

1. Streamlining Rental Around Local Shopping Areas - OTHER

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/02/2021	16:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Other	I applaud the City for moving to facilitate expansion of multi-family rental housing zoning in Vancouver's residential neighbourhoods. More six- and four-storey rental buildings for the individuals and families are desperately needed. However, they are needed in healthy neighbourhoods away from arterial traffic and adjacent to existing parks and schools. Action to enable up-zoning in a two block perimeter around every park and school in the City at the same time would be an equitable and effective way to revitalize the City. It will be important for the potentially substantial financial benefits of such up-zoning to be partitioned fairly between current landowners and the City as a whole, in part to finance City needs and enable a strong mix of affordable housing in all these new developments. People who live in rental housing have the same needs for quieter residential streets and cleaner air as their homeowners neighbours. Re-zoning action that reflects this will go some distance to delivering on the overwhelming evidence that 'everyone does better when everyone does better'. This means, when the gradient of inequality experienced by citizens is relatively flat and economic and social differences are relatively invisible, all sectors of a society do better of a wide range of health and social indicators - mental and physical health outcomes, community safety, etc. (see Wilkinson, Richard G.; Pickett, Kate E. (2019). The Inner Level: How More Equal Societies Reduce Stress, Restore Sanity and Improve Everyone's Well-Being. Penguin Press. - recent presentation at SFU) This all starts with housing and neighbourhoods. Thank you for your time and care with these important decisions.	Val Embree	[REDACTED]	Fairview	No web attachments.
11/02/2021	16:42	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	Other	Please find attached letter of input.	Michael Schwandt, Medical Health Officer	[REDACTED]	Unknown	APPENDIX A
11/02/2021	18:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Other	Dear Council, and Mayor, Before streamlining zoning, please consider the effects it will have on affordability, health, environment, and equity. 1. Land Value If you zone without securing that the land value does not go up dramatically, you will not have affordable housing. The city has to really focus on middle to lower income earners and we know the land value will define affordability. 2. Who owns the land' Please put in place policies that will guarantee that the people who buy the land are not out of the country working from a tax haven and avoiding being contributing entities to the city. That they do intend to use the land for the purpose they buy it, and are not part of hedge funds, and equity firms that will continue to exploit citizens for profit with the unaffordable housing they offer. Or will keep the land empty. 3. Health concerns resulting from exposure to noise and pollution on arterials Please consider the many health concerns that have been brought up regarding living in environments with constant exposure to arterial traffic noise and pollution. Before making such an important zoning decision, please have experts advise as to the delicate balance needed of policies to ensure that we are not setting up another decade of extraction of wealth from hard working citizens where they are forced to compete with criminal money and are forced to live in unhealthy conditions	daniela elza	[REDACTED]	Unknown	No web attachments.

November 2, 2021

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

To the Mayor and Council:

Re: *Streamlining Rental Around Local Shopping Areas* (Public Hearing, November 2 2021)

Adequate, suitable, affordable housing for all people is an important social determinant of health, and a challenge faced by the City of Vancouver. It is well-recognized that the City faces a housing shortage across all tenures and incomes, but in particular for renters and those living with low and moderate incomes (per City of Vancouver data).

Though there is a clear need to address the lack of housing options across the City, Vancouver Coastal Health's (VCH's) Healthy Environments team would like to provide high-level comments with regards to the Summary and Recommendations document entitled [*Streamlining Rental Around Local Shopping Areas and Creation of New Rental Zones...*](#), to support considerations including provision of much-needed housing options and the mitigation of potential negative health impacts related to environmental exposures.

From a population health perspective, there are concerns with placing housing directly on major, arterial roadways, particularly if indoor air quality and noise concerns are not addressed. People who live on large arterial roads experience greater exposures to both traffic related air pollution (TRAP) and noise.

Exposures to TRAP has been linked to asthma onset and exacerbation, reduced lung function, lung cancer, and cardiovascular disease morbidity and mortality. More recently, studies have found an association between TRAP exposures and pre-term birth, low-birth weight, obesity in children, cognitive development, mental health outcomes, dementia, and diabetes.

A large body of epidemiological evidence links noise from transportation sources (e.g. road, aircraft and trains) to a variety of negative health outcomes, including stress, sleep deprivation, and cardiovascular, cognitive, and mental health impacts.

Generally, housing available for renters or individuals living with low-income are located along busy roadways, which exacerbates health inequities for these individuals and communities. In the City of Vancouver, these exposures are not equally distributed across the city, as particularly high truck traffic volumes are concentrated on some roadways (e.g. Clark Drive and Knight Street).

As municipalities around the world work towards building more compact communities and providing housing in a variety of forms to create complete communities, we are faced with the challenge of prioritizing competing interests. Ideally, we encourage development of housing located away from busy roads, with actions taken to reduce the source of these exposures (e.g. reduction in vehicle distance travelled, shifts away from fossil fuel vehicles). We recognize that this may not always be possible, and therefore strongly recommend also taking mitigation measures to reduce the harm. We note that mitigation measures will not completely reduce the risk associated with TRAP and noise; however, they can mitigate some of these risks while still creating dense, walkable, transit-oriented communities.

We advise a comprehensive approach to mitigation measures in order to reduce the risks identified here. A number of best practices exist, which require a deliberate and multi-faceted approach to planning and design. VCH has expertise in these areas and is happy to collaborate with City staff to explore appropriate and feasible mitigation measures.

We applaud the City of Vancouver for its continued work on housing and promotion of healthy communities.

Sincerely,

s. 22(1) Personal and Confidential

A black rectangular redaction box covering the signature of Dr. Michael Schwandt.

Dr. Michael Schwandt
Medical Health Officer
Vancouver Coastal Health

s. 22(1) Personal and Confidential

A black rectangular redaction box covering the signature of Emily Peterson.

Emily Peterson
Environmental Health Scientist
Vancouver Coastal Health

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A black rectangular redaction box covering the signature of Laura Chow.

Laura Chow
Senior Planner
Vancouver Coastal Health