

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/01/2021	14:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I think that you are being grossly unfair to single family home owners who live in quiet residential areas because we moved here to have privacy and a yard to spend time in and have been paying huge taxes every year for that privilege. For you to arbitrarily decide that anyone can now build 3 units on one small lot anywhere near an arterial route is plain lunacy. Seniors who have lived here for decades will now see their retirement investment be vastly devalued because of your short-sighted irrational planning department. I can see building more and higher condos on major bus and Skytrain routes, but please leave the quiet residential neighborhoods alone. There will be a lot of unhappy people who will not be voting for your party in the next election if this ridiculous plan passes.	Sue Frieskul	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/01/2021	14:06	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The continuous densification of our once livable city is destroying what many of us have appreciated. We had never considered moving but this is becoming an option. Even at our current population, we face water shortage and aging infrastructures. Are future climate related issues discussed'	Phyllis Tyers		West Point Grey	No web attachments.
11/01/2021	14:13	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I live on West 11th Ave, a narrow street that has cars parked on both sides allowing only a narrow passage for one car. The plan to allow 4 story apartment buildings on the north side of West 11th would make this situation much worse. Vancouver is known for its green approach to living yet Council is not respecting or protecting the green spaces that exist. More trees continue to be cut down in order to provide housing that will block scenic views of our beautiful shores and mountains. Please slow down & think about the future.	Patricia Mills		West Point Grey	No web attachments.
11/01/2021	14:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am opposed on numerous grounds	Chris Flerlage		Kensington-Cedar Cottage	No web attachments.
11/01/2021	14:24	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Oppose all Citywide Rezoning Nov.2	John Broek		Dunbar-Southlands	No web attachments.
11/01/2021	14:42	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	see attached	viviane hotz		Kitsilano	Appendix A

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11/01/2021	14:47	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 to the proposed rezoning policy that is being advanced at the public hearing on Nov.2 There are so many problems with this proposal that it should not go forward without the opportunity for residents to properly make their opinions heard. There has apparently been no notification to people in the properties that will be affected. This is fundamentally wrong. These proposed changes will have a massive affect on the city of Vancouver and will not deal adequately with the problems that the proposal are meant to alleviate-specifically the lack of affordable housing. The big beneficiaries of the policy will be the real estate industry but not the people who the policy should benefit. The policy needs a major rethink with adequate notice and opportunity for residents to provide their input. That would be true democracy in action!	ken wicken	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/01/2021	14:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Even the title of this hearing is misleading. this isn't about rental near shopping, it's about rezoning and densifying residential neighbourhoods to the detriment of existing property owners. Council has given no thought to impacts on local residential neighbourhoods and existing homeowners and the negative impacts these decisions will have on property owners who pay significant taxes to the city. Nor has any thought got into how this affects traffic, services, parks, schools, transportation corridors etc. When coupled with the looming disaster in the Jericho Lands, I am appalled at the lack of transparency and thought given to reflect on how this affects ALL residents. Shame on you.	James Rogers		West Point Grey	No web attachments.
11/01/2021	14:53	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this policy. I believe we need to protect the Heritage home and tree canopy in Vancouver and the Lower Mainland. I do not yet own a home but one day I hope to raise children in a beautiful city that values these things.	Ciarra Cook		Renfrew-Collingwood	No web attachments.
11/01/2021	14:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Please see CCAN's word document attached	Mr. B. Straten		Kensington-Cedar Cottage	Appendix B
11/01/2021	15:07	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	I respectfully oppose the proposed Streamlining Rental Plan; the city must have meaningful open consultation with the communities this plan directly impacts. I am a homeowner who will be directly affected and have the same concerns others have raised, including but not limited to; strain on local resources, congestion, loss of parking, loss of light, new developments changing the landscape, potentially taking over/fracturing our neighborhoods. Which makes me wonder, what happens to us? We have 3 generations in our home, where do we go if we are pushed out or forced to leave what was meant to be our forever home? I'm not against increasing density with secure rental units, but these changes as proposed could be absolutely devastating to each of these unique neighborhoods and its residents and so I implore you to reject the proposed amendments.	Lesley Brady		Riley Park	No web attachments.
11/01/2021	15:13	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I disagree with the petition to rezone.	Hannah Levien		Mount Pleasant	No web attachments.

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11/01/2021	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	I live on a street that is liable to be rezoned for "streamlined" rental development. In my half block alone, this would displace 12 adults, 4 dogs and 1 cat. The rental units eventually built to replace it will be far more expensive to rent and in fact, far out of our budgets. There are many older duplexes and homes, homes that AREN'T "single family", but in fact house seniors, working people, students and new Canadians. Are you willing to displace us all? The increased density will also pose a hazard for pedestrians, cyclists and drivers, as the intersections (East Boulevard & West Boulevard at West 37th, plus the Arbutus Greenway) is ALREADY extremely hazardous for all. Please conduct open and transparent meetings with locals before considering this, thank you.	Peter Pallett	s.22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
11/01/2021	15:35	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	We need to conserve the original charm and integrity if Vancouver's buildings and neighborhoods. Do not pass this new mandate. I highly oppose it.	Kari Matchett		West End	No web attachments.
11/01/2021	16:27	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear Mayor and Council, Please do NOT proceed with the amendments to zoning and bylaws to come into effect Jan 14 2023. There are so many reasons not to do this: too many to list here. But: 1. There is no guarantee this will actually result in more affordable rental housing 2. However there is a guarantee this will result in current tenants losing their homes in basement suites, rental of existing older homes and two and three story walks ups. 3.It will result in dramatic loss of character and heritage and neighbourhoods across our city and in some areas particularly such as as the upper/south Kitsilano area. Not all neighbourhoods are created equal- a blanket rezoning is just not acceptable without takin into consideration unique characteristics of each area. There will certainly be some opportunity for such apartment buildings as proposed but only with careful planning as to how they fit in. Please do not characterize "single family homes" as such without taking a closer look. You would be hard pressed to find single family homes in many areas. Most have at least one secondary suite and many now also have laneways. On my street alone close to 50% of the street is rental, with multi family dwellings. I invite you to come and check it out. There is no more space for parking, and how would amenities such as schools, sewage and water be possible for increased density of apartments ultimately lining many blocks' One older characterful house has 3 families, 1 young couple with baby and another couple sharing the upper house and another in the suite. they love the neighbourhood and took part in Halloween, sitting on their front lawn chatting with neighbours and giving out candies. They have an affordable rental and do not want to live in an apartment, and love having a garden and neighbours they know. An older character house that had a family on the main floor for \$1,200 a month and a tenant in the basement for \$900 was recently demolished and replaced with a new duplex where the rent is \$4,000 per side. Several young families live in the basement suites on the street and take part in block parties and know the neighbours and help each other. This will be lost if this plan goes ahead. Please rethink it. Consider instead: 1. allowing two secondary suites plus laneway- more affordable for the home owner plus does not change the character of the streetscape. 2. Do an inventory- how man existing rentals are there and how many will be lost' 3. Consider repurposing existing buildings into affordable rentals- such as under used office buildings. Many other ideas to consider. thank you for your time.	penny noble		Kitsilano	No web attachments.
11/01/2021	16:28	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 Councillors, As a resident of Grandview-Woodland, I request that the provisions that would change the character of Commercial Drive be dropped from this combined area-wide rezoning proposal. During the recent Community Planning process, there was a very strong desire to 'keep the vibe of the Drive' by preserving the rich mix of small business on this key main shopping street in our community. The character of Little Italy is very much dependent on the small stores, many with 25-foot frontages, and the scale is important as Commercial Drive is a relatively narrow street. The provisions of raising the floor height of the first commercial level to 17 feet has nothing to do with 'Streamlining Rental' or with the with 'Creation of New Rental Zones'. As proposed in section 4.3.2, this height increase would apply to all C-2 zones across the Vancouver, including those identified in Sub-Area A. Storefronts with much higher ceilings could pave the way for large area retail footprints that only chains can afford to rent. This kind of direction would be diametrically opposed to the results coming out of the recent Community Plan. Keeping the maximum height of C-2 on the Drive at 45 feet (13.8 m) would not change any of the floor area permitted for new developments. It would, however, greatly help to keep the human scale and fine grain of the Drive. Please remove the proposed changes affecting excessively tall first retail floors and please help keep 'the vibe of the Drive'. Thank you for your consideration. Stephen W. Kelen	Steve Kelen		Grandview-Woodland	No web attachments.
11/01/2021	17:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	A real estate agent called my wife and I today to say this rental policy is going to pass and he has developer lined up to pay an extra \$800,000 to a million dollars for our 92 years old house! This sounds great, but I don't feel this does anything to help price of rentals. Eventually, it leads to massive land price appreciation and even rentals become unaffordable. I also do not like the rentals in off-arterial streets. It's a huge disruption without proper consultation.	Della Chowan		Marpole	No web attachments.

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11/01/2021	17:22	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	More parking needed for sure. My street has been filled with cars from renters, constant crime from break ins, and noise. Need to ensure projects are scattered from imposing caps on number of projects, and requiring adequate parking to accommodate families.	Carrie Russell		Mount Pleasant	No web attachments.
11/01/2021	17:24	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	See attached file. Dear Mayor; Dear Councillors: I am for affordable housing and rental, but I strongly oppose this Secured Rental Rezoning Policy - 6 story apartment buildings on arterials with 4 - 5 stories off arterials and the amendments to C2 zoning schedules. This new policy has too many shortcomings. The list is far too long to mention the different points that come to mind that . See attached file for details.	Albert Meister		Unknown	Appendix C
11/01/2021	17:24	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I never received any mail or notification about these proposed massive changes being proposed!! I only found out from a blog I saw on the weekend. The public consultation is badly flawed, seem it was done in secret to help the mayor's re-election next year. Completely oppose.	Vivian Chu		Renfrew-Collingwood	No web attachments.
11/01/2021	17:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Our city needs more families. Please allow more smaller single family houses to be built. Building rental of shoe boxes and small units cater to no one. Also, rental just make renters more poor. We should encourage ownership.	Cleris Lai		Dunbar-Southlands	No web attachments.
11/01/2021	17:31	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	Dear council, my partner was recently assaulted by a renter in a nearby building. This is the 2nd time it's happened. Last time she was groped by a renter in another nearby building. We have reported both incidences to the police but not much they can do other than a minor slap on the wrist. Before we build more rentals, please consider the impact on existing residents, their safety and wishes. I would revert this to a proper public consultation. At a min, we should cap total projects to 20 or 30 across entire city and see what happens. off arterial streets should stay as is for now.	Conor McCourt		Kitsilano	No web attachments.

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11/01/2021	18:03	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	Zoning for this site is appropriate in it's current C-2 state. At a proposed CD-1 and 83' , 6 levels and potential 7th level it will dwarf all infrastructure between 33 to 19th Avenue E. Our neighbourhood is special with it's 4 storey buildings. After watching the visual open house of the proposed building, it's height compared to the adjacent Bluetree building has reaffirmed my concerns with the re-zoning application. My home and my neighbors will lose considerable light for growing gardens, vantage, views and a significant reduction in privacy. The uniqueness of Main Street will be diminished. The rendering is mediocre at best and from an architectural and aesthetic perspective is rather out of place for the neighborhood. Our neighborhood accepts that Main Street is both an arterial route through the city, and a hub for shopping, eating and a tourist destination, however the off-Main narrow streets and inadequate parking are a constant cause of tension and frustration for home owners, tenants, business owners, patrons and employees. Parking continues to be a consistent issue in the neighbourhood and a building development such as the one proposed will make things even worse. 36 parking stalls provided onsite for residents is not sufficient and will overwhelm the already crowded streets. It is imperative that secure rental units be built, however thoughtful consideration in how we make adjustments to the face and shape of our neighborhoods is equally imperative.	Tanya Auton-Strolz	s 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/01/2021	18:25	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	1. This represents too much development. I am concerned about the height of the buildings - it is excessive. I also don't like putting high buildings on 'the next street over'. These accelerated changes are ruining what is nice about Vancouver neighbourhoods. 2. Vancouver's transit system is not able to accommodate all the additional residents and the traffic is already too congested without adding more cars. Stop the development until the transit system can catch up. 3. How can you justify this development when we are facing a climate crisis? Vancouver is not a green city. There has been no credible plan for mitigating the carbon emissions brought about by destroying houses and yards and building apartment buildings.	Philip Styffe		South Cambie	No web attachments.
11/01/2021	19:15	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	Please stop the CoV Staff's plan for pre-approval of zoning. This subverts the purpose of having elected officials overseeing such matters and putting them up for appropriate scrutiny.	Peter Green		Kitsilano	No web attachments.
11/01/2021	19:16	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 am concerned about the densification of east boulevard between west 35th avenue and west 37th Ave. east boulevard doesn't go through past 35th. 36th and 37th and east boulevard and maple streets are already incredibly congested due to quilchena elementary and point grey secondary schools on 37th between east boulevard and laburnum street. The families and individuals who live on the blocks in question are part of a wonderful community of connected people.	Andrea Corbett		Arbutus-Ridge	No web attachments.
11/01/2021	19:27	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The changes proposed for this neighborhood are too drastic and threaten to destroy the culture of the neighborhood. This is one of the few vibrant family neighborhood in Vancouver which is predominantly made up of your families. In addition, this area also includes many homes that should have a heritage designation. This neighborhood is considered one of the most interesting and desirable location in this city because it has not been tempered by the city. It is a desirable neighborhood because families have not yet been driven out of the neighborhood. The areas affected by this proposal disproportionately impacts the Eastern part of the city and many areas highlighted to be targets for this rezoning in the West side of city will not be impacted to the same extent. Many areas noted to be target for this in the Western part of the city have new buildings that are not exceeding 4 levels and will in fact not be replaced with high levels building. It is not acceptable to propose high level building on Main street nor it is appropriate to support having buildings on the first block off the main arterial road.	Louise Masse		Riley Park	No web attachments.

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11/01/2021	19:33	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	<p>There are many reasons I am opposed to the proposed changes for the Rental Rezoning Policy but I will limit this to three. First, a vibrant, sustainable, and local economy is of increasing concern among Vancouver voters and will be a key election issue. This proposal will open the flood gates to allow large corporations easy access to prime rental real estate. Most of these financial landlords, including investment REITs and financial institutions, are not local businesses, and relatively little, if any, of the rental profit that is dispersed to the company executives and investors will remain in Vancouver. The idea that housing is a for-profit investment is a huge problem that thwarts any attempt to attain a stable, and sustainable local economy. Financial landlords, who are notorious for using strategies to increase rents, will push the limits of affordability. Local retail and other businesses will also find it increasingly hard to survive with financial landlords and will be replaced with multinational and chainstore retailers, eroding the unique character of Vancouver neighbourhoods. Second, this policy is in direct conflict with several other massive projects that are already set to transform rental housing and community living in Vancouver. These projects include Jericho Lands, which I understand is to increase the population of Point Grey by 250%, the UBC South Campus (now a small city), the Musqueam First Nation's Lelem Village, and the Squamish Nation Burrard Bridge Development. One year before the next municipal election it is astonishing that the city would be putting forward a policy that would directly compete with locally inspired and owned developments that will contribute to affordable housing. My final point is more personal. I applaud the city of Vancouver for its part in enacting legislation such as the vacant homes tax, permitting legal suites in new and existing homes, and fostering laneway houses on residential lots. This doesn't just provide more rental options, it also makes homeownership more affordable. In the seven years since I moved to my current home, I have seen my block transform from having at least six of sixteen homes empty to full occupancy. The families that have moved in because of the availability of rental options have reinvigorated and enriched our community. It is more diverse, more inclusive. We organize walks, share the vegetables and flowers we grow, watch over our neighbour's place if they are away, take care their pets or take their kids to soccer practice. But we live in a 'Blue zone'. If this policy goes through, it will not be long before the cottage and leafy garden of an elderly neighbour is demolished and replaced by a boxy 4-storey apartment block, with commanding views that will scream profit to the new financial landlord. Geoffrey Wasteneys</p>	Geoffrey Wasteneys	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
11/01/2021	19:59	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	<p>Awful plan, will desecrate many SFHs and ruin neighborhoods. Increased crime and traffic density, noise and pollution. Vancouver has always been a pleasant mix of high density and low density areas, why not continue this approach with gradual Re zoning of specific hubs, rather than cramming the main roads with tall buildings, ruining what is left of the skyline and spoiling the lives of large numbers of folk who can afford to pay the outrageous taxes imposed by COV in return for quiet enjoyment of their homes.</p>	Joh Stuart Garforth		West Point Grey	No web attachments.
11/01/2021	20:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	<p>I believe the City of Vancouver should slow down the extensive rezoning it's currently considering in order to undergo further consultation. Information about this initiative is almost impossible to find on the City of Vancouver website. There is nothing under the 're-zoning', or the 're-zone your property', or under the 'home, property and development' sections of the city website. Maybe include a re-direct from those pages to the vancouverplan.ca site (which doesn't come up right away on a google search) This has the appearance at best of being intentionally misleading. I'm not able to attend the meeting in Dunbar because I only recently became aware of it and I have a conflict but with a bit of time I will become more informed. It would be appreciated if others like me had time to contribute to this conversation as it will impact every single Vancouver resident. I'm not against thoughtful density including in my own neighbourhood (previously Dunbar, currently Pt. Grey), but I strongly believe that sense of place has an incredible impact on the health and wellbeing of citizens. It's important that neighbourhoods are places of identity and are distinct in order that they're vibrant, safe and welcoming to the group of individuals who live there. I'm not confident that this plan will retain a choice of unique neighbourhoods in a way that's welcoming and will mean most people have safe places to congregate, work, exercise, play, and shop. I'm not an expert in urban design and neither do I expect that there will be a process or decision that everyone agrees to but it's my understanding that a majority of the thoughtful and educated urban designers who do understand this issue are not in support of this proposed rezoning. It takes time to undergo thoughtful consultation for a whole city and I don't believe that's taken place. Further, you haven't yet convinced me there's a reason not to pilot some of these ideas in a few neighbourhoods in order to see the impact first before implementing on a wide scale. Changes like these may well be the right course, but since they cannot be reversed it is important to proceed slowly, even taking years to decide. The only reason I can think of to rush a city-wide process like this is for the benefit of a very few Vancouver residents. If the rezoning that is being proposed is likely to benefit the majority and is the clearly favoured option after a widespread and thoughtful consultation, then it will proceed even if it happens very slowly. There's no need to rush.</p>	Andrea Bishop		West Point Grey	No web attachments.
11/01/2021	20:31	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	<p>Many of us have paid the taxes that built the hospitals and schools that cared for you and educated you; we have paid and pay handsomely, taxes that the Planning Dept squanders regularly [there are many examples] and yet the same neighbourhoods that many of you grew up in have suddenly become a blight on the city, a crime against society! Most of us live modest lives, and have fallen into the good fortune of owning a home often by some luck and good circumstance, yet City hall (as we speak) builds the gallows that will punish us all for a global circumstance that we have absolutely no control over. A rapid transit system is fifteen years off. The City cannot handle a million more souls packed within the city limits, without planning that is far beyond the scope of current City managements. Allow multi family projects, but on limited routes. Put the infrastructure in place to see how the city, the parks and the beaches can handle it. Take time to reflect.</p>	Jim Frieskul		Dunbar-Southlands	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/01/2021	20:31	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	I oppose this sweeping re-zoning policy affecting city wide neighbourhoodsThis sweeping policy	Josephine Baxendale	s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
11/01/2021	20:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear City Council I oppose the subjected amendments due to the following reasons: Insufficient infrastructure We already suffer from the shortages of resource in school, medical institutions. We have to travel far and wait long to get medical treatment and we often see difficulties to accommodate kids in the school catchment. The facilities in community center can not meet the current demand. The proposed amendments will put more burden and make things even worse. Negative impact to the exist residents 4-6 stories apartments will block the sunlight, reduce the green, create more noise to the neighbours. It will pose huge negative impact to the everyday lives of surrounding residents. It is not fair to the current residents in the neighbourhood. Destroy the heritage of the quiet neighbourhood One of the beauties of Vancouver is the tranquility and serenity among the modern city. Some people select the low-density area just for that and they have paid price for that. The proposed amendment will destroy the heritage of the quiet neighbourhood and hurt the feeling of the residents in those areas. The chaotic zoning is against the mission of making Vancouver the greenest city and one of the most livable cities on the earth. Please protect the heritage, cherish the beauty and keep the peace for our city!	Wei Wang		Kerrisdale	No web attachments.
11/01/2021	20:46	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	As resident, I want a say in rental building plans. This policy removes oversight that is needed for livable communiyty.	Don Sargent		Kitsilano	No web attachments.
11/01/2021	21:12	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	Hello City Councillor, I heard that the city is going to fast-track a rezoning policy. that rezoning many C2 shopping districts to 6 storeys for rentals. I am surprised that the City is implementing such a large scale rezoning changes without meaningful consultation with our residents. This will affect a lot of areas and neighbourhood, and the city would has too much arbitrarily power approving development without proper neighbourhood-based planning. More public hearing and resident inputs shall be required. I strongly oppose this policy to pass through in its current form. Thank you Hui Zheng	Hui Zheng		West Point Grey	No web attachments.
11/01/2021	21:13	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	See attached file.	Soizick Meister		Unknown	Appendix D

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/01/2021	21:36	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	I oppose a blanket rezoning proposal such as is being put forward on Nov. 2. Each neighbourhood has different characteristics and needs to be considered on its own merit. I absolutely oppose the inclusion of Heritage registered properties in the rezoning. I also absolutely SUPPORT the exemption of RT7 and RT8 from the blue zone policy due to the high number of existing rentals and character heritage building and much needed tree canopies and gardens. This was agreed to by council previously, but I have heard that some councillors would like to remove these areas from exemption The Kitsilano Resident Association has written a detailed letter regarding their reasons for opposing this rezoning and I am in total agreement with them	Joan Cawsey	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/01/2021	21:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I absolutely oppose this proposal. This densification is ill conceived and offers current tax paying residents and homeowners in Vancouver nothing. If put to referendum, it would be crushed. Please do not pass this horrific legislation.	Eric Pow		Unknown	No web attachments.
11/01/2021	21:59	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Proposed changes to the rental policy that would allow 6 story buildings on arterials and 4-5 story building off arterials will not achieve the rental property objectives of the city - would result in more empty housing, continued lack of affordability and reduce the sense of community. City council has not sought neighbourhood input and proceeded without notifying the very people who elected the council	Andrew McLenan		West Point Grey	No web attachments.
11/01/2021	22:08	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	building across the street on East 24th Avenue & Main Street. This proposed building is 83 feet tall. The Lee building at Main and Broadway is 7 stories and is 77 feet - 6 feet lower than this proposed building. The 8 story Sylvia hotel in English Bay is an estimated 87 feet - that is only 4 feet higher than this proposed building. The proposal says it is for a 6-storey building, but the plans have a 7th floor with hard outdoor landscaping & indoor fitness space. This proposed building will be like a small, overwhelming skyscraper on a street that has a community plan allowing 4 story C-2 buildings. The existing zoning is so that new buildings blend with the existing urban fabric of the street and neighbourhood. I live on the block of this proposed rental building. The block between Main & Sophia has 17 houses with their front door facing onto 24th Avenue. Of these 17 houses, 13 have basement suites or multiple suites, 1 has been a rental house with multiple roommates for the 29 years I have lived here, 1 is a duplex and 2 are single family homes. In total we have 17 houses with 38 households on this street! There are already a great number of rental units in the Riley Park neighbourhood in general because a great many homes have secondary suites. The city needs to consider in its stats and in its considerations all the 'illegal' (but allowed) suites and the permitted suites that exist in the neighbourhood. (Note: we are not Mount Pleasant ' there seems to be some confusion on this). Also, Riley Park is going to be the home to about 391 rental units once the Queen Elizabeth site is completely developed at 33rd and Main. If rental buildings have to be 83 feet high, then this is not the correct place for a rental building. This proposed building is just too tall for the location. I really noticed the loss of afternoon light in my backyard once that C-2 building went up and that building is 38 feet lower than the proposed building. My street will be darker.	Jean Hummel		Riley Park	No web attachments.
11/01/2021	22:17	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 strongly disagree with the new plan/schedule. First, the public schools in the area have only limited capacities and limited resources, already very limited to current families' kids. Increase of density will surely worsen the scenario. Second, the safety of the current community will definitely worsen by bring more population with no change of public services(for example, lacking of police force and lacking of daycare services and much more)	Lisa Huang		West Point Grey	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/01/2021	22:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	4. "Comments", " Dear City Council I oppose the subjected amendments due to the following reasons: Insufficient infrastructure We already suffer from the shortages of resource in school, medical institutions. We have to travel far and wait long to get medical treatment and we often see difficulties to accommodate kids in the school catchment. The facilities in community center can not meet the current demand. The proposed amendments will put more burden and make things even worse. Negative impact to the exist residents 4-6 stories apartments will block the sunlight, reduce the green, create more noise to the neighbours. It will pose huge negative impact to the everyday lives of surrounding residents. It is not fair to the current residents in the neighbourhood. Destroy the heritage of the quiet neighbourhood One of the beauties of Vancouver is the tranquility and serenity among the modern city. Some people select the low-density area just for that and they have paid price for that. The proposed amendment will destroy the heritage of the quiet neighbourhood and hurt the feeling of the residents in those areas. The chaotic zoning is against the mission of making Vancouver the greenest city and one of the most livable cities on the earth. Please protect the heritage, cherish the beauty and keep the peace for our city! =====	E Yeung	s 22(1) Personal and Confidential	Kerrisdale	No web attachments.
11/01/2021	22:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am oppose this plan. (1) The daycare and schools for kids are extremely limited now day. Bring up the density will cause worse shortage on public services, not only limited to school system, also the short on police force, and short on community services, and short on transportation. More people means more demand, the daycare in the west end area is already crazy, surely high density will push up the price. (2) Then, the most of lands which marked in the plan are quite valuable. It could generate tax revenue for the governments, however, secure rental plan will harm the tax revenue for City. I am afraid I have to say it is double loose situation. The City should consider to re-zone relatively less valuable land supporting housing market to reach more cost efficiency and maintain high tax revenue.	Tom Sone		West Point Grey	No web attachments.
11/01/2021	23:12	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	Dear City Council I oppose the subjected amendments due to the following reasons: Insufficient infrastructure We already suffer from the shortages of resource in school, medical institutions. We have to travel far and wait long to get medical treatment and we often see difficulties to accommodate kids in the school catchment. The facilities in community center can not meet the current demand. The proposed amendments will put more burden and make things even worse. Negative impact to the exist residents 4-6 stories apartments will block the sunlight, reduce the green, create more noise to the neighbours. It will pose huge negative impact to the everyday lives of surrounding residents. It is not fair to the current residents in the neighbourhood. Destroy the heritage of the quiet neighbourhood One of the beauties of Vancouver is the tranquility and serenity among the modern city. Some people select the low-density area just for that and they have paid price for that. The proposed amendment will destroy the heritage of the quiet neighbourhood and hurt the feeling of the residents in those areas. The chaotic zoning is against the mission of making Vancouver the greenest city and one of the most livable cities on the earth. Please protect the heritage, cherish the beauty and keep the peace for our city!	Jessica		Arbutus-Ridge	No web attachments.
11/01/2021	23:33	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this motion, it does nothing for affordability. The math doesn't add up to create the desired outcome of more affordable housing. This appears to do the opposite and benefit developers. I hope Council will consider what's at stake.	Yoshi Chow		Kitsilano	No web attachments.
11/01/2021	23:35	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	and equity principles to distribute social housing across all neighborhoods. It must not concentrate the in eastside or any neighborhood. It must not concentrate social housing for at-risk groups in one sub-area of a given neighborhood. Yet this report does the exact opposite. It concentrates social housing in only some specific neighborhoods and in specific parts of these neighborhoods. Why isn't the Granville and 16th area neighborhood getting 6 storey building on their arterials' Why isn't 16th and Granville getting 4 storey social housing buildings off their arterials' Below is proof, the fairness and equity principles to apply across the city was written into the Mount Pleasant Plan by City Hall. So why aren't they getting this housing in the 16th and Granville area. My guess is that neighborhood would sue City Hall! MOUNT PLEASANT COMMUNITY PLAN https://vancouver.ca/files/cov/MP-community-plan.pdf Page 12 Integration of at-risk individuals and families Recognizing Mount Pleasant as a welcoming and inclusive community, ensure that social housing is provided in this neighborhood with a concurrent increase in support services for at-risk individuals/families who need that housing, including engagement programs for those residents. Integrated community planning must be given precedence over simply meeting housing needs. Adhering to fairness and equity principles includes distribution of social housing and services for at-risk groups (people who are homeless, have addictions, live with multiple disorders, are chronically unemployed, and/or live with other high-risk conditions) across all neighborhoods of Vancouver, not concentrating them in eastside neighborhoods, or any one (or a few) neighborhoods. Fairness and equity, in practice, also mean not concentrating housing or services for at-risk groups in one sub-area of a given neighborhood and thereby creating ghettos. MOUNT PLEASANT	Tom Ross		Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/01/2021	23:59	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I have not been able to review this portion of the SRP carefully because I have concentrated intently on the Secure Rental proposals affecting rental housing apart from commercial districts and especially on 2nd'ry arterial and off-arterial streets. However, I do want to express deep concern for the future of the many delightful and important small stores in my neighbourhood and other neighbourhoods I frequent. Will they be able to find affordable space in new buildings' Will they be able to manage the wait between having to move out of their old place and ability to move into another' Many shops and restaurants on Cambie St. closed never to open again when that street was redeveloped. Additionally, I am concerned that inexpensive older rental in the residential stretches of arterials will be redeveloped into unaffordable pricey rentals, forcing longtime neighbourhood residents out of their homes and causing great distress to lower income and older people living there. Lastly but not unimportantly, I dislike the mandated heights planned. They seem to require an unnecessary uniformity which will make the streetscape boring and uninviting - the worst possible outcome for the vibrant city we all want. Building heights should have highs and lows, with somewhat variable heights along the street to attract eyes upward and also break up the light and shadow patterns along the street. (Remember Larry Beasley's attention to street-level effects.) The south side of W. Broadway has a good example of a pleasing configuration in the mixed shopping/residential building at Broadway and Vine housing London Drug, a grocery store, several small shops and offices, and residences above, with terraces at varied heights. Please take time to amend and improve the SRP proposals for commercial areas before approving.	Joan Bunn	s 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	01:09	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	City Hall! City Hall established that it must adhere to the fairness and equity principles to distribute social housing across all neighborhoods. It must not concentrate them in eastside or any neighborhood. It must not concentrate social housing for at-risk groups in one sub-area of a given neighborhood. Yet this report does the exact opposite. It concentrates social housing in only some specific neighborhoods and in specific parts of these neighborhoods. Why isn't the Granville and 16th neighborhood getting 6 storey building on their arterials' Why isn't 16th and Granville neighborhood getting 4 storey social housing buildings off their arterials' Below is proof of this policy, the fairness and equity principles to apply across the city was written into the Mount Pleasant Plan by City Hall. And you are to give precedence to community planning over simply meeting housing needs. It is no wonder I can't trust the Planning Department. LIE LIE MOUNT PLEASANT COMMUNITY PLAN https://vancouver.ca/files/cov/MP-community-plan.pdf Page 12 Integration of at-risk individuals and families Recognizing Mount Pleasant as a welcoming and inclusive community, ensure that social housing is provided in this neighborhood with a concurrent increase in support services for at-risk individuals/families who need that housing, including engagement programs for those residents. Integrated community planning must be given precedence over simply meeting housing needs. Adhering to fairness and equity principles includes distribution of social housing and services for at-risk groups (people who are homeless, have addictions, live with multiple disorders, are chronically unemployed, and/or live with other high-risk conditions) across all neighborhoods of Vancouver, not concentrating them in eastside neighborhoods, or any one (or a few) neighborhoods. Fairness and equity, in practice, also mean not concentrating housing or	Tom Ross		Mount Pleasant	No web attachments.
11/02/2021	01:11	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	Please see my comments in the attachment.	Roberta Olenick		Unknown	Appendix E
11/02/2021	01:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	1) I am really angry at the lack of communication to residents affected by the proposed changes to zoning in low density areas to secure more rentals. I found out by a chance reading off an article in the Vancouver Sun. My neighbours are also in the dark about these proposed changes. Why were no communications sent to those whose properties may be profoundly affected' 2) I strongly disagree with classifying East Boulevard south of 49th Avenue as an arterial. It is not. It is a reasonably quiet street that runs into a T intersection at 57th Avenue. West Boulevard is the arterial with heavy traffic, buses, etc. 3) I don't know if any of the planners have actually looked at the layout of homes along 49th Avenue. My property at s 22(1) Personal abuts four individual properties along West 49th Avenue with no laneway between. It is an unusual and unique configuration and quite concerning considering the implications of having a 5 or 6 story apartment building backing the entire depth of my lot with the ensuing lack of separation and complete loss of privacy. 4) What is really unnerving and galling is watching the city approve the redevelopment of pretty much the entire stretch of affordable rental apartment buildings and co-op ownership structures along both East and West Boulevard between 41st Avenue and 49th Avenue, all replaced with strata condos that sell for at least 2 million dollars. Why was this allowed to happen and it is continuing right now with several new developments. 5) I am totally in favour of providing affordable rental housing. I fully supported taxation measures aimed at vacant homes. But I am very disappointed and angry with the city proposing such major changes with an utter lack of communication and consultation. How many of those who will be profoundly affected by these zoning changes are even aware of them' Why weren't notices sent to each property owner who will be impacted'	Cassandra Hanson		Kerrisdale	No web attachments.
11/02/2021	03:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	the Streamlining Rental buildings to go in to only some areas of the City that the report recommends. This housing type needs to first go into the 16th and Granville neighbourhood. Let's see how that works out. Then maybe, just maybe after they show us how to deal with all this extra density we can consider some other neighborhoods. Let's make them be the guinea pig for a change. The east side has had its full share of pilot projects and doesn't need any more. Thanks anyway. Don't approve this report. Send it back to change which neighborhood must first get this type of affordable housing. That would be the 16th and Granville neighbourhood. They must get 6 storeys on arterials and 4 storeys off arterials, maybe a little taller for roof top amenities because that density isn't counted anyway. None of this 3 storey, designed like a house stuff, it's got to be the real thing for their neighborhood, just like it would be on the east side. City Hall said they must do the fairness and equity principles to distribute social housing across all neighborhoods. It must not concentrate them in eastside or any neighbourhood. Well that's not being done anyway, that's the reason why we can choose any neighborhood to put this type of housing. So we'll make it 16th and Granville. It's a neighborhood that hasn't change in a century so it's time to disrupt it. It's where people live in old character houses. It fits the criteria for renters of a quiet neighborhood. It's looking like the right type of neighborhood requested by renters, so let's do it. The eastside has already taken the majority of affordable and social housing for all the other neighborhoods in the city. It is time the 16th and Granville neighborhood contributes it fair and equitable share of affordable rental housing for the needs of the whole City. This Council hasn't got the gut to do this. That part of the city would sue the pants off City Hall! As usual City Hall policies are just a bunch of do-gooder words that	Tom Ross		Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	05:40	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	Dear Mayor and Councillors: Regarding the Streamlining Rental Plan, selling off many of Vancouver's first houses will not allow anyone who wants to live in quiet neighbourhoods to do so. As most of Canada has experienced, developers, real estate investment funds, and foreign buyers are the ones buying up property in Vancouver. These groups buy as low as they can to maximize their profits. Once land has been assembled and apartments are up, there will be very affordable housing. Expensive market rentals, especially in the Westside neighbourhoods, will again rule the day. The Moderate Income Rental Housing Plan has failed those struggling to make ends meet in Vancouver, which even staff admit to. Which makes me wonder why the City would be encouraging more development. The Streamlining Rental will be a curse to the city. Please go back to the drawing board and consider something very different than this ill-conceived plan. We don't need more demolition, but we do need affordability. Regards Evelyn Jacob	Evelyn Jacob	s 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	07:50	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The Dunbar Residents' Association opposes the Streamlining Rental Rezoning plan because the city has failed to properly inform or consult the majority of those most affected -- neighbourhood residents themselves.	Carol Volkart		Dunbar-Southlands	Appendix F
11/02/2021	08:10	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	Do we really need more new dwellings in Vancouver? It was previously estimated that every one in five (20.87%) new homes had been empty or temporarily occupied. From Daily Hives Nov 1, 2021: More than 1.3 million homes sit vacant in Canada 'the fifth-highest amount for any country in the world' according to newly released data from the Organisation for Economic Co-operation and Development (OECD). The OECD data says that there are 1,340,364 vacant dwellings across the country, accounting for about 8.7% of Canada's 15.41 million homes, or every one in 12. From Open Housing Dec 2020: The number of empty homes in Vancouver city is estimated to have crossed the 30,000 mark in 2020, according to our most recent estimate based on census data published by Statistics Canada, and housing completion data published by the Canada Mortgage and Housing Corporation. There were 25,502 private dwellings unoccupied or occupied by temporary residents in the Vancouver city in 2016, according to the 2016 census. That represents an increase of 12,617 from the 2001 census. In the same period, the number of private dwelling units increased by 60,438. That means in the 15 years between 2001 and 2016, every one in five (20.87%) new homes has been empty or temporarily occupied. https://openhousing.ca/2020/12/30/vancouver-empty-homes-crossed-30000-mark-this-year/ From Point2Homes in 2016 (BC Vacant Dwellings - attached): Overall, the highest vacancy rate in 2016 lands in West Vancouver, where 9.2% of total dwellings are vacant, up from 6.7% in 2006. Vancouver, follows suit, with an 8.2% vacancy rate, up from 7.5% in 2006.	N. Yu		West Point Grey	Appendix G
11/02/2021	08:25	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	crowded. Disease will spread much easier. Covid-19 has proven to have a negative effect, but also other diseases such as tick borne illnesses and mold can effect everyone. There will be fewer and fewer plots of land to own. Soon there will be only like 3 rich people who own land for buildings to be on. It will increase the wealth disparity if we continue to build more apartment buildings for one owner to have. To counteract this from happening, co-ops are an alternative to be building so there's more affordable housing all while creating more fair housing regarding rent and ownership. These 4-6 story apartment buildings will only be helping the owner of the buildings in the long run. Everyone else will have to continuously work to pay to rent, never owning any land. We would be going back to the feudal system where peasants aka renters, would be constantly working to keep a roof over their heads. if they couldn't pay rent, another renter willing and able to pay would replace them in a heartbeat. Things happen, people get sick, people get into an accident, and become disabled. Nobody can control that. But the landlords need to be paid too, so even if someone got into a car accident, couldn't work, couldn't save, couldn't pay rent, disability wouldn't cover both extra medical expenses, food, rent, dependents education and safety. Disability is no where near enough to survive in the city. Expenses here are out of control. Rent for 1 bed 1 bad is \$1,800 on average. Disability per month is \$1,358. So how are disabled people supposed to live here? You could get hit by a car tomorrow, or get a severe brain injury from skiing. Nobody is safe from it. So why are you allowing for more apartment buildings for rent? It will only help house people so much. We need change yes, but not all change is good change. We need a better plan to help more people in the long run. We would be setting ourselves up for failure in regards to raising people out	Jess Eaton		West Point Grey	Appendix H
11/02/2021	08:35	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this amendment as it should be broken up into two separate considerations and should rely on neighbourhood-based planning to make decisions as every neighbourhood is unique and has differing conditions, resources, requirements and needs and should be allowed to collaborate with City planning to reach such decisions.	Larry Bengé		Kitsilano	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	08:42	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	See PDF for full text. Please do not approve the recommendations in this report and instead, refer it back to staff to separate the two major zoning initiatives, allow for neighbourhood-based planning work and community consultation, and provide proper notification to the properties affected.	Steering Committee	s.22(1) Personal and Confidential	Unknown	Appendix I
11/02/2021	08:45	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	Addendum to previous submission: Can we take a step back and revisit the housing needs from a broader view (including surrounding cities in the Lower Mainland) Since the pandemic, many people are working from home and have moved to the surrounding cities. Look at the high vacancy rates in both commercial and residential units. Many people that I know of who used to live in COV, have moved to the surrounding cities for more space.	K. Ng		West Point Grey	No web attachments.
11/02/2021	08:47	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 attached	Jan Pierce		Kitsilano	Appendix J
11/02/2021	08:53	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	If '13-storeys' at Arbutus/8th is the equivalent 18, 9' residential storeys, then this motion is misleading the public, yet again, and should be completely revamped as in comparison 6-storeys could actually equal 8 storeys on arterials and 6 off arterials. The public is sick and tired of being misled. Motions MUST be transparent and outline all potential outcomes before being considered and passed. This in addition to it contributing further to unaffordability when data shows dividing homes into multiplexes is a much better option to increase density and affordability than lining the pockets of developers.	Charlene Kettlewell		Arbutus-Ridge	No web attachments.
11/02/2021	08:55	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	This letter argues that the Streamlining Rental proposal should be rejected and rethought because it will lead to higher land prices that increase unaffordability.	Carol Volkart		Dunbar-Southlands	Appendix K

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	09:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Please wait for more data and supplementary detailed data before making sweeping decisions regarding how to provide additional housing ' and more specifically: affordable housing - in Vancouver. The current data lacks detail, transparency and it is paramount that the data complexity be well understood before moving ahead. I am a homeowner who was born, raised, and continues to live in East Vancouver - who is concerned about the continued de-coupling of population growth, incomes and real estate values, and I want to do my part to ensure that decisions and policies enacted by the City of Vancouver work to accomplish their goals. Here are some facts: - 23% of homes in Metro Vancouver were valued at \$1 million in 2014 'SFU - 73% of homes in Metro Vancouver were valued at \$1 million in 2018 'SFU - The value of a home in Metro Vancouver has increased by 59.5% between 2015-2020 - 129,591 registered new homes were built in Metro Vancouver 2015-2019 'BC Housing - Population of Greater Vancouver grew an average 1.4% each year or 144,000 people between 2015 ' 2020 'Macrotrends - Median household income in Vancouver was \$72,662 in 2015 'Census Canada We all know there is a disconnect between population growth, household incomes and real estate values in Vancouver. It is often attributed to limited supply and high demand. But the reality is much more layered than that. And the reasons for the disconnect between the growth in resident population, incomes, and real estate values remain opaque due to many factors: - Poor ownership data ' with tools such as the Beneficial Ownership Registry - not yet available. - The commodification of housing proliferation and the unknown degree to which up-zoning and land assembly feed speculation. - The extent of globalization and insatiable demand from around the world ' not domestic, resident demand. - Yet-to-be-released Cullen Commission may reveal more information on money laundering and its affect on housing prices. - COVID has presented a unique opportunity to case study our city where there was very little mobility be it from travel, international students, etc. to obscure facts; especially as it relates to rentals - Yet-to-be-reported information from COV staff that show zoned capacity and density changes over the last 5, 10, 20 years and its correlation with population growth and changes in pricing of denser housing forms. Further complicating the issue is how housing decisions affect environmental protection and climate change goals: - How does a decrease in permeable surfaces (such as grass) in favour of non-permeable surfaces (such as concrete) affect water tables, sewers, water run-off, etc.' - How does a decrease in backyard gardens, shrubs and trees affect heating, cooling and energy demand' - What is the carbon cost of a demolished home' Especially if the replacement home is demolished also due to optimizing highest and best use of the land value' How long should a building be expected to last'	Jolanda Peters	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	09:05	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	The city should keep zoning as C2 (4 stories) instead of allowing rezoning to CD-1 (6 stories that offers a loophole for it to actually be 7 with a rooftop deck) and focus on allowing multiplex units on single family lots (four or sixplexes on RS & RT zones) all across Vancouver. There are many European cites that are denser in population than Vancouver, which are able to accommodate housing needs without being a concrete jungle. This will also give incentive to increase bus routes or transit in all areas of Vancouver and not just the main arterial routes or hubs with good walk scores as they are already busy areas. At the end of the day allowable density doesn't lower housing costs, it increases the price of the urban dirt below and the city should be taking a more balanced approach to increasing density that won't drastically affect our beautiful city's skyline and character of our beloved neighbourhoods.	Anna Pang	s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/02/2021	09:13	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Please refer to the attached letter	Ian Galsworthy	s.22(1) Personal and Confidential	Kitsilano	Appendix L
11/02/2021	09:32	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I don't agree to the densification near a train station. No parking and packing in the SRO without proper support. Also I want notifications for changes in my neighbourhood.	Lennie Sargent	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	10:06	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	This proposal chops up the City into an ugly cloth of disproportionately sized and irregular appearing rental buildings that will not improve affordability or livability in this City. There is no consideration for upgrading infrastructure, protecting schools (VSB wants to sell 'excess' school property to BC Housing, starting with the school at Fleming + 49th), or attracting high paying jobs to Vancouver. Normal housing development is in response to job development. Protect land first for job development and start housing developments in those areas first. This logical. Otherwise you waste land on projects that have low value over the long-term. This policy is a leftover for pre-pandemic times and doesn't consider the need for personal space outdoors. There is no protection for trees and ecosystems that exist in backyards. This plan inadequately addresses families, esp young ones. There needs to be focus on the needs of successful families, including small footprint to school, work, food and activities. There is no plan for repatriating people who work in Vancouver who moved away to get a larger, cheaper, better place to live. Less driving helps climate change. Overall, this is poorly thought out, just pandering to real estate developers and nit real people that live and work here.	Lola Runzer	s.22(1) Personal and Confidential	Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	10:11	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 have been a resident in Dunbar for over 25 years and I only heard about this proposal today from my neighbor. I am completely opposed to this type of consultation or none whatsoever, I wasn't even notified. More importantly, the buildings rental or not must blend into the neighborhood. Building monster 4 stories on off-arterial with no parking required is absolutely unacceptable. Please stop this mess and respect the quiet neighborhood in my community that we cherish.	James Liebenberg	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/02/2021	10:11	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	Members of council, I cannot believe that you are planning to do all this!! By advocating five and six level apartment blocks throughout the city you will ruin the historical residential appearance on many streets. Why not keep any development to the main highways e.g. Broadway, 4th Avenue and others with established shopping outlets. If you insist on increasing density (and traffic !) on adjacent residential streets why not consider confining development to double or triple units in established or new detached homes, an arrangement which appears to work well at present and allows affordable accommodation in the city, in a detached building. We hope this motion is defeated. Jane and Michael Woolnough. Sent from my iPhone	Dr and Mrs M Woolnough		West Point Grey	No web attachments.
11/02/2021	10:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The proposed rental choices on off-arterial streets are bad ideas and completely lack neighborhood consultation. There is also no demonstrated proof that the city really needs that many rentals. People coming and living in the West Side of Vancouver have money and still want single family houses. We need more single families in the area.	Fiona Tam		Kitsilano	No web attachments.
11/02/2021	10:21	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	Our community is predominately single family with several 4 stories residential buildings on main arterial. This has been the beauty of our neighborhood. Suddenly changing that to 6 stories, very few parking required, high rents, small shoe box units, and even on off-arterial streets is a total contradiction to what the neighborhood is, and what me and my neighbors wish to see. Please reject this plan and allow for proper input into catastrophic changes like this to our neighborhood.	Henry Lubert		Dunbar-Southlands	No web attachments.
11/02/2021	10:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The Character House Network is opposed to the proposed report recommendations that would have a substantially negative impact on character house retention and undermine current retention incentive options. The report should be referred back to staff for meaningful neighbourhood-based planning, exemption of heritage buildings, and consultation work with mailed notification of affected properties. Please see the attached letter.	Elizabeth Murphy		Unknown	Appendix M

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	10:53	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Terrible idea. I can't believe you are doing this when we have buildings sitting empty from off shore buyer purchases. Do you really think developers are only going to build rental properties' How can you possibly be so naive' Renters, like everyone else, need a connection to the ground. Families need a place for their children to play. We need developments like Century on prince Albert Street, or row houses like those at 38th and Larch, 39th and Dunbar and Oak street. NOT 4 or 6 story buildings with a tiny balcony. Studies in Europe have shown apartments that disconnect people from their neighbour's create ghettos, and increase crime and mental health problems. It is rare that they create a sense of being in a neighborhood and knowing and watching out for the people around them. This will not attract families. More and more will flock to the suburbs where they can have a little veggie patch and some flowers, and play with their kids. COVID has taught us that. We need our neighbourhoods. More and more of our young people will leave and we will end up with half empty buildings. We will lose businesses because their employees won't want to commute anymore. Look at what has happened to the Iconic Vancouver building, and Yaletown. A bigger issue will be the loss of green space and an urban forest ... more climate change. You are dead wrong about this proposal. You are going backwards. This will not create affordable housing. This will be another nail in the coffin and we will be a city of old people and offshore buyers who only live here a few months of the year, oh yes... we will still have lots of homeless. You are destroying the very fabric of our city. Shame on you.	Janet Boeur	s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
11/02/2021	10:55	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	A vote in favour of Rental Rezoning Policy is not only a vote to destroy residential Vancouver and the livability of this city. It is also a vote to destroy democratic process in this city, replacing residents' input with administrative fiat. It is a vote to install developers in office, without holding an election. The purpose of the city will merge with the purpose of developers: to make as much money as possible for developers with the least possible opposition to their indiscriminate densification of cherished neighbourhoods. The more money developers earn, the more money they can contribute to the line entry in the City budget reserved for them. A vote in favour of Rental Rezoning Policy will ensure not just that there are no more residential neighbourhoods in Vancouver, but also that there is no more democracy here, only helpless exposure to the depredations of developers and the corresponding greed and contempt for democracy of City Hall.	Eric Levy		Unknown	No web attachments.
11/02/2021	10:56	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this re-zoning for a number of reasons: - city-wide re-zoning does not respect neighbourhood differences, context, or needs - the fact that individual projects - as huge as a full city block - can go ahead without a public hearing is unacceptable and entirely opposed to the principle of public input on decisions that affect our own communities - land assemblies on that scale do not respect individual neighbourhood differences, destroy unique streetscapes, and pave the way for the take-over of small, independent retail outlets by chain stores and big box stores - large rental complexes are usually owned by huge corporate entities which are concerned only about profit, not about human needs (If I remember correctly, it seems to me that City Council passed a motion some time ago opposing real estate investment trusts (REITs) on the grounds that they decrease, rather than increase affordability - the issue of raising the floor height of the first commercial level to 17 feet is unrelated to 'Streamlining Rental' or the 'Creation of New Rental Zones' - and has everything to do with increasing developer profits by making the space suitable primarily for large chain stores, locking out small independent retailers who will not be able to afford the high rents Please do not proceed with this city-wide zoning change. Please listen to the growing number of voices of experienced experts, including former head planners and architects, who are far more articulate than I am in pleading for you to slow down and take a different, more collaborative approach to increasing density in Vancouver in order to create a truly affordable, livable, and sustainable city. Thank you.	Linda Light		Kensington-Cedar Cottage	No web attachments.
11/02/2021	11:13	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	My wife and I moved into the West Kits area six years ago and what attracted to the area was its diversity of housing, green spaces and community feel. We appreciate that council has now exempted this area from the blue zone policy, but we still have concerns about six story rentals along arterials if they have minimal setbacks and and create shadowing concerns. We feel that the city has several communities that each have their own flavour and character. Making a one size fits all policy will destroy this character, which is one of the items that makes Vancouver special. This type of policy will lead to more land assemblies, which in turn make nearby homeowners reluctant to upgrade and maintain their homes. When this type of density is being considered the neighbourhood should be an active participant in the consultation process, which should include the effect on nearby schools, parks and other green spaces. Thanks you for you time, Rob and Joanne Sawatzky	Rob Sawatzky		Kitsilano	No web attachments.
11/02/2021	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	The move to an automatic rental zone along and around all arterial routes ignores traffic congestion, parking access as most rentals do not have a parking stall for every unit. Poor planning on city hall's part, pushing 1 agenda only while ignoring community visions and plans. No collaboration with the communities involved.	M Felker		West Point Grey	No web attachments.

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11/02/2021	11:23	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	I wish very respectfully to supplement my preceding message this morning. The Rental Rezoning Policy is a Democracy Deboning Policy. It will take Councillors with backbone to defeat it. The Rental Rezoning Policy is designed to render homeowners spineless: to disable their relevance to democratic process. The Rental Rezoning Policy spits in the face of democracy.	Eric Levy	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	11:24	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Shame on City Council, ignoring community visions and plans, not collaborating/consulting with members of all affected communities. What about traffic jams, parking access' schools' All new rental properties I have looked at have reduced parking stalls, not 1 per unit, which forces people to park on the street.	Gladys Loewen		West Point Grey	No web attachments.
11/02/2021	11:35	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I live on one of the streets directly impacted by this proposal. There has been zero consultation. No information has been sent to me at my residence with any details. Therefore. I oppose this policy and ask that council vote no.	John Famh		West Point Grey	No web attachments.
11/02/2021	11:36	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The proposed RS Zones 6 Storey apartment buildings on arterials with 4 - 5 storeys off arterials (+ roof amenities up to 6 levels) across the entire city is far too significant a change to the city zoning laws. There has been very little public consultation or even information proactively made available to residents about this major change. I oppose it.	John Groves		West Point Grey	No web attachments.
11/02/2021	11:37	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	Dear City Council I oppose the subjected amendments due to the following reasons: Insufficient infrastructure We already suffer from the shortages of resource in school, medical institutions. We have to travel far and wait long to get medical treatment and we often see difficulties to accommodate kids in the school catchment. The facilities in community center can not meet the current demand. The proposed amendments will put more burden and make things even worse. Negative impact to the exist residents 4-6 stories apartments will block the sunlight, reduce the green, create more noise to the neighbours. It will pose huge negative impact to the everyday lives of surrounding residents. It is not fair to the current residents in the neighbourhood. Destroy the heritage of the quiet neighbourhood One of the beauties of Vancouver is the tranquility and serenity among the modern city. Some people select the low-density area just for that and they have paid price for that. The proposed amendment will destroy the heritage of the quiet neighbourhood and hurt the feeling of the residents in those areas. The chaotic zoning is against the mission of making Vancouver the greenest city and one of the most livable cities on the earth. Please protect the heritage, cherish the beauty and keep the peace for our city!	Lily Li		Kerrisdale	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	11:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	As a long time Vancouverite and super senior, I have two comments ITEM 1 - AS VANCOUVER GROWS. . . is the opening line in the Streamlining Rental statement: Making it easier to build secure rental housing in more neighbourhoods. I say, good try, get that one out of the way right up front! I challenge this basic assumption. Surely the decision of how fast Vancouver grows is up to everyday working and retired Vancouverites. But it isn't, it is largely imposed by the Federal government who plan to welcome ever increasing numbers to the country all of whom will adopt our carbon intensive lifestyle. This is aided and abetted by developers and the construction industry for whom having busy work sites is good, and having lots and lots and lots of busy building is even better. Essentially our growth is steroid-driven-like and will ultimately prove to be fatal to the city we love. City Council, you are our last hope. I ask the Vancouver City Council to petition the Federal Government stating that Vancouver wants a slow, natural growth and no longer aligns itself with the fast growth steroid-like frenzy we have endured for two decades of unaffordable house prices, casino-like property speculation, and neighbourhood disintegration. First we need very low to allow the infrastructure and medical care can meet the needs of the present population. Have you tried to find a GP recently? And yet young Vancouverites want to lead as a green city. OK developers and speculators, quick now, pour your concrete and erect your steel before the real carbon costs are factored in. To a horrifying degree we are dependent on construction for jobs and addicted to growth. All this is so clearly at odds with our need to meet our emission targets as to be not only haywire, but pathologically dysfunctional. ITEM 2 - HIGH BUILDINGS IN A NORTHERN CITY For many months in the winter, we have limited sunlight, and what we do have we should treasure and use every means to protect. I have trouble with the idea of any buildings over 4 stories as they create walls that block the sunlight from existing housing and create gloomy canyons. On wider avenues they should be limited to the south side to not deprive houses on the north side of their current sunlight. I also have trouble with monoculture effect of high rise buildings dedicated to Supported Housing. We have many around us now in South Kitsilano, low rise, often town homes, discretely buried in the fabric of our residential areas. A 12 story high rise serving a disadvantaged population is like taking a bell into bear country: Dinner Time! Do Your Real Deal Here!	Douglas M Bruce	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	11:41	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear City Council I oppose facilitating larger developments for both mixed Commercial/residential and multi-storey residential in current single-family residential areas. In the case of larger mixed commercial/residential developments, invariably the commercial tenants become franchises of multi-national corporations (I'm thinking Starbucks, Tim Hortons, Pizza Hut, American Apparel etc). This means the vast majority of the profits leave the community and head off-shore. It would be a much better strategy to facilitate lower scale developments which can help 'Mom & Pop' stores which mean that the returns stay in the community, and fosters a more 'local' flavour in the community, and creates distinctive neighbourhoods rather than bland cookie-cutter neighbourhoods. In a similar vein, larger 4-6 storey rental apartment buildings in (currently) single family suburbs virtually guarantees that the developments will be owned by large corporates, pension funds, national & international Real Estate Investment Trusts (REITs), and run as for-profit machines. It is a recipe for converting land into profits. This again ruins the character of neighbourhoods where people know each other, chat over the fence, take the neighbour's kids to hockey practice or dance classes, keep an eye on the neighbour's house when they go on holidays etc. All the things that neighbours do that make it a 'neighbourhood' rather than an 'industry'. So I firmly oppose what is being proposed by relaxing the planning process to facilitate large-scale development at the expense of loss of neighbourhood.	Michael Graham		Kitsilano	No web attachments.
11/02/2021	11:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	How much housing do we actually need, based on science, statistics, and the projections of incoming population? Look at the numbers and PLAN for what the city needs in each neighbourhood, not just what developers want. Jericho Lands and Oakridge will offer swathes of rental housing. Condos will be bought by investors who turn around and rent them out. It is common on Dunbar St already. While 4-storey rental buildings are indeed needed along Dunbar Street with small shops on the ground floor (not big box stores!), such development needs to be carefully planned by city planners, not just by real estate agents and development companies. The current old houses can be repurposed into suites for sale and for rent, while keeping the private tree canopy, gardens, and leafy walkable community. Many parts of Kitsilano have done this very well, as has the area bordered by Arbutus to Burrard, and 16th to 12th. We don't want to Dunbar to mirror the Cambie Corridor with a very low walkability score, loss of private tree canopy, and expensive rents. Rental rates. The land assembly feeding frenzy that is ensuing will consume the stock of older houses on arterial and off-arterial blocks, but not produce the rental housing that is actually needed and affordable. A block away from me along W. King Edward between Dunbar and Dunkirk, seven run-of-the-mill houses are for sale at \$5 million each. The land price has sky rocketed since this plan was announced. The resulting rental building might be full of units, but will not add to the affordability of Dunbar's housing, not to the livability of the neighbourhood as its green spaces are lost. For example, The Ivy on Dunbar St at 27th rents its apartments as "luxury" units. The one-bedrooms (726 square feet) start at \$2,275. The family-sized 3 bedroom units start at \$4,000 per month. I fear that this is what will be built, at even higher rents, but with less underground parking and EV charging. Take this back to the drawing board to the planners, not the developers. Regards,	Deborah Matheson		Dunbar-Southlands	No web attachments.
11/02/2021	12:32	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	Oppose	I oppose this proposal. It is unfair to the existing residents to allow rental buildings to be place in residential areas. These residents have invested considerable monies and efforts to live in a peaceful area and should not be subjected to having a 4 story development built next door or across the street. There is still a large inventory of older one story buildings on the busier streets that are more suitable for re-development as rental or mixed use.	Brian Woodward		Kitsilano	No web attachments.
11/02/2021	12:42	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	West Point Grey Residents Association (WPGRA) is opposed to the recommendations in the report. There has been no meaningful consultation with the neighbourhoods and it conflicts with the West Point Grey Community Vision that was approved by Council in 2010 for 30 years. Please see the attached letter.	Board of Directors		West Point Grey	Appendix N

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/02/2021	12:46	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	<p>My biggest problems are with : a) city wide zoning. All this change in advance of City Plan makes a mockery of the City Plan. What will be left after all these changes plus those over the last year or two are? The chief Planner has publicly admitted the City has no idea what the already existing zoned capacity is, yet is proposing to plunge ahead adding capacity that may be far beyond any future expected use. An intelligent position would be to hit the pause button until the information can be collected / analyzed. This is as short sighted as the desire to rezone all the arterial streets years ago for higher density, without considering that perhaps we didn't need more strata units. Now it's impossible to use rental zoning here. Rushing ahead without due consideration can result in the opposite of what one is hoping to achieve. b) removal of the protection of heritage buildings. Who will want to live in the City after it is chock a block full of glass walled towers (which by the way in a big earthquake will be windowless and destroyed putting thousands in a homeless situation) and square 4-6 storey boxes? It is a delight now to walk the residential streets with the multitude of building facades, chimneys, the odd stained glass and other interesting features. What is there to look at with streets mostly full of apartment boxes? Only the older ones provide some interest. c) removal of setbacks on upper floors. Not only will these shade existing housing, but also will reduce the quality of life when the new neighbours are rental apartments. They won't appreciate the shading and lack of sunlight. What is the point of eroding the quality of life that draws people to Vancouver? I walked on Alder yesterday between 10th and 15th. On the majority of South Granville lots are large setbacks, with trees, shrubs and flowers fronting both older low and high rise buildings (even the 12 storey ones throughout the neighbourhood). But the Montrose on west 12th is built to the sidewalk. I would not waste 2 seconds walking on that stretch of 12th. Same with the stretch of Arbutus for about 3 blocks where the old Arbutus Village shopping centre was. So much for pedestrians being the number one priority. The same reason I wouldn't spend 2 seconds downtown. For a City wanting to be the greenest one, having stretches of concrete is so depressing. d) I also oppose the change to RT zoning.</p>	Maureen Charron	s.22(1) Personal and Confidential	Kitsilano	Appendix O
11/02/2021	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>Enough already city council !! Stop please. We've already been floored and dismayed at the plans for the Jericho Lands - 10 000 new units and yes of course that will mean 20 000 new residents in a community of just 15 000. Quite shocking Vancouver does not need to continue in this direction - that is, build more and more and higher and higher - nobody wants to see this area become another MetroTown or Brentwood or Shanghai - even residents of Shanghai choose to leave to live in Vancouver because of the nature of the communities and the housing available. This vision is faulty or blurred at best. Primarily because it does not address the need for low rent accommodation or low cost housing. It is very possible to build and sell homes to individuals and families based on their income. Tax returns , showing the individual's income and home location for two years (let's say) would then qualify that person for a discount price on a home. This does happen in other parts of the world. Please stop and vote down this proposal Thanks</p>	martin rooney	s.22(1) Personal and Confidential	West Point Grey	No web attachments.

APPENDIX A

Re: Item 1: Streamlining Rental

Oct 30th 2021

To Mayor Stewart and City Council

I own a Heritage House in Kitsilano. Along with many other problems your proposal presents I see that no exceptions for Heritage houses are provided for, in other words, Heritage buildings can be torn down at will in the designated blocks and historic neighbourhoods in this City further destroyed.

I am opposed to many elements included in the Streamlining Rental Policy that is coming to Public Hearing on November 2.

This Public Hearing item is so complex and contains so many different elements and details that it is impossible to list each in detail.

This Hearing should have been divided into two separate items and the Design Guidelines should be dealt with at a separate time. By combining everything into only one item, speakers have only half the normal time allocation for each item yet the issues involved are extremely significant and complex.

I will divide my comments into two parts: 1. The creation of Rental Residential zones for lower density areas, design guidelines, and the City wide map of “Blue zoned” areas that would be eligible for rezoning; and 2. The zoning and design guideline changes to the C2 zones throughout the City.

1. RR zoning and Map of Eligibility

In particular I am opposed to the kind of city-wide ‘one size fits all’ policy that creates capacity for many thousands of units- far beyond any future expected need for years. This will destabilize many areas of the city unnecessarily leading to land speculation, land assemblies and discouraging renovation and maintenance of our existing housing.

APPENDIX A

Instead, the city should consult with neighbourhoods using a neighbourhood based planning process to identify appropriate areas for the rental zoning in each area and to determine design guidelines that respond to the local context.

I do strongly support the exemption for RT areas. These areas already provide the City with a valuable supply of relatively affordable rental units and have many character and heritage houses.

2. Changes to the C2 zones

I am opposed to the changes to design guidelines in these zones that will increase shadowing and impacts on nearby properties. I am shocked that there has been no notification of residents as required under city policy.

New design guidelines should be developed as part of a meaningful neighbourhood based consultation process.

Three of the most serious problems with the proposed design guidelines are:

1. the lack of any rear setbacks on upper floors for both strata and rental which will increase shadowing of adjacent properties and reduce sky and light for residents already living in mixed use C2 developments built under the existing rules and also for other nearby residents.
2. the height increase up to 72 feet to allow 20 foot ceilings in commercial spaces (17 feet is enough to create high quality space)
3. the elimination of all but a 1.5 metre rear setback for corner rental properties for all six floors (72 foot height). Shadow diagrams show that this will throw some houses and any future developments north of these buildings into deep shadow for much of the winter.

Ironically, by increasing development potential in these zones for strata, it becomes more difficult to create rental housing.

In conclusion. I urge council to reject the 'one size fits all' approach for 'streamlining' new rental housing and instead to ask staff to work with neighbourhoods with meaningful consultation processes to identify appropriate areas for rezoning and appropriate design guidelines for both RR and C2 zones that will result in a proper balance between the needs of renters and the livability for existing residents. This is not about being "afraid of change". Neighbourhoods in Vancouver have seen

APPENDIX A

huge amounts of change. Instead it is about residents having meaningful input into the kinds and types of change.

Viviane Hotz

s. 22(1) Personal and Confidential

Vancouver

APPENDIX B

RE: Nov 2, 2021, Public Hearing Item 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

Dear Mayor Stewart and City Councillors

We are residents and business owners from Cedar Cottage. We are the Cedar Cottage Area Neighbours (CCAN) with 83 members.

We are strongly opposed to the report dated September 3, 2021 for the 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 request that you do not approve this report and that it be sent back in order to first notify by mail every property owner affected by these changes to the zoning in the report. And before such a report is returned to Council that a survey of the property owners be taken to ask if they want such zoning changes to their properties.

Cedar Cottage has taken its fair share of new development and provided much density to the City over the last few years. We say enough is enough in our neighbourhood. Our parks, schools, community centre and streets are now overcrowded. Our narrow side streets are congested with traffic and have become impassable. Street parking is unavailable and overcrowded.

Cedar Cottage supplies many very nice basement suites in most of our houses. We supply many homes for multi-generational families. We feel it is unfair that this report will take this type of housing away from our neighbourhood with this new zoning policy of destroying whole blocks of houses for development of tiny units crammed into tall buildings.

We feel that trying to densify older neighbourhoods built in the early 1900's is unreasonable because we don't have the lanes, roads, sidewalks that will take this density. We have mostly character houses built around 1910 that are still very sturdy and these will be destroyed by development; we have already seen this happen in Cedar Cottage.

Yours truly,

Mr. B. Straten, Secretary

On behalf of CCAN members (Cedar Cottage Area Neighbours)

APPENDIX B

The following is a list of some of the many problems with this proposal:

- The public hearing combines two different types of rezonings, the amendments to C2 zoning schedules and the new rental rezoning schedules and policy areas, which makes this very confusing to the public.
- No mailed notification of affected properties for the public hearing so most people do not know this is happening.
- Vancouver Plan basic planning is yet to be done regarding data and calibrating the Vancouver Housing Targets.
- No meaningful consultation with residents while targeting special interests.
- No neighbourhood-based planning, just arbitrarily imposed across the city without context
- Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging.
- Loss of character houses and rental suites to demolition
- Heritage buildings not exempted
- The map that shows areas affected by the policy is symbolic only and it is confusing as to what properties are included or not
- There has been no notification given to the properties that would be affected
- Overrides Community Plans and Community Visions
- Out of scale for the surrounding area at 6 storeys on arterials and 4 – 5 storeys off arterials (+ amenity roof & mechanical, physically 6 levels)
- Will block public and private views
- Allows up to full block assemblies for apartment buildings
- No limit on number of building in an area, every lot is now eligible for rental apartments
- Spot rezoning in RS detached houses that will overshadow adjacent area
- Reduced front yard and rear yard, much larger footprint that shadows adjacent lots and yards
- The city is giving away too much for too little benefits – waiving of DCL & CAC fees
- Lower or no onsite parking requirements and mostly unaffordable market rents
- The proposal also allows 6 storeys in C2 commercial zones (+ amenity roof & mechanical) Huge height and density increases to 6 storeys + with only 20% of units more affordable than market rates.
- Expansion of the commercial districts in competition with already ailing neighbourhood shopping areas. The last thing the merchants and residents need, given the sorry state of the neighbourhood shopping areas, is more commercial floor space supply. Many shopping areas have up to 30% commercial vacancy rates and many are struggling to survive. More development increases land values and property taxes that prices

APPENDIX C

Rental Rezoning Policy as "Quick Start" - RS Zones 6 Storey apartment buildings on arterials with 4 - 5 stories off arterials

Dear Mayor:
Dear Councillors:

I am for affordable housing and rental, but I strongly oppose this Secured Rental Rezoning Policy - 6 story apartment buildings on arterials with 4 - 5 stories off arterials and the amendments to C2 zoning schedules.

This new policy has too many shortcomings. The list is far too long to mention the different points that come to mind that .

Some of the issues:

- This rental rezoning policy covers many residential areas in Vancouver. Currently there is a variety of buildings in these areas including single family homes, duplexes and secondary suites.
- This policy if enacted would result in a huge loss of character and heritage homes, newer solid and well built homes, rentals, beautiful (old) trees and gardens and existing public and private views. Demolishing these homes and destroying the trees and gardens breaches Vancouver's claim to be the Greenest City.
- This is a blanket rezoning and overrides Community Plans and Community Visions, no consideration of what is a proper fit for each neighborhood.
- Buildings could cover existing lots and eliminate front and rear gardens.
- Many of the single homes are occupied by renters. What will happen to the evicted renters, where will they go?
- Out of scale for the surrounding area at 6 stories on arterials and 4 – 5 stories off arterials (+ amenity roof & mechanical, physically 6 levels)
- This plan is for the developers, real estate investment trusts and speculators; this will result in small unaffordable units being offered and will work against the purpose of increasing affordable rental units.
- Allows up to full block assemblies for apartment buildings
- The affected residents have not been informed by the and many do not even know what the city is planning.
- In general it is always about building, but nobody ever mentions or really wants to know environment is impacted with the demolishing of buildings and the new constructions.

This rental rezoning policy has been a fiasco from the beginning. The affected residents living on or near the streets affected by this policy either in the red or the two shades of blue zones were never notified by mail and many do not even know what the city is planning. The city developed an online survey regarding the policy. It was only by pure coincidence that I found out what the city was planning and took the survey. This survey was completely biased and the respondents were directed to answer the questions in the interest of the city and agree with their plans. This allowing the city planners to proudly present to Council that the majority of the residents are in favor of this policy. Such an important policy should have been conducted by independent pollsters, door knocking at the doors of all the concerned residents. The residents would

APPENDIX C

have been informed and could have replied to the questions regarding the city's plans.

At the moment there are so many projects being developed or in the planning amongst others that will offer new places to live: Lelem, Jerichco Lands, Senakw and False Creek are examples.

Vancouver was once the most livable city in the world (2004 – 2010). Unfortunately, this city has lost much of its luster and is losing more of it every day.

It is time the Mayor and Council have the courage to put this Rental Rezoning Policy and C2 amendments on hold and revise the project with input from the parties concerned.

Sincerely,

Albert Meister

APPENDIX D

Nov 2 public hearing on Secured Rental Policy

To the Mayor and Councillors:

Below are some reasons why I am opposed to the SRP:

Demolition and new builds create massive waste, only part of which is recyclable and is often recycled into less valued products, or products requiring a lot of energy-use to create. Large quantities of emissions are produced in both the destruction and construction phases of new builds. Vancouver claims to be the Greenest City but this SRP is a breach to this claim.

One hundred-year-old trees surrounding houses have beneficial effects that can reduce or eliminate the need for air conditioning as summers get hotter and can cushion winds and noise. Don't sacrifice them.

I am concerned that disproportionate buildings are intended to set the stage for entire neighbourhoods to be transformed from individual, mixed forms of housing to oversized, boxy buildings that take up most of the lot.

I fear that this SRP will encourage speculation and land prices will go up.

This policy has been a failure from the beginning:

- A biased online survey, to steer the survey takers to answer the way the city wants the answers.
- The city did not inform the residents in the concerned areas by mail.
- This is short term thinking and a meal for the greedy developers, housing trusts and speculators.
- This is a blanket rezoning. Each neighbourhood has different housing needs.
- Another big step in destroying neighborhoods in this once livable city.
- Very myopic in respect to the environment – climate change as the in word – the destruction of livable neighborhoods and the history of Vancouver.

Involving all concerned parties developers and residents there are ways to make this city better and prevent the demolition of character and heritage homes and destroying valuable trees and gardens. For example existing homes could be redesigned to accommodate more people it is a matter of having the will to come up with different ideas

For these reasons I expect and count on the Mayor and the Councillors to put this policy, including C2 amendments, on hold and to review this flawed policy with involvement of residents, developers and the city.

Sincerely,

S. Meister

APPENDIX E

Additional comments re: my strong opposition to the secured rental policy.

1. First I want to correct a significant error I made in one of my previous comments. With reference to the misleading drawings on page 14 of the referral report, I incorrectly said: “Three-storey rental multi-plexes are shown as being taller than two-storey houses” on those drawings. This reverses what I meant to say. What I meant to say is that: “Two-storey houses are shown as being taller than three-storey rental multi-plexes.” This was in the context that these drawings completely distort the difference in scale between existing houses and proposed rentals, markedly slanting the depiction in favour of the rental policy by making it look as though rentals will not be nearly as imposing as they actually will be.
2. Loss of established gardens and trees to rentals that will take up virtually entire lots will intensify the heat island effect. <https://www.cbc.ca/news/canada/british-columbia/vancouver-downtown-eastside-heat-temperature-trees-1.5179847> This is especially concerning given climate change impacts like last summer’s heat wave. Heat islands increase the demand for air conditioning and the heat exhaust from air conditioning increases the heat island effect. Thus setbacks for these rentals must be increased and conform more closely to the footprint of existing neighbouring buildings to allow for green space and to prevent shading of neighbouring yards and gardens.
3. The limited setbacks of these rentals leave virtually no permeable surface. Impacts of increased runoff and drainage, and the corresponding increase in combined sewage overflows, need to be considered.
4. The arbitrariness involved in the designation of what streets will be affected by the plan ignores factors such as steepness of terrain that affect walkability especially for seniors and disabled people who seek rental housing.
5. One of the justifications proposed for this rental plan is to reduce carbon emissions as fewer people who work in Vancouver would have to commute here from surrounding areas. This does not take into account the existing residents who will be displaced by the new rentals. Many of these residents will feel forced to leave Vancouver as their current neighbourhoods change beyond their tolerance level and as land lift makes it unaffordable for them to purchase a replacement home in Vancouver. Does this plan just trade who ends up commuting from outside Vancouver with displaced current residents leaving Vancouver in response to the new rental developments?
6. Vancouver needs affordable rental, not just rental for rental’s sake. According to people with far more expertise than me, this rental plan will NOT result in affordable rental. Quite the opposite, according this link:
<https://thetyee.ca/Analysis/2021/11/02/Vancouver-Upzoning-Push-Lacks-Guarenteed-Affordability/?fbclid=IwAR1OUAysOnKCNrUa3TCIb4jn-NsbhkDaJ0J3ce4pv7B2kaRT7mOhFissFrE>

APPENDIX E

7. I have read all the comments posted so far (by Nov 1 10 PM). The comments from those who support the plan are for the most part rather general, saying we need more rental housing with many stating they support any plan at all indiscriminately as long as it increases rentals. Quite a few say they want to live on quiet leafy green residential side streets. I am sympathetic to those people who struggle to find rental housing and who want to live away from busy streets. But it alarms me to see indiscriminate support for any rental plan, regardless of any real consideration of its true merits (including affordability). As for wanting to live on quiet leafy green residential streets, the fact is, if you redevelop those streets with lot-filling apartment blocks with very limited setbacks, those once quiet, green, leafy streets will no longer be quiet, leafy and green. The established gardens and old trees that make those streets appealing will be lost.
8. I wonder, would those who support this rental plan not be just as happy, if not even much happier, if increased rental was provided in some form other than the ugly uniform Soviet-era style buildings pre-approved under this plan? Would they not be just as happy, if not happier, if the City offered a better alternative that respected and preserved the character of the green leafy neighbourhoods these prospective new renters find appealing and want to live in?
9. It seems to be that the City actually puts up roadblocks to these better alternatives. <https://cityhallwatch.wordpress.com/2021/11/01/palmquist-rental-streamlining-or-steamrolling/#more-68027> Why is that? Is it to benefit the developers that seem to have the ear of mayor and council as well as city staff, to the exclusion of the people who actually live and vote here?
10. A number of better alternative ways to integrate rentals into existing neighbourhoods are discussed in some of the comments from those opposed to the rental plan. It seems to me that many of these commenters, including me, are not opposed to increasing rentals in our neighbourhoods. Rather they are opposed to the ugly oversized buildings allowed under this rental plan (to the exclusion of more appealing options) and to the lack of proper notification of affected residents.
11. The referral report claims Vancouver residents were adequately informed and consulted about this rental plan. But if that were truly the case, why does comment after opposed comment say otherwise? So many of the people submitting these comments say things like, even though they live on an affected street, they did not even know about this plan until two days ago when a neighbour mentioned it. Things like, they cannot wade through the complicated referral plan in the allotted time. These are NOT the comments of people who feel heard by those they elected to listen to them.
12. Clearly, these comments indicate a need for all residents living on or near affected streets to have been notified by mail.
13. The C2 zones are to be rezoned outright, with no public hearing for developments that fall under this rental plan, and so those affected by the red zones most certainly should have been notified.

APPENDIX E

14. Those living in or near the blue zones also should have been notified by mail. These blue rental zones are totally new and unprecedented and for that reason alone notification is warranted. Anyone unaware of this rental plan would not even suspect that their property will suddenly become eligible for rezoning if the rental plan is approved. Even though residents are supposed to be notified if and when a rezoning application is filed for nearby/neighbouring properties, it seems patently unfair to wait till that happens for them to become aware that extensive redevelopment has become possible where they live. At that late date, what are the chances this council would deny the rezoning or do more than concede very minor adjustments? Not good, given council's track record of approving virtually every rezoning. In not notifying these blue zone residents, the City has disenfranchised them of their right to speak to a plan that hugely impacts them.
15. It seems to me that this rental plan benefits neither new renters nor current residents. It disrupts existing neighbourhoods without solving unaffordability. It simply pits new renters against existing residents in a community-destroying angry name-calling war. More than a few people who support this rental plan call anyone who opposes it rich privileged entitled NIMBYs who should sell their house to make room for new renters, thus implying that these renters are far more entitled to those properties than the people who actually live there right now. In turn, some homeowners, alarmed at this plan, respond with accusations of YIMBYism, yet another unflattering stereotype. The truth is that both "sides" are scared. Understandably, people who struggle to find suitable rentals are scared they will have to commute long distances/pay more than they can afford/live in crappy accommodation etc. Those who own houses as a home rather than as an investment are scared they will be crowded out of the neighbourhood they love and be forced to leave Vancouver because they have a large mortgage which negates any so-called financial "windfall" from skyrocketing property values that merely make them look rich on paper but really just mean high property taxes.
16. This is no way to build a livable city. It is no way to foster a sense of community. It just makes people take sides and resent those who are on the opposing side.
17. There must be a middle ground, of course, where everyone is on the same side.
18. I suspect many/most homeowners, including me, would wholly welcome renters into their neighbourhoods if the rental plan was not uniformly imposed top down by the City in a way that effectively homogenizes and disrespects the individuality of different neighbourhoods. People who feel heard, who have a say in their fate, who don't feel bullied and defensive, will be far more open minded to increased density, more creative in coming up with shared solutions that lead to rental housing that is actually affordable and that does not sacrifice to out-of-scale development the very leafy green-ness and quietness that is what both renters and homeowners value in low density neighbourhoods.

Sincerely,
Roberta Olenick

APPENDIX F

Nov.2, 2021

City of Vancouver

Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Streamlining Rental Citywide Rezoning

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

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

This letter is to inform you that the Dunbar Residents' Association opposes the Streamlining Rentals proposal. We urge you to vote against it and work with communities like ours in finding better ways to bring needed housing to Vancouver.

We strongly believe that residents and neighbourhood associations should be consulted and considered an integral part of the discussion before significant changes to our communities are introduced. The DRA has not had the courtesy of even an official notice of this plan, and we know many of our residents are unaware of it.

This council's approach is markedly different from that of the late 1990s, when a year's worth of intense citizen engagement led to the Dunbar Community Vision. Residents' opinions were treated as if they mattered, and there were workshops, surveys and community liaison groups to create the plan, which was approved by council in 1998. Residents accepted new types of housing such as rowhouses and four- and sixplexes along arterials, provided they were small-scale, fit into the area, and the community continued to have some say in the details.

If this council were willing to collaborate instead of imposing top-down citywide rezoning, we believe residents would be equally willing to embrace change today. With proper consultation, the city may find that small-scale, gentle-density zoning options are more effective in this community than the one-size-fits-all solution it is proposing. Under this approach, the city could encourage new types of housing

APPENDIX F

with density bonuses for duplexes, triplexes and fourplexes, and discourage single-family luxury homes with a slight reduction in density for them.

The DRA acknowledges the need for more family-friendly, affordable housing, especially for people who work in Vancouver, and welcomes opportunities to collaborate with the city in adding it to our community.

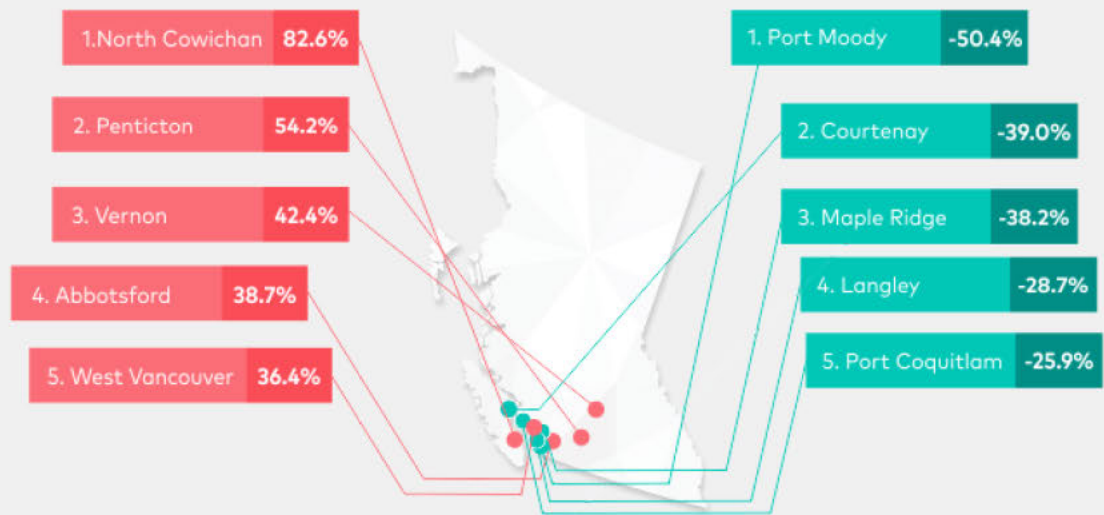
Please reject this proposal and start again with a more collaborative, consultative approach with neighbourhoods.

Yours truly,

DRA president Bruce Gilmour, on behalf of the Dunbar Residents' Association

British Columbia

Change in Number of Vacant Dwellings
2006 - 2016



1. North Cowichan	82.6%	11. North Vancouver	17.8%	20. Prince George	-6.2%
2. Penticton	54.2%	12. Richmond	13.2%	21. Campbell River	-10.8%
3. Vernon	42.4%	13. Vancouver	9.6%	22. New Westminster	-21.1%
4. Abbotsford	38.7%	14. Delta	8.8%	23. Saanich	-24.9%
5. West Vancouver	36.4%	15. Surrey	6.9%	24. Port Coquitlam	-25.9%
6. West Kelowna	N/A	16. Kelowna	4.2%	25. Langley	-28.7%
7. Kamloops	30.9%	17. Victoria	2.6%	26. Maple Ridge	-38.2%
8. Mission	29.1%	18. Burnaby	0.2%	27. Courtenay	-39.0%
9. Chilliwack	23.7%	19. Nanaimo	-2.9%	28. Port Moody	-50.4%
10. Coquitlam	21.8%				


APPENDIX H

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Match



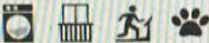
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Bayview At Coal Harbour

1529 West Pender Street , Vancouver, BC V6G 3J3

1 Bed / 1 Bath

\$2,756 - \$3,006



QuadReal™


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Today

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Contact Now

(778) 381-5744




☐ Compare

Metropolitan Towers

930 Seymour Street , Vancouver, BC V6B 1B4

1 Bed / 1 Bath

\$2,346 - \$2,548



QuadReal™


Contact for availability

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Contact Now

(833) 889-8975



☐ Compare

208-1808 West 1st Avenue

208-1808 West 1St Avenue , Vancouver, BC V6J 0B3

1 Bed / 1 Bath

\$2,550

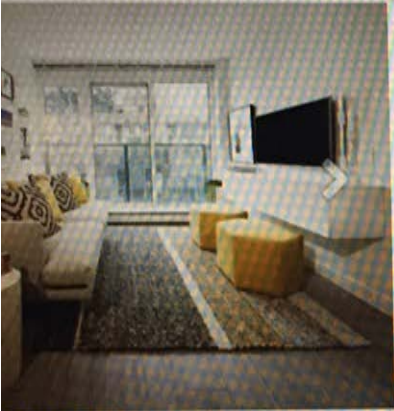
APPENDIX H

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The Duke

333 East 11Th Avenue , Vancouver, BC V5T 0H1

1 Bed / 1 Bath



\$1,950

realstar®


✓ 1 Unit available

Today

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Contact Now

(778) 655-9350




☐ Compare

The Dalip

5656 Victoria Drive , Vancouver, BC V5P 3W4

1 Bed / 1 Bath



\$1,695 - \$1,800


Contact for availability

Today

View Details

Contact Now

(778) 889-9361




☐ Compare

1305 West 15th Avenue

1305 West 15Th Avenue , Vancouver, BC V6H 1S2

1 Bed / 1 Bath



\$1,350

Contact for availability

Today

APPENDIX H

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policies-for-government/bcea-policy-and-procedure-manual/bc-employment-and-assistance-rate-tab... ☆

Watch Bungo Stra... Turn up the Love ... Bravest Warriors... cooking recipes Baking recipes » Other Bookmarks

Vaccine Card | Everyone 18+ will be eligible to get a **COVID-19 vaccine booster dose**

Menu

Unit Size	A	B	C	D	Maximum
1	*\$983.50	N/A	N/A	N/A	\$375
2	*\$1,378.50	*\$1,853.50	*\$1,133.50	*\$1,628.50	\$570
3	*\$1,478.50	*\$1,953.50	*\$1,133.50	*\$1,728.50	*\$665
4	*\$1,478.50	*\$1,953.50	*\$1,133.50	*\$1,728.50	*\$715
5	*\$1,478.50	*\$1,953.50	*\$1,133.50	*\$1,728.50	*\$765
6	*\$1,478.50	*\$1,953.50	*\$1,133.50	*\$1,728.50	*\$815
7	*\$1,478.50	*\$1,953.50	*\$1,133.50	*\$1,728.50	*\$865



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

November 2, 2021

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Streamlining Rental Rezoning Public Hearing

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

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

The Coalition of Vancouver Neighbourhoods (CVN) acknowledge that there are many different ways to provide more rentals and to accommodate growth. However, CVN is **strongly opposed** to the recommendations in this report and this arbitrary, citywide approach that lacks neighbourhood context.

We also oppose the combining of dramatically different types of rezonings into one public hearing, an approach that is very confusing to the public.

- The proposed C2 changes to zoning schedules and design guidelines include changes to:
 - outright 4 storey strata with increased heights and decreased setbacks
 - the addition of 6 storey rentals
- The proposed RS/RT zoning changes allow random spot rezonings for rental-only apartment buildings based on new RR zoning schedules approved in advance, up to 6 storeys on-arterials and up to 5 storeys off-arterials

These different types of rezonings should be in separate reports and public hearings.

There has been no neighbourhood-based planning processes. Most of the areas included in this rezoning have CityPlan Community Visions prepared with extensive public input, but they have been completely ignored in these proposals. The most recent Community Visions were approved by Council as recently as 2010 and were intended to cover 30 years.

Please do not approve the recommendations in this report and instead, **refer it back to staff to separate the two major zoning initiatives, allow for neighbourhood-based planning work and community consultation, and provide proper notification to the properties affected.**

The planning-related data that Council directed staff to provide has yet to be received and the expected recalibration of the Housing Vancouver targets has yet to be done. Each neighbourhood should be meaningfully consulted on how data-based and needed growth is to be accommodated, including new rentals. The solution is not a one-size-fits-all approach. Each neighbourhood is unique, and planning should consider the local context.

Consultation by the City has emphasized special interest groups and avoided most of the population of Vancouver. The City's consultation processes continue to be flawed and appear to be designed for a predetermined outcome.

A Change.org petition, Our Communities Our Plans, is opposed to these arbitrary rezoning policies and is currently over 4100 signatures. <https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315>

In addition to our point that no neighbourhood-based planning or consultation has been conducted, the hundreds or thousands of individual properties that are affected by the proposed rezoning have not been notified. Most of the affected businesses, homeowners, and renters are not aware of this initiative.

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The report anticipates that each spot rezoning would have its own public hearing, but that is not in fact the case. The province has introduced legislation to amend the Local Government Act in order to waive public Hearings. If that legislation passes, it likely will eventually be applied to the Vancouver Charter as well. It proposes that no public hearing would be required if the proposal is consistent with the Official Community Plan (OCP). Likely, the City of Vancouver would adopt any RR rezoning policies as part of the OCP through the Vancouver Plan, the result being that public hearings may be waived. This makes the current lack of democratic process in the preparation of this report only that much worse.

The previous versions of this proposal exempted heritage properties as eligible sites, but that exemption has now been removed. Contrary to claims in the report, most heritage buildings are vulnerable to demolition because only those few that have been voluntarily registered on title by their owner are safe from demolition. Most heritage buildings can currently be demolished, and this proposed rezoning would make retention options impossible.

The proposal also means that character house retention incentives would be completely undermined in these areas, with up to block-long land assemblies and significant damage to community character. Smaller and older existing houses will be especially overwhelmed if the enormous buildings being proposed are built beside them.

The report suggests that this rezoning will help renters with low to medium incomes. However, even the few new social housing that may be produced is generally more expensive and much smaller with less outdoor space than many existing secondary suites that would be lost. Also, the land inflation that this rezoning policy would generate would have big affects on affordability generally.

This rezoning would also amplify the effects of the proposed removal of the Parking Bylaw minimum onsite parking requirements for new developments. The result of this rezoning would mean that these projects will flood the surrounding area with vehicles and have no place for electric vehicle charging, thereby delaying the shift to electric vehicles (EVs).

In summary, the recommendations in this report take the wrong approach. Instead, please **refer this report back to staff to separate the two major zoning initiatives, allow for more neighbourhood-based planning work and community consultation, and provide proper notification to the properties affected.**

Thank you,

Steering Committee,
Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
Cedar Cottage Area Neighbours
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
Fairview/South Granville Action Committee
False Creek Residents Association
Grandview Woodland Area Council
Granville-Burrard Residents & Business Assoc.
Greater Yaletown Community Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association

Kits Point Residents Association
Marpole Residents Coalition
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Assoc.
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

From: West Kitsilano Residents Association

Re: November 2, Streamlining Rental Housing, Public Hearing

To Mayor Stewart and City Councilors

West Kitsilano Residents Association is opposed to the recommendations being considered at this Public Hearing for a number of reasons.

We would like to point out that there are actually two separate topics that are being considered as one agenda item: first, the creation of RR zones and adoption of the eligibility map for consideration of these zones, and second, the changes to both the zoning and the design guidelines for C2 zones throughout the City. Each of these is an extremely complex issue and should have been considered as separate agenda items. By combining them together, speakers are denied even three minutes on each topic. Is this related to the Province's recent initiative to remove the right to Public Hearing opportunities and the right for residents to speak to Council about zoning decisions that they consider important?

Our comments will be divided into the two separate topics.

1. The adoption of a policy to allow rezonings for rental housing throughout 'Blue Zone areas of the City.'

1. We strongly support the exemption of a number of RT zones from this policy. There are hundreds of existing rental units (based on a recent housing survey) that are reusing character and heritage houses in these zones. These are valued homes for renters including many young families.

2. We are opposed to this kind of city-wide 'one size fits all' This goes against our goal of incorporating neighbourhood based planning and meaningful public participation into city policies. Instead, the city should work with each neighbourhood to identify blocks where rental housing would be appropriate.

3. The capacity being created for rezonings is enormous. This means that many blocks will be left with one or two apartment buildings sitting on blocks for years among the existing homes. And yet their design is not required to consider the context of the surrounding buildings. Front yards, rear yards, and the proposed 'simplified' designs all fail to consider neighbourhood and street context. As well, the areas in the blue zones will be subject to land assemblies and land speculation and maintenance and renovation will be discouraged. This does not support vibrant successful neighbourhoods

4. This policy goes against many of the City's Climate change goals as the city's permeable surface areas and urban tree canopy will be reduced. Our urban forest depends on private property owners maintaining their mature trees. There is no

APPENDIX J

room for retention of trees once these rezonings are approved and the new rental apartments are built. The embodied energy required for construction of new buildings will further add to our carbon footprint while existing character and heritage houses built with old growth fir will be demolished.

5. The rezonings are not accompanied by planning for the required schools, day cares, parks and other amenities that will be needed.

2. Changes to the C2 zones

The proposed changes to the design guidelines will unnecessarily increase negative impacts of six storey rental developments on surrounding residential areas.

1. The changes are being proposed for both strata and rental developments and, because of changes to stepbacks and height, will negatively impact residents living in existing C2 developments yet no notification has been given to these residents.

2. Removing the requirements for stepbacks to upper floors for strata as well as rental housing will increase development potential, increase land values and, ironically, make it more difficult to realize opportunities for rental housing.

3. Removing stepbacks for upper floors will lead to shadowing of residential areas to the north on east west arterials. These are potentially very long buildings (even full block) on east/west arterials and residential areas to the north will be in deep shadow for the winter.

4. There is no need to increase ceiling height to 20 feet for commercial space in mixed use developments. This means that maximum height is increased to 72 feet further increasing shadowing of nearby residential areas. 17 foot ceiling height for commercial spaces is adequate.

5 For corner sites, the proposed C2 design guidelines allow a reduction of the rearyard for six storey rental buildings to 1.5 metres for the full 72 foot height for corner sites. This further leads to shadowing throughout much of the year and a severe reduction in livability for residential properties to the north. The design guidelines should be amended to remove this provision.

In conclusion, there are many other problems with these proposals that mean that council should send them back for reconsideration by planners. Please vote against the adoption of the eligibility 'blue zone' map, the design guidelines for RR zones and the design guidelines for C2 zones.

Thank you

Jan Pierce
Larry Benge

APPENDIX J

Co-Chairpersons
West Kitsilano Residents Association

APPENDIX K

Nov. 2, 2021

City of Vancouver

Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Streamlining Rental Citywide Rezoning

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

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

This letter is to urge council to reject the Streamlining Rental proposal on the grounds that it will not achieve one of its chief goals – substantially increasing the amount of affordable rental housing. Instead, I believe it will encourage the destruction of much existing affordable housing, including older houses and their rental suites, and tear up existing neighbourhoods without guaranteeing the family-oriented, liveable and truly affordable housing this city needs. We already have plenty of tiny, expensive housing units, and far more are on the way, thanks to massive developments like the Cambie Corridor, Oakridge, Senakw and Jericho.

If there were guarantees that all of the new rental housing being proposed in the streamlining plan would be genuinely affordable to low- and middle-income earners and their families, I would drop my opposition in a minute. As I see it, the main thing it will do is open up wide swaths of the city for the benefit of developers.

I live near Dunbar and King Edward, where a full-block assembly of seven houses was advertised this summer for \$39 million – meaning that each house was priced at \$5.6 million, double the assessed value. We don't know for sure what the land assembler has in mind, but UBC professor Patrick Condon suggested in a July 20, 2021 *Tyee* article that the assembly was “almost certainly prompted by a pending city policy which may allow this block to be converted to apartments.” He then went on to question, as I do, how rentals can be affordable when land values are

APPENDIX K

first driven up by speculation -- prompted by the very policies supposedly leading to affordable housing! Who benefits? Not the lower- and middle-income families the city is supposedly trying to accommodate. But speculators, builders and real estate agents will do very well.

The city's proposal bows to the "supply, supply, supply" mantra that building more rental housing will somehow lead to affordability, but provides no proof that this theory works. Instead, we have real-life evidence to the contrary. Despite the thousands of units of various kinds of housing built in Vancouver in the past decade, affordability is at its worst level ever. In his article, Condon cites the example of the downtown peninsula, where the number of dwelling units has doubled since 1990, while prices have "skyrocketed" by more than 300 percent.

While the city's proposal is for 20 percent of units in six-storey buildings along arterials to have below-market rents, this seems like a miniscule number, especially considering the waivers, breaks and incentives the builders will get in return. And requiring only 35 percent of units to be two or more bedrooms is not overwhelmingly "family friendly." If we really want to get families into neighbourhoods, how about allowing only 35 percent to be less than two-bedrooms?

There are no magic fixes for creating affordable housing in an extremely expensive city, but this deeply flawed proposal is not it. I believe small-scale, neighbourhood-level efforts with strong community involvement and assistance from senior levels of government are more likely to provide the kind of housing we need.

Please reject this proposal and work with neighbourhoods to come up with better ways of adding affordable housing to our communities.

Sincerely,

Carol Volkart

s. 22(1) Personal and Confidential

Vancouver, BC

APPENDIX L

Ian Galsworthy

s. 22(1) Personal and Confidential

1st November 2021

Re: Item 1: Streamlining Rental

To Mayor Stewart and City Council

I am opposed to many elements included in the Streamlining Rental Policy that is coming to Public Hearing on November 2. This Public Hearing item is so complex and contains so many different elements and details that it is impossible to list each in detail.

This Hearing should have been divided into two separate items and the Design Guidelines should be dealt with at a separate time. By combining everything into only one item, speakers have only half the normal time allocation for each item yet the issues involved are extremely significant and complex.

I will divide my comments into two parts: 1. The creation of Rental Residential zones for lower density areas, design guidelines, and the City wide map of “Blue zoned” areas that would be eligible for rezoning; and 2. The zoning and design guideline changes to the C2 zones throughout the City.

1. RR zoning and Map of Eligibility

In particular I am opposed to the kind of city-wide ‘one size fits all’ policy that creates capacity for many thousands of units- far beyond any future expected need for years. This will destabilize many areas of the city unnecessarily leading to land speculation, land assemblies and discouraging renovation and maintenance of our existing housing.

Instead, the city should consult with neighborhoods using a neighborhood-based planning process to identify appropriate areas for the rental zoning in each area and to determine design guidelines that respond to the local context.

I do strongly support the exemption for RT areas. These areas already provide the City with a valuable supply of relatively affordable rental units and have many character and heritage houses.

2. Changes to the C2 zones

APPENDIX L

I am opposed to the changes to design guidelines in these zones that will increase shadowing and impacts on nearby properties. I am shocked that there has been no notification of residents as required under city policy. New design guidelines should be developed as part of a meaningful neighborhood-based consultation process.

Three of the most serious problems with the proposed design guidelines are:

- the lack of any rear step-backs on upper floors for both strata and rental which will increase shadowing of adjacent properties and reduce sky and light for residents already living in mixed use C2 developments built under the existing rules and also for other nearby residents;
- the height increases up to 72 feet to allow 20-foot ceilings in commercial spaces (17 feet is generally considered enough to create high quality space);
- the elimination of all but a 1.5 meter rear setback for corner rental properties for all six floors (72 foot height). Shadow diagrams show that this will throw some houses and any future developments north of these buildings into deep shadow for much of the winter.

Ironically, by increasing development potential in these zones for strata, it becomes more difficult to create rental housing.

In conclusion. I urge council to reject the 'one size fits all' approach for 'streamlining' new rental housing and instead to ask staff to work with neighborhoods with meaningful consultation processes to identify appropriate areas for rezoning and appropriate design guidelines for both RR and C2 zones that will result in a proper balance between the needs of renters and the livability for existing residents. This is not about being "afraid of change". Neighborhoods in Vancouver have seen huge amounts of change. Instead it is about residents having meaningful input into the kinds and types of change.

Please do not re-act to the demands of the currently housing and rental market without diligence and the necessary local consultation. The risk is that these actions will spoil the "livability" of our neighborhood for the future, turning Vancouver in to just another North American cityscape. There is a housing problem in Vancouver, but this needs to be addressed with due consideration and consultation not by coloring in areas on a map and then applying a set of generic rules.

Yours Sincerely

s. 22(1) Personal and Confidential"



Vancouver Character House Network

APPENDIX M

November 2, 2021

City of Vancouver
Mayor Stewart and Council

Dear Mayor Stewart and Councillors:

Re: Streamlining Rental Citywide Rezoning

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

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

The Character House Network is **opposed** to the proposed report recommendations that would have a substantially negative impact on character house retention and undermine current retention incentive options. **The report should be referred back to staff for meaningful neighbourhood-based planning, exemption of heritage buildings, and consultation work with mailed notification of affected properties.**

We have a **petition on Change.org** that calls for, among other things, "...to take immediate action to remove from zoning and building code bylaws any biases favouring demolition and new construction over retention..." is now about **9600 plus paper signers** at the time of writing.

<https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses>

And the Vancouver Vanishes Facebook has **13,200 likes**, also as a form of support for retention.

<https://www.facebook.com/VancouverVanishes/>

Clearly the public wants to see policies that encourage heritage and character house retention, and the city has programs to encourage this through heritage and character house incentives. Reducing demolition and increasing adaptive reuse of existing buildings helps to address the climate emergency through embodied carbon reductions compared to new development.

However, the citywide rental rezoning has had no neighbourhood-based planning or consultation and it would result in up to full block assemblies of 4 to 6 storey apartment buildings rather than retention options with multiple suite conversions and infill that could provide a substantial amount of housing that would be a better fit.

Further we note that the earlier versions of the proposal exempted heritage listed properties. This has now been eliminated. Heritage listed properties are not protected from demolition unless they are voluntarily secured on title by the owner, which few are. The report is misleading in this regard.

We urge Council to not approve the recommendations in the report and refer the report back to staff for meaningful neighbourhood-based planning, exemption of heritage buildings, and consultation work, with mailed notification to all affected properties, before considering plans that fit into each neighbourhood's context. Consistent with our petition, we also request that the City take immediate action to remove from zoning and building code bylaws any biases favouring demolition and new construction over character house retention options.

Yours truly,

Elizabeth Murphy
On behalf of Vancouver Character House Network



APPENDIX N

West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

November 2, 2021

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Streamlining Rental Rezoning Public Hearing

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

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

West Point Grey Residents Association (WPGRA) is **opposed** to the recommendations in the report. There has been no meaningful consultation with the neighbourhoods and it conflicts with the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.

We agree with the Coalition of Vancouver Neighbourhoods (CVN), of which we are a member, that this arbitrary, citywide rezoning lacks neighbourhood context and takes the wrong approach. There are many different ways to provide more rentals and provide for growth that should not be a one-size-fits-all citywide rezoning. The data that Council directed staff to provide has yet to be received and the recalibration of the Vancouver housing targets have yet to be done to inform planning. The little consultation that did take place was focussed on a few special interest groups while excluding most of the population. There was no advanced notification of the properties affected. The impacts on the neighbourhood would be huge.

In West Point Grey we already have the 90 acre redevelopment of the Jericho Lands that is currently proposed to add 18,000 people in 10,000 units of which 30% are to be affordable housing. **This would increase the neighbourhood population of 13,000 by 250%.** Planning is proceeding assuming an extension of the Broadway subway to UBC when it is not a regional priority, has no funding and no approval. Plus, there is a significant redevelopment of the Safeway site on 10th Avenue at Sasamat.

There is way more growth proposed for West Point Grey than the area services can absorb. The current Jericho Lands and Safeway planning processes need to be completed before considering more.

The 348 page report cover two very different rezonings that are confusing for the public so should be separated. The C2 zoning changes includes increased heights and decreased setbacks for 4 storey strata, and the addition of 6 storey rental. The proposed RS/RT zoning changes allow random spot rezonings for rental-only apartment buildings based on new RR zoning schedules approved in advance, up to 6 storeys on-arterials and up to 5 storeys off-arterials.

There is a Change.org Petition: Our Communities Our Plans, that is opposed to these arbitrary rezoning policies that currently is over 4200 signatures. <https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315>

We join neighbourhoods across the city in requesting that Council refer this report back to staff to separate the two major zoning initiatives, allow for more neighbourhood-based planning work and community consultation, and provide proper notification to the properties affected.

Yours truly,
West Point Grey Residents Association Board of Directors

APPENDIX O

Re: Item 1: Streamlining Rental

To Mayor Stewart and City Council

I am opposed to many elements included in the Streamlining Rental Policy that is coming to Public Hearing on November 2.

This Public Hearing item is so complex and contains so many different elements and details that it is impossible to list each in detail.

This Hearing should have been divided into two separate items and the Design Guidelines should be dealt with at a separate time. By combining everything into only one item, speakers have only half the normal time allocation for each item yet the issues involved are extremely significant and complex.

I will divide my comments into two parts: 1. The creation of Rental Residential zones for lower density areas, design guidelines, and the City wide map of "Blue zoned" areas that would be eligible for rezoning; and 2. The zoning and design guideline changes to the C2 zones throughout the City.

1. RR zoning and Map of Eligibility

In particular I am opposed to the kind of city-wide 'one size fits all' policy that creates capacity for many thousands of units- far beyond any future expected need for years. This will destabilize many areas of the city unnecessarily leading to land speculation, land assemblies and discouraging renovation and maintenance of our existing housing.

Instead, the city should consult with neighbourhoods using a neighbourhood based planning process to identify appropriate areas for the rental zoning in each area and to determine design guidelines that respond to the local context.

I do strongly support the exemption for RT areas. These areas already provide the City with a valuable supply of relatively affordable rental units and have many character and heritage houses.

2. Changes to the C2 zones

I am opposed to the changes to design guidelines in these zones that will increase shadowing and impacts on nearby properties. I am shocked that there has been no notification of residents as required under city policy.

New design guidelines should be developed as part of a meaningful neighbourhood based consultation process.

Three of the most serious problems with the proposed design guidelines are:

1. the lack of any rear setbacks on upper floors for both strata and rental which will increase shadowing of adjacent properties and reduce sky and light for residents already living in mixed use C2 developments built under the existing rules and also for other nearby residents.

2. the height increase up to 72 feet to allow 20 foot ceilings in commercial spaces (17 feet is enough to create high quality space)

APPENDIX O

3. the elimination of all but a 1.5 metre rear setback for corner rental properties for all six floors (72 foot height). Shadow diagrams show that this will throw some houses and any future developments north of these buildings into deep shadow for much of the winter.

Ironically, by increasing development potential in these zones for strata, it becomes more difficult to create rental housing.

In conclusion. I urge council to reject the 'one size fits all' approach for 'streamlining' new rental housing and instead to ask staff to work with neighbourhoods with meaningful consultation processes to identify appropriate areas for rezoning and appropriate design guidelines for both RR and C2 zones that will result in a proper balance between the needs of renters and the livability for existing residents. This is not about being "afraid of change". Neighbourhoods in Vancouver have seen huge amounts of change. Instead it is about residents having meaningful input into the kinds and types of change.