

## 1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
10/12/2021	16:48	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	Dear Mayor Stewart and City Councillors, I am writing to express my disagreement with the proposed Plan for the following reasons: 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	William Hall	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/21/2021	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	I am a resident of West Point Grey, 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 notwithstanding development of multi-story housing units above and adjacent to those commercial spaces.	Erica Weiss	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/24/2021	12:32	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	Planners estimate that 470 new rental units would be built due to this policy, 5000 units over 10 years. The policy applies to hundreds of blocks encouraging land assemblies and destabilizing neighborhoods. There will be one or two apartments sitting in blocks of existing homes. Random and out of context. I am asking the city to WORK WITH NEIGHBORHOODS TO IDENTIFY APPROPRIATE BLOCKS FOR DEVELOPMENT. Also I question the necessity of these 5000 units in light of the planned development of thousands of units at Jericho, Oakridge and Senakw. Secondly-changes to C2 zones to allow 6 storey rentals and changes of height and rear yards. This will affect many shopping areas along 4th Avenue and Broadway. The resulting shadows will affect residential areas significantly during the winter and no notification has been given to the residents. The proposal allows very plain building forms and it is suggested this will reduce carbon footprint. I believe a better design is possible to reduce the impact these monolithic buildings would have on the streetscape.	Janet Buckle	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/25/2021	08:59	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	See attached.	E. Weiss	s.22(1) Personal and Confidential	West Point Grey	Appendix A

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10/25/2021	11:45	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 firmly opposed to the Streamlining Rental 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 and engagement with residents; arbitrary, generic proposal paints each neighbourhood with the same broad brush, failing to take into account the unique needs of each individual neighbourhood; permanent 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; dwarfing of single-family homes with buildings that are disproportionately large and incongruous with the character of surrounding neighbourhoods, conveying an atmosphere of a soulless transit hub throughout the west side; increased housing by introducing tall buildings does not translate into increased livability, rather to a diminution in the quality of life of affected neighbourhoods; failure to address unique circumstances and concerns of each affected neighbourhood; increase in vehicular traffic and congestion, and increase in spillover traffic onto off-arterial residential streets, destroying the peaceful aspect of the west side and the relative serenity it provides from other parts of the city; affected residential streets, especially off-arterial residential streets will be flooded with parking; density increases will correlate into increased noise, disrupting the relative peacefulness of affected neighbourhoods, and increased strain on local amenities, parks, and other public spaces; blocking of the sky, light, and private and public views; loss of privacy and peaceable enjoyment of property to adjacent homes that would be dwarfed by disproportionately large buildings; insufficient requirement for creation of green spaces proportionate with the scale of potential development or sufficient to offset carbon cost of resulting development and subsequent density increases; misguided emphasis on development of commercial spaces in neighbourhoods with already-high commercial property vacancy rates in the era of high retail morbidity; would not resolve the problem it is purported to address given the abundance of empty condos throughout the city; passes cost of past failure to meaningfully address rising housing costs off onto members of the community. One of the things that makes the west side so special is the relative lack of tall buildings in residential neighbourhoods. This, combined with the preponderance of treed streets with houses generously set back from the street, and open expanses of sky (a precious commodity in a city as grey as Vancouver) conveys a parklike-feeling to much of the west side. This initiative would replace that cherished aspect of the west side with that of yet another generic, ugly, congested, and poorly-planned American city.	Mary Murphy	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/26/2021	09:54	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	Please see my comments in attachment.	Evelyn Jacob	s.22(1) Personal and Confidential	Kitsilano	Appendix B
10/26/2021	17:15	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	Dear Mayor and Councilors: As residents of the affected Streamlining Rental Plan for over 30 years we would like to express our opposition for the following reasons: The additional height allowances makes adjoining houses unlivable due to lack of sunlight. The walls of multi-storey structures obstruct light and views. Any houses left behind would have little light due to the looming buildings surrounding them. Nowhere does the plan specify the maximum height only the maximum number of storeys. This could mean anything from 60' to 90' depending on the materials and the construction. Not being forthcoming with this information is disingenuous. There are no offsetting greenspaces to compensate for the loss of yards and gardens. Where is the open space for the environment, beauty and health? Has consideration been given to many developments already underway? For example the Jericho lands development plan will allow 15,000 - 18,000 people. It is not stated how many additional residents there would be with this plan. We should know. 35% of the units are family size (2+ bedrooms). This does not solve the housing problem for families who will still be pushed to other areas. 20% of the units are required under certain circumstances to be below market rate. a) What does below market mean? It should state the percentage below the market rate as a requirement. " b) 20% is not nearly a high enough percentage to solve the affordability crisis. c) Who determines who is eligible for the reduced rent? If it is in the sole discretion of the developer it could be open to 'corruption. An example would be renting to friends and family. How many vacant apartments and condos are there currently in the city? The city does not need more retail space. There are already too many vacant storefronts. Just walk around and see. This Streamlining Rental Plan is urban planning with a magic marker. It is higgledy piggledy development, confused, disordered and random with no aesthetic consideration at all. Please consider the ramifications to the neighborhoods. Laura and Stephen Weiss	Stephen Weiss	s.22(1) Personal and Confidential	West Point Grey	Appendix C

## 1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/26/2021	19:09	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	<p>First of all can you please explain why no notification has been given to Vancouver residents of the upcoming proposed zoning change and Public Hearing' Please exempt West Kitsilano RT7 and RT8 from 'Blue Zone' policy, 'Streamlining Rental in Low Density Areas'. I am sure you are aware that West Kitsilano has a large number of moderately priced rental apartments- some of the most affordable and desirable rental accommodation still existing in Vancouver. 54% of Kitsilano residents are renters- one of the highest proportion of renters in our city neighbourhoods. Every home in my block on West 5th has at least one rental unit (except for several duplexes). This 'Streamlining Rental in Low Density Areas' policy purports to be a solution for the lack of affordable accommodation in Vancouver. But it is in fact the opposite. Certainly in Kitsilano it will remove affordable accommodation by the destruction of existing homes (many of them Heritage) with affordable rentals to be replaced by buildings with smaller and much more expensive rental units. This policy does not solve our affordable accommodation problem. t will however make it much easier for developers to profit from the destruction of our beautiful heritage neighbourhoods. The 'Streamlining Rental in Low Density Areas' policy would apply to hundreds of blocks, destabilizing many parts of the city with land assemblies and discouraging investment and renovation of existing homes. This will lead to many blocks of existing homes sitting with one or two apartment buildings that are not designed to fit into the existing context. Why is the City not working with neighbourhoods individually to identify appropriate blocks for redevelopment rather than applying the policy across the City to so many areas' There is no sign of any planning for increased school capacity, park space, day cares and other amenities. The proposal is to reduce architectural design options and only allow very plain building forms with much less articulation of the buildings' facades. Planners suggest that square blocky buildings are needed to reduce the carbon footprint"" But they then propose an option to allow interior courtyards that further push the buildings towards existing residential areas! Better balance in design and building form is needed between the need for more rental housing and the impacts on adjacent residents. Please remember that we voted you in to replace pro-development Vision policies. The city planning department seems to now dictate city policies. Please step up and represent the Vancouver residents who elected you. Hopefully we are still a democratic city- but one wonders more and more'</p>	Mary Downe	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/28/2021	10:05	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	<p>This massive rezoning without community input is unfair to existing homeowners. More housing is needed, but this should be tied to present and future mass transit. Otherwise, densification just causes congestion and crowding in areas of the city where roads and infrastructure are not able to cope.</p>	richard kerekes	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/28/2021	11:21	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	<p>This is a killer for a livable city. Just say "No."Stop it. This is how to ruin a great city - by allowing these large bldgs in real Vcr neighbourhoods.</p>	Virginia Richards	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/28/2021	12:56	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	<p>this proposal doesn't exempt heritage buildings and would undermine character house retention incentives, leading to a lot of demolition.</p>	Marion Jamieson	s.22(1) Personal and Confidential	Unknown	No web attachments.

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10/28/2021	13:40	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	Please see my comments in the attachment.	Roberta Olenick	s.22(1) Personal and Confidential	Unknown	Appendix D
10/28/2021	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	To the esteemed Mayor and Council, The ugly truth, is that land values are just too high. It's that simple. Why? Because we've been selling everything offshore for decades. The city that has become so untethered from reality that the only way back is to have land values fall - dramatically. At this point, I think most local homeowners would rather take a haircut in single family neighborhoods and see new young families move in next door then continue with the status quo of letting all the houses get bought up by satellite families who leave them empty for most of the year. I want council to focus on getting the single family homes that are owned by satellite families back in to the hands of families who actually live and work here. Neighborhoods on the west side are GHOST TOWNS, because the houses are empty or underutilized. Young people don't want to be made in to permanent renters and they don't want to be competing to buy their homes with people who don't work, pay their taxes and actually LIVE in this city. The Empty Homes Tax is a start, but it has no teeth and it IS NOT being enforced. I would want to see council go further with taxation of empty and underutilized homes and impose maximum penalties (financial and otherwise) on satellite owners before they drastically overhaul zoning across the entire city. This requires real leadership, not tokenism. Getting rid of the toxic influence of global money flows is where all levels of government should be focusing their entire time and attention. This scam has been going on for decades - and it needs to stop. Regards, Paul Christie P.S. I am a renter in Kitsilano.	Paul Christie	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/28/2021	15:31	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	My wife and I are totally supportive of increasing affordable rental housing in our city, but are completely opposed to the Streamlining Rental Plan in its current form. And we are also completely dismayed by the incredibly divisive methods and publicity being used to promote the rezoning.	Greg Booth	s.22(1) Personal and Confidential	Marpole	No web attachments.
10/28/2021	19:42	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	Dear Members of the Vancouver City Council, I am wanting to register the strongest possible opposition to the proposed Rental Rezoning Policy. I am a long-term, tax-paying resident of Vancouver - and hence one of those in the interests of whom you ostensibly govern - and I live in a neighborhood that will effectively be destroyed by the proposed high-rise development along W. 10th Ave (Crown Crescent). While property owners along W. 10th will at least be fairly compensated for acceding to the new development, those like us who are immediately adjacent to them are likely to see our property values plummet in addition to losing our experience of neighborhood. And so I want to urge you to reject the proposed rezoning policy in favour of policies that are more sensitive to neighborhood and that are more fair. Sincerely, Craig Gay s.22(1) Personal and Confidential	Craig Gay	s.22(1) Personal and Confidential	West Point Grey	No web attachments.

## 1. Streamlining Rental Around Local Shopping Areas - OPPOSE

10/28/2021	20 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	Please do not vote to implement the SRP. Blanket rezoning is so short sighted. Instead protect single family homes and heritage home in Kitsilano and other neighbourhoods. Developers are smiling from ear to ear while quality of life and the beauty of our beloved city pays the price.	Mary MacDona	s.22(1) Personal and C - f d - t l	Kitsilano	No web attachments.
10/29/2021	08 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	Looking at the latest Jericho Lands planning there is a transit station shown on both conceptual plans at about the same location. The locations indicate that the right of way of the tunnel that is fairly far into the Jericho lands. This makes one question will the tunnel then come back south and provide a station on 10th Ave. In simple terms is there a station on 10th Ave. near the old Safeway site or not. If you answer is that this has not been decided then to rezone 10th Ave. in this area now is extremely bad planning. How can the City do comprehensive planning will five major aspects in play (rental rezoning, transit planning, transit area planning, Jericho lands, and the Vancouver Plan) without planning control. In terms of the west side of Vancouver it seems to be out of control and all for more rental that may not provide a quality environment for the people that will live in them. Please forward this email to the mayor and city council. James Wright, retired architect	James Wright	s.22(1) Personal dC - f d - t l	Unknown	No web attachments.

I had no idea this initiative was happening, have had no input in the process, and have found it very difficult to obtain clarity and meaningful information about the Streamlining Rental Proposal and the impacts thereof from the City. As a resident who would be directly impacted by this significant proposal, I am shocked and disappointed by Council's failure to meaningfully communicate detailed particulars of this proposal to members of affected communities like myself.

I am firmly opposed to the Streamlining Rental 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 and engagement with residents;
- arbitrary, generic proposal fails to take into account the unique needs of each individual neighbourhood;
- increased housing in the form of the arbitrary introduction of tall buildings does not translate into increased livability; rather to a diminution in the quality of life of affected neighbourhoods;
- permanent 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;
- dwarfing of single-family homes with buildings that are disproportionately large and incongruous with the character of surrounding neighbourhoods, conveying an atmosphere of a soulless transit hub throughout the west side;
- failure to address unique circumstances and concerns of each affected neighbourhood;
- increase in vehicular traffic and congestion, and increase in spillover traffic onto off-arterial residential streets, destroying the peaceful aspect of the west side and the relative serenity it provides from other parts of the city;
- affected residential streets, especially off-arterial residential streets will be flooded with parking. (Our street is already congested with parking from visitors. This measure would aggravate an already strained parking situation);
- density increases will correlate into increased noise, disrupting the relative peacefulness of affected neighbourhoods, and increased strain on local amenities, parks, and other public spaces;
- blocking of the sky, light, and private and public views;

- loss of privacy and peaceable enjoyment of property to adjacent homes that would be dwarfed by disproportionately large buildings;
- insufficient requirement for creation of green spaces proportionate with the scale of potential development or sufficient to offset carbon cost of resulting development and subsequent density increases;
- misguided emphasis on development of commercial spaces in neighbourhoods with already-high commercial property vacancy rates in the era of high retail morbidity;
- would not resolve the problem it is purported to address given the abundance of empty condos throughout the city;
- passes cost of past failure to meaningfully address rising housing costs off onto members of the community.

One of the things that makes the west side so special is the relative lack of tall buildings in residential neighbourhoods. This, combined with the preponderance of treed streets with houses generously set back from the street, and open expanses of sky (a precious commodity in a city as grey as Vancouver) conveys a parklike-feeling to much of the west side. This initiative would replace that cherished aspect of the west side with that of yet another generic, ugly, congested, and poorly-planned American city.

As in all of the world's most desirable cities, housing costs are high in Vancouver. However, the fact that Council is seriously considering adopting this proposal when the city is rife with empty condos, and when the entire Jericho Lands is already subject to redevelopment (with the creation of homes for potentially tens of thousands of people in the west side) reflects the arbitrariness and lack of community-specific planning this initiative has been subjected-to.

Any benefit afforded by this proposal cannot be justified by the costs; including those outlined above.

Oct. 26, 2021.

Dear Mayor and Councillors:

There are so many flaws in the Streamlining Rental Plan (SRP) it's difficult to know where to begin. Many of my neighbours view this as a dangerous precedent that will see the light blue zones expanding throughout our neighbourhood, wiping away years of history, character, community and affordable housing to hundreds of Vancouver residents of all incomes. I urge you to re-think this entire proposal for several reasons, which I detail below.

This is a sweeping rezoning plan for expediting countless commercial and residential areas across the city using a one-size-fits-all prescription. When you look at the updated SRP map the blue lines represent blanket re-zoning, but the uniformity is not being imposed in the same way across all neighbourhoods. What is clear is that every neighbourhood in Vancouver has *very different housing needs, and ought to be treated individually*.

In my neighbourhood, the plan effectively gives developers carte blanche to raze quiet neighbourhoods lined with heritage and character homes with renters, as well as century-old trees. Council is being asked to approve all of this in a single vote. All of this without any say from the people who live there.

Is this how the future of Vancouver neighbourhoods should be decided? I think not. Example: Recent public hearings stretching over three days are becoming the norm at City Hall as frustrated residents rush in to express their dismay at City plans foisted upon them with little to no community input. Take the Birch Street development, the Alma Street tower, and False Creek South. These examples are tell-tale signs of a disconnect between city-wide planning devised in City Hall and long-time residents who grew up here. Most of these frenzied, teary scenes could be avoided if City staff had included neighbours in the planning process from the outset, and in a meaningful way. After all, the people who live in these neighbourhoods are the ones who know their communities best.

The referral report says the SRP has "broad support." What is this based on? We know that Talk Vancouver surveys have lost credibility, and five minutes chatting with a City Planner is not what I would consider community input. Most of my neighbours hadn't even heard of the SRP. Clearly, the broad support didn't come from them.

***The Streamlining Rental plan does not guarantee affordability***

We've heard a lot about how the proposed SRP will increase affordable housing; however, if you look at the overall plan most of the rentals are priced at market rates. Even the "affordable" mixed-use rentals are prohibitive: tiny studios are priced at \$1,177 per month using the city's formulation. When a single person's estimated monthly cost to live in Vancouver is estimated at \$1,174.55 ***excluding***



**rent** (according to *Numbea*), it's clear the SRP fails the very people it is designed to help.

In comparison, the house down the lane from me has a three-bedroom suite which goes for \$700 per bedroom, including utilities. The tenants share two bathrooms, living room, kitchen, and they have the use of the entire backyard where they grow their own vegetables. In our neighbourhood, renters chat with people living in the suites and laneway houses across from them. There are many more examples of this in my neighbourhood, but for some reason these stories never seem to be recognized by city planners and developers who refuse to recognize that Upper Kitsilano, like other communities on the blue zones, has not been a "low density" neighbourhood for a *very long time*. And why would the city ask tenants to pay more for cramped quarters with limited access to the outdoors? Isn't the whole idea of the SRP to provide more affordability **and livability**? The only conclusion I can come to is that this plan sacrifices livability of the many for profit by the few.

### ***Destruction of Heritage and Character houses***

I'm surprised that Council would support the environmentally-unfriendly SRP because it encourages demolition of 100-yr-old homes and character houses. In a stroll through the light blue zones in my neighbourhood, I identified countless character homes, and some dating to the early 1900's. All still perfectly good homes that have provided low-rental housing to hundreds over the years. (To see some of the blue-zoned houses threatened by the SRP with demolition, please see the photos below).

The staff referral report shows that West Kitsilano, north of West Broadway, has been exempted from the SRP due to its high number of heritage and character housing. This is a good thing. However, city planner Graham Anderson confirmed that the same historical and character houses in Upper Kitsilano would not be protected unless they had special heritage/character designation. So character houses north of Broadway are exempt but character houses south of West Broadway are not. This magical dividing line makes little sense. All historical homes should be exempted from the SRP.

The need for more housing in Vancouver is real, but the SRP is not good planning. Each neighbourhood affected by the streamlining rental plan has a unique set of needs, and those needs must be considered individually. The SRP says it hopes to create 4,000 new market and below market rental housing in the next 10 years. Has Council taken into consideration that in Kitsilano there are already major plans underway that will create homes for thousands of people? The Jericho Lands and Senakw (not to mention the coming development at the old Molson Brewery, and the Alma Tower) alone will provide housing for approximately 28,000 people.

City planners will say they've spent eight years updating the SRP and how could you not approve it? Well, they've had eight years to have an adequate conversation with neighbours and they still haven't.

So I ask you, must we destroy everything that's good about Vancouver? That's what the SRP will do. I urge you to re-think the Streamlining Rental Plan and bring forward a better one that assesses housing need on a neighbourhood-by-neighbourhood basis. Protect what is working. And most importantly, bring neighbours into the planning process. People in all Vancouver communities are calling for this. Is the city listening?

Respectfully,

Evelyn Jacob

**Small sample of heritage and character houses in Upper Kitsilano  
now under threat by the Streamlining Rental Plan**



*On the blue zone, West 12<sup>th</sup> at Stephens*



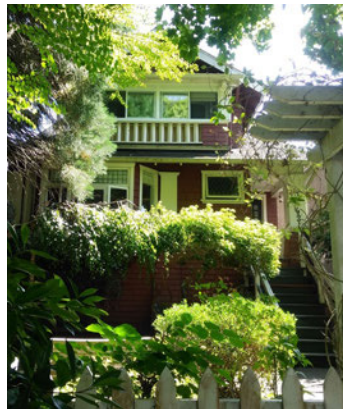
*On the blue zone, West 11<sup>th</sup> at Waterloo*



*On the blue zone, Mackenzie near West 10th*



*On the blue zone, West 15<sup>th</sup> near Collingwood*



*On the blue zone, Upper Kitsilano*



*On the blue zone, Upper Kitsilano*



*On the blue zone, Waterloo at West 10th*

October 26, 2021

Dear Mayor Kennedy and Vancouver City Councillors,

As residents of the affected Streamlining Rental Plan for over 30 years we would like to express our opposition for the following reasons:

- The additional height allowances makes adjoining houses unlivable due to lack of sunlight. The walls of multi-storey structures obstruct light and views. Any houses left behind would have little light due to the looming buildings surrounding them.
- Nowhere does the plan specify the maximum height only the maximum number of storeys. This could mean anything from 60' to 90' depending on the materials and the construction. Not being forthcoming with this information is disingenuous.
- There are no offsetting greenspaces to compensate for the loss of yards and gardens. Where is the open space for the environment, beauty and health?
- Has consideration been given to many developments already underway? For example the Jericho lands development plan will allow 15,000 - 18,000 people. It is not stated how many additional residents there would be with this plan. We should know.
- 35% of the units are family size (2+ bedrooms). This does not solve the housing problem for families who will still be pushed to other areas.
- 20% of the units are required under certain circumstances to be below market rate.

a) What does below market mean? It should state the percentage below the market rate as a requirement.

b) 20% is not nearly a high enough percentage to solve the affordability crisis.

c) Who determines who is eligible for the reduced rent? If it is in the sole discretion of the developer it could be open to corruption. An example would be renting to friends and family.

- How many vacant apartments and condos are there currently in the city?
- The city does not need more retail space. There are already too many vacant storefronts. Just walk around and see.

This Streamlining Rental Plan is urban planning with a magic marker. It is higgledy piggledy development, confused, disordered and random with no aesthetic consideration at all. Please consider the ramifications to the neighborhoods.

Laura and Stephen Weiss

s.22(1) Personal and Confidential

# **REASONS FOR OPPOSING THE SECURED RENTAL POLICY**

## **submitted by Roberta Olenick**

### **for public hearing held November 2, 2021**

I live in Vancouver and I am strongly opposed to this Secured Rental Policy.

First, let me say that inclusion of both the amendments to C2 zones AND the creation of new rental zones in low density areas in this one public hearing is totally inappropriate. These two aspects are completely different beasts. They have rightly been treated separately in many previous “engagement processes”. To conflate them now at this critical stage, into one massive 348-page referral report, just creates confusion, making it very hard for the public to comprehend and comment on this extremely complicated policy.

Council must therefore carefully discern whether comments provided in this hearing refer to only one or the other aspect of the plan or to the plan as a whole.

My comments today primarily concern the new rental zones in low density areas.

While in principle I support facilitating more rental housing in low density areas, I strongly oppose doing so through the imposition of these new rental zones for numerous reasons.

Among these reasons:

- The new zones would be imposed even though all data on actual housing needs has yet to be provided as required by the motion Recalibrating the Housing Vancouver Strategy post Covid-19.
- Rezoning for market rental would increase land values, making housing less affordable not more.
- Imposing these rental zones uniformly across vast swaths of the city ignores existing community plans and the unique context of Vancouver’s diverse neighbourhoods.
- Character and heritage-listed properties on affected streets are not exempt from rental rezoning and could be demolished along with the history they hold. Also lost would be mature trees and landscaping and the more affordable rental suites and home ownership options these older properties offer.
- Sending perfectly solid houses to the landfill contravenes Vancouver’s claim to be the Greenest City. The greenest building is the one already standing.  
[https://living-future.org/wpcontent/uploads/2016/11/The\\_Greenest\\_Building.pdf](https://living-future.org/wpcontent/uploads/2016/11/The_Greenest_Building.pdf)
- Building multi-storey rental buildings that take up virtually the entire lot right next to much smaller existing houses would significantly impact livability for current residents. Impacts would range from compromised privacy, less natural light reaching windows and shaded out yards and gardens to blocked views and congested street parking.

Alarmingly, the referral report makes repeated reference to extending these new rental zones to additional streets beyond those currently included without any indication that the public will ever be consulted about those extensions. In that case, what is to stop the City from making every street a rental zone, leaving nowhere to live for those who want to avoid the prospect of having an apartment block as their next door neighbour?

I do not see how council can contemplate voting on such a sweeping impactful policy given the complete lack of inclusivity and inherent biases of the notification and “engagement processes” used to obtain public input.

Let’s look at some examples of these:

- Notification via posters at community centers and libraries in March 2020 when no one was going to those places due to Covid lockdown;
- Ten stakeholder workshops that consulted organizations representing renters and developers but NOT local residents associations;
- A Shape Your City webpage that the referral report incorrectly claims received over 5000 visitors. In actual fact, according to planner Graham Anderson, the site received 5000 *visits*, not visitors. I am one visitor who has visited several dozen times! Yet each of my many visits has been tallied as though it represented a separate visitor because no account was taken of multiple repeated visits by the same person. That means the City has absolutely no way of knowing how many of Vancouver’s 675,000 residents actually visited the site.
- A biased online survey that effectively directed respondents to agree with what the City plans to do. For example, it asked respondents if they thought it should be easier to build new rental housing. Who wouldn’t agree to that? But would they have ticked “yes” if they had been asked if they were willing to live right beside a multi-storey rental building taking up virtually the entire lot, dwarfing their house, shading their garden, impacting their privacy, blocking their views and congesting street parking?
- No notification by mail of every resident living on or near the streets affected by this policy either in the red or the two shades of blue zones. For every other proposed rezoning, the City gives such notification, but not this time despite the expansive area impacted. Many affected residents have no idea this policy even exists.
- Providing notification to all affected Vancouverites would not only have ensured everyone impacted was made aware of the policy, it would also have prevented the widespread uncertainty among those who are already aware of it as to what properties are and are not included in the blue zones. The small scale, confusing and incomplete map showing what streets are affected is virtually impossible to interpret accurately. In fact, Graham Anderson told me by phone that the map is just an approximation! The written explanations accompanying the map are obtuse. Even after careful study of all the materials, many people are left scratching their heads about the blue zone boundaries as well as what type and height of rental building can go where. People could easily conclude falsely that their home was exempt from the blue zones and decide for that reason not to participate in this public hearing.

The referral report fully admits that those living on affected blue zone streets have grounds for concern. It states: “Introducing larger buildings...would have some impacts on existing homes in low density areas, particularly on immediately neighbouring lots.”

Let’s be clear: These impacts would not be on existing homes, they would be on the *people* living in those homes.

The report describes these impacts as “incremental”.

For me, they would be monumental.

My house is not an investment, it is my home. My refuge/sanctuary/nest. Over 29 years, I have put much time and effort into renovating to make it my own. In my little yard, all the retaining walls and walkways are built from carefully collected reclaimed materials. I have put in a native plant garden and a small pond to create habitat for my beloved birds and pollinators. I am fed by my fruit trees, berry bushes, vegetables and herbs. I share my produce with friends and neighbours.

If a multi-storey rental building were built next to me, with its looming wall extending almost the whole length of my lot shading out my precious garden – my home would become just a house.

An unlivable house.

To be compelled to move from a place I wanted to stay until I was too old to manage is a daunting, exhausting and expensive prospect.

There would be no financial “windfall” for me despite the increased value of my home over the years. Whatever I sold it for would have to go toward a replacement house. I cannot downsize – I work from home. I don’t want to leave Vancouver for a less expensive place – my roots and life are here.

So I would have to spend time I do not have to search for another house on a street hopefully safe from rental rezoning and then pack up 30 years of my life. I would have to pay for moving costs, legal fees, transfer costs, realtor commissions and almost certainly expenses to renovate to make the new place my own.

In my remaining lifetime, there would not be enough time to recreate my garden.

At 65, I really don’t have the energy to start all over again.

Until this rental plan, I never imagined I might have to.

There are better ways to integrate rental housing into low density neighbourhoods. Why not apply the new rental zones just to specific city blocks where all the current residents agree to them? Why not replace the boxy buildings allowed under the policy with duplexes, laneway houses and row houses of a height, placement and footprint that more closely align with existing homes and garages? Why not provide incentives for converting existing homes into three suites through the Secondary Suite Program for rentals?

These solutions would respect the concerns of current residents and thus ensure new renters would be welcomed to the neighbourhood.