrary.** A basic test of equity is equal treatment of equals which is not upheld in delineating the development areas. Staff used an arbitrary 400 metres from local shops to draw the lines, ignoring terrain and ignoring the actual walking catchments to the neighbourhood shops. Why, for example, are 4th and 16th

Avenues near the Point Grey shops treated differently than points further east on these arterials? (See Map on Page 6 of the staff report.)

- 5) **Underground parking structures undermine affordability and climate goals.** Underground parking garages will accompany most of these projects and can eat up as much as 20% of total building costs- wiping out the affordability advantage of the City's CAC exemptions and undermining affordable rents. The greenhouse gases created by using vast quantities of cement in construction seriously weakens the best of green building intentions/regulations.

Subject: Streamlining Rental

To Mayor Stewart and City Council

I am writing to express my opposition to this policy.

There should not be a “Blanket” RR zoning and map of eligibility policy for the entire city. Zoning should be looked at by area to determine what works within each region (and what development is already planned – Oakridge, Senkw, and Jericho Lands).

This policy as currently proposed will have a negative impact on the characters of our neighborhoods. Vancouver’s unique neighborhoods are what best defines this city. I believe this policy will not only lead to land speculation, but also discourage renovations, reduce the care and maintenance of current properties, and ultimately disrupt the fabric of our neighborhoods.

There needs to be significantly increased and non-biased consultations with neighborhoods **and homeowners**. I am concerned that developers have an outsized stake in the design of this city.

The changes to the C2 Zone guidelines will have a negative impact on existing properties especially on homes just outside of arterial development areas. There are also some significant flaws with the design guidelines:

- A lack of rear step-backs on upper floors for strata and rental. This will increase shadows on nearby properties, thus minimizing sky and light for residents living in mixed C2 developments.
- The increase on height for up to 72 feet to allow for 20-foot ceilings is excessive for commercial spaces (14-16 feet is adequate for a high-quality space).
- Eliminating a 1.5 metre rear setback on corner properties with a 72-foot height (six floors) will put existing homes, and future developments north of these in a shadow. This becomes even more of an issue during the winter months, when there’s already limited day light.

In summary, council needs to stop a “**one size fits all**” for new rental housing. Staff needs to work with neighborhoods to get meaningful feedback so that the targeted areas for rezoning have good design guidelines in the RR and C2 zones. This will help to ensure that the needs of renters and that the “quality” livability for existing homeowner/ residents are met.

Overall change is inevitable. In order to mitigate the “fear of change” there needs to be a robust mechanism in place, so residents know they truly have a “say” in what the future of their neighborhoods. If done right, we will continue to have a great city.

Regards,
Jana Lyons

October 31st, 2021

Dear Honourable Mayor Stewart and City Councillors:

Thank you each for your devoted service to our city.

I am glad to see some amendments to the Rental Rezoning Draft Policy since last year, and am grateful that the city is attempting to take citizens' concerns seriously.

I understand firsthand the need to make Vancouver more affordable. Our oldest son is moving out of the city due to its unaffordability.

Having said that, I am nonetheless opposed to the Rental Rezoning Draft Policy as it stands. I believe it needs further amendments.

I have five recommendations:

- 1. The need to mitigate the net greenspace loss of densifying single family neighbourhoods.**
- 2. The need for greater consideration of the aesthetic impacts of rezoned streetscapes.**
- 3. That more effort be made for new density to fit in with individual neighbourhood design.**
- 4. That more consideration be given to preservation of areas of special heritage value and character.**
- 5. That likely parking shortfalls in rezoned Commercial areas be addressed.**

Question: What do we want Vancouver to look like in 30 or 50 years? What does liveability mean, as opposed to just density?

1. Mitigating Tree Canopy and Greenscape Loss

One obvious corollary with increasing density in single family areas will be a large net loss of trees and other greenscaping due to buildings replacing gardens on single family lots.

When we consider the global warming impacts on our city from this last summer alone, it is clear that we need to enhance, not detract from our urban canopy.

Trees in single family zoned areas provide shade, mitigate carbon emissions, and provide urban bird and wildlife habitat. Exposure to trees, greenspace and nature is also known to improve the physical and emotional health of urban populations.

Conversely, we know that more buildings and paved surfaces increase microclimate temperatures.

Nowhere in the Rental Rezoning Policy do I see the problem of net loss of trees and greenscaping discussed.

Here are some recommendations to address this:

First, ensure that new apartment buildings have a good amount of setback, including on arterials and in commercial areas. Rather than using the setback to widen pavement, mandate green boulevard edges with street tree plantings, preferably trees tall enough to produce shade.

These green verges and trees will soften the hard edges and massed forms of larger buildings, add privacy for residents, and make the areas much more ecologically and pedestrian friendly.

Apartments built off arterial streets should be even further set back, with mandates for street facing greenscaping and tree retention or planting. This will help them fit in better with residential housing on these streets and reduce their environmental footprint.

Where possible, retain mature hedges, trees and landscaping when redeveloping.

Further, increase city wide the policy of tree planting in streets and parks to help offset loss of trees due to densification; safeguard the protection of existing street trees.

2. Streetscape Aesthetics and Retention of Unique Neighbourhood Identities on Arterials

In the current Rezoning proposal, on arterials we can envisage block after block of six story monolithic apartment buildings snaking through the city, creating a depressing, tunnel like experience. Stark, boring and generic, these arterials will convey no sense of local identity.

It seems a shame to use such a blunt sledgehammer approach to rezoning, taking no account of individual neighbourhood heritage or character.

Why not give incentives for alternative designs to the big box look, such as buildings with peaked or pitched roofs, set back upper stories, or indentations in the building facade?

Wherever possible, encourage incorporation of neighbourhood design and character to help Vancouver retain a sense of distinct neighbourhoods, rather than the current one-size-fits-all approach.

Further, some particularly attractive residential sections of arterial roads should be exempt from apartment style densification, such is their beauty and heritage value to the city and to commuters.

Rather, in these sections, encourage the suiting of character homes, infill, and neighbourhood-design sensitive triplex, quadplex, lane-way housing and other types of house-form architecture. This will help preserve the mature trees, hedges and character these streets contribute to Vancouver's unique sense of identity.

Some suggested arterial road sections to exempt from your current density plan in transition areas are:

- West 49th Ave. between Southwest Marine Drive and Granville St.

- King Edward Ave. west of Oak St.
 - MacDonald St. between 4th Ave. and Cornwall
 - Some sections of West 33rd Ave. and of West 16th Ave.
 - Granville St. between 33rd Ave. and 16th Ave.
- (No, I do not live along any of these streets, but I enjoy commuting through them.)

3. Retaining Individual Neighbourhood Character in Transition Areas

On residential roads next to arterial streets, encourage townhouse and multiplex units, rather than 4 storey apartment buildings. These will fit much better into streetscapes and provide more missing middle housing for families.

They will not overshadow neighbouring homes to the same extent as blockier apartment buildings, and their architecture could be incentivized to fit into existing neighbourhood character.

In low density transition areas, incentives should also be given for retaining older character houses. These can be converted into strata or rental units, thereby providing missing middle ground-oriented housing.

4. Preserving Precincts of Special Character and Heritage Value

A couple of areas that should be exempt from Rental transition rezoning are in Kitsilano and in the Glen Park neighbourhood.

These two areas were shown in yellow on your *Draft Map Showing Where Rental Rezoning Opportunities in Low Density Transition Areas May Apply*. (2020?) These areas are currently zoned as **RT-5, RT-7, RT-8, and RT-10**.

These are both already dense neighbourhoods of distinctive character and heritage houses, many of which have been converted to multiple suites.

They give the possibility of affordable ground-oriented housing for families, and add considerably to our city's history and charm.

I would therefore strongly advocate not changing their zoning density, except to stratify and add duplex, triplex, quadplex, or other ground-oriented zoning.

Neighbourhood design guidelines would also be helpful here, so that new buildings enhance existing neighbourhood character.

5. Ensuring Adequate Parking in New Developments in Commercial Areas

In new rezoned commercial area developments, mandate underground parking, or street parking will become a chaotic nightmare for residents and customers as density increases.

Summary

Please do not approve the Rental Rezoning Proposal until the following points have been addressed:

- Mandating increased setbacks, green sidewalk verges and planting of boulevard trees.
- Increasing tree retention and enlarging quotas for city wide tree planting.
- Incentivizing more compatible building forms and architecture to fit into existing neighbourhoods.
- Prioritizing where possible the retention of heritage homes, gardens and streetscapes and stratifying or suiting rather than demolishing,
- Exempting some streets and areas of significant heritage interest or character from this rezoning.
- Ensuring underground parking for new developments in commercial areas.

We can densify while still retaining Vancouver's beauty and individuality if we are intentional about liveability as well as density.

Given the scale of change the rental rezoning policy will introduce to our whole city, please don't rush this through. Take the time to get the details right.

Thank you for your serious consideration of these points.

Sincerely,

Hilary Reid
Vancouver BC



Nov.1, 2021

City of Vancouver

Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Streamlining Rental Around Local Shopping Areas

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

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

This is to express my strong opposition to the streamlining rental proposal.

I could give many reasons – its citywide nature fails to respect the characteristics or amenities of individual neighbourhoods; its broad sweep renders the Vancouver Plan process virtually useless; and by promoting demolition and reconstruction, it will destroy existing affordable housing and help increase greenhouse-gas emissions. Many of the older houses that will be demolished because of this plan have affordable suites, even though the city may not count them. And nobody who watches a demolition or construction site can be unaware of all the waste and greenhouse-gas emissions produced at every stage of the process, regardless of how “green” the eventual product claims to be. Even heritage-listed properties are vulnerable, as they are not exempt, as they were under earlier versions of this plan.

These are important arguments against the proposal, but I will focus on one I consider even more crucial: the fact that this plan allows for massive changes without properly consulting those most affected – the people who actually live in the neighbourhoods.

I think it would be safe to say that the vast majority of Vancouver residents who will be most deeply affected by this proposal know little to nothing about it. Certainly none of the neighbours I met while raking leaves this weekend were

aware of its implications or that they had only two days to make their views known to city hall.

A hint of why this proposal is such a secret to so many can be found in the 348-page staff report– the size and complexity of which is a sign of the problem itself. What normal working person has the time to dig into a 348-page city hall report? Worse, it jams together two very different types of rezonings – C2 commercial changes to zoning schedules allowing six-storey rentals and the new rental-only RR zoning schedules for on- and off-arterial RS and RT zones.

The result is a Frankenstein-like omnibus proposal too overwhelming for the public to read, understand, or comment on. Separate the issues, explain them clearly, inform the public properly, and then we can start talking about public engagement!

But it's not just the complexity of the issue that is the problem; it is how the city got its information out and who it decided should receive that information. Online surveys, web pages, information sessions and comment forms are fine, but unless people are already following civic issues online, how would they even find out about these things? We know from voting-day participation how few people follow civic issues closely enough to even go to the polling booth; it's not good enough to assume anyone is keeping track of them online. My leaf-raking neighbours are intelligent, well-educated people, but they're clearly out of the conversation loop.

Nor is the pandemic an excuse to restrict this discussion to online formats. When the city is planning changes this dramatic, it should reach out in many ways to ensure those affected are properly informed. How about direct mail notification to every single affected property? How about a well-advertised town hall meeting with each neighbourhood, even if it must be online because of the pandemic? How about writing to and meeting with every neighbourhood residents' association so they know what is planned and can get the word out? The Dunbar Residents' Association, with which I am in contact, was as surprised as anyone to learn about this proposal.

Beyond the lack of proper notification is also the issue of who was involved in the so-called public engagement process. I think it's significant that the report refers to "stakeholders and the public" as though they are two different things. Surely the public are the most important stakeholders in any city plan!

According to the report, the city considers stakeholders to be: the Urban Development Institute Rental Housing Subcommittee + Local Architects; the City of Vancouver Renters' Advisory Committee; the Vancouver City Planning Commission, and the Business Improvement Area Executive Directors. How many of these groups would oppose or seriously question this proposal? By contrast, there is no mention of any efforts to contact local residents' associations or homeowners' groups. If my neighbours know nothing about this proposal, there is a good reason.

Even those who pore over the city map and website may be left confused. The map is indistinct and unclear about exactly which streets and areas will be affected by the plan. I can't tell, for example, whether my short little block in the Dunbar and King Edward bulls-eye zone will be open to four-storey apartments or not.

For all these reasons, I urge council to reject this proposal. My Dunbar neighbours and I know there is a need for more diverse, affordable, family-friendly housing in our area, and would welcome the opportunity to be involved in creating it. But imposing city-wide zoning on vast areas of our neighbourhood without even telling us what you're doing is not the way to encourage cooperation. Start with the hard work of doing honest consultation with residents, who will be surprisingly positive about embracing change if they know the result will be the kind of housing that people really need.

Carol Volkart

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Vancouver

Subject: Streamlining Rental

To Mayor Stewart and City Council

Most of the elements of the Streamlining Rental Policy for the Public Hearing on November 2nd are not appropriate for the city and for homeowners.

There are too many complexities to make this relevant to homeowners. There will be a negative impact on the characters of our neighborhoods. Neighborhood character is what defines a city best.

The hearing has too many issues, This needs to be separated, so that the Design Guidelines are dealt with separately and effectively.

Firstly, with regards to the RR zoning and Map of Eligibility, this should not be a “Blanket” policy for the entire city, and should be looked at by area, to determine what is best suitable. I believe what we will see land speculation, which will discourage renovations, along with the care and maintenance of current properties.

There needs to be significantly increased consultations with neighborhoods, and homeowners. A neighborhood-based planning process would better serve to highlight areas for rentals, along with proper design guidelines that would fit the area.

The exemption for RT areas makes sense, as there already exist healthy inventories of affordable rental units. (most are already in existing character and heritage homes)

The changes to the C2 Zone guidelines will have a SIGNIFICANT impact of increased shadowing on existing properties. There are some significant flaws with the design guidelines.

There is a lack of rear step-backs on upper floors for strata and rental. This will increase shadows on nearby properties, thus minimizing sky and light for residents living in mixed C2 developments.

The increase on height for up to 72 feet to allow for 20-foot ceilings is excessive for commercial spaces (14-16 feet is adequate for a high-quality space)

Eliminating a 1.5 metre rear setback on corner properties with a 72-foot height (six floors) will put existing homes, and future developments north of these in a shadow. This becomes even more of an issue during the winter months, when there's already limited day light.

In summary; council needs to stop a "one size fits all" for new rental housing. Staff needs to work with neighborhoods, and get meaningful feedback, so that the targeted areas for rezoning have good design guidelines in the RR and C2 zones. This will help make sure that the needs of renters, and that the "quality" livability of existing homeowner residents are met.

Overall change is inevitable. In order to mitigate the "fear of change" there needs to be a robust mechanism in place so residents know they have a "say" in what the future of their neighborhoods and quality livability will be.

All of these changes will be critical in defining what Vancouver will be in the future. If done right, we will continue to have a great city.

Sincerely,

Danny Scodeller