

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/04/2021	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	I oppose the action proposed in this report. I believe streamlining rentals is far too blunt an instrument with negligible return in terms of climate crisis mitigation, but which will result in many angry citizens looking for places to park vehicles that they need for their families, paying high 'market' rents and further shut out from buying a home as land supply and affordability fall, contrary to the claims made in the staff report. Further, it is unacceptable that people who have paid their taxes, been good neighbours and built up their communities are disregarded as Council focuses on people who have not even come to the city yet. And it is unacceptable to leave developers free to basically dictate social housing policy.	Patrice Struyk	§ 22(1) Personal and Confidential	Unknown	No web attachments.
11/04/2021	17:17	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	Views from West Point Grey will be blocked by the new rezoning of corridors. There is no plan to sustain current businesses on West 10th	Patricia Mills		West Point Grey	No web attachments.
11/04/2021	17:18	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	Oppose	I oppose this report.	Vic A.		Kensington-Cedar Cottage	No web attachments.
11/04/2021	17:39	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	Please send this report back to staff for more work. Rezoning changes of this scale should be part of the citywide Vancouver Plan process, and every address affected by the rezoning changes should be notified in advance of a Public Hearing. Please see additional PDF attachment, a post from CityHallWatch on 3 key points (impacts on existing apartments/renters in RM zones, clarity on block assemblies, and financing growth). Council is encouraged to have staff provide more accurate and complete explanations on those topics.	Randy Helten		Unknown	APPENDIX A
11/04/2021	17:48	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 plan will result in a profound damage to the neighbourhoods involved without making renting or owning in Vancouver any more affordable . Developers will want a profit on any new housing they create , and that will lift the prices to rent or buy above anything working people can pay. Only development companies and offshore investors will benefit. The planned disaster on the Jericho Lands , while outside of the control of council, should be enough to warn the City away from any grandiose schemes aiming to further change the nature of our city. Stop and think, ladies and gentlemen , do you really wish that we become another Shanghai '	Keith Marriage		West Point Grey	No web attachments.
11/04/2021	18:12	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am horrified by the SRP and strongly opposed the SRP. It will ruin neighbourhoods and destroy the fabric of Vancouver. Apartment/condo buildings should be completely restricted to main arteries such as Broadway, 16th, Arbutus. Densification of other streets can be achieved with laneway homes and coach houses, and the wide legalization of basement suites. This will maintain the nature and character of residential streets and neighbourhoods. Densification beyond that will destroy the quiet/character neighbourhoods of Vancouver such as Kitsilano. The densification proposed by the SRP is self defeating. The SRP, in its supposed attempt to make Vancouver more liveable will, on the contrary, make Vancouver unliveable. Furthermore, there is absolutely no demand or need for more housing beyond that which can be provided by increased density on the main arteries and by adding laneways, coach houses and basement suites on residential streets. The SRP, even for its stated purposes, is overkill. Kill SRP. Do not kill the Vancouver we live in an love.	Fred Tischler		Kitsilano	No web attachments.
11/04/2021	18:17	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	Oppose	Let's keep the rental multilevel box apartments on the main roadways and keep our side streets, city wide, green and full of character.	Aimee Promislow		Kitsilano	No web attachments.
11/04/2021	19:26	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	Oppose	SRP does not consider diversity of gentler density options, ie townhouses, is a one size fits all proposal which will have serious negative impacts on adjacent neighbourhoods. Creates shadowing on commercial strips reducing positive experience. Does not respect Vancouver's unique character neighbourhoods.	Joan Jaccard		West Point Grey	No web attachments.
11/04/2021	20:22	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	Oppose	I spoke at the public hearing tonight but was cut off after 3 min and 43 seconds. Attached is my statement in full.	Siew Baxter		Oakridge	APPENDIX B

Clarifications of staff statements on full block assemblies, eligibility map locations in existing apartment RM zones, financing growth (Public Hearing resumes 4-Nov-2021, Citywide 'Streamlining Rental' Rezoning)

Posted on [November 4, 2021](#) by [urbanizta](#)

This is a continuation of coverage on the theme of a major topic of the **Public Hearing that continues tonight on Streamlining Rental** ([agenda link here](#); related documents and instructions on writing or speaking to Council are there too.)

The official topic for the public hearing is “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.” We have covered it numerous times (search for “streamlining rental” in our search field). The topic has attracted a lot of attention, including over 500 pieces of correspondence, and over a hundred speakers registered to speak.

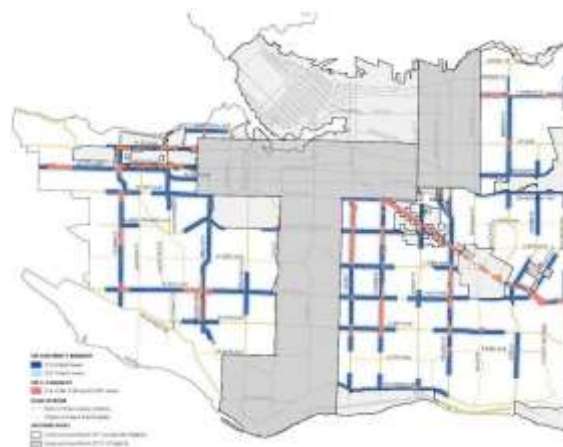
Near the beginning of the first night of the Public Hearing (Nov 2), City staff made a presentation and then responded to questions from Council members. Some the staff responses failed to tell the whole story to our elected officials, so here below we'd like to add some clarifications. One would hope that Council can staff to verify these points during the resumed Public Hearing, for the record.

Clarifications of staff statements on full block assemblies, eligibility map locations in existing apartment RM zones, financing growth

1. Eligibility of rezoning in existing apartment RM zones:

While it is true that the majority of locations in the Eligibility Map for rezoning in lower density areas are in RS/RT zones, these are not single family zones since they allow duplexes, secondary suites, laneway houses, and infill. Since 2018, RS zoning has allowed allows up to four units per lot. This point is being entirely missed by most civic reporters in media coverage of recent weeks. Staff have also failed to adequately emphasize this point in this context of this Public Hearing.

In addition, some areas in the Eligibility Map cover existing apartment RM zones, yet there is no mention anywhere in the report that RM zones are eligible. Many renters currently live there. Examples are along Cornwall Ave., West 4th Ave., West Broadway, East Broadway, and Hastings. Staff need to explain this fully to the Public Hearing.



[Click to enlarge](#)

2. Full Block Assemblies:

Staff told Council that no full block assemblies would be allowed off arterial roads. But it's not as simple as that.

In the proposed policies, off-arterials are limited per project to a maximum of 100 ft. frontage and 150 ft. including a corner. There is no limit on how many projects can be on a block, so a developer could assemble a full block and submit applications as separate back-to-back projects, with the result covering the whole block.

The proposed policy specifies no limits on assembly for full blocks on-arterials of the following:

- 5 or 6 storey apartment blocks on arterials or wrap-around corners; and
- mixed use projects that could be all one building.

See [Referral Report](#), Appendix E, pages 8 and 14 of 54 (bottom of this post)

3. Financing Growth:

Staff were asked by Council about how it is anticipated that the services and amenities for this growth would be financed.

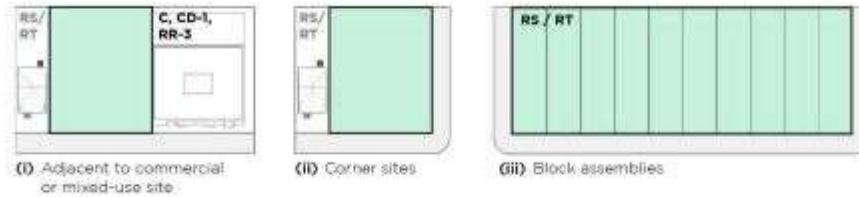
Given that the most of the fees for development cost levies (DCLs) and community amenity contributions (CACs) would be waived for these projects, it is unclear how all of this growth would be financed.

This is particularly problematic for neighbourhoods also proposed to get a lot of increased growth from other major projects like the Jericho Lands or neighbourhoods that are already amenity deficient throughout the city.

Council needs to carefully consider now, will the proposed Streamlining Rental policies require much higher property taxes to finance the growth? Another serious concern is funding for schools. Provincial funding is already insufficient. Where will the funds come from?

(iii) On a full block assembly when all RS and/or RT district lots will be redeveloped as RR-3.

Figure 2: Eligible site locations for mixed-use residential buildings

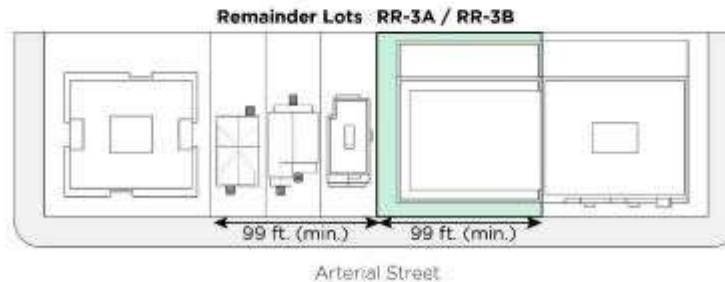


(b) Assembly
4 to 6-storey mixed-use residential buildings require a minimum site frontage of 30.1 m (99 ft.) which typically means assembly of three standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.
~~There is no limit on assembly (i.e. no maximum site frontage)~~ recognizing that arterial streets are suitable for the development of medium-density mixed-use residential buildings. For large assemblies, the architectural design should mitigate the appearance of a long, monotonous building.

(c) Remainder Lots

On arterial streets, assemblies must ensure that adjacent lots within the block are able to meet the minimum site frontage of 30.1 m (99 ft.) required for redevelopment. In most neighbourhoods, this means that at least three standard 10 m (33 ft.) wide lots must remain side-by-side.

Figure 3: Minimum assembly and remainder frontage requirements for mixed-use residential buildings



(d) Front and Side Yard and Setback

The front yard setback requirement is intended to be secured as at-grade statutory right of way (SRW), for sidewalk improvement and widening. The front yard will establish a comfortable pedestrian realm and accommodate an enhanced sidewalk width that fosters social interaction.

(a) Assembly

4-storey apartments: a minimum site frontage of 66 ft. is required, which typically means assembly of at least two standard 10 m (33 ft.) wide lots.

There is a limit on assembly (a maximum site frontage of 30.5 m - 100 ft.) for 4-storey apartments on local streets in order to encourage an incremental growth pattern and a variety of smaller developments. In most neighbourhoods, this will limit assembly to three standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.

Corner sites may be permitted an increase on the assembly (a maximum site frontage of 45.7 m - 150 ft.) to enable a building extension along the flanking street as outlined in [section 1.2 \(i\) \(ii\)](#) of these guidelines.

5-storey apartments: a minimum site frontage of 20.1 m (66 ft.) is required, which typically means assembly of two standard 10 m (33 ft.) wide lots.

6-storey apartments: a minimum site frontage of 30.1 (99 ft.) is required, which typically means assembly of three standard 10 m (33 ft.) wide lots or two standard 15.2 m (50 ft.) wide lots.

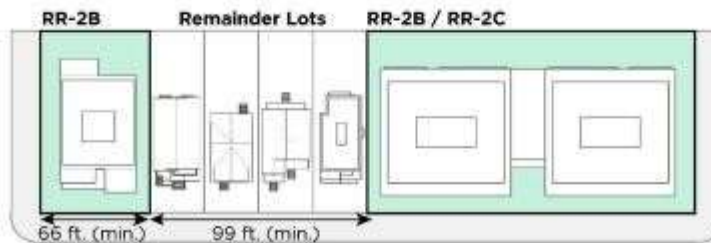
There is no limit on assembly (i.e. no maximum site frontage) for 5 or 6-storey apartments recognizing that arterial streets are suited to the development of medium-density residential apartments. For large assemblies, more than one building is encouraged, located side-by-side with generous spacing; a single building may be permitted if the architectural design mitigates the apparent width as outlined in [section 1.2 \(i\) \(iv\)](#) of these guidelines.

(b) Remainder Lots

Arterial Streets: assemblies for 5 or 6-storey residential apartments must ensure that adjacent lots are able to meet a minimum site frontage of 30.1 m (99 ft.). In most neighbourhoods, this means that at least three 10 m (33 ft.) wide lots must remain side-by-side.

Local Streets: there is no requirement to maintain a minimum site frontage of 20.1 m (66 ft.) to enable apartments or townhouses. Options for single lot development in the form of multiplexes (triplexes to 8-unit townhouses) are provided in [section 1.4](#) of these guidelines.

Figure 7: Minimum assembly and remainder frontage requirements for apartments



No mention of limit on number of assemblies on a block

Thank you for the opportunity to speak.

My name is Siew Baxter. My husband and I own our home which is in this new C2 zone on an arterial street.

We are supportive of this initiative in general except for the limited assembly aspect of this policy. On page 166 of the 348-page long report on streamlining rental development dated September 3rd of this year, it stated that in a land assembly, any remainder lots must meet a minimum site frontage of 99 feet.

We live on a block with seven residential homes. Our house is the 2nd one in from a local street. The corner property and our property would make up the minimum site frontage requirement of 99 feet.

We have been in our home for 12 years. Very soon after we moved in 12 years ago, there have been numerous attempts with six out of the seven homeowners to sell our property in a land assembly situation. Each attempt was lengthy, stressful and so far had ended in disappointment because the city has rejected any application of redevelopment. The seventh homeowner has consistently never been interested in being a part of any land assembly.

Currently, six of the 7 homeowners have accepted offers from a developer from Jan 2nd of this year. My husband and I are seeing indications that the developer is going to exclude our property from the project so that they can meet city's minimum site frontage of 99 feet. The city wants to leave enough land for future redevelopment and to minimize the potential of orphaned properties. So instead of protecting one property from being orphaned, there are now potential of 2 orphaned properties? Our adjacent neighbour has said many times that they are not interested in selling now or ever and that they don't mind being an orphaned property. They compare their property to areas in Mumbai and Tokyo where it's common to see individual lots surrounded by developments. So, any future re-development involving this property and ours will not happen for at least 20 to 30 years.

I would have to agree with speaker #10, Mr. Stewart, that most homeowners are not aware of this policy the city planners are trying to pass. My husband and I just happened to find out when we became suspicious as to why the potential buyer of our land assembly is doing studies on the other five properties and skipping over ours. This Streamlined policy is not even voted on and the developers are already following the new rules? Again, I agree with Mr. Stewart that we need to look at each neighbourhood individually and work with the homeowners. Any blanket policy can potentially ruin what some of us have work so hard to accomplish in life. Some homeowners would not mind living next to a six-storey building, some of us would prefer not to. A councillor asked Mr. Stewart on Tuesday night why he doesn't just sell and move. We want to do exactly that, but we might be stuck because of this limited assembly part of the policy. We can still sell and move but this will be at a huge loss to my family. This policy will effect thousands of homes. We ask the city to please take each case into consideration. Some homeowner said they can't afford to sell and move, but in our case, we can't afford to not sell.

My husband and I have explored different options since we found out that our property might be left behind. We talked to an architectural firm to investigate developing our property ourselves and add more rental units. The firm told us that we are looking at a 3 million dollars project. We simply do not have this type of resources and we are unsure if the city would even allow us to develop our lot because of the 99 foot rule. This is causing us unfair and unjust hardship. This is very distressing to my whole family.

In any case, we are not against this policy. We just want to have each case considered individually. We really do hope that we can work with the city directly. If we are left out of this land assembly, the fate of our property for re-development is pretty much in the hand of our adjacent neighbour, resulting in less rental units. If we are not successful in selling our property for a re-development project, our property value will be negatively impacted, as most people will not want to live next to a six-storey building that is 3 to 4 time taller than their homes.

If our property is included in this re-development project, there is a possibility of 15 to 20 or more homes. This is all inline with the high-density initiatives the city is after. We are very much in support of the high-density initiatives. We enjoy living, working and owning businesses in this great city and agree that more people should be able to make Vancouver their homes. We ask that all land assembly be considered individually.

Thank you

Our property is on a block where the north corner is a gas station. 7 single family homes make up the rest of the block. Our property is adjacent to the south corner property. This south corner property and our property would make up the minimum site frontage requirement of 99 feet.

We tried involving them each time.

Perhaps, the city wants to keep the character of the neighbourhood. Any of these reasons are not applicable in our case.

Our home was built in the 1930's and this adjacent property was built in the 1980's. There is no character to protect. Our homes are polar opposite.

We would not even have known if my intuition wasn't working overtime.

We understand that we cannot force our neighbour to sell. However, their decision to not sell should not impact our choice to want to sell.

We are also prepared to hire a lawyer to help us if necessary