

1. Streamlining Rental Around Local Shopping Areas - OTHER

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/04/2021	11:04	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 am very concerned with the comment from city staff talking about the viability of the rental building options in the off arterial locations. The city staff stated that the only commercially viable option is the 4 story apartment building. The townhouses, and smaller multiplexes were stated to be basically not commercially viable. As a result, the plan really only means 4 story apartments being built off-arterial. This is unacceptable. 4 story apartments should be rare, and ground-oriented housing like townhouses should actually be the favored option and THOSE should be the ones made commercially viable. Townhouses and other ground oriented housing would be much more acceptable to single family housing, and provide better more desirable housing for renters.	Nick Lee	s.22(1) Personal and Confidential	Riley Park	No web attachments.
11/04/2021	15:41	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Other	I watched the meeting online but never got to speak because I was #63. As a retired McGill professor, I taught interdisciplinary courses but on my Yale graduate degrees in History of Art and Architecture, including urban design. I found the presenters naive, of distinctly limited intelligence, and willfully ignorant. The plan showed no awareness of the extreme diversity of Vancouver's neighborhoods, denied the plan's impact on land costs, and resisted admitting it would do little to improve the supply of affordable housing, especially for seniors, as more than one of the Councillors pointed out. I was impressed by the the Seniors' Advocacy Committee presentation and appreciated the practical comments made by housing developers. Build while the interest rates are low. But I also have to hit City Hall hard for other facts speakers raised: the absurdity of placing endless hurdles to building rentals when city officials continue to rubber-stamp applications to agglomerate land for single-family mansions. I live in Kitsilano on West 2nd, two blocks from Pt. Grey Road, where nobody rents and Chip Wilson's mansion extends over four lots. Until you block such land-guzzling, and force the owners of empty houses to rent out the space they do not inhabit I will not support your efforts., nor will I vote to re-elect the Mayor. You did NOT let the public at large know this new plan in advance; people like me learned about it only online a day in advance, but the plan was clearly leaked to developers in time for them to donate the speakers' list. This looks like the worst sort of backroom double-dealing disdain for the public. I side with the last speaker, Tim Stewart's passionate plea, not least because he pointed out the obvious: even if we own houses to sell, we can't afford to move. I don't trust developers to design sensibly-of, the leaky condo crisis--let alone design beautifully with adequate care for the environment. The hurried follow-up meeting tonight looks like the worst sort of double-dealing. I shall NOT vote for the Mayor if he runs for re-election. So while I support efforts to provide affordable housing, this plan as Clr. Swanson pointed out, would create at most 400 units a year, only 10% would fit city residents' incomes. 95% of Vancouver residents cannot afford to buy housing or rent at "market rates" Older existing rental stock can be retrofitted; and I hasten to point out that most of the so-called single-family houses in my immediate neighborhood already have rental units, or are duplexes and triplexes. We're not the ones pigging the land.at the problems are dealing them. I now rent, which takes over 60% of my income, all pensions without COLA increases. Should I plan to go homeless before I die? Stiffen your backbones and acknowledge reality.	Mary Carol Davison		Kitsilano	No web attachments.