

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/03/2021	16:12	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	This is another gift to the development lobby and deserves to be rejected for lots of reasons. One is the mindless goal of densification through upzoning as if this would solve the problem of unaffordability in Vancouver. No matter how many new housing units either rental or market you build there will always be many families and individuals who cannot afford them. A better approach would be to focus on why housing prices are so high in Vancouver. One reason is that average income cannot keep pace with the prices due to the speculation that has gone unchecked for a decade at least. And unless rental housing is offered at unrealistically low prices adding more units will not help. This rezoning idea is just another gift to the speculators who have already destroyed the livability of our city. There are already huge developments in Jericho Lands and the many indigenous development projects. How much housing do we really need? Another problem is the inability of the city to maintain an infrastructure that keeps pace with densification. Our health system is under strain due to Covid but was already showing cracks before the pandemic due to increasing pressure from uncontrolled population increases. Witness the disaster of the heat dome when emergency services already underfunded crumbled and 600 people died. No one should have to wait for 8 hours for an ambulance to arrive as we did. Our legal system cannot keep up and cases are piling up and not getting to court. Consider also the demands on our energy and water resources with out of control growth. The city has a limit on how many people can be crammed together. If you build more units by demolishing neighbourhoods you will also reduce green spaces and increase environmental problems due to climate change. This is not the way to a greener city. If you build it they will come. People need housing but they also need higher salaries so they can afford what is built. This is not a problem that can be solved by simply upzoning the city so recklessly. Finally more consultation with home owners and neighbourhoods impacted is critical. Passing this motion will be the final nail in the coffin for the livable city.	Elizabeth Tait	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/03/2021	16:49	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	Please find attached a letter regarding the Streamlining Rental Plan (SRP) from the Upper Kitsilano Residents Association. Regards.....UKRA Directors	Upper Kitsilano Residents Association		Kitsilano	Appendix A
11/03/2021	16:54	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Re Public hearing reconvened to Nov 4 at 6 pm. The neighbourhoods affected by this policy if approved have not been sufficiently informed nor has their input been requested. This is totally undemocratic. Please do not approve and bring back real community planning for all the people.	Liz Thomas		Unknown	No web attachments.
11/03/2021	18:17	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	While the details of rezoning policy are complicated, my objections are simple. Enforcing rezoning policies onto neighbourhoods that have no voice is arbitrary and unfair. Each district should be managed on its own merits and decisions should be based on input from local residents who know their areas. Any other policy is undemocratic and grossly unfair - basically aimed at increasing rents and enabling developers to move in and make profits at the cost of local people. Dr Michael Seear	Dr Michael Seear		Kitsilano	No web attachments.

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11/03/2021	19:25	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	I'm opposed for these reasons - No neighbourhood based planning. Lower and no onsite parking which will flood the area with parked vehicles and no place for vehicle charging. Loss of character homes and rental suites. Overrides community plans and community vision. Huge height and density to six storeys and only 20% of units more affordable than market rates. Developers will make profits and rental is still unaffordable.	Stephanie McCallum	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/03/2021	21:51	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	Writing in The Globe and Mail (Sept 14/21), Larry Beasley had this to say about South False Creek: "Community planning is a well-developed art in Vancouver, based on long-established principles of public consultation, transparency and respect for residents, while also accommodating change. So why are Vancouver's False Creek South neighbourhood residents currently hovering in a state of fear and uncertainty over the area's future" He then goes on to say later in the article "...all work toward any kind of future plan for the area should be convened by Vancouver's planning department using well established processes of open community planning, with a comprehensive agenda but protecting the area's broad social mix and character." Surely this applies equally to the above noted subject, and particularly low density areas. One further note: on October 7/21 we received in the mail a glossy invitation to participate in the Vancouver Plan. Compare this to the current process where there has been no direct written notice to the residents affected, while the development and rental communities were directly advised and consulted on more than one occasion and identified as stakeholders. Procedural fairness dictates that all the residents/property owners captured by this process be treated the same. This process should be put on hold until this is done. In this regard a "housing crisis" can be no excuse.	Mike and Gillian Collins		Kerrisdale	No web attachments.
11/03/2021	22:25	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	I oppose the rezoning policy for low density areas for several reasons listed below. The proposed changes will completely ruin the current atmosphere and charm those areas currently have. Some issues with the policy that have been identified: -The public hearing combines two different types of rezonings, the amendments to C2 zoning schedules and the new rental rezoning schedules and policy areas, which makes this very confusing to the public. -No mailed notification of affected properties for the public hearing so most people do not know this is happening. -Vancouver Plan basic planning is yet to be done regarding data and calibrating the Vancouver Housing Targets. -No meaningful consultation with residents while targeting special interests. -No neighbourhood-based planning, just arbitrarily imposed across the city without context - -Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging. -Loss of character houses and rental suites to demolition -Heritage buildings not exempted The map that shows areas affected by the policy is symbolic only and it is confusing as to what properties are included or not -There has been no notification given to the properties that would be affected -Overrides Community Plans and Community Visions -Out of scale for the surrounding area at 6 storeys on arterials and 4 ' 5 storeys off arterials (+ amenity roof & mechanical, physically 6 levels) Will block public and private views Allows up to full block assemblies for apartment buildings -Spot rezoning in RS detached houses that will overshadow adjacent area Reduced front yard and rear yard, much larger footprint that shadows adjacent lots yards -The city is giving away too much for too little benefits ' waiving of DCL & CAC fees -Lower or no onsite parking requirements and mostly unaffordable market rents The proposal also allows 6 storeys in C2 commercial zones (+ amenity roof & mechanical) -Huge height and density increases to 6 storeys + with only 20% of units more affordable than market rates. -Expansion of the commercial districts in competition with already ailing neighborhood shopping areas. The last thing the merchants and residents need, given the sorry state of the neighbourhood shopping areas, is more commercial floor space supply. -WPG has about a 30% commercial vacancy rate plus a very large site yet to be redeveloped- the Safeway site, which will include a significant amount of commercial space. Thank you for your time and the great work you do to keep our city as beautiful as it is.	Ricky Lee		West Point Grey	No web attachments.
11/04/2021	01:45	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I find this proposed legislation too sweeping, it has not been subjected to enough public input, or any.. please stop and reconsider. thank you	Chris Dawson		Kensington-Cedar Cottage	No web attachments.

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11/04/2021	02:44	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear Mayor Stewart and City Councillors RE: Public Hearing Streamlining Rentals Thursday November 4 2021 @ 6 pm Please ensure that all our 83 members are counted on this Public Hearing Comment Form as opposed to this report. We are residents and business owners from Cedar Cottage. We are the Cedar Cottage Area Neighbours (CCAN) with 83 members strong. We are 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. Not one of our members was notified by the City prior to this public hearing that there would be these zoning changes to our neighbourhood. We found out through word of mouth. 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. We find it very disturbing that so many of the people who support this report on the City Public Hearing Comments Form are not from our neighbourhood. But are simply for-profit development influencers and they are the following industries: ' real estate ' development ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies Yours truly, Mr. B. Straten, Secretary On behalf of CCAN members (Cedar Cottage Area Neighbours)	Mr. B. Straten	s 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/04/2021	03:55	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	Hello Mayor Stewart and City Council STREAMLINING RENTAL HOUSING PUBLIC HEARING NOV 2 & 4 2021 I am opposed to this report because it does not conform to the City's fairness and equity principle. I was a member of the GLG and the MPIC during the Mount Pleasant Planning process. A member of my community contacted me to ask if I would please mention to City Council that the Mount Pleasant Plan shows that housing across the city must conform to fairness and equity principles which say to distribute affordable housing across all neighborhoods. The Principle informs that this housing must not concentrate in eastside or any neighbourhood. This report seems to be doing the opposite as it concentrates this type of housing in only some parts of the City as shown on the Location Map A in the report. Please send this report back to be worked on. Following from the report Appendix A page 22 shows the type of housing that will be built through this report, the report link: <a href="https://council.vancouver.ca/20211102/documents/pha1report.pdf">https://council.vancouver.ca/20211102/documents/pha1report.pdf</a> (a) a tenancy governed by a tenancy agreement as defined in the Residential Tenancy Act or, in the event that the Act is repealed and not replaced, that contains the standard terms set out in the Residential Tenancy Regulation B.C. Reg. 477/2003; (b) a tenancy in which the landlord is the City of Vancouver, the Metro Vancouver Housing Corporation, the City of Vancouver Public Housing Corporation; the B.C. Housing Management Commission, a non-profit society or association incorporated under the Societies Act whose objects include the provision of affordable rental housing, or a partnership between any two or more such entities; or (c) an occupancy between a member and a non-profit housing co-operative incorporated under the Cooperative Association Act whose objects include the provision of affordable rental housing.'. Following is the link to the Mount Pleasant Plan: <a href="https://vancouver.ca/files/cov/MP-community-plan.pdf">https://vancouver.ca/files/cov/MP-community-plan.pdf</a> Page 12 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. Following is the link to the Mount Pleasant Implementation Plan of October 2013: <a href="https://vancouver.ca/files/cov/mount-pleasant-community-plan-implementation-package.pdf">https://vancouver.ca/files/cov/mount-pleasant-community-plan-implementation-package.pdf</a> Page 141 5.3.6 Affordable Housing Citywide In July 2011, City Council approved the Housing and Homelessness Strategy 2012/2021 and committed to improving choice and affordability for all residents and in all neighborhoods across the city. I hope this information is useful.	Grace MacKenzie		Kensington-Cedar Cottage	No web attachments.
11/04/2021	04:58	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	Hello Mayor and City Councillors I am opposed to the report on Streamlining Rentals. I am attaching a letter from BC Assessment to the City Planner, Ms. Sovdi. This letter confirms that the land value will increase with land use changes if a lot is not already built out to its highest and best use. Please use this information to determine your vote on this report. As I have mentioned before my landlady's property taxes will go up if her land value increases. If this happens then I will be charged more rent to help cover this cost and I can't afford more rent so will be out of my home -- on to the streets -- because the rents in new building are too expensive for me to pay. Please stop this insanity. You are the only ones who are in control of how much property costs in this city. Every time you up-zone the value of the land goes up. Please help me. I can't believe you are doing this to me. Denise	Denise Chattan		Kensington-Cedar Cottage	Appendix B
11/04/2021	06:27	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 construction of 6-story rental with (again) little parking will destroy the historic character of our neighbourhood in Cedar Cottage. Further, street parking is already at a crisis point in the neighbourhood and these buildings will exacerbate the problem. Lastly, public transit as a regular means of transportation is not an option for most residents.	Robert Olaj		Kensington-Cedar Cottage	No web attachments.

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11/04/2021	06:42	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	I oppose this policy for numerous reasons, including that it was written by a prior council who is no longer there. Specific to Cedar Cottage: This report will allow a 6-storey apartment building with very little parking on the SW corner of E 18th and Commercial Street, this is a commercial zone. It will also allow these 6 story apartment buildings on the east side of Victoria Diversion beside the Skytrain. This would destroy the older character buildings there. 6 storey buildings with little parking will be allowed in all the commercial zoning on Commercial Street and all the commercial zoning in the area. The report Map A in Appendix F page 13 shows the commercial zones. All this development would be without a public hearing if this report is passed. This report will also allow 4 storey apartment building with little parking from Knight to Dumfries on East 18th and on every other in-street off arterials. A search of Google and the majority of the 'supporters' are not from our neighbourhood but are from the following industries: ' development ' real estate ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies It is terrible that people from outside the neighbourhood can dictate to us what should be built here; they are profiting from displacing neighbours, when council should put significant weight on the concerns of actual area residents. We all oppose. Object this "policy" and the tactics of the staff who are present from the prior council.	R. Dhalwal	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/04/2021	06:43	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 oppose this policy for numerous reasons, including that it was written by a prior council who is no longer there. Specific to Cedar Cottage: This report will allow a 6-storey apartment building with very little parking on the SW corner of E 18th and Commercial Street, this is a commercial zone. It will also allow these 6 story apartment buildings on the east side of Victoria Diversion beside the Skytrain. This would destroy the older character buildings there. 6 storey buildings with little parking will be allowed in all the commercial zoning on Commercial Street and all the commercial zoning in the area. The report Map A in Appendix F page 13 shows the commercial zones. All this development would be without a public hearing if this report is passed. This report will also allow 4 storey apartment building with little parking from Knight to Dumfries on East 18th and on every other in-street off arterials. A search of Google and the majority of the 'supporters' are not from our neighbourhood but are from the following industries: ' development ' real estate ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies It is terrible that people from outside the neighbourhood can dictate to us what should be built here; they are profiting from displacing neighbours, when council should put significant weight on the concerns of actual area residents. We all oppose. Object this "policy" and the tactics of the staff who are present from the prior council.	S. Singh		Kensington-Cedar Cottage	No web attachments.
11/04/2021	06:45	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this policy for numerous reasons, including that it was written by a prior council who is no longer there. Specific to Cedar Cottage: This report will allow a 6-storey apartment building with very little parking on the SW corner of E 18th and Commercial Street, this is a commercial zone. It will also allow these 6 story apartment buildings on the east side of Victoria Diversion beside the Skytrain. This would destroy the older character buildings there. 6 storey buildings with little parking will be allowed in all the commercial zoning on Commercial Street and all the commercial zoning in the area. The report Map A in Appendix F page 13 shows the commercial zones. All this development would be without a public hearing if this report is passed. This report will also allow 4 storey apartment building with little parking from Knight to Dumfries on East 18th and on every other in-street off arterials. A search of Google and the majority of the 'supporters' are not from our neighbourhood but are from the following industries: ' development ' real estate ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies It is terrible that people from outside the neighbourhood can dictate to us what should be built here; they are profiting from displacing neighbours, when council should put significant weight on the concerns of actual area residents. We all oppose. Object this "policy" and the tactics of the staff who are present from the prior council.	S. Singh		Kensington-Cedar Cottage	No web attachments.
11/04/2021	06:59	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 oppose this policy for numerous reasons: Specific to Cedar Cottage: This report will allow a 6-storey apartment building with very little parking on the SW corner of E 18th and Commercial Street, this is a commercial zone. It will also allow these 6 story apartment buildings on the east side of Victoria Diversion beside the Skytrain. This would destroy the older character buildings there. 6 storey buildings with little parking will be allowed in all the commercial zoning on Commercial Street and all the commercial zoning in the area. The report Map A in Appendix F page 13 shows the commercial zones. All this development would be without a public hearing if this report is passed. This report will also allow 4 storey apartment building with little parking from Knight to Dumfries on East 18th and on every other in-street off arterials. A search of Google and the majority of the 'supporters' are not from our neighbourhood but are from the following industries: ' development ' real estate ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies It is terrible that people from outside the neighbourhood can dictate to us what should be built here; they are profiting from displacing neighbours, when council should put significant weight on the concerns of actual area residents. We all oppose. Please, object this "policy" and make an actual plan that reflect resident values.	M. Steiman		Kensington-Cedar Cottage	No web attachments.
11/04/2021	07:03	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	I oppose this policy for numerous reasons: Specific to Cedar Cottage: This report will allow a 6-storey apartment building with very little parking on the SW corner of E 18th and Commercial Street, this is a commercial zone. It will also allow these 6 story apartment buildings on the east side of Victoria Diversion beside the Skytrain. This would destroy the older character buildings there. 6 storey buildings with little parking will be allowed in all the commercial zoning on Commercial Street and all the commercial zoning in the area. The report Map A in Appendix F page 13 shows the commercial zones. All this development would be without a public hearing if this report is passed. This report will also allow 4 storey apartment building with little parking from Knight to Dumfries on East 18th and on every other in-street off arterials. A search of Google and the majority of the 'supporters' are not from our neighbourhood but are from the following industries: ' development ' real estate ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies It is terrible that people from outside the neighbourhood can dictate to us what should be built here; they are profiting from displacing neighbours, when council should put significant weight on the concerns of actual area residents. We all oppose. Please, object this "policy" and make an actual plan that reflect resident values.	Cameron Family		Kensington-Cedar Cottage	No web attachments.

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11/04/2021	08:46	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	I oppose this position because commercial street is attempting to a cozy street where the many, who you have crammed into the neighborhood can go to relax. Lay off out hood. Go to the west side for a change. Also the building across the street has history...leave it.	Louise garvin		Kensington-Cedar Cottage	No web attachments.
11/04/2021	09:21	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	I oppose this policy for numerous reasons: Specific to Cedar Cottage: This report will allow a 6-storey apartment building with very little parking on the SW corner of E 18th and Commercial Street, this is a commercial zone. It will also allow these 6 story apartment buildings on the east side of Victoria Diversion beside the Skytrain. This would destroy the older character buildings there. 6 storey buildings with little parking will be allowed in all the commercial zoning on Commercial Street and all the commercial zoning in the area. The report Map A in Appendix F page 13 shows the commercial zones. All this development would be without a public hearing if this report is passed. This report will also allow 4 storey apartment building with little parking from Knight to Dumfries on East 18th and on every other in-street off arterials. A search of Google and the majority of the 'supporters' are not from our neighbourhood but are from the following industries: ' development ' real estate ' architects ' financial institutions ' venture capital ' lobbyists ' construction ' Abundant Housing Vancouver ' management companies It is terrible that people from outside the neighbourhood can dictate to us what should be built here; they are profiting from displacing neighbours, when council should put significant weight on the concerns of actual area residents. We all oppose. Please, object this "policy" and make an actual plan that reflect resident values.	J. Macapinlac		Kensington-Cedar Cottage	No web attachments.
11/04/2021	09:45	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	This proposal will have a negative impact on Vancouver's liveability, the environment and native species. It will destroy what has made Vancouver a world class city. The associated development will attract even more people to a crowded region and further aggravate the real estate crisis. I urge you to vote NO. Sincerely, George Roberts	George Roberts		Riley Park	No web attachments.
11/04/2021	09:55	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	What the hell is your problem. We vote for you people and you backstab Vancouverites by taking away their voice. As a single family detached house owner on one of the tons of blocks you want to do this to on the west side, my neighbours are already in discussions on how best to fund the removal of you people and they're very well funded. You don't come to someone else's neighbourhood and start dictating how they should live their lives, you people don't even live here. So understand, neighbours are talking and movement towards replacement, seems to be necessarily. Why' Cause honestly who would be ok with having their voice taken away. First Nations children had to suffer through elected officials like you dictating how they should live their life. Stop this assumption that your voice is above other Vancouverites, cause it's not, stop this colonial, capitalistic behaviour before your replaced by homeowners that are more than content using their equity to keep their investment the way they, and their neighbours want it. And you know in this province, people vote people out, not vote people, ask the NDP and their fancy fast ferries for a reality check. Born & raised in this city and pissed off at how low city council is willing to go. But I'm more than happy to fund and ensure my neighbours do the right thing when it's time to vote, you people, out (Including replacing the people that came up with this undemocratic idea). People who don't believe in democracy and peoples voice shouldn't be working for the city of Vancouver.	Bryan Ug		Arbutus-Ridge	No web attachments.

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11/04/2021	10:20	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	To whom it may concern: mayor/council I oppose Secured rental policy for the following reasons: ' 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 Why have the residents of Vancouver not been made aware of this'	Leona Rothney		Mount Pleasant	No web attachments.
11/04/2021	10:30	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The 3700 & 3800 block of west 3rd is part of a wonderful family neighbourhood. Putting large rental buildings on this street will ruin that.	ROB BLACK		Unknown	No web attachments.
11/04/2021	10:31	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	Opposed to this zoning proposal. No consultation and completely out of character with RS single family zoning. No thanks.	Andrew Webb		Kitsilano	No web attachments.

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

11/04/2021	10:35	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	Mt. Pleasant is already on over kill as far as construction goes. That includes social housing, strata buildings, 2 skytrain stations, the digging up of Broadway/Main streets, Some of the many problems with this proposal are: This proposal is an expansion from the previous rezoning policy that will now pre-approve rezoning schedules that will be implemented through a new rental-only legislation. This means that the rezonings will be much more frequent and allow for full blocks of assemblies, even off arterials. Recently proposed provincial changes to legislation may mean no future public hearings required for spot rezonings that are consistent with policy plans or OCPs The public hearing combines two different types of rezonings, the amendments to C2 zoning schedules and the new rental rezoning schedules and policy areas, which makes this very confusing to the public. No mailed notification of affected properties for the public hearing so most people do not know this is happening. Vancouver Plan basic planning is yet to be done regarding data and calibrating the Vancouver Housing Targets. No meaningful consultation with residents while targeting special interests. No neighbourhood-based planning, just arbitrarily imposed across the city without context Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects will flood the surrounding area with vehicles and have no place for vehicle charging. Loss of character houses and rental suites to demolition Heritage buildings not exempted The map that shows areas affected by the policy is symbolic only and it is confusing as to what properties are included or not There has been no notification given to the properties that would be affected Overrides Community Plans and Community Visions Out of scale for the surrounding area at 6 storeys on arterials and 4 ' 5 storeys off arterials (+ amenity roof & mechanical, physically 6 levels) Will block public and private views Allows up to full block assemblies for apartment buildings Spot rezoning in RS detached houses that will overshadow adjacent area Reduced front yard and rear yard, much larger footprint that shadows adjacent lots yards The city is giving away too much for too little benefits ' waiving of DCL & CAC fees Lower or no onsite parking requirements and mostly unaffordable market rents The proposal also allows 6 storeys in C2 commercial zones (+ amenity roof & mechanical) Huge height and density increases to 6 storeys + with only 20% of units more affordable than market rates. Expansion of the commercial districts in competition with already ailing neighbourhood shopping areas. The last thing the merchants and residents need, given the sorry state of the neighbourhood shopping areas, is more commercial floor space supply. WPG has about a 30% commercial vacancy rate plus a very large site yet to be redeveloped- the Safeway site, which will include a significant amount of commercial space.	Leona Rothney		Mount Pleasant	Appendix C
11/04/2021	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	proposed height of 4-6 stories is too high. 3 stories is livable and could blend into existing neighbourhood housing heights and would have less shading implications.	karen Sadler		Kitsilano	No web attachments.
11/04/2021	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	Excessive development will only benefit property developers while hurting community character and doing nothing to reduce the cost of housing.	Graham Cunningham		Kitsilano	No web attachments.
11/04/2021	11:51	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 question. Is this a proposal that was drafted by the City with consultation from the neighbourhoods that will be impacted by this change' Comment: How can you know what you need when you do not know what you have' City indicated last summer they do not know what remaining capacity is available under the existing zoning. Yes we need more affordable housing. What is the definition of affordable' Market rent' Co-ops' And we know there are major discrepancies in the forecasts for population growth in Vancouver. I hope the City will take a pause and get the appropriate data that will confirm this plan is viable and needed. In the interim I would suggest the City continue to apply the existing zoning regulations to new projects and that these projects fall under the definition of affordable housing. Gentle density is the answer; not block long buildings beside small apartments and single family homes, at least until we can confirm the facts.	Jane Frost		Fairview	No web attachments.

s.22(1) Personal and Confidential

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

11/04/2021	11:59	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	Why do you have to change our neighborhood that have lived in with out neighbors for years. Create a rental area on the main streets but keep away from the off main streets.	Lester Baker	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/04/2021	11:59	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 am opposed!	Michael Huyghe		Kitsilano	No web attachments.
11/04/2021	12:05	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	Upper Kitsilano is currently zoned to allow duplex plus a lane way cottage which effectively triples the potential amount of housing. If one is able to build a basement or ground level suite it becomes four times and by doing this the character of the neighbour remains the same. From going to open houses it is apparent that city hall does not know the precise number of available living units in this neighbourhood and yet are willing to destroy it for a housing form that will only be owned by mainly large corporations thus denying people the right to own. What an ugly and worrisome transfer of rights. This motion is using a sledge hammer when some finesse in changing the allowable design of homes would be much preferable.	Peter Humphrys		Kitsilano	No web attachments.
11/04/2021	12:23	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	Without proper public consultation this plan should not go forward. Each household address affected - both owners and renters - should have been sent a letter outlining this plan and how their particular address would be affected. Better understanding will lead to a better plan. We live in an affected area but have no idea exactly what that means for our home. The map was vague and generalized, and only came from the residents association, not the City. Can't stress enough - the City must do more to inform residents of these areas of the impact so residents can make an informed decision. Not everyone has access to computers, social media etc. A personal letter must be sent. And then time for people to evaluate the options properly and get answers to their questions. Do not proceed with this until this is done.	Valerie Kalheim		Kitsilano	No web attachments.
11/04/2021	12:28	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	I am unable to attend tonight's new meeting time (21st speaker) but would like to register my disapproval regarding this rezoning which will give such far reaching powers in Vancouver's lovely neighbourhoods. The Planners are drunk on development and allowed old low rises and multi unit older homes (mainly rentals) to be destroyed with mega single family homes over two decade ago. In the process they also helped denude the once lush back gardens and trees that helped make of the City's green canopy of trees. Which do you think is 'Greener' All the developers who promise to be 'green' and offer affordable rentals beguile the Planners to offer extra height but don't consider enough how 'liveable' these small units will be. And I'll be very surprised if they are in fact affordable. Four stories is high enough on neighbourhood arterials as agreed to on many community plans already. If you really want to help small businesses whose affordable older retail space is lost in such developments, ask the developers to offer a sliding scale of rents over the first three years to give businesses time to adjust their model and build new patrons. We can blaze our own path with slow, considered growth. Start to overly densify the neighbourhoods and the 'golden goose' that was Vancouver, beautiful by nature, will be lost forever.	Donna Clark		Unknown	No web attachments.



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

11/04/2021	12:34	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 strongly oppose the proposed SRP! It will obliterate the beautiful character neighbourhoods that make Vancouver such a wonderful place to live. The 80+-year-old homes in Kitsilano are homes, in the best sense of the word, to many long-term renters and owners who DO NOT want ugly, blocky six-storey buildings looming over them and looking into their windows. The proposed apartment buildings will cast unwanted shade over people's yards, sickening their vegetable gardens from lack of sunlight. Residents do not want a six-fold increase in vehicles driving and parking on their quiet streets where children play and seniors go for walks. Vancouver politicians claim to want Vancouver to be the greenest city in the world, but this ill-conceived plan contradicts that goal. It will eliminate trees and gardens that keep the city cooler during summer heatwaves and help to keep the city's air clean. Demolishing old, solidly built houses will send many tons of debris to the landfill, needlessly, a huge waste. Please vote to defeat this ill-conceived and hastily thrown-together policy, whose only virtues are misguided political correctness and massive profits to developers of cheaply built overpriced McBuildings.	C. Reader	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/04/2021	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	The low rise buildings and density are the signature appeals for quality living in Vancouver for this neighborhood. With high rise being build every where else in Vancouver, there are no other neighborhood left in Vancouver with these characters e.g. Cambie has lost it since all the high rise being built along and around it in the last 5-10 years. Thank You.	ChewNyet Lee		West Point Grey	No web attachments.
11/04/2021	12:51	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 report.	David Clarke		Kensington-Cedar Cottage	No web attachments.
11/04/2021	12:52	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this proposal.	Ana-Maria Bilawich		Kitsilano	No web attachments.
11/04/2021	12:54	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	No, I oppose this report.	Jane Ayers		Kensington-Cedar Cottage	No web attachments.

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

11/04/2021	13:31	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 am opposed to agenda item 1. "Streamlining Rental.."	Cameron Zubko	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/04/2021	13:32	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	'6-storeys is too high, especially with high ceilings in zones with ground-floor commercial. 4 storeys is appropriate. Don't want to see Cedar Cottage packed too densely and lose its character. Especially want to see character of historic Commercial Street preserved. Insufficient parking provided. Not everyone will use public transportation. Many will still have cars, and need them. Foresee traffic problems, especially with the proposed development on the Safeway site at nearby Broadway and Commercial, already a problem traffic intersection. Do not wish to see blanket zoning guidelines that allow buildings to go up without opportunity for citizen input. Too often I've noticed neighbourhood plans brushed off. Cedar Cottage was not even invited to the table when the details of the Safeway Site proposal at nearby Broadway and Commercial were being worked out, not that it follows the Grandview-Woodland plan. It was Cedar Cottage originally that the City invited to participate in planning the station area when Skytrain first came through. The Safeway site is IN Cottage. So yes, for what it's worth, I want the neighbourhoods to have every opportunity for input into what Planning and the developers do.	Gayla Chernovsky		Kensington-Cedar Cottage	No web attachments.
11/04/2021	13:40	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Mayor and City Council I opposed the report. I noticed that many of the people in support of this report were from the real estate and financial industry. I Goggled all the names in support to get this information. The news article below makes me finally understand that they support the report because they stand to make huge profits on the sale of the apartment building. I do hope you will give little or no credence to their comments. They may not have any concerns about the actual people these buildings will house. They are just in support to make money. So the way I see this is the developer is getting huge deals through the City by not paying DCL, CAC, and providing little parking on site and getting low cost loans from the federal government. So this makes it very affordable for the developer to build. Then the developer sells the apartment to investors and gets all his money back from the build. The investor gets to drop his money in a legal entity. The only thing 'affordable' in these apartment builds is the fact that these people are making huge profits on them and perhaps dropping money into the purchase that's been gotten illegally. You should look into that. Carl Isaya Please read the article below: Sales of apartment buildings sets records in first half of 2021 The Province, 2 Nov 2021, JOANNE LEE-YOUNG jlee-young@postmedia.com The number and dollar value of residential apartment buildings sold in B.C. during the first half of 2021 wiped out records, according to a recent Avison Young investment report. 'It caught us a little bit off-guard. I knew it was going to be a really strong year at the beginning of the year,' said Rob Greer, principal at Avison Young Commercial Real Estate. 'But I definitely underestimated the amount of capital that was going to flow into our market here in B.C.' In the first six months of 2021, there were 78 sales valued at more than \$1.9 billion. The previous record set in 2018 was 85 sales valued at \$1.51 billion, but for the entire year. The last half-year record was in 2015 when there were 54 sales valued at \$1.04 billion. The sales of multi-family properties in the first half of 2021 almost exceeded the entire annual B.C. investment total for all industrial, retail and office assets sold in 2014, which was \$1.95 billion. Greer said private buyers, but also financial firms such as institutional investors and real estate investment trusts (or REITs), are motivated by very low borrowing costs and the prospect of sharp rental growth over the next five to 10 years. 'In this inflationary environment that we're currently in, we are anticipating rents to start moving up very quickly.' Buyers, he said, are also assessing the risk compared to buying other assets. 'Investing in rental apartments in B.C. is probably one of the lowest risk profiles of any asset class right now.'	Carl Isaya		Kensington-Cedar Cottage	No web attachments.
11/04/2021	13:46	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Sure, it's complicated but I oppose SRP. The buildings planned for these areas apparently will have simple designs meant to make the permit process easier and quicker and to enable faster builds (read boring, block-like): I've visited tenant block efficiency in China and Prague, Czech Republic. The oppressive nature, in and out was stressed by several of our hosts. Efficiency has many tradeoffs, eg. go to the symphony, and they play only one note! Not my first choice. And who benefits from this development? The developers and their helping connections. The trees! The tenants like my children who's rent inexorably rises in spite of the pushing of development and density' ( per CBC this morning). We are the people, my family who contributed for years, worked hard, and saved to afford, carefully selected, maintain and cherish our family BC home with trees and garden. This is the neighbourhood that we want to continue to contribute to. I appreciate that I've already got enough people near, more great neighbours than I can possibly befriend as it is.	Shane Wilms		Kitsilano	No web attachments.
11/04/2021	13:51	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 opposed to the Streamlining Rental Plan as currently proposed. If it proceeds, I think it might represent a serious breach of confidence for current taxpayers and property owners.	Andrew Boby		Kitsilano	No web attachments.

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

11/04/2021	14:25	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	Mayor and City Councillors Are you creating an avenue, in these "affordable" rental buildings, for illegal money to be dumped into Vancouver' The Rize at Kingsway and Broadway in Mount Pleasant was built with money from David San Pedro of Makati, Philippines. This is on public court records. This man is a human trafficker, this information is a matter of public record as well. You should be very careful what you are doing because you may well be creating opportunities for yet more criminal activity in Vancouver with building "affordable housing" entities for these people to get into Vancouver. Below is an article I just read, where is all this money to buy apartments coming from' Best, May Field Sales of apartment buildings sets records in first half of 2021 The Province, 2 Nov 2021, JOANNE LEE-YOUNG jlee-young@postmedia.com The number and dollar value of residential apartment buildings sold in B.C. during the first half of 2021 wiped out records, according to a recent Avison Young investment report. 'It caught us a little bit off-guard. I knew it was going to be a really strong year at the beginning of the year,' said Rob Greer, principal at Avison Young Commercial Real Estate. 'But I definitely underestimated the amount of capital that was going to flow into our market here in B.C.' In the first six months of 2021, there were 78 sales valued at more than \$1.9 billion. The previous record set in 2018 was 85 sales valued at \$1.51 billion, but for the entire year. The last half-year record was in 2015 when there were 54 sales valued at \$1.04 billion. The sales of multi-family properties in the first half of 2021 almost exceeded the entire annual B.C. investment total for all industrial, retail and office assets sold in 2014, which was \$1.95 billion. Greer said private buyers, but also financial firms such as institutional investors and real estate investment trusts (or REITs), are motivated by very low borrowing costs and the prospect of sharp rental growth over the next five to 10 years. 'In this inflationary environment that we're currently in, we are anticipating rents to start moving up very quickly.' Buyers, he said, are also assessing the risk compared to buying other assets. 'Investing in rental apartments in B.C. is probably one of the lowest risk profiles of any asset class right now.'	May Field	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/04/2021	14:27	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	Upper Kitsilano (16th and Balaclava) is already very dense. Most older houses have basement suites. Newer homes have basement suites and laneway houses. This makes the neighbourhood dense but the character of the area is maintained. If four to six story condo buildings are constructed the area will be ruined. As well there are already parking and traffic problems on West 16th Ave. It is not "green" to allow such blanket high density. Trees, grass and garden space will be lost which will have a very negative impact on the environment.	Shelagh McPhalen		Kitsilano	No web attachments.
11/04/2021	14:34	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 to the streamlining of the rental plan and the introduction of 4 - 6 story rental suites and condos. these will not be affordable and will destroy the neighbourhoods they will allwed in.	Kathryn Coulter-Boisvert		Kitsilano	No web attachments.
11/04/2021	14:37	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	In upper Kitsilano the current zoning allows each lot to have a duplex and a laneway cottage which effectively triples the the number of homes compared to the so called single family residential zoning. With appropriate design allowances each property could also have a 'basement'suite thus bringing the number of residential uses to four per lot. By doing so the character of this neighbourhood which has been here for over 90 years would still be intact. It is a sad reflection of the city that they do not have an accurate knowledge of the current amount of suites in this area. This has been confirmed by city staff at meeting held to discuss zoning changes. Currently the city has increased the zoning density in many neighbourhoods which is sufficient to handle growth for the foreseeable future thus questioning the need for further densification. I also have to question the proposal to make these proposed apartments rental only as it means that they in all likelihood will only be owned by large corporations and will deny individuals the right to purchase. As for the developers they will only build 'market' housing if they can make their usual profit. To do this they will no doubt be given further density bonuses based upon their own figures with a compliant council behind them. This is not the way to plan a city.	Peter Humphrys		Kitsilano	No web attachments.
11/04/2021	14:48	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	This is a poorly conceived plan. Combining two completely different types of rezoning is extremely confusing to the public which begs the question why these zonings were combined in the first place. Developers have been consulted extensively on these plans whereas the general public has not. There has been no mailout to residents impacted by these proposed changes so the majority of property owners and renters in Vancouver know nothing about this. This proposal opens the floodgates for large international corporations to buy huge blocks of properties for rental secure housing and charge market rent. As many corporations and REITs are international in scope the profits made will unlikely remain in Canada. Have any of those councilors charged with voting on these proposals ever watched the documentary called PUSH which clearly demonstrates what happens to affordable rental in different countries when large multinational corporations take over. The city planner proposals also take aim at homeowners as being the cause of this problem which the majority aren't.	Paolo Meret		Unknown	No web attachments.

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

11/04/2021	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	Councilor Boyle asked me a great question and I really didn't have an answer. Upon further research I think it's important to give a better answer around her question. I was asked about my comfort level with the 4-storey apartments east of Vine. I noted that they'd been there for a long time, and didn't bother me. The point that I missed is that "Arbutus Walk" is a great example of neighborhood densification (former brownfield) done right. It was created through a local area planning process that fully engaged area residents. It is looked at as a model development by many other jurisdictions. It is also a mixed community with rentals and co-op housing and seniors home. The area to the east (12th-16th, Arbutus-Burrard) was densified through the transformation of a single-family area to a townhouse community, keeping established character intact; as were areas of Mount Pleasant. I know these are comparatively lower densities, and amenity-rich areas; but they show that you don't have to bulldoze entire neighborhoods to achieve housing objectives. Further to the 'bulldozing' aspect, I should point out that when developer Michael Mortenson came back out into the lobby after his speaking with you, I couldn't help myself and I said, 'I have to say, you and I could not be further apart on this'. He laughed and took off his mask and said, 'Where do you live', I told him and he laughed again and said, 'I look forward to taking down your home, it's the wave of the future, get out of the way, this is a democracy and you are in the way'. I said, 'that's the point, this is a dictatorship not a democracy'. He just laughed and said good luck and walked away. This is everyone's point, the only people getting ahead in this is a developer, PLEASE, let's work together to find ways that benefit everyone. Let's work together to create density, strengthen our neighborhoods and work together to everyone's benefit.	Tyman Stewart	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/04/2021	14:52	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	To the Mayor and the Councillors: The proposed SRP is complex and I strongly oppose the SRP. Some thoughts: - What about the different neighborhoods' The neighborhoods affected by this blanket rezoning are so diverse and each has its own history, values and plans. The SRP overrides Community Plans and Community Visions. - What about seniors' Seniors who have decided to stay in their homes as long as possible will be hurt by the SRP. Many of the seniors have been living in their homes for decades. They know their neighbors and can rely on their help. The seniors are used to the amenities the neighborhood offers, such as shopping, restaurants, doctors and dentists. Finding a new home that is affordable in the same neighborhood and then moving is a challenging and stressful process for seniors. Will a 90 year old person enjoy moving and leaving their existing environment under pressure' - What about handicapped people' Will they have the financial means to move' Will they find another home/neighborhood that offers the same or better comfort and benefits they require' - Guidelines must be developed to protect old buildings that were built say before 1935. These houses could be renovated to meet the new building standards. These building are all part of the history of the individual neighbor and Vancouver and should be protected. Sincerely, A. Meister	A. Meister		Unknown	No web attachments.
11/04/2021	14:55	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	I am writing in with some pertinent information for City Councillors and the mayor. Pls. see attached.	Evelyn Jacob		Kitsilano	Appendix D
11/04/2021	14:57	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: I am opposed to the SRP in its current form. I am opposed for a number of reasons: 1. Houses in off arterials already house many renters, including families who can afford their rent right now. There is no guarantee that they will be able to return to this neighbourhood after the plan is implemented in part because of #2 below. 2. Rents in these areas will certainly be more expensive post-development at "at market" rental rates. In addition, the proposed social housing is unlikely to be sufficiency affordable. 3. You have not published accurate information regarding which streets are affected and details of the plan as to HOW the streets will be affected. This is not acceptable and this alone should be sufficient reason to put this on hold. For example, a. It is not sufficient for the map of the plan presented to the public to be "an approximation". This ignores residents, and implies that this public consultation process is entirely "for show". b. It is unjust that if a house on this street is sold, it can only be redeveloped as a rental. It is not acceptable that this is not clear in the plan, and that this is done without consultation. It is unfair for you to sacrifice existing home owners in this way. 3. This plan will destroy the character of these neighbourhoods. A plan for increased density can be achieved with a sensitivity to preserving the existing character of our neighbourhoods while increasing density. 6 storey block type buildings with no design consultation filling these streets is not acceptable. Consideration should be given to townhouse style properties for example. 4. It has already been publicly admitted that the city does not have a proper projection of the true housing needs of this city. Why isn't this being done first' This is a basic aspect of planning for the future. 5. There is no clarity regarding basic infrastructure such as parking Please stop this plan in its current form.	Nadia Zalunardo		Kitsilano	No web attachments.
11/04/2021	15:10	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	This proposal is too disruptive to existing thriving neighbourhoods and does little or nothing to reduce pollution, improve affordability or make the city better. The only beneficiaries are the developers and realtors. Stop this nonsense and hire planners who have a sense of reality.	Maurice P Coulter Boisvert		Kitsilano	No web attachments.

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

[illegible]



Nov. 3, 2021

Dear Mayor and Councillors:

The Upper Kitsilano Residents Association is strongly opposed to the Streamlining Rental Plan (SRP) that seeks to add density to many neighbourhoods across the city.

Some of you have said that rejecting staff's plan would be going back to the status quo. This is absolutely incorrect; it is not the only plan available to you. There are far better ones out there, and whichever we as a city adopt must include neighbourhood-based planning with residents and businesses — meaning meaningful consultation with all neighbours. We need to get this right if we ever hope to have an affordable Vancouver. Don't vote yes to this current plan just because it is faster or makes it easier for developers to build, because the wrong plan will have consequences for years to come.

As we have witnessed, prices of all homes, whether they be single detached houses, apartments, condos or townhouses, are beyond the reach of many individuals to rent or to buy. City staff's answer is to build as much as possible as fast as possible under the "Quick-Start" Plan in as many neighbourhoods a possible. But building more doesn't fix the problem as we have seen time and time again, and building quickly across the city will continue to push prices upwards.

Looking at page 10 of the SRP referral report, even the social housing envisioned along the blue-lined streets is too expensive for many people who work in nearby shops and support the local economy.

Please don't ram this housing plan through without thought to individual neighbourhood housing needs and types, and most importantly, affordability. We don't have a housing crisis: we have an *affordability* crisis. Let's make a better plan together.

Sincerely,  
The Upper Kitsilano Residents Association

# APPENDIX B

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December 8, 2008

Holly Sovdi, MCIP  
Planner – Central Area Planning  
City of Vancouver

SUBJECT: Metro Core Jobs and Economy Land Use Plan

Thank you for your e-mail enquiry dated November 27, 2008 relating to the possible effects on land value and tax assessments as a result of the proposed land use changes contained in the Metro Core Jobs and Economy Land Use Plan. Let me first emphasize that the work of BC Assessment includes the analysis of market transactions in determining property value as of July 1<sup>st</sup> each year. This annual review does not provide information or the ability to forecast future market behavior. As such, the following comments relate only to an opinion of value supported by historic market behavior.

In recent years Downtown Vancouver land value has been driven primarily by the demand for residential multi-family development resulting in a steady increase in value. This strength of demand has appeared to diminish through 2008, although there has to date been little reliable market evidence that might demonstrate a loss in value. Commercial development land on the other hand has remained comparatively steady in recent years with few transactions of purely commercial development land. However, in recent years, and based on the available evidence, we have valued downtown commercial development land at roughly one half the value of downtown residential development land.

The Metro Core Land Use Plan proposes two changes that one might expect to influence land value. On the one hand the Plan would eliminate residential development in the DD-C and DD-F zones that previously had a significant component of value relating to residential development, while at the same time proposing to increase allowable commercial development in DD-A, DD-B, DD-C1 and DD-F. The effect on value of these changes will only be born out through the analysis of market transactions that have yet to take place. However, taking historic market evidence and applying the value indicators to the proposed changes would suggest a reduction in value where residential development is eliminated, while at the same time suggesting rising market value where allowable commercial densities are increased. Based on the foregoing, and relating only to historic data, the quantum of these changes would be in relation to the value of lost of residential density at a rate of say \$190 per buildable square foot, while any increase in commercial density would positively effect value at a rate of say \$95 per buildable square foot.

It should be noted that the impact of these proposed changes on overall value for any particular property will vary dependent upon the valuation methodology applied. In the case of a property developed to its Highest and Best Use an increase in allowable density, while

## APPENDIX B

increasing the underlying land value, will not alter the estimate of market value as determined by the Income Approach. It would however have the effect of increasing the land value assessment, while at the same time reducing the residual improvement value assessment. This scenario is in contrast to another property that as either vacant or under-developed would see, by way of the Cost Approach, an increase in the land assessment in direct relation to any increase in permitted density.

As an example, take two properties on Burrard Street, one a Highest and Best Use office building, and the other a vacant parcel. The former would have an assessment of say \$190 million remain unchanged with only the land and improvement split changing from \$70 million land and \$120 million improvement, to \$85 million land and \$105 million improvement as a result of an increase in allowable density. While the second property would have a \$70 million land assessment increase to \$85 million. These examples relate to increases in purely commercial density as contemplated in the DD-A and DD-B zones. Changes in use in conjunction with density as proposed for the DD-C and DD-F zones would operate similarly in relation to fully developed versus vacant or under-developed properties, with the inclusion of the previously noted impact of residential versus commercial density value.

As mentioned, the opinions contained in this memo are not intended to predict future market behavior, rather only to apply current assessment practice and recent development density value to the changes proposed by the Metro Core Land Use Plan.



## APPENDIX C



## APPENDIX D

### **Sales of apartment buildings sets records in first half of 2021**

The Province, 2 Nov 2021, JOANNE LEE-YOUNG [jlee-young@postmedia.com](mailto:jlee-young@postmedia.com)

The number and dollar value of residential apartment buildings sold in B.C. during the first half of 2021 wiped out records, according to a recent Avison Young investment report.

"It caught us a little bit off-guard. I knew it was going to be a really strong year at the beginning of the year," said Rob Greer, principal at Avison Young Commercial Real Estate. "But I definitely underestimated the amount of capital that was going to flow into our market here in B.C."

In the first six months of 2021, there were 78 sales valued at more than \$1.9 billion. The previous record set in 2018 was 85 sales valued at \$1.51 billion, but for the entire year. The last half-year record was in 2015 when there were 54 sales valued at \$1.04 billion.

The sales of multi-family properties in the first half of 2021 almost exceeded the entire annual B.C. investment total for all industrial, retail and office assets sold in 2014, which was \$1.95 billion.

Greer said private buyers, but also financial firms such as institutional investors and real estate investment trusts (or REITs), are motivated by very low borrowing costs and the prospect of sharp rental growth over the next five to 10 years.

"In this inflationary environment that we're currently in, we are anticipating rents to start moving up very quickly."