

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/09/2021	16 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	Support	I am in support of the Streamlining Rental Plan (SRP) because I believe it will bring more rental units and affordability to the City. As a renter, I am left with fewer and fewer options to choose where I live. Current zoning allows rentals in far too few neighbourhoods, and rentals are disproportionately allowed only where existing rentals are (e.g. Mount Pleasant, West End, etc.). I live in an apartment one block off an arterial street (Broadway), similar to the proposed plan. Being in an "apartment zone" I appreciate that I can live near transit, grocery stores, and other daily amenities within walking/biking distance, while having the quieter nature of a side-street with less traffic and believe that others should be allowed the same. I believe that renters should be allowed the same right as homeowners to live on less busy streets, but still be able to access goods and services such as the proposed areas this policy outlines. As Vancouver grows, all neighbourhoods need to grow and change, not just some. Existing low-density neighbourhoods with primarily single detached homes need to adapt along with the rest of the city. We cannot continue the pattern of only densifying the same areas, and forcing renters to the least desirable spaces. That means legalizing apartments across the city, on every street, in every neighbourhood.	Keegan Barss	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/09/2021	16 29	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	Support	Please vote for allowing higher density housings and eliminating approvals for rezoning.	Roy Park		Oakridge	No web attachments.
11/09/2021	16:43	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	Support	I am writing to express my support for the proposed policy to streamline rental homes. As a renter I know how hard it is to find a suitable rental home in Vancouver. This policy would provide the minimum incentive and enabling policy needed to encourage rental development. The incentive is needed because the alternatives are more profitable options or are already permitted through existing policy such as strata or single family home development. I support this	Allison Millar		Unknown	No web attachments.
11/09/2021	16:44	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	Support	Big fan of this plan. Ideally more to come further off of key transit corridors.	Marc Forster		Kitsilano	No web attachments.
11/09/2021	16:57	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	Support	As a young professional living in the South Cambie neighbourhood, I would love to see more rental housing available in off-arterial locations. While pragmatic, I think it's classist to maximize all rent and affordable housing on major streets ' particularly when those who qualify for the former may already struggle with a mental or physical disability. My mother, Lenore Herb, was a strong proponent of affordable and social housing, living with a disability for most of her late life. I know there are many others like her who would benefit from rental housing away from urban traffic, yet still within the city to remain connected with others in their community. We need more diversity in the range of housing available outside the West End. I don't know anyone who can afford to purchase a single-family family house in Vancouver and I find the argument for rejecting rental housing on quieter streets to preserve their "traditional" characteristics to be outdated, out of touch, and lacking in creativity. Please consider approving this policy.	Taliesin Herb		South Cambie	No web attachments.

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11/09/2021	17:17	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	Support	I'm basically ok with the idea of putting rental buildings on streets next to arterial streets (e.g.3rd and 5th ave), as long as they fit in with the neighbourhood. The drawing on the original proposal showed a very ugly boxy building. I'm thinking of something more like between 12th and 16th near VGH. Full disclosure: I live on 1st Ave near Alma, so I'm not affected.	Truus Kotwal		Kitsilano	No web attachments.
11/09/2021	17:17	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	Support	I'm basically ok with the idea of putting rental buildings on streets next to arterial streets (e.g.3rd and 5th ave), as long as they fit in with the neighbourhood. The drawing on the original proposal showed a very ugly boxy building. I'm thinking of something more like between 12th and 16th near VGH. Full disclosure: I live on s. 22(1) Personal and Confidential so I'm not affected.	Truus Kotwal		Kitsilano	No web attachments.
11/09/2021	17:53	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	Support	Your Worship & Members of Council, The City of Vancouver must be commended for courageously considering the removal of barriers to low rise rental and commercial along major arterials in low and declining density neighbourhoods. I am urging you to support this proposed amendment to the Zoning and Development By-law. This is the right form of development in the right place and addressing multiple key priorities: ' Reversing plummeting populations in single family neighbourhoods due to surging growth in one and two person households, potentially returning these neighbourhood populations to previous levels. ' Advancing an attractive human-scale of development poorly represented across North America. ' Strategically creating affordable housing along corridors with affordable transportation, mitigating growth in congestion and cars. Transportation is the second largest household expenditure after housing and meaningfully addressing affordability must consider both. New affordable housing stock in walkable transit-oriented neighbourhoods is notably important for the surging senior population. ' Increasing walkability in the City's least walkable neighbourhoods to the benefit of all their residents with the addition of local retail destinations, cutting local car trips and carbon and supporting active lifestyles and healthy weight. This proposed amendment can make an important contribution to these priorities today and an even greater one over the decades that follow. Please find three maps in Appendix I (attached) underscoring these benefits. There are potential risks and opportunities that should be considered during implementation outlined in the attachment.	Alex Boston		Unknown	APPENDIX A
11/09/2021	18:22	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	Support	I live in BC and have visited Vancouver several times. I see a lot of potential jobs pop up for Vancouver but there is simply no way me and my wife can afford to live in Vancouver even though both of us are university educated, working and no debt. Vancouver prohibiting development and especially rentals will backfire. European cities which are the standard for livability and urban planning have an immense share of rentals, there is nothing to be afraid of. Canada was built on the premise of being able to find better jobs and then move easily, ruining this will have negative effects on more than people's personal lives and will seep in to the economy.	Alexander Ashton		I do not live in Vancouver	No web attachments.

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11/09/2021	18:50	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	Support	I support this policy for a multitude of reasons. And I should mention that I live in a block that will be directly impacted but not directly benefited by any future up zoning based on the current plan. The thought of additional rental and more importantly additional housing options is vital to improve Vancouver's future. I believe this plan has been miss characterized by many as a boardly impacting and massive change. That can only be considered the case since so little meaningful new adoptions to zoning have taken place. This plan should become one of many overlapping and interchangeable options to increase rental and increase supply of alternative forms of housing on arterial streets. I sincerely hope this plan and many more like it get adopted by the City.	Ian Bond	s. 22(1) Personal and Confidential	Riley Park	No web attachments.
11/09/2021	18:57	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	Support	As a person in their late 20's who can't afford to buy a home and the few places that do rent, the costs are extremely high because of the lack of rental units in Vancouver. The city is so small with a growing population that more housing and rental units were needed years ago. The slow process to approve affordable housing is only going to deter a large population of people from living in this city. Allowing 6 storeys is a step in the right direction, even though there are more issues with these archaic zoning laws stemmed from racism, so I am in full support of any changes to get more roofs over people's heads. This city is for everyone, not just the few loud and rich. If you want this city to grow you need to start making rooms for it.	Marco Rivera		Riley Park	No web attachments.
11/09/2021	19:13	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	Support	I support the proposal to allow more rental housing along main streets up to 6 levels. More housing needs to be built (that is affordable) if Vancouver will ever end or greatly reduce homelessness. I remember when I was a child in Vancouver, homelessness was much less and also much less visible – it has gotten so much worse since the 80s and 90s. I am concerned that the current pace of approvals of new projects that Vancouver with huge masses of homeless people alongside of drastically unaffordable luxury housing. That is the future I want to avoid. (For the record, I am a co-op resident in Champlain Heights, so this doesn't affect me directly. However it is very sad to see so many people priced out of living near to where they work – including most of my coworkers.)	Heather Wallace		Killarney	No web attachments.
11/09/2021	19:27	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	Support	The need for affordable and available housing as been an ongoing need for the city. This location proves to be suitable as it is close to transportation and resource amenities. Hope this plan can become a reality!	Ray Mah		Killarney	No web attachments.
11/09/2021	20:49	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	Support	Desperately needed. We're how many years into this housing crisis' A good step, please please do it, but also please make it just the first of many in overhauling our antiquated zoning system. It is simply catastrophic on an environmental and human level.	Ryan Elias		Mount Pleasant	No web attachments.

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November 5, 2021

Mayor Kennedy Stewart
& Councillors
City of Vancouver

**RE: STREAMLINING RENTAL IN LOW & DECLINING DENSITY NEIGHBOURHOODS -
CUTTING CARBON, HOUSING & TRANSPORTATION COSTS, CAR TRIPS & KILOS**

Your Worship & Members of Council,

The City of Vancouver must be commended for courageously considering the removal of barriers to low rise rental and commercial along major arterials in low and declining density neighbourhoods. I am urging you to support this proposed amendment to the Zoning and Development By-law.

This is the right form of development in the right place and addressing multiple key priorities:

- Reversing plummeting populations in single family neighbourhoods due to surging growth in one and two person households, potentially returning these neighbourhood populations to previous levels.
- Advancing an attractive human-scale of development poorly represented across North America.
- Strategically creating affordable housing along corridors with affordable transportation, mitigating growth in congestion and cars. Transportation is the second largest household expenditure after housing and meaningfully addressing affordability must consider both. New affordable housing stock in walkable transit-oriented neighbourhoods is notably important for the surging senior population.
- Increasing walkability in the City's least walkable neighbourhoods to the benefit of all their residents with the addition of local retail destinations, cutting local car trips and carbon and supporting active lifestyles and healthy weight.

This proposed amendment can make an important contribution to these priorities today and an even greater one over the decades that follow. Please find three maps in Appendix I underscoring these benefits.

There are some risks and opportunities that should be considered during implementation:

- Protecting heritage homes in these zones that contribute significantly to neighbourhood character
- Strengthening the pedestrian realm on these arterials to the benefit of all residents.
- Establishing strong bike standards in new developments and connectivity to high quality bike networks to further minimize congestion.

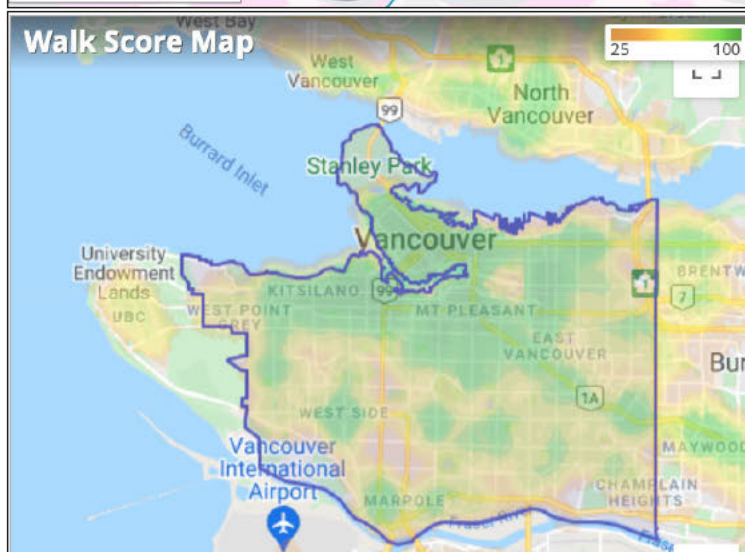
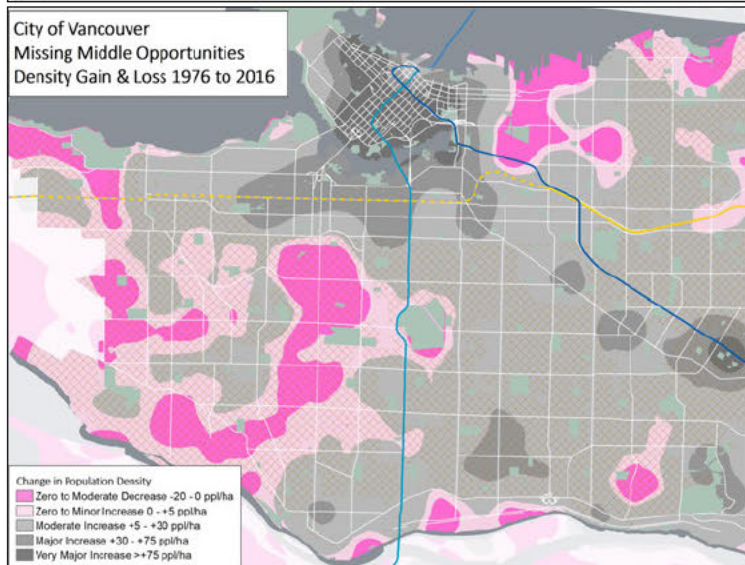
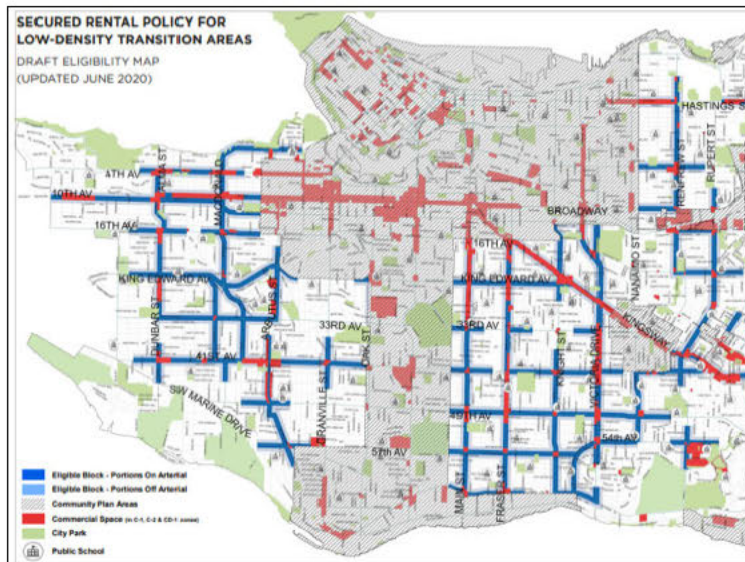
Respectfully,

s. 22(1) Personal and Confidential

Alex Boston
Executive Director, Renewable Cities
Fellow, Morris J. Wosk Centre for Dialogue

APPENDIX I:

GENTLE RENTAL CURBS PRECIPITOUS POP LOSS, CARBON, HOUSING & TRANSPORT COSTS, CAR TRIPS & KILOS



Housing & Transportation Carbon, Congestion & Cost Management: The proposed locations for gentle rental intensification are thoughtfully identified. As well as addressing housing affordability, they also address transportation affordability with their proximity to frequent bus corridors. Transportation is the second biggest expenditure after housing. This frequent transit corridor focussed growth along with the commercial ground floor will mitigate vehicle ownership.

Stemming Precipitous Population Loss with Housing for Surging Solo Seniors: This gentle intensification is focussed in neighbourhoods that have experienced minor increases to steady decreases in density. Declining density reflects surging growth in 1 and 2 person households, 38% and 31% respectively today. By 2030, a majority of City households could be solos, disproportionately seniors. This new affordable housing with good transit will be an asset notably to the growing senior population. The new stock may not be sufficient to reverse steady population loss.

Creating Walkability-Cutting Car Trips, Carbon and Kilos: The City of Vancouver is wonderfully walkable with the exception of most of the single family neighbourhoods where this gentle intensification effort is focussed. These attractive missing middle developments with ground floor commercial will significantly increase walkability, cutting car trips, carbon and kilos for *all* neighbourhood residents. Neighbourhood walkability is one of the biggest determinants of obesity. If you are not in a neighbourhood with walkscore of 90 or greater (dark green), you are more than 50% likely to be overweight or obese.