1. Streamlining Rental Around Local Shopping Areas - OTHER

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
10/31/2021	17 28	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 28, 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		I support streamlining rentals in principle, but it is the details that I oppose. I am opposed to the ability for there to be 4 story apartments abutting single family houses in the "off arterial" areas. This is particularly concerning if these apartments are not directly up against the main arterials where there can be up to 6 stories. As a result, this may result in 1 or 2 houses off arterial trapped between potentially 6 story building on the main arterial, and 4 story apartment off arterial. Even worse is the fact that if there are only 1 or 2 houses trapped, these houses have insufficient land area to be redeveloped into something even close to the density of the 4 story apartment (there is a major FSR increase when you can assemble 3 standard lotsbut the 1 or 2 trapped houses will never have sufficient land for the higher FSR). As a result, I strongly oppose the ability for off arterial large developments (ie 4 story apartments) to "trap" single family houses. This is not only a significant negative impact on the people living in the single family house next to the tall apartments, but it is a double negative in that it prevents that land from being developed into higher density.		5. 22(1) Personal and Confi	Riley Park	No web attachments.
11/01/2021	09:10	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		If this is going to be market prices for buying or renting, I oppose it. If it will be price regulated so ordinary people can afford it, I support it. We don't need more homes for rich people, but for middle and lower income people!	Inger Johnsen	s. 22(1) Personal and Confident	Kitsilano	No web attachments.