

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/02/2021	16:01	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	City Hall knows most upgraded rentals will be used illegally for Airbnb's. It also ends up increasing property prices so rents increase. Then, no one who rents can afford to live in Vancouver or save enough money to ever own a place. Also, rezoning means redevelopment, which means more garbage, more gas trucks, more traffic, more landfill. A disposable economy. But, mostly, rezoning means all greenery gets destroyed per lot, paved over and you're left with a carbon problem. All trees will be gone and we need old, healthy long standing trees.	Michele Griffin	s. 22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	16:03	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	Hello I do not see my comments so I am writing again. I am opposed to the rezoning for rental housing being discussed at public hearing Nov 2. I support adding more rentals but not this way. Rather let's look at what we already have, consult with neighbours and enhance what is there instead of needless demolition of character and heritage and loss of green space and unique aspects of neighbourhoods	Penny Noble	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	16:25	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	We are not in favour of the Rental Rezoning Policy as proposed in Dunbar. We have not been informed about any public forum about this and feel most disturbed about the lack of consultation with those residents who will be most affected. This is improper civic governance. Let's have this consultation and take it from there.	Peter Lawrence	s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/02/2021	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 and Council As a Vancouver resident, I'm writing in opposition to the motion: 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 The statement of staff findings including (Table 4, page 16, excerpt below): - At the proposed heights and densities, no increase in land value or speculation is anticipated due to the restriction on rental tenure, and requirement for enhanced affordability for six-storey buildings - Incentives are necessary to make new secured rental development viable given high value of land under current C-2 and RS/RT zoning Based on information available to the public, it would appear that this statement is far from the truth, for residential areas targeted in the proposal. Instead of providing true affordability, it gives away land value to market speculation after you have rezoned. The claims being made by staff that 'no increase in land value or speculation is anticipated' deserve careful scrutiny and independent review. It's the job of our elected officials to ensure that this scrutiny and review is done properly BEFORE they make decisions. 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. 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. 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. Besides the failure to produce affordable rentals, could unsubstantiated statements by staff leading to Council decisions like this open the City up to future lawsuits and challenges? As a forum of responsible and sober consideration I am asking you to reject this proposal. Thank you	One	s. 22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	16:52	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	The plan is not well thought out. More thought needs to be put into it.	DSR	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.

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11/02/2021	16:56	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	It is concerning of the lack of consultation and information to possible affected residents. In particular, the impact of rezoning changes to off-arterial neighbourhoods. After consulting with a number of neighbours, none were aware of the public hearing or the rental rezoning that could affect our neighbourhood.	Melanie Pasemko	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	17:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	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 highly pigged 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	Stephen A Weiss	s. 22(1) Personal and Confidential	West Point Grey	APPENDIX A
11/02/2021	18:55	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	Expansion of the commercial districts in competition with already ailing neighbourhood shopping areas. The last thing the merchants and residents need, given the sorry state of the neighbourhood shopping areas, is more commercial floor space supply. WPG has about a 30% commercial vacancy rate plus a very large site yet to be redeveloped- the Safeway site, which will include a significant amount of commercial space. 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)	Jennifer Jean	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
11/02/2021	19:07	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	This will have a negative impact on values of my property being of arterial and having large density buildings across my street. This plan is hodgepodge and lacks a broader master plan approach to create a better sense of community	Jason Dolker	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.

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11/02/2021	19:23	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	<p>I live in [§ 22(1) Personal and Confidential], Vancouver. I strongly oppose the City plan to build 4 floors in my neighborhood. I can't use my front yard anymore as my front is face their (apartment people) front. The apartment is taller than my house so people can watch my family all the time. No privacy and no security for my family. With the narrow road in between, lots of traffic and nobody is safe anymore. It's definitely not a good idea to do this. Thanks for hearing our voice. Please take consideration ! Thank you!</p>	Min Liao	[§ 22(1) Personal and Confidential]	West Point Grey	No web attachments.
11/02/2021	19:37	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	<p>I must express my strongest objection to your proposed change to allow 5 and 6-storey buildings in RS and RT zones. Under cover of an innocent title 'Streamlining Rental', you would convert more than 50% of the single-family and duplex areas in the City into apartment zones! It sounds simple to say 'just the first block', but since most RS and RT neighbourhoods are 5 blocks wide by 8 blocks, you'd be taking away 2 of the 5 blocks in width, plus 2 of the 8 blocks in the other direction. This is an immense change to the City's structure and form of development, and would result in wholesale displacement of residents from RS and RT zones. First: you should produce a map showing precisely which blocks would be affected. Second: information about this proposal and map should be widely distributed to the general public, not just to the few aficionados who show up for your virtual meetings. Third: every property that would be rezoned, and every property within a block of that rezoning, should receive a copy of the proposal with a clear explanation. Let's not be restructuring this entire City with a stealth rezoning that no-one has heard of! Sincerely, I. Adam</p>	Ian Adam	[§ 22(1) Personal and Confidential]	Fairview	No web attachments.

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