

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/02/2021	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 am totally opposed to this streamlined rezoning. Could you please let us no why notices have not been sent to all the city residents, both home owners and renters, who live in the proposed rezoning areas' I thought it was city policy to inform residents of any upcoming proposals of zoning changes. Most Vancouver residents are unaware of the proposed changes. 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 Georgia Straight has recently provided a number of examples of sites in Vancouver that have been rezoned for "affordable" rental housing, with the result so far being that the land remains vacant and/or nothing new is built yet. But the owners and/or speculators enjoy windfall profits with the new status with higher density. The result is devastating for affordability. More and more city policy seems to be dictated by city planners rather our elected mayor and council (you) who are there to represent and protect our interests.	Mary Downe	(b) (2)(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	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	The vibrancy of this rare Main Street neighbourhood relies on light, flow of traffic both pedestrian and wheeled, and small shops, restaurants, and service providers. C-2 zoning (45')as has been accepted makes these values sustainable. Putting up a 7-story building of 83 feet defeats these values and the residents, business owners and visitors to this desirable destination. Keep zoning to C-2.	Carol Yaple	(b) (2)(1) Personal and Confidential	Riley Park	No web attachments.
11/02/2021	13:36	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 public hearing combines two different types of rezonings, the amendments to C2 zoning schedules and the new rental rezoning schedules and policy areas, which makes this very confusing to the public. No mailed notification of affected properties for the public hearing so most people do not know this is happening. Vancouver Plan basic planning is yet to be done regarding data and calibrating the Vancouver Housing Targets. No meaningful consultation with residents while targeting special interests. No neighbourhood-based planning, just arbitrarily imposed across the city without context Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging. Loss of character houses and rental suites to demolition Heritage buildings not exempted The map that shows areas affected by the policy is symbolic only and it is confusing as to what properties are included or not There has been no notification given to the properties that would be affected Overrides Community Plans and Community Visions Out of scale for the surrounding area at 6 storeys on arterials and 4 ' 5 storeys off arterials (+ amenity roof & mechanical, physically 6 levels) Will block public and private views Allows up to full block assemblies for apartment buildings Spot rezoning in RS detached houses that will overshadow adjacent area Reduced front yard and rear yard, much larger footprint that shadows adjacent lots yards The city is giving away too much for too little benefits ' waiving of DCL & CAC fees Lower or no onsite parking requirements and mostly unaffordable market rents The proposal also allows 6 storeys in C2 commercial zones (+ amenity roof & mechanical) Huge height and density increases to 6 storeys + with only 20% of units more affordable than market rates. Expansion of the commercial districts in competition with already ailing neighbourhood shopping areas. The last thing the merchants and residents need, given the sorry state of the neighbourhood shopping areas, is more commercial floor space supply. WPG has about a 30% commercial vacancy rate plus a very large site yet to be redeveloped- the Safeway site, which will include a significant amount of commercial space.	Yan Wang	(b) (2)(1) Personal and Confidential	West Point Grey	No web attachments.

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11/02/2021	13:46	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Oppose Comments: My question and concern is what about the nature and wildlife that keeps Vancouver green and thriving' Many lots that would fall into the new zoning are heavily treed, with some larger trees being hundreds of years old. Hummingbirds, chickadees, Northern flickers and berwick's wrens all nested here last year and many more species come to neighbourhood feeders, including some less common birds. Butterfly gardens, bird habit, bat habitat, and biodiversity are so important, especially given the drastic rate of bird population decline in the last 30 years. This will mean less habitat for birds, less food sources, less nesting space, and danger to birds (birds are going to be flying into the highrise windows, especially during migration. Turning green neighbourhoods into a 4-6 story concrete jungle would be a huge loss to what makes our city great. I support affordable rental suites, town homes, and laneway homes and would love to see more families and renters, but I don't think rezoning to allow 4-6 stories is the way to go. As COV D has proved, people want green space and access to the outdoors to flourish. I worry too that lots would be bought up by developers and left vacant like the Cambie corridor, which would be hugely detrimental to neighbourhoods. (And, really, are brand new rental apartments going to be more affordable for young families" Also'Where is all the construction waste going to go')	Cameron	§ 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/02/2021	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	This is massive rezoning pushed onto people, especially those that are ESL and are spending a lot of time working to keep what they have. Now you want to make their lives unstable for a few apts here and there to make developers rich and not make anything affordable. There is nothing about fixing sewers, streets, transit routes, providing local work, prioritizing people that work in Vancouver for housing. There actually is no plan. There is just random development events with no public input. This is a totally lazy and unprofessional document. It is disgraceful to me, the Vancouver tax payer who never got an opportunity to vote out such bad city planners.	Juanita J	§ 22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	15:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I want to stand on Record as being opposed to this Blanket type of high rise re zoning - both on and off the arterial routes. This City is getting so overbuilt, the cost of housing is only increasing, There is another small city being built on the Endowment Lands that also feeds off the City's already insufficient infra Structure. The City has completely undermined and disregarded any and all Neighbourhood plans built and supported by Local Planning groups. It seems as though the whole process is just taking advantage of Covid caused lack of access and these decisions are just going ahead with tokenism input that is largely ignored or blamed on Nimbyism.	joslin kobyka	§ 22(1) Personal and Confidential	West Point Grey	No web attachments.
11/02/2021	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	November 1st,2021 Dear Mayor and Council: I am writing to express my opposition to the subject bylaw amendment. My main reason for opposing this is the apparent lack of consideration for the retention of or increasing of green space during construction of proposed rental housing on arterial and secondary roads affected by this bylaw. Given the fact the City has declared a climate emergency, retention of existing trees, hedges or expansion of green space is an essential component of creating shade for buildings reducing the need for air conditioning as our local summers get warmer. Trees and green space also moderate cooler temperature in the winter. Increasing sidewalk width in front of buildings for commercial or mix rental commercial without including requirement for a green belt or meridian will only exacerbate summer temperatures in the proposed rental properties. As a long time Vancouver resident (60 years), I am also object to creating arterial corridors with a row upon row of six story buildings. I have always appreciated mixed building form that provides both aesthetic and visual diversity and that retains or incorporate green space as opposed a tunnel effect of having side by side 6 story boxes. I am very concerned that older character homes with gabled roof lines will be replaced with 5 or 6 story boxes. Why not use the older home properties to develop several townhomes with matching character as opposed to allowing developers to buy them up and build the 6 story rentals' I do understand the need for affordable rental and market housing in Vancouver, however I strongly favor the development of neighbourhood plans with community input rather than the citywide blanket zoning approach. Thank you for considering my concerns in your deliberations, Sincerely, Bruce Reid	Bruce Reid	§ 22(1) Personal and Confidential	Kitsilano	No web attachments.

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11/02/2021	15:32	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	<p>To the Mayor and City Council The following email was sent to Graham Anderson on October 28, 2021 as no reply has been received todote I have included it directly to the Mayor's office for distribution to City Council. Hi Graham, 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. Thank you in advance for your timely reply in light of the November 2 Council meeting. Please forward this email to the mayor and city council. James Wright, retired architect, MA BC [REDACTED] The current changes to West Point Grey that are being proposed at the present time will have a dramatic impact. The total population will more than double and the density increased by as much as five times. Transportation systems and increases in traffic are being imposed without an overall understanding of the outcomes. Schools, libraries, and community facilities are not addressed. Never in the history of Vancouver has an area been so greatly altered in such a short period of time. These changing are taking place without community involvement and notification. If the objective of City Council is to completely alter West Point Grey then its is being achieved. The rental rezoning will have a major impact on the area without any normal rezoning process and without legal notice to each property owners directly effected. At the very least Council should halt this rezoning at the present time and have the Planning Department review all the changes to West Point Grey in a comprehensive manner and with public involvement. Having been directly involved in the planning of Robson Square, the north side of False Creek, and serving on City Design Panels as both a member and chair I can say that the changes to West Point Grey that are now going forward maybe later be realized as very badly conceived. Any area of the City and the people who live there deserve more. Stop this rezoning and direct city staff to look at the planning of the area as a whole before bring major rezoning forward. James K. Wright, retired architect, MAIBC</p>	Jim Wright	[REDACTED]	West Point Grey	No web attachments.
11/02/2021	15:32	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	<p>To the Mayor and City Council The following email was sent to Graham Anderson on October 28, 2021 as no reply has been received todote I have included it directly to the Mayor's office for distribution to City Council. Hi Graham, 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. Thank you in advance for your timely reply in light of the November 2 Council meeting. Please forward this email to the mayor and city council. James Wright, retired architect, MA BC [REDACTED] The current changes to West Point Grey that are being proposed at the present time will have a dramatic impact. The total population will more than double and the density increased by as much as five times. Transportation systems and increases in traffic are being imposed without an overall understanding of the outcomes. Schools, libraries, and community facilities are not addressed. Never in the history of Vancouver has an area been so greatly altered in such a short period of time. These changing are taking place without community involvement and notification. If the objective of City Council is to completely alter West Point Grey then its is being achieved. The rental rezoning will have a major impact on the area without any normal rezoning process and without legal notice to each property owners directly effected. At the very least Council should halt this rezoning at the present time and have the Planning Department review all the changes to West Point Grey in a comprehensive manner and with public involvement. Having been directly involved in the planning of Robson Square, the north side of False Creek, and serving on City Design Panels as both a member and chair I can say that the changes to West Point Grey that are now going forward maybe later be realized as very badly conceived. Any area of the City and the people who live there deserve more. Stop this rezoning and direct city staff to look at the planning of the area as a whole before bring major rezoning forward. James K. Wright, retired architect, MAIBC</p>	Jim Wright	[REDACTED]	West Point Grey	No web attachments.

DUPLICATE SUBMISSION

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11/02/2021	15:56	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>I strongly oppose the proposed Rental Rezoning Policy for Dunbar. We have lived in this neighborhood for 47 years and do not want to see our homes, many which are over 90 years old, demolished to make way for characterless 4-6 story rental buildings without discussion and consultation with those of us affected.</p>	Margaret Lawrence	§ 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.