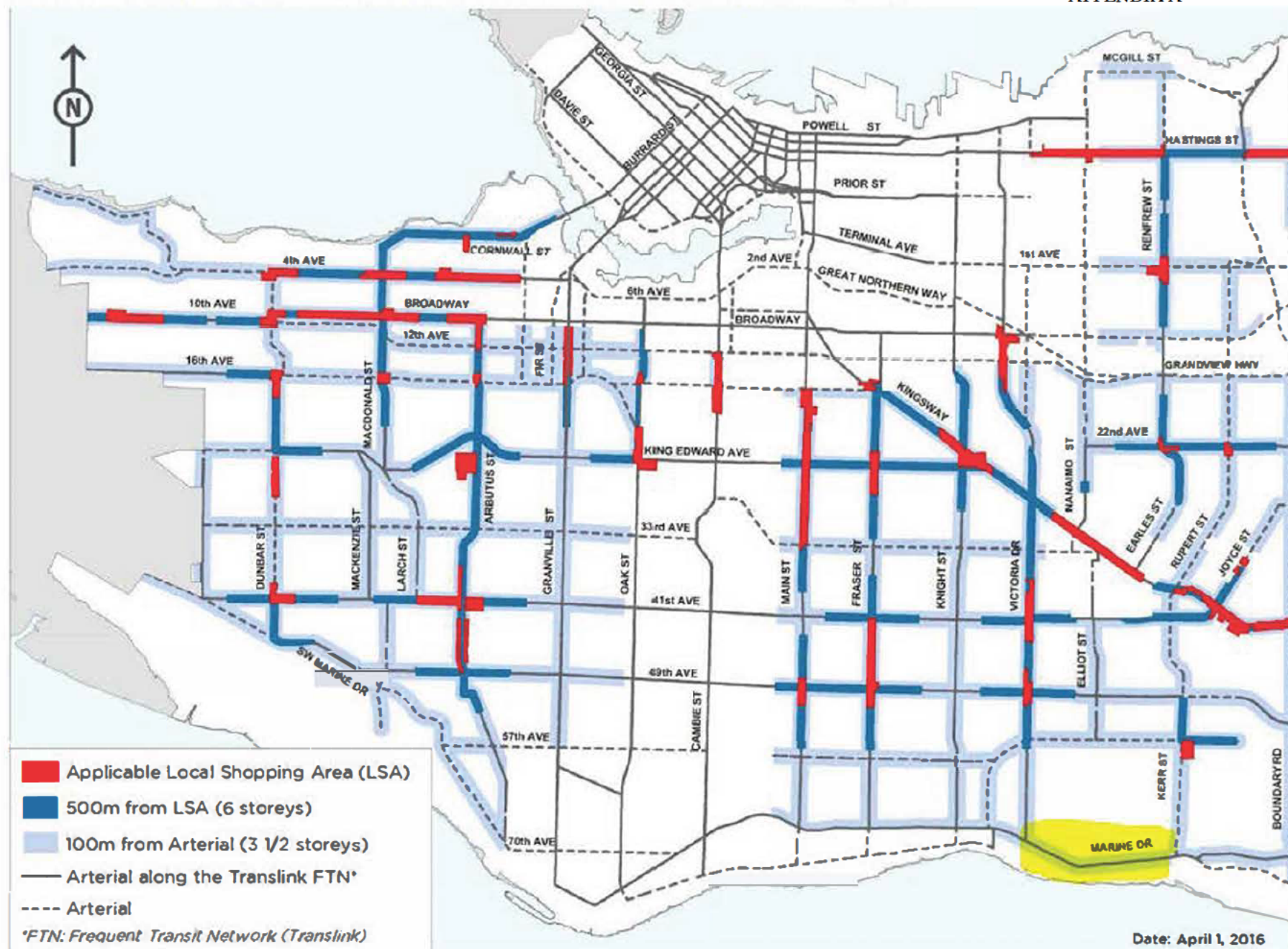


1. Streamlining Rental Around Local Shopping Areas - OTHER

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
10/14/2021	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	Other	Existing home owners might be opposed to high density housing coming into their neighborhoods. And their reasoning might be things like lack of privacy, shading, etc. While these might seem like valid concerns from their perspective, the need for increasing the supply of housing is of vastly greater importance. The needs of the many outweigh the luxuries of the few.	Ashish Shetty	s.22(1) Personal and Confidential	Downtown	No web attachments.
10/26/2021	14 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	Other	We support this initiative but the re-drawing of the map for qualified properties makes little sense. Specifically we have been working unsuccessfully with the city for 4 years on a property at s.22(1) . It was on the map, now off the map. We would love to develop this large site (10,000sqft) into rental housing. Properties in our area are near commercial areas and the new River District. We have had nothing but problems from NIMBYs (ex city planners) in the area and strongly oppose changing the map to exclude this arterial (East SE Marine Dr). It only serves to reduce potential rental housing which is contrary to the objective of this initiative and what our city needs. Properties on 6 lane roads which are major transit routes should be included in this initiative especially since they were when this map was originally drawn/planned in 2012 (RP). Small scale property owners such as ourselves rely on consistency and this needlessly punishes us as well as would be tenants. Why are we reducing eligible sites?! Thank you for your consideration. I have attached two maps, and secured rental policy. The development community is screaming for consistency. It is nearly impossible to allocate capital efficiently when the goalposts keep moving!	Jason Del Vicario	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	Appendix A
10/26/2021	17 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	Other	I suggest that adding density quickly and indiscriminately on arterial streets and in areas such as the Jericho lands is a bad idea. I suggest that such densification only go forward where subway lines are in place or plans for subway lines, including funding, are in place.	Cris Sion	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
10/28/2021	14 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	Other	We support this initiative as a whole but asked that there is a review process should an exception case arises. We are in the unfortunate situation where our adjacent neighbour doesn't want to be included in a land assembly project. This is causing our property to become a "remaining lot" which will significantly impact our property value as well as create unjust and unfair hardship to my family.	Siew Baxter	s.22(1) Personal and Confidential	Oakridge	Appendix B

1. Streamlining Rental Around Local Shopping Areas - OTHER

10/28/2021	22 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	Other	<p>I am writing regarding the proposed Rental Rezoning Policy as it relates to C2 and RS Zones. I have reviewed the staff reports and the eligibility map that was prepared. I have spent my working life over the past 40 plus years as a Landscape Architect/Urban Designer and have worked throughout British Columbia, Canada and internationally designing communities and neighbourhoods. I have also served two terms on the Vancouver Urban Design Panel and as an Adjunct Professor at UBC. During this time I have participated in more than 35 charrettes working with community groups, politicians and local citizens to create design solutions that are responsive to community needs and aspirations. I live in an area that will be directly affected by this proposal. I only heard about it via a mailbox notice from the WPGRA. I have not spoken to one neighbour who was aware this was coming to council within two weeks. We heard of the newer initiative proposed by Mayor Stewart related to creation of multiple dwellings on individual lots as media coverage of this proposal has been quite extensive. I fully understand the need to increase rental housing in our city and to find creative ways to accomplish this. While I support the part of the proposal to densify the land that faces arterial streets by allowing 6 storey rental mixed-use and residential buildings, the proposal to extend the zoning designation allowing apartment blocks to adjacent RS-zoned areas seems ill-conceived and arbitrary. With Vancouver's typical 33-foot wide lots, the single family areas are already more compact than most cities and with recent changes that allow basement suites and lane houses, opportunities already exist to significantly increase the number of units in single family zones. By expanding the new zone to include one side of the flanking street, an awkward scale relationship is created between potential apartment blocks on one side and smaller houses on the other. For this reason, I could support limiting the development potential on flanking streets to townhouse types that would provide a more successful transition in scale from arterial streets to single family neighbourhoods. I respectfully request that you consider not allowing 4 or 5 storey apartment blocks in the RS zoned areas identified as 'off arterials'. I suspect that Mayor Stewart's other proposal to allow more units per lot will trigger creative design solutions by Vancouver's architects/designers and result in new, interesting and innovative building forms. It allows for a reasonable incremental rate of change. and I support these ideas. Simultaneous proposals such as Jericho Lands, False Creek South and West Point Grey rezoning can overwhelm residents. While it is true that something needs to be done to address our housing crisis, I believe it is important to respond with a measured and thoughtful strategy that is supported by communities. I thank you for this opportunity to be heard.</p>	Richard Kim Perry	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
------------	-------	--	-------	---	-------------------	-----------------------------------	-----------------	---------------------



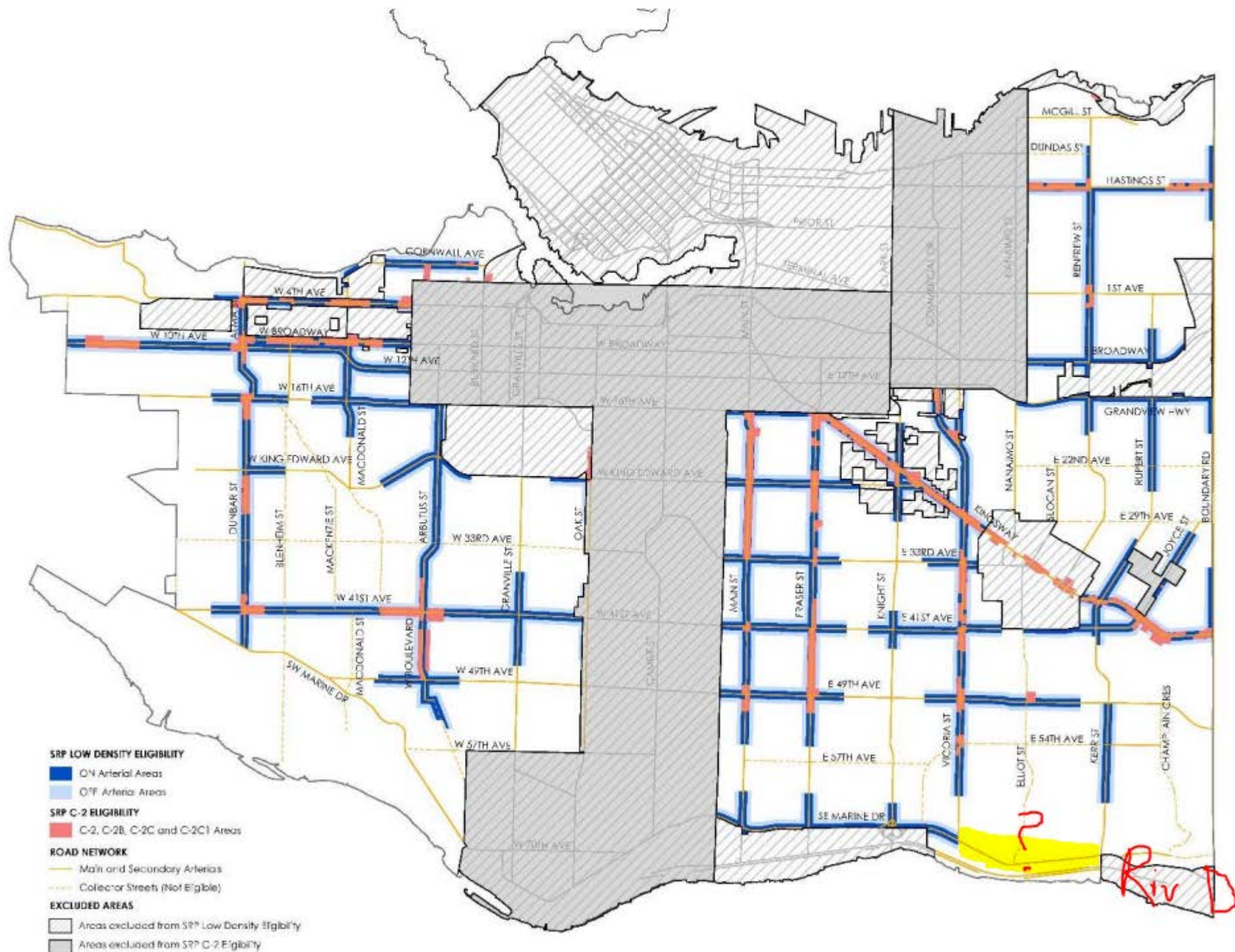


Table 2: Considerations for Rezoning in RS and RT Zones

Location	Site Context	Direction
On arterial	Part of a block face that has existing zoning for commercial use (C-1, C-2, C-2, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade)	<p>4 storey mixed use (up to 2.5 FSR)</p> <p>Consider up to 6 storey mixed use:</p> <ul style="list-style-type: none"> for split-zone sites where at least half of the site area is already zoned C-2; or for projects including a minimum 20% of the residential floor area as units secured at below market rents* (See Section 3.2 for specific requirements)
	<p>Part of a block face that does not have existing zoning for commercial use:</p> <ul style="list-style-type: none"> If the whole block is zoned RS or RT and does not have existing zoning that permits buildings of 3 storeys or more, sites must include a corner lot 	<p>5 storey apartment (2.0-2.2 FSR)</p> <p>Consider 4 storey mixed-use (up to 2.5 FSR) if the site includes the entire block face</p> <p>Consider 6 storey apartment or mixed-use for projects including a minimum 20% of the residential floor area as units secured at below market rents (See Section 3.2 for specific requirements)</p>
Off arterial	<p>Sites that are part of a block face that is entirely within 150 m of an arterial:</p> <ul style="list-style-type: none"> If the whole block is zoned RS or RT and does not have existing zoning that permits buildings of 3 storeys or more, sites must include a corner lot 	<p>4 storey apartment (up to 1.75 FSR) or 4 storey townhouse (up to 1.45 FSR)</p>

Dear Councillors,

Re: Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy

My family and I have lived in Vancouver ever since we immigrated 40 years ago. My husband and I raised our two children living in the city. We have always felt we are extremely fortunate to call Vancouver our home.

We currently own a property in Vancouver on Granville Street and 41st Avenue. Our property is the second to the right in the image below. For the past 10 years, we have been approached numerous times by developers for land assembly. Each time, most of our neighbours and ourselves are open to selling our properties for re-development except for the owners of the corner property (the first property to the right in the image below). Our property is adjacent to theirs, and we have had many chats with them over the years and they have no interest in being a part of a land assembly with the rest of the block. We respect their reasoning, and they fully understand if re-development was to happen, how it would affect their lifestyle and property.

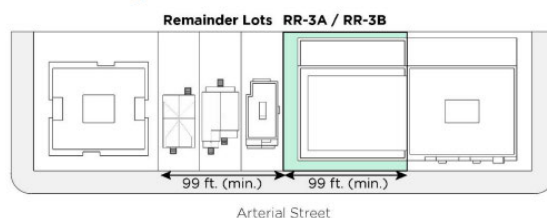


Currently, we along with five other owners in our block have accepted offers from a developer since Jan 2nd, 2021. We see indications that the developer is going to exclude our property from their project because one, our adjacent neighbour has no interest in being included in the land assembly and two; the developer must leave a minimum of 99 ft frontage. Here is the detail we found on the city's website regarding remaining lots.

(c) Remainder Lots

On arterial streets, assemblies must ensure that adjacent lots within the block are able to meet the minimum site frontage of 30.1 m (99 ft.) required for redevelopment. In most neighbourhoods, this means that at least three standard 10 m (33 ft.) wide lots must remain side-by-side.

Figure 3: Minimum assembly and remainder frontage requirements for mixed-use residential buildings



We are not claiming that this rule is wrong, but we are asking for the City to consider our case as an exception. We understand that this by-law is to protect certain properties and give them a chance for redevelopment in the future. However, we can foresee that if we are left out in this developer's project, our fate in selling our property for re-development is solely in the hands of our adjacent neighbour. If we are not successful in selling for a re-development project, our property value will be significantly impacted.

The developer, in our case, is not purposely excluding this property in the land assembly and making it an orphan property. They had approached these owners more than once with fair and reasonable offers to purchase their property as they had for the rest of the owners on the block. But this one property owner is not willing to work with the developer. We understand this is their choice. However, their decision to not sell is taking away our choice to sell. This is causing us unfair hardship.

If our property is included in this re-development project, there is a possibility of an additional of 15 to 20 homes. This is all in line with the high-density initiatives the City Council is after, isn't it? We are very much in support of the high-density initiatives. We enjoy living, working and owning businesses in this great city and agree that more people should be able to do the same. We applaud the City for their initiatives to make Vancouver more accessible to the people who want to also make Vancouver their homes. We simply hope that there is some room in your policies to look at an exception as ours.

Sincerely,
Siew and Lee Baxter

Thank you

Your comment has been circulated to Mayor and Council.
Correspondence may be forwarded to City staff for action when appropriate. If you require further assistance or have an urgent concern, phone 3-1-1 and provide your reference number:
101015470132.