

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
10/29/2021	10:18	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	Support	I support this initiative because the benefits far outweigh the downsides. More rental buildings means lower rents, more housing for middle income and low income families, students, and workers who staff small businesses, people supporting those businesses in the neighbourhoods, more availability of social subsidized housing, less commuting. Please vote yes.	Meghan Waitt	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
10/29/2021	10:27	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	Hi, I support building more housing in Vancouver. The supply is pretty limited now with so many single family homes. I think increased density could also help improve walkability and public transit. In a SFH area, there is nothing interesting to walk to, and bus stops/transit stops are spread out. In a high density area, public transit can serve more people in a small walking distance, and building stores/places to go to in such an area makes more sense (since more people live in the area and are likely to use it).	Alex Macdonald	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/29/2021	11:25	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	For the love of god approve this plan. This would facilitate an enormous amount of rental development, something that is seriously lacking in the GVA. Why have we not already implemented a policy that incentivizes development of single tenant retail buildings (see: Dunbar, Granville, Main Street). They are an outrageous waste of prime space on main corridors, and by allowing redevelopment we lose out on nothing. Developers will still develop ground floor retail in these buildings of comparable floorplates, while also increasing the amount of livable area. On top of this, creating more rental buildings will alleviate the outrageous imbalance between supply and demand for housing in Vancouver. Don't make the mistake that Burnaby and other municipalities have made by trying to aid the housing crisis by mandating social housing rental in new developments. All this has accomplished is making developers choose not to develop rental at all due to the lack of upside for them. By de-incentivizing developers to build rental in this way, you would simply be holding up further development because quality sites will have already been built as strata with sub-optimized density due to the negative value that controlled rental adds. This is a quality policy that makes sense, and doesn't change the overall character of a neighbourhood. While still creating more housing for those who need it.	Seamus Bailey	s. 22(1) Personal and Confidential	Kerrisdale	No web attachments.
10/29/2021	12:22	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	We need more housing in this city. So let's do everything we can to make building more housing as easy as possible.	Peter Hudson	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/29/2021	12:42	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	Support	I support streamlining of the approval process. I'm a youth in city of Vancouver and I want to see housing built so I can stay. If not, I'll have no choice but to go abroad for better opportunities.	Georgiy Sekretaryuk	s. 22(1) Personal and Confidential	Victoria-Fraserview	No web attachments.

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10/29/2021	13:01	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	It takes way too long to approve rental housing. We have such a wildly low vacancy rate and rents are just continuing to go up. We desperately need to streamline the process of approving more rental units, particularly around busy corridors like Broadway, Commercial, etc. I fully support this.	Shannon Blouin	s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/29/2021	13:36	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	This seems like an obvious bare-minimum measure that can be taken to support vancouverites, especially since we constantly make the top of lists for most expensive city to live in. If council fails to approve this, they're out of touch.	Caleb ashmore	s. 22(1) Personal and Confidential	Fairview	No web attachments.
10/29/2021	13:39	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 to increase housing supply. We can achieve livable, affordable density in Vancouver with the aggressive expansion of low and mid rise developments without sacrificing neighbourhood dynamics and our shared skyline.	Vincent Lee	s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
10/29/2021	13:44	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	Smart policy to help reduce rental costs.	Harrison King	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/29/2021	14:53	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	I support this policy proposal - Please approve this item! Please allow more rental buildings off arterial streets	Oliver Snow	s. 22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.

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10/29/2021	15:15	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	Support	Please support this proposal to increase rentals in Vancouver.	Conor Corbett	s. 22(1) Personal and C	Grandview-Woodland	No web attachments.
10/29/2021	15:38	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 UBC student I would love to stay in Vancouver after graduating, but it would be an undeniably terrible financial decision to start a career/family in this city. Vancouver is often touted as one of the most livable cities in the world, but I can't help but feel as a young Canadian that the financial burden of living in this city is suffocating. I am hardly alone among UBC students, even those of whom are from the lower mainland often readily admit they'll probably have to move away after graduation to achieve any semblance of financial independence. If this city is to ever start to once again offer young Canadians the opportunity for a proper life, then Vancouver must begin to address its housing affordability crisis. I will almost certainly move somewhere more affordable to start my own career, but I hope that if city hall can garner the political will to begin addressing the housing affordability crisis in this city that future students and young professionals in this city will not have to make that choice.	Evan Maki	s. 22(1) Personal and Confide	Dunbar-Southlands	No web attachments.
10/29/2021	15:48	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 placing my support in favor of the Streamlining Rental motion. I am basing my support on the Summary and Recommendation document (https://council.vancouver.ca/20211102/phea20211102ag.htm) and on the following write-up on morehousing.ca : https://morehousing.ca/streamlining-rental/ . I would also like to see more rental units in other neighborhood, including Kerrisdale.	Mihnea ("Mike") Martinescu	s. 22(1) Personal and Co	Kerrisdale	No web attachments.
10/29/2021	15:58	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	Young Vancouverite families and young professionals starting their careers have an expensive and difficult task of finding affordable rental housing. Quality units are difficult to find and small basement suites in attractive areas close to parks and elementary schools still rent for around 2000\$ a month, a price that does not necessarily reflect the quality of the units available. Alternatives like apartments are extremely hard to find and quickly snatched up, usually by friends or family of tenants already living in the building. The shortage of available and appropriately priced rental units puts an immense strain on people desperate for housing. The solution, I believe, is in streamlining the process for creating new, larger rental units. Streamlining the process will create more opportunities for people to find the housing they need in areas they actually want to live for prices they can afford. Giving young people the opportunity to live in the city near parks, near schools, and near their communities is a great way to invest in the future of the neighbourhoods we cherish and culture we want to nourish. To most people born in Vancouver, buying real estate is beyond their financial means and an improved rental market is the only way to support those people and their families. I strongly believe that streamlining the process of providing permits, rezoning, and removing other obstacles in building rental units is the best way to support these people. Thank you for your time and consideration.	Stuart Ansley	s. 22(1) Personal and Conf	South Cambie	No web attachments.
10/29/2021	16:24	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	If we don't start changing policy to make housing more accessible, we will start to get a brain drain of young people that can get higher salaries and cheaper housing elsewhere. As an early professional engineer, I see this becoming a more common conversation point among my peers. Vancouvers zoning must evolve if it wants to keep the city diverse and vibrant.	Ellidh Ritchie	s. 22(1) Personal and Confi	Mount Pleasant	No web attachments.

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10/29/2021	16:55	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	Zone for 10 stories. City wide. Then we don't have to revisit this 5-10 years from now. Just get it done.	Ian McAllister	s. 22(1) Personal and Confide	Hastings-Sunrise	No web attachments.
10/29/2021	17:04	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	As a renter and resident of Vancouver, I support this proposal. It's time that Council step up and do something for us renters who are struggling with unaffordable rents caused by the extremely low vacancy rates in the city. Shadows, pace of change and loss of character homes ARE NOT the issues Council should be prioritizing. Please build more housing in these areas, young people like me are being forced out of this city because of your pandering to Kitsilano and West Point grey residents.	Gabriel Bautista	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/29/2021	17:04	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 support this initiative to expedite more rental housing in Vancouver.	David Zigelman	s. 22(1) Personal and Confide	Mount Pleasant	No web attachments.
10/29/2021	17:08	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 realize that some people may feel real negative effects of local zoning changes. However, Vancouver will cease to grow as a city if much-needed development is held up by NIMBY opposition. In fact, many, many young professionals and families are already fleeing to other regions due to the high cost of living. My family is one of them It is painful that as a successful business owner, with a relatively high income, I still can't see a way to afford living where I grew up. Like it or not, the affected neighborhoods have already changed, dramatically, due to their tremendous increase in real estate prices. The nearby home owners can buy new property with their windfall profits if they want less density. I feel their pain, and understand that localized problems could result, but their sacrifice will help so many other people, especially the young and lower income. The net upside greatly outweighs the pain inflicted on those who oppose the changes. The economics are clear.... the only way to reduce prices is to flood the market with supply! Please help do this - the end results can be amazing growth in liveliness of the area and higher density supports other city initiatives like lower carbon emissions and better transit options. Please stay the course and do the right thing.	Trevor Bruce	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
10/29/2021	17:52	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	Rental housing is much needed in Vancouver. Solutions like this are very much needed in order to make housing affordable not only for the wealthy but for the working class. Vancouver is an amazing city with so many things to offer that shouldn't be limited to people with financial wealth. It helps the city re-densifying, developers continuing to bring value, jobs, and wealth to the city, and more people being able to enjoy our beautiful city and all it has to offer.	Rodrigo Munguia	s. 22(1) Personal and Co	Downtown	No web attachments.

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10/29/2021	18:19	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 fully support the Streamlining Rentals proposal. Vancouver is in desperate need of additional rental housing units, and we must take immediate and significant action to get these built faster. The great severity of the ongoing housing crisis means that all city councillors are morally obligated to disregard the entitled, privileged, and frankly ridiculous landowners in neighbourhoods like West Point Grey and Kitsilano who are opposing this for nothing but selfish reasons. The vast majority of the city both needs and supports this and City Council should too!	Mary Blenk	s. 22(1) Personal and Confidential	West End	No web attachments.
10/29/2021	18:28	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	Support	There is a housing crisis and the local government action should not be held hostage by people who have a vested interest in keeping housing unaffordable to most.	Paola Delmastro	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
10/29/2021	18:39		Support	<p>This policy is vital to the city's future affordability. Stop allowing all the "Have's" (aka homeowners on the West side) bully council to stop allowing important policies like this one to be enacted to support the "Have nots" (aka renters like myself).</p> <p>We don't have enough housing, we certainly don't have enough good rental options to choose from and with the lack of supply we have to look at crappy basement suites and 1970's buildings to satisfy our needs.</p> <p>Hopefully this will be the start of more housing policies that get us on the right track to affordability and provide different housing options going forward.</p> <p>Highly support this any and any other policies that allow densification on multi million dollar single family home lots.</p>	Andrew	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/29/2021	18:44	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	This policy is vital to the city's future affordability. Stop allowing all the "Have's" (aka homeowners on the West side) bully council to stop allowing important policies like this one to be enacted to support the "Have nots" (aka renters like myself). We don't have enough housing, we certainly don't have enough good rental options to choose from and with the lack of supply we have to look at crappy basement suites and 1970's buildings to satisfy our needs. Hopefully this will be the start of more housing policies that get us on the right track to affordability and provide different housing options going forward. Highly support this any and any other policies that allow densification on multi million dollar single family home lots.	Andrew	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/29/2021	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 for this initiative to expedite rental approvals. It is incredibly important to have rental units available around local shopping areas throughout the City.	Bodan Boggs	s. 22(1) Personal and Confidential	Downtown	No web attachments.

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10/29/2021	19:02	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 more rental building available, the happier Vancouver common people will be. The greater Vancouver will be.	YANXU LI	s. 22(1) Personal and Con	Unknown	No web attachments.
10/29/2021	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	I strongly support this because it will bring affordable housing to other millennials like me	kam sahota	s. 22(1) Personal and Con	Victoria-Fraserview	No web attachments.
10/29/2021	19:39	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 density in Vancouver. Please help streamline these processes from rezoning to application to development. Thank you.	Pall beesla	s. 22(1) Personal and Con	Sunset	No web attachments.
10/29/2021	19:53	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	This well researched policy is needed for the rental demand in Vancouver. This is a step in the right direction for my family and friends that want to stay in Vancouver, and not be pushed out due to lack of Rental spaces.	Jay Jagpal	s. 22(1) Personal and C	Renfrew-Collingwood	No web attachments.
10/29/2021	20:29	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	As a recent immigrant (software engineer - \$100k+ salary working in a small tech company) to Canada, being able to stay in a safe, well managed rental apartment was key to helping me adapt to living in a new country. I'm very grateful to my landlord and neighbors for making such a difficult transition possible. I fully support streamlining the process for allowing both market and means tested apartment buildings to be built quickly.	Afian Anwar	s. 22(1) Personal and Co	Downtown	No web attachments.

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10/29/2021	20:42	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	Support	Hopefully council approves this long awaited policy to help our communities and city as a whole get some much needed NEW rental options. Highly support this initiative and any like it that provides more housing options for the common folk.	Andrew Hutson	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/29/2021	22:31	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 city to increase density to C2 zoning for fully market rental projects. With the high price of properties in Vancouver supporting rental projects as much as possible is needed to address the problem. I hope this gets pass soon and a full collaboration with rental developers is done. Thank you	Mahdi Heidari	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/29/2021	23:42	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	Support	Housing prices are at an all time high and the fed is doing nothing doing to help. We need supply to catch up to demand and making housing easier to build goes a long way to help. From maple ridge but still relevant to me.	Cole Treleaven	s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
10/30/2021	05:35	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	Reducing needless red tape around housing will help reduce the cost of living in Vancouver. Please work to make Vancouver better and support this.	Robert John Ianson	s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/30/2021	06:38	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	We need more rental housing. Single family home owners should not be allowed to deny that to people who need homes in our land locked, expensive city. The neighbourhood I grew up in - Marpole - looks completely different with housing reaching to the skies. Do I love it aesthetically No. But I love that more citizens have affordable housing options. We all have to adapt our suburban view of the city to accommodate the needs of its inhabitants.	Tamara Shand	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

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10/30/2021	08:51	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	Full support this initiative to allow more affordable rental housing in the City.	Pius Ho	s. 22(1) Personal and Confidential	Kerrisdale	No web attachments.
10/30/2021	09:08	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	We need more rental housing!!!	Lindsay Houston	s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
10/30/2021	09:08	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	People need clear direction about lot on RM-3, RM-4 and RM-5 Zone. There are many century old building on rental zone lot. Time to rebuild, but some lots are left vacant for years without knowing what can be done.	Jordan Guo	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
10/30/2021	09:27	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	1) Increase density for rental zone 2) Shorten application process 3) lower application cost Then more developer will build rental. We had 40 years gap for rental development. Without changing, it will be another 40 years.	Gordon	s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.

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10/30/2021	10:49	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	As a current renter in Vancouver, I strongly support the streamlining rental policy and urge you to approve it. It will allow for much needed residential density in a city that has been building too few apartments for decades. I think this policy has been significantly watered down since it was first proposed and forces renters onto busy arterials where they face added health risks due to pollution and noise. That being said, it is still a step in the right direction and I hope it moves forward.	David Dvorak	s. 22(1) Personal and Confidential	Kerrisdale	No web attachments.
10/30/2021	11:05	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 think we need a lot more rental housing in Vancouver for more efficient living. It pretty much impossible for a single person to afford living by themselves in Vancouver district	Fujhan kasravi	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/30/2021	11:56	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	Our city needs more rental housing to be built everywhere to accommodate the demand for places to live.	John Rak	s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/30/2021	13:21	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	While this change is a very small step in the right direction, its like you're changing the DJ after everyone has left the party. Providing purpose built rentals to the community is a business not some altruistic hobby. If you want a more robust rental market, you need to nurture and support the BUSINESS of rentals. Changing zoning is nice but the number one attraction to any business is the ability to make a profit. In that goal, you have two levers - Revenues and Expenses. The City and the Province have already voiced the ambition that revenues (rents) should not go up by more than 1.5% this year. That leaves you with one lever - Expenses. And when it comes to that lever, hypocrisy rules the day. If you want to limit rent increases to 1.5% (over the least three years) you need to limit property tax increases to the same amount. The province needs to instruct the BC Utilities commission to limit BC Hydro to 1.5%. Natural gas to 1.5%. City fee increases to 1.5%. etc. When you show no support for building owners or worse treat them like some sort of sacrificial lamb mandated to fall on the sword for civic goals, you discourage people from staying and you guarantee no one long term will enter the market. You are currently living in a bubble. Due to low interest rates, you have not noticed that the businesses which built and maintain the city's rental stock have been leaving (recently at an accelerated pace). Their exit is not noticeable because low interest rates have encouraged private equity pools to buy buildings seeking returns in this sector. Be forewarned, when interest rates rise and these fickle investors leave for better returns elsewhere, the city will be left with a complete lack of rental development and fighting a pitched battle with building owners trying to re-purpose the aging rental stock to anything but.	Brent Wolverton	s. 22(1) Personal and Confidential	West End	APPENDIX A

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/30/2021	14:31	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 proposal. The C-2 rental option is long overdue. Rental rezonings in C-2 areas are never rejected in practice, this is a practical step that will save everyone time and make rental more competitive with condo development, which does not require a rezoning. The streamlined rezoning policy for transition areas is also long overdue. Renters deserve to be able to live off of busy, polluted arterial streets. The intention for the rezoning process to be simplified is important and will help get more rental built. Not requiring a public hearing or a rezoning at all would be much better. That being said, the transition areas policy does not go nearly far enough: Renters should be allowed to live more than one block off of arterial streets. It is not fair, not equitable, and not reasonable to reserve quiet streets only for multi-million dollar houses. Council has already passed a motion stating that rental does not belong only on busy arterial streets, but that is not reflected in this policy. Some of Vancouver's best-loved neighbourhoods, like the West End, Mt. Pleasant, and Kerrisdale, integrate lots of apartment buildings on side streets. According to the City's own analysis, off-arterial apartments will not be viable in many locations. Expanding the eligible area to two (or more) blocks from the arterials would help get more apartments actually built. Council can do this at the hearing, or approve the proposal as-is and direct staff to come back with a proposal to expand the eligibility map. This new map excludes many areas that were included under the previous rental policy. Places like Shaughnessy need apartments, and local-serving retail too, and should not be excluded. Some of the below-market rental options are especially uneconomical and unlikely to see much uptake. Council should look at improving these in the future. All of the below-market rental options are on arterials, as only 4-storey buildings are allowed off-arterial and they do not offer enough density to make a below-market component economical. The majority of new development in Vancouver is still detached houses and duplexes. Every torn down house is an opportunity for better land use, every new detached house is a missed opportunity. I walk by monster new houses in my neighbourhood every day that could EASILY provide a triplex or four-plex with essentially the same footprint providing decent rental housing on a quiet street.	Katherine Chambers	s. 22(1) Perso	Kensington-Cedar Cottage	No web attachments.
10/30/2021	14:50	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	Fully supportive of this densification initiative in support of creating more walkable, connected neighborhoods.	Adam Gruchala	s. 22(1) Personal and Confid	Unknown	No web attachments.
10/30/2021	14:58	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	For the love of God, zone for more higher density housing. Finding a rental unit in Vancouver was nearly impossible and I'm paying far too much for my current basement suite rental.	Taylor Foster	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
10/30/2021	15:26	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 more rental housing in Vancouver. Renters deserve to be able to live on nice, quiet side streets too!	Juliette Link	s. 22(1) Personal and Confid	Kensington-Cedar Cottage	No web attachments.
10/30/2021	15:29	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	I enthusiastically support this rezoning application! I live only 2 blocks from this site, and am excited for the possibilities to make the neighbourhood more vibrant by adding more people to it. It will also help, in its small way, with the housing crisis facing the city.	Derek	s. 22(1) Personal and Co	Arbutus-Ridge	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/30/2021	15:30	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	Hi there, I dislike most city decisions but this added density sounds great, just dynamite - exactly what the city needs. Go to any decent size city and that's what you see, 3-6 stories in the outskirts of downtown - and like it or not, Dunbar, Kits, East Van et al are now the outskirts of Downtown. Start with the blocks that have the highest saturation of homes built 1978-1992. No character, heritage value or build quality there. Key element here is as a neighborhood changes, retain the best heritage properties to eventually repurpose as galleries, restaurants, stores and offices. Keep a few heritage houses and mansions divided as rentals with development abutting but not encroaching. At some point, need to discuss designating a heritage park to move historic buildings to as city grows. See Fort Edmonton Park, Heritage Park Calgary, Barkerville. Right angle can be self sustaining. Possibly call up City of Delta to partner with them to use old airforce base by airport as site. Province and feds will partner and help fund, integrate Indigenous storyline. Partner with Nichol Bros as a site sponsor, help increase their Green business, and someone like Wall, Pattison or Rennie would probably contribute (and benefit from relocations at some point). Would make a quick and easy method for relocating 'problem' heritage structures that are historically important but poorly placed for development, which you are going to need to address if moving forward with mass density rezone. This is the secret to how many other towns open up their cores without aggravating heritage activists. Call me to discuss further if interested.	K Benjamin	s. 22(1) Personal and Confidential	Kerrisdale	No web attachment
10/30/2021	15:31	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 pass this common-sense proposal. The housing crisis is only deepening in this city, and we desperately need more options and more housing supply to slow the increase in housing prices.	DEREK M VAN PEL	s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
10/30/2021	15:42	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	Support	I own a single detached home in an area two blocks from an arterial (Hastings), across the street from a school (Seymour) and close to multiple parks. I strongly support the easing of policy restrictions which prevent the building of additional, medium density housing in this area. Currently the only new form of housing in the area is condo towers on Hastings, which places all our new neighbours directly above the noisy and polluted 4 lane high speed arterial. Meanwhile, just blocks away the streets are mostly empty and quiet, and just a handful of people live on each block. Our neighbourhood could easily support many more people and families, and Seymour school is highly underutilized. Presumably there are areas like this all over the city, which currently can only be built in after a long and onerous rezoning process. This road block should be removed. The city needs housing, let's build it. Send me more neighbours.	Hugh Stimson	s. 22(1) Personal and Confidential	Strathcona	No web attachments.
10/30/2021	15:51	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	Vancouver badly needs more rental housing, and rezonings take far too long. This would help speed up the approval process and help the city get the housing it needs. Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads. This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighborhood across the city.	Nicholas Lauga	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/30/2021	16:48	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 more rental housing, please approve this item. - The C-2 rental option is long overdue. Rental rezonings in C-2 areas are never rejected in practice, this is a practical step that will save everyone time and make rental more competitive with condo development, which does not require a rezoning. - The streamlined rezoning policy for transition areas is also long overdue. Renters deserve to be able to live off of busy, polluted arterial streets. - The intention for the rezoning process to be simplified is important and will help get more rental built. Not requiring a public hearing or a rezoning at all would be much better. Thank you!	Lani Brunn	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/30/2021	18:51	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	Long overdue. Instead of a block, make it 3.	Jennifer Bradshaw	s. 22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
10/30/2021	19:19	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	This decision is a no brainer. Rezoning takes a significant amount of time and money and prevents further housing that is desperately needed from being built. Major streets are already busy and have high levels of noise and traffic. Adding buildings up to 6 stories would not significantly effect the surrounding areas other then providing some vibrancy to the street	Trevor Hassel	s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
10/30/2021	19:45	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. Streamlining building apartments is long overdue. Renters deserve to be able to live off of busy, polluted arterial streets. The housing crisis can't wait for years long rezoning processes.	Yascha Friesen	s. 22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
10/30/2021	20:47	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	Our local shopping streets need more shoppers. Residents need healthier shopping streets. Prospective residents need places to live. This zoning change is too little and long overdue, but at least it's not nothing.	Michael Feaver	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/30/2021	21:43	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	This kind of change is long overdue	Devin Lyons	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/30/2021	22:10	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	Support	Rental should be allowed everywhere. I hope this is just the first step to fully legalizing rental housing everywhere - rather than continuing to force non-landowners accept lower air quality and noise pollution. https://www.theguardian.com/society/2021/sep/09/transport-noise-linked-to-increased-risk-of-dementia-study-finds	Heather Judd	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/31/2021	07:00	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 west side of Vancouver should allow more multi-unit buildings, not just along transit corridors such as Granville. This includes converting existing houses into multiple suites, building low-rise apartment buildings, and townhouses. Lane houses help but they are insufficient to alleviate the housing crunch. Apartment units on government land, such as the Jericho Land, must be expedited.	Lindsey	s. 22(1) Personal and Confidential	Marpole	No web attachments.
10/31/2021	08:37	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	Coming from Montreal originally, it just seems normal and natural for a city to have more apartment rental housing. The city can still be vibrant and actually has more character. Vancouver needs a revamp. Expanding the eligible area to two (or more) blocks from the arterials would help get more apartments actually built. These apartments also need to be affordable to middle income (\$40K to 70K) BC residents like us. Never mind the 'luxury' condos!	Joanne Fairbrother	s. 22(1) Personal and Confidential	Riley Park	No web attachments.
10/31/2021	09:11	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 fully support this proposal if for no other reason than it will increase our desperately needed rental stock in Vancouver. But past that, in a climate crisis it's important to build more dense, livable neighbourhoods to decrease our dependence on motor vehicles and ensure economic sustainability of our city. This proposal is a positive step for increasing affordability and equity in Vancouver. Thank you for your consideration.	Paolo Succi	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/31/2021	09:50	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	this policy needs to be implemented immediately	Parmar Singh	s. 22(1) Personal and Confidential	Killarney	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	09:51	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 more rental housing!	Deborah Rudo	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
10/31/2021	10:06	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	This should be rushed through And approved without delay - let's gets moving and start meeting the needs of the people of this city - where have you been for 20 years - better late than never- overwhelming support this plan!!	Jerome Deis	s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
10/31/2021	10:21	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 past member of the Renters Advisory Committee, I write to say that I do strongly agree with the points raised about the Streamlining Rental Policy by Abundant Housing Vancouver: - Vancouver badly needs more rental housing, and rezonings take far too long. This would help speed up the approval process and help the city get the housing it needs. - This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighbourhood, across the city. This council only has so much time left before the next election. Getting the Streamlining Rental Policy passed will be a significant part of your legacy that will start to shape the city in the years to come. We have been consulted on this policy direction for years - with you having voted on aspects of this plan in 2019 and 2020 - and the 348-page policy document for this is testament to the deep and detailed work that staff have done on this initiative.	Joshua Prowse	s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/31/2021	11:28	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	Support	I fully support this proposal. Hasn't if those opposed are concerned about how it will affect their quality of life in minimal ways such as character and parking. I wish I could worry about the character of a neighborhood when looking for a place to live but that is a luxury. Such things can be easily mitigated by building aesthetically pleasing buildings and underground parking. Things that can't be mitigated are things like having to drive two hours to work because you can't afford to live anywhere but mission and afford a family.	Amy George	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
10/31/2021	11:37	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	Upon reviewing the attachment with all "reports back with recommendations to council" regarding the NEW Secured Market Rental Policy, all owners of these (13) RS-1 zoned lots on this entire city block support council passing policy for a developer to have it easily re-zoned as "RR-3B": 6 floors & 3.4 > 3.5 FSR, for purpose of building a mixed-use secured market rental development with commercial units @ grade & 20% of units secured for "below market rate rentals". 2525 Renfrew St (commercial lot) is located across the lane from 2888 E Broadway (east corner lot on the subject one city block development site). 2543 > 2583 Renfrew St is an approved mixed-use secured market rental development site. This Molnar Group development approved for 8 floors @ 3.55 FSR. Currently under construction & across lane from 2888 E Broadway (east corner lot on the subject one city block development site). *A Molnar Group 2nd site was approved for same development as noted above located on next block south across E 10th Ave. 2710 Kaslo St: Commercial development site. Proposed: 2 commercial buildings: both 7 floors; creating total 218,350 SF office space. This XL NEW Commercial Molnar Group Development is located within 2 blocks of 2528 Kaslo St (west corner lot on subject one city block development site). Epta Development has a site on Renfrew St: one city block from E 8th Ave > NE corner on East Broadway @ Renfrew. Proposed: 6 storey podium & 12 floor tower located on above corner. The subject one city block development site is situated within 1 block of 2 sites currently under construction for secured market rental. The other 2 development sites outlined above are within 1 > 2 blocks of the subject development site. The Renfrew Skytrain Station is situated within 3 > 4 blocks of the subject development site. Points re: "strong potential" for subject RS-1 zoned one city block development site to be re-zoned "RR-3B": (A) 1 entire city block, located on "arterial", situated directly adjacent to an existing commercial or "mixed-use residential" site. (B) "The City is considering re-zoning policies that would support mixed-use rental & commercial developments at heights of 6 storeys & densities of 3.4 at RS & RT lots near commercial areas". Subject Development Site: 1 city block: 13 RS-1 lots, 62,306 SF, frontage: 430'. Build on 1.430 Acres & create 218,071 "Buildable SF" for New Secured Market Rental Development. As of October 31, 2021; there are 2 well known local developers interested in purchasing the subject development site. If COV council will approve new policy to enable the site being developed as "RR-3-B", 6 floors & 3.4 > 3.5 FSR for purpose of building NEW Secured Market Rental housing, with commercial units @ grade, and 20% units secured for "below market rate rentals". Why delay passing policy now to create NEW Secured Market Rental Development on 1 Whole block zoned RS-1 located on East Broadway & Renfrew St by Skytrain Stn'	James Kask	s. 22(1) Personal and Confidential	Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	11:44	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	It is important both for providing needed housing and supporting social equity to allow for construction of rental apartments on side streets. Rental housing is needed - and renters should not be restricted to living on busy arterials.	John Fuerst	s. 22(1) Personal and	Grandview-Woodland	No web attachments.
10/31/2021	11:44	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	I fully support this and other policies which allow more rental buildings in the city. This is critical to the future growth of the city and the wellbeing of its current and future residents.	Bill Tubbs	s. 22(1) Personal and C	I do not live in Vancouver	No web attachments.
10/31/2021	12:18	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	Support	I own and occupy a duplex unit in Kitsilano west of Macdonald. The proposed changes are a very reasonable way to open the neighbourhood to more rental development. In winter I am accustomed to living in downtown Barcelona where 6 and 7 storey apartment buildings above streetfront retail is the norm. This density on arterial streets makes for a very convenient and convivial lifestyle for daily shopping and access everywhere to public transit.	Andrew Pottinger	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
10/31/2021	12:42	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	Support	This is a great initiative with real potential to creat gentle density where it is needed in Vancouver. It gives me hope that this council actually believes in creating the space for change. I support this.	Shora Parvaresh	s. 22(1) Personal and Co	Downtown	No web attachments.
10/31/2021	13:08	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	Yes, I support wider sidewalks in front of buildings with businesses on the ground floor. Would be nice to have at least two benches in every block Benches surrounded by flowers and flowering shrubs	Marianne. Werner	s. 22(1) Personal and Confiden	Riley Park	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	14:00	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	This is a great policy that should be approved immediately! Rezoning takes far too long and renters should absolutely have access to homes on Vancouver's beautiful side streets, along with all areas in the city.	Virginia Van Zee	s. 22(1) Personal and Confidential	Fairview	No web attachments.
10/31/2021	14:01	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 rental market provides housing for up to 50% of all Vancouver residents. Vancouver City is essentially built out and the Metro population is going to double by the time my grandchildren are grandparents themselves. For Vancouver City to maintain its share of population and ensure a balance of residents through all economic classes and family forms ,the City must add new density. Pay particular attention to Appendix "J"-the CORIOLIS Consulting Group study which discusses the effects of various key assumptions: FSR levels, 20% below market rents and Vacancy Control for the "C" and "RS and RT" zonings. The practical realities of the economic outputs from these policy adjustments cannot be avoided in the real rental world. There are many many detailed practical zoning conditions in the proposal. Please as Mayor and Council do not indulge in a specific line by line assessment of all the recommendations, rather rely on your excellent staff led by Mr. Garrison and Miss Cho to have covered off the most significant issues to be resolved. Any minor alterations can be managed through revision to the specific zoning later as is the present practice. Please approve this proposal in it entirety	peter miller	s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/31/2021	14:12	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 strongly urge the council to allow for rental housing to be built without a hearing. The uncertainty and delays associated with further hearings for approval are a burden that disproportionately affects smaller and non-profit developers with fewer resources. Since missing-middle housing and purpose-built rentals are the types of housing we are trying to promote, it makes perfect sense to give these much needed projects the certainty to proceed. We already know the benefits of gentle density. We know more rental units on the market means tenants have more leverage and pay less in rent. We know living on an arterial street is less healthy, which is why allowing rentals off arterial streets is so important. One block is progress, but I would like to see gentle density be legalized on more residential streets so everyone has the right to a quiet street. There simply isn't time for every small project to have hearings. We know this because detached homes don't require any hearings. We should expand that to pre-approving the housing we want to see. This would also be more equitable, as privileged people would no longer be advantaged by having more time attend every hearing. Concerns should be considered now, but it would be pointless to delay approval for the sake of even more consultation. If one thinks we should wait and delay more, they should have concrete reasons for why they think missing middle and rental housing shouldn't be built as outlined in this proposal. I hope this council will find the leadership to take an affirmative stance in support of good housing. Thank you for your time.	James Tang	s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/31/2021	14:17	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	More density and height is needed to improve housing affordability	Scott Campbell	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/31/2021	14:33	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	Support	I support this proposal and I believe stream lining housing development is a necessary step to build a healthier vancouver. Multifamily developments should be allowed on all residential land in vancouver.	Ming Yin	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	15:09	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	Now that we know the health impacts of housing along busy arterials (think Kingsway), we have even more reason to allow for multiple unit residential rental housing in SFD zoned neighbourhoods. This long standing policy is exclusionary and unjust. This policy will help speed up the approval process and help the city get the housing it needs. Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads. Rental apartments belong in every neighbourhood, across the city. Those who oppose this policy in the name of neighbourhood "character" are selfish and have set the agenda on housing for FAR FAR too long.	James Glave	s. 22(1) Personal and Confidential	Fairview	No web attachments.
10/31/2021	15:42	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	Support	I'd like to register my strong support for the proposal to streamline rental around local shopping areas. I write as a housing researcher at UBC engaged in local zoning research and author of a book about our low-density housing in Vancouver, as well as a resident in the one of the areas directly affected by the proposal. As a researcher, I'd note that we have a clear housing crisis, with rental housing vacancy rates persistently hovering around 1% (the pandemic climb will certainly prove a temporary blip). We should keep developing rental housing near commercial lots, enabling a more walkable and transit-accessible form of density and moving us closer to sustainability. But this bylaw does something more in terms opening up some of our low-density housing. In general, our low-density RS zones represent the best places for us to work toward adding more (badly needed) rental housing, offering the least displacement of existing renters. This bylaw moves toward adding housing to these areas, incrementally, but equitably & in a real way, enabling more people to live off polluting arterials. This is the direction we need to be moving in. As I noted, I will be directly affected by this bylaw, insofar as I live in a part of the Point Grey neighbourhood where new rental will be allowed. I welcome the possibility of new neighbours in my area, and I want to go on record that I reject my local neighbourhood association's claims to represent my interests, despite never approaching me to ask how I feel about the proposal. (I find this is a regular problem with the reactionary WPGRA - please do not treat the organization as representative of the neighbourhood). Thanks to City staff for working on this proposal and thanks for reading my comments!	Nathanael Lauster	s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
10/31/2021	16:34	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	This proposal is only a minor tweak and should not be seen as controversial despite the rhetoric from NIMBYists. The vast majority of Vancouver's land base is zoned single-family residential despite the fact that the vast majority of the population can't afford those properties. Why are we preserving land for the rich?	Bryan Jackson	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
10/31/2021	16:35	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	Strongly support streamlining rental housing supply	ILYA TIHANENOKS	s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/31/2021	16:49	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	I live in the Dunbar neighbourhood and strongly support themotion to add more rental density . We need more people living here!	Michael Lang	s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	17:30	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	Passing this policy does the minimum to show that the City of Vancouver is willing, at least, to consider renters as anything other than second class citizens who's only value to society is "helping" out with the mortgage or sheltering the wealthy from the noise and pollutants of arterials	Jason Cassels	s. 22(1) Personal and Confidential	Riley Park	No web attachments.
10/31/2021	18:01	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 strongly support this policy proposal to streamline rentals around local shopping centres. We need more rental housing in Vancouver and for more of it to be off busy arterials. For 8 years my partner and I rented an apartment facing a busy truck route in Hastings Sunrise and worried constantly about the noise and pollution effects on our health and well-being. We were recently fortunate enough to move to an apartment on a quieter street. This city needs to provide more opportunities for renters to live close to shopping centres but off busy roads. Additionally, allowing greater density in urban centres will help prevent biodiversity and habitat loss in the greater Vancouver region due to sprawl in natural areas. It will help address emissions and climate goals by allowing people to remain in the city, where we have excellent transit and active commute options, and avoid long rush hour driving commutes. Many families would like to stay in the city and spend less time commuting, but to allow this we need to streamline new housing and density near urban areas. Moreover I think the policy should go further and allow higher density rentals more than one block from busy arterials. We spent nearly a decade of being woken up by truck air brakes in the middle of the night in our previous rental apartment and having everything on our balcony get coated in black road dust. When we were looking for a new place to live this spring, we found that over half of the apartment listings available were also facing busy arterials. We finally found a place in the West End and would love to see more of the city be modelled after the development pattern here - with many apartments on quieter, traffic calmed streets. This city needs far more apartments and more apartments that are located away from polluted, noisy arterials so that people can live close to work, transit and services while also living in a place that doesn't harm their health and well-being. Please approve this item.	Rebecca Seifert	s. 22(1) Personal and Confidential	West End	No web attachments.
10/31/2021	18:24	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	Dear Mayor and Council, I support more rental housing! Vancouver badly needs more rental housing, and rezonings take far too long. This would help speed up the approval process and help the city get the housing it needs. Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads. This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighbourhood, across the city.	Ruvena Buslovich	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/31/2021	18:26	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	Vancouver needs more housing of all types, and rezonings take much too long. This would help speed up the approval process and help the city get the housing it needs. If we don't implement more streamlining programs like this, our city will fall further and further behind the necessary unit count for our growing population. Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads. Densifying off of arterial roads will be beneficial for retailers as well. This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighbourhood, across the city. I believe condos should be included in this policy as well, but nevertheless this policy should be approved.	Tyler Knoepfel	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	18:39	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	<p>We can all agree that we need to increase the volume of secure rental housing in our city for many reasons, mostly as a means to address social justice and the right to housing as outlined by the UN and to address the climate emergency. My reasons for supporting the proposed Secure Rental Plan are: 1. Housing Stock: More than half of Vancouver residents are renters yet in the past 30 years we mostly valued owners in our urban policies. It's time we shift our focus to reflect the need. 2. Low Vacancy Rate: The extremely low vacancy rate for rental housing is at .9% while a healthy rate is a minimum of 3%. This means demand has outstripped supply. This affects price, ability to find & 'secure' housing and quality including difficulty enforcing standards, all to the detriment of renters. 3. Low Wage Essential Workers: We learned from the pandemic that our 'essential workers' earn low wages and struggle to find affordable rental housing that does not require them to travel to the city from the Fraser valley, adding stress to their lives, contributing to traffic congestion and continued pollution of our atmosphere. Essential workers need to be able to live where they work. 4. Complete & Diverse Neighborhoods: I support the plan to create more complete neighborhoods by adding new secured rental housing in areas nearby local shopping in an incremental manner to introduce missing middle rentals to neighborhoods that currently consist primarily of detached houses. Building dedicated rentals on residential streets may be controversial for some home owners, but like all change, there will be some opposition, but change is essential. We need to take a forward looking lens on this issue and support this proposal for the following reasons: - it is preferred for small families to be on secondary streets rather than on a noisy arterial streets - expands the range of incomes and diversity living in these neighborhoods - help protect residential neighborhoods from arterial street noise - adds to the character of livable neighborhoods by increasing pedestrian traffic, increasing customer base for local shops, services, amenities - position these homes close to transit - reduces the dependency on personal automobiles Potential opposition to rentals in single family home-owned neighborhoods is fear of change; fears that are unsubstantiated by reality and outweighed by the advantages to creating more livable communities; more secure rental housing and promoting a climate friendly city. 5. Address Climate Change: This plan will address the two largest sources of carbon pollution sources in Vancouver - buildings and transportation. We must enable more pedestrian & cycle trips to access daily needs rather than by private car, reduce local congestion & reduce air pollution. '100% of respondents felt the proposed changes would help create complete, walkable neighborhoods and that they complement the City's climate emergency response.'</p>	Jana Rayne MacDonald	§ 22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
10/31/2021	18:56	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	<p>As a voter and taxpayer, I find the current rezoning process for every rental project to be frustratingly slow. Our city badly needs more housing. I am strongly in favour of more purpose-built rentals on and off arterials. Our city is impoverished by being unable to house any but the wealthy or fortunate. Renters are terrified of losing their housing, and having to pay far more for far less. "Liveability" is for everyone, not only existing homeowners.</p>	Abby Fitch	§ 22(1) Personal and Confidential	Riley Park	No web attachments.
10/31/2021	19:25	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	<p>Hello, I am very strongly in support of this policy. It would allow our communities to become denser and more inclusive, which is what the City of Vancouver says it wants. Bans on rental housing are at the core of our current affordability and climate crisis. This would be a very positive step in helping to address these significant problems. I find the term residential zoning highly problematic when used to only include single family housing because renters are residents too. As a renter I am just as much a part of my community as those who own homes and I have just as much of a right to live on any street in this city as anyone else. Making more rental housing available is a win for everyone. Defining our communities by what they include instead of those they exclude is a win for everyone. Renters deserve to live everywhere that there is residential zoning, they deserve to be treated with respect and dignity and they deserve more options that they have now. Please support this.</p>	Rhi Myfanwy Kirkland	§ 22(1) Personal and Confidential § 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
10/31/2021	19:46	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	<p>We need AFFORDABLE rental housing available for people to access amenities on main arterials and especially within walking distance of public transit. Let's make it possible for our children and grandchildren to stay within the CoV and for newcomers to integrate without having to commute from outlying communities if they choose not to do so.</p>	Barbara L Shepherd	§ 22(1) Personal and Confidential	Kitsilano	No web attachments.
10/31/2021	20:18	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	Support	<p>If we do not have enough rental housing or the housing provided is not suitable for families and children (e.g. properties located on busy streets), we will not have a sufficient number of people to support and work in our communities. Million dollar homes are out of reach for many middle and low income people who work in Vancouver, like teachers and health care workers. Forcing our most valuable workers out of the city, in favour of those who happen to be lucky enough to afford a house benefits no one.</p>	Susan Mogan	§ 22(1) Personal and Confidential	Sunset	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/31/2021	22:25	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	It pains me to have to write in support of this proposal because it's significantly reduced from what was proposed last year and is also woefully inadequate for what the city actually needs when it comes to housing. I've heard many councillors and speakers at council complain about rental projects going up along arterials because those roads and louder and noisier making them more hazardous to residents and yet from this council we have had no major framework policy changes to solve this problem. Instead, we've got this proposal which simplifies the process of adding rentals only along these roads. Numerous open houses have portrayed multifamily buildings and their residents as shields, protecting the single family homes that exist off the arterials from the pollution and noise. This is frankly appalling, especially when one recognizes that the apartments and condos on arterials are significantly cheaper than the detached homes they are in effect protecting. Don't get me wrong this is a necessary change so that we can add more much needed housing to the city but it cannot be stressed enough that we need to allow more housing on the quieter, safer, less polluted, and cooler side streets. Rezoning these commercial districts should include transportation improvements. With more people living in these areas, there will be more patrons for local businesses. This provides the perfect opportunity for the city to introduce traffic calming measures so these commercial districts are more pleasant for visitors and residents alike. Turning these roads into streets addresses some of the equity problems of the rezoning changes and indirectly helps get the city towards its goal of reducing vehicle trips. I am disappointed to see the scope of this rezoning scaled back but I hope to see it passed and some attention paid to making these soon-to-be more populated commercial areas destinations.	Charles Eyrich	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/31/2021	22:59	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	See attachment.	Russil Wvong	s. 22(1) Personal and Confidential	Riley Park	APPENDIX B
11/01/2021	08:44	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	This is certainly a step (but just a step) in the right direction. Please allow this to go forward. Fill up those empty schools!	Vincent Pierce	s. 22(1) Personal and Confidential	Fairview	No web attachments.
11/01/2021	08:55	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 absolutely support the proposal. Vancouver needs more rental housing, and it needs more affordable housing. Opposing modestly sized rental housing of up to 6 storeys on main streets and 4 on adjoining blocks is unreasonable given the city's housing crisis. Underpinning opposition to this policy is the attitude of privilege. In these public hearings, council ends up measuring off the right of all people to housing against the right of some people to parking, views, and quiet, etc. What I would like council to see is that the privileged opponents of new rental housing are in fact opposed to city building itself. They want to hold Vancouver in place, I want to see Vancouver grow. There are a lot of us out there, many of whom would jump at the chance to live in one of the new homes created by this proposal. In response to more reasoned criticism of the proposal, I would like to remind council that solutions need not be perfect to be worthwhile. Please approve the program and let more people live here!	Matthew Shields	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/01/2021	10:03	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 owner of a house 2 blocks away from Dunbar St. I am OK with more density on the side streets. I would prefer three story rental apartments on 60 foot lots and duplexes or four plexes on 33 foot lots as opposed to 4 story buildings in the blocks adjoining the shopping blocks.	colin gray	s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/01/2021	10:45	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 strongly support this badly needed policy. Although this doesn't go far enough (rental apartments should be legal across the entire city), it is an important first step in both providing more rental housing options, and making those buildings that are built available in Vancouver's beautiful side streets and not just busy arterials. As a renter who currently lives in a building adjacent to Burrard Street in Kitsilano, I am constantly subjected to general traffic noise, which includes overly-loud luxury cars and motorbikes, as well as emergency vehicles. This is especially bad in the summer as we need to have the windows open to cool the place. There have been many times where a siren or loud car engine will wake up my sleeping toddler at night. However if there were rental apartments available just two blocks west of us, the noise pollution would be drastically reduced. Instead this city uses apartment buildings as a buffer between unaffordable single family homes and dirty and noisy arterials. The city needs to make apartments legal everywhere in the city and eliminate single family zoning to help alleviate the housing crisis and make what housing is available more equitable. This proposal is a small, but worthwhile first-step in that process.	Cameron White	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/01/2021	10:47	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 rental vacancy rate in this city is a major problem, and it will only get worse as borders open up again, adding more people living here on temporary student and working visas competing for rooms. Small action at the margins will not fix this significant imbalance. As much as its nice for me to have 50+ people applying to choose from when looking for a new roommate, that means I have to say no to 49, and makes clear that this is not a healthy balanced market. Please add more rental.	Aaron Ottho	s. 22(1) Personal and Confidential	Downtown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/01/2021	10:49	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	I fully support the upcoming proposal to streamline rental. It doesn't go far enough, but it's better than nothing.	Duncan Lock	§ 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/01/2021	11:29	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	I'm writing in strong support of this proposal. Vancouver can't survive as an interesting and livable city without affordable housing for essential and service workers, and while market rental isn't a perfect solution, anything beats allowing "character neighbourhoods" of single-family homes to continue their process of zombification-through-unreasonable-pricing at the expense of the rest of the city. The neighbourhoods in the city which already contain older missing-middle housing are among the most vibrant and livable; we should do all we can to build more of them.	Adam Williamson	§ 22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
11/01/2021	12:04	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	Hello, I am writing in support of the proposed Secured Rental Policy. While I do not believe that this policy goes far enough, policy enabling rentals in transition areas and C-2 zones throughout Vancouver is long overdue. We are all aware that Vancouver remains in a housing crisis, and streamlining rental approvals to increase housing stock and create more walkable neighbourhood is an important piece of increasing rental housing supply in the city. That said, it is disappointing to see the policy limited to one block from arterials and exempted from several areas of the city. I would be in strong support of expanding the scope of the policy to these areas and to further off of arterials.	Erin LaRocque	§ 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/01/2021	12:39	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	Mayor Stewart and Council, UDI is writing in support of the amendments being proposed under the Streamlining Rental Around Local Shopping Areas item. Please find our comments attached.	Anne McMullin	§ 22(1) Personal and Confidential	Unknown	APPENDIX C
11/01/2021	12:41	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	Support	I am writing in support to amend the Zoning and Development By-law in accordance with Appendix A, of the Referral Report dated September 3, 2021, entitled '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.' With Vancouver's existing housing crisis, streamlining this process will provide further incentives for developers and investors to add additional new secure market and below-market rental at a quicker timeline. As an example, PCI has an upcoming rental project that would have benefited from this expediated process. With this time savings, it would have brought rental units to market approximately 18 months earlier than currently projected. This amendment in turn will help further drive rental developments in C-2 zones and maintain competitiveness with condo developments. Furthermore, I also support the changes in the Rezoning Policy for parts of the RS/RT zones to allow low density rental housing within walking distance to public transportation, shopping areas and amenities. In closing, by having council approve this amendment, it will further incentives developers and investors to build purpose built rental and supply rental quicker to meet the existing market demand. Sincerely, Cheryl Yip PCI Developments	Cheryl Yip	§ 22(1) Personal and Confidential	Unknown	No web attachments.
11/01/2021	13:43	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 fully support this proposal. Increased rental housing near shops will do a great deal towards tackling car dependence and the climate crisis in Vancouver. In practice, the projects that would fall under the proposed changes are never rejected, but must still undergo the increased time, expense and uncertainty in the current bloated status quo of spot rezonings. This adds to the cost of new housing and delays new supply, so people starting their career in Vancouver are priced out of the city - often having to drive in from suburbs and contributing to traffic. Personally, I feel that the proposal does not go far enough, as rental housing should not be limited to within one block of arterials, acting as a "buffer" to protect rich homeowners from noise and pollution at the expense of their own health. Many neighbourhoods such as the West End have shown that density need not come at the expense of green space and quiet streets, so these benefits should be shared by as many people as possible. However, there is no time to waste in more consultation - pass this proposal now as it is and consider allowing missing middle housing in exclusionary neighbourhoods soon.	Luke Johnson	§ 22(1) Personal and Confidential	Kitsilano	No web attachments.



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The only long-term solution to The Rental Housing Crisis.

Repeatedly, governments have tried to solve the problem of housing by trying to control the demand. Rent controls and other restrictions have been around since the 1970's and have never worked to alleviate the issues. These tactics only serve to band-aid the rental environment in the short term and offer the politicians of the day something with which to placate the voting tenants of BC.

The only true long-term solution to the housing crisis is an increased supply of housing sufficiently large to drive prices down.

First, why will restricting the current supply not work?

To paraphrase Jurassic Park, "The economy will always find a way".

When there is a difference between demand and supply, and a resulting difference in price between the market and artificially suppressed prices, someone will fill in the difference.

What are we seeing?

The current supply is not going as far as it did.

- Where we used to see two people rent a two bedroom apartment as roommates and split the rent, we now regularly see a single person rent that same apartment. They then use the second bedroom as an expensive sublet or we see the second bedroom find its way onto Airbnb or a similar service. Every time a renter does this it shrinks the effective supply by half and negates or "end runs" rent controls, as the second bedroom rents at full market.
- Where we used to see families rent 2 and 3 bedroom apartments, we now see those same units suffer from the same online or sublet paradigm. Families (who use the second and third bedrooms for kids) simply can't compete with the tenant who will use the extra rooms to generate revenue (which they can use to bid up rents).
- We are now regularly catching people renting apartments as "inventory" for their online short-term rental business. In one case, two tenants (one apartment each) were brothers, both of whom were licensed realtors. Neither ever moved in.
- Social housing is now being resold. There is enough money in legacy "low-rent" apartments and social housing units that tenants are better off subletting them, pocketing the money, and going back to the streets.
- Social housing is not working anymore. Where social housing was once a temporary hand up, the difference now between the cost of social housing and full market rates is so big that

tenants are resigned to never moving on. This means the only new spaces for tenants in need are newly built units.

You may believe you can fight these issues with new rules, but think, “How practical is it to try to chase 750,000 tenants individually”?

The pressure on property owners is degrading the market.

- At the same time that governments are acting to require property owners to freeze rents, they are not willing to “walk the walk”. As a landlord, one of the largest expenses we have is property taxes. If you compare the legislated allowable rent increase to the budget increases year over year at the City of Vancouver or the other surrounding municipalities, you will find a larger and larger gap. Somehow landlords are required to make ends meet with 2%, but god forbid a mayor should have to stick to 2% as a year over year budget increase.
- The same is true at the provincial level. Whether it’s the cost of electricity, gas, garbage, or the ever-increasing standards of the building code, rarely are increases to costs, driven by the provincial government, less than the legislated allowable rent increase. All too often, there seems to be a disconnect (in politician’s minds) between building standards and the cost of maintenance. When you raise building standards, you raise the cost of rents. There is a direct correlation.
- “There is no money tree out back”. Property owners are not willing to lose money. We are, after all, in the business of rentals. Instead, we will simply cut back on maintenance or other expenses. This results in an ongoing degradation of the quality of the existing rental stock. Tenants pay the price.
- Cities want the quality of housing to improve. This is a worthy goal, but cities seem to be blissfully ignorant of the fact that every improvement (cost to the landlord) needs to be covered by revenue. ***To be clear, new bylaws and improved building standards are directly linked to and cause higher rents.***

You are only slowing down the inevitable. Tenants move. Landlords have turnover. Prices will go up.

Vancouver is becoming New York.

- In New York, some people will never buy a house. Furthermore, it is not seen as a negative. Couples are realizing that they can rent, and life will be fine; sometimes even better. With no home costs and often no use for a car, couples have more money for travel, better schools for the kids, eating out, etc. This trend in BC (being driven by crazy house prices) is bringing more people downtown and more specifically, into rentals. More importantly, people are staying much longer. Additionally, many have more income based on their age and can compete aggressively with young people for apartments.

As an ever-increasing number of people look to rent, the pressure on the limited supply rises.

The market is becoming more fragmented.

- Although units are being added to the rental market, they are not purpose-built rentals. They are, instead, individually owned condominiums. This has two effects:
 - First, it erodes rental security. Rental buildings stay rental buildings. Condominiums, however, come on and off the market. Tenants never know how long any given unit will be available. Owners can't be controlled. They simply ignore or skirt the rules.
 - Second, individual owners increase rents to full market and demand this return or withdraw their units. Individual rental units are unstable and help to drive up overall rental rates.

So, how do we fix the supply?

There are all kinds of symptoms surrounding the real issue and often, these are tackled in hopes of finding a solution. This sometimes produces short term breathing room, but nothing (long term) is going to change until the root of the issue is addressed.

It is more profitable to build condominiums than rentals.

Here are the reasons:

Municipalities get paid.

- At some stage, municipalities decided to demand part of the profits from developments. In the early days it was a legitimate request. Developers were building subdivisions at a frantic pace and civic governments were having to try to keep up with fire halls, sewers, domestic water, etc. for the new suburbs. What they demanded was a "contribution". Developers were making huge profits from rezoning and building on virgin land. Surely, they could pay for some of the civic facilities required. ***Now, this was in spite of the fact that civic governments don't have taxing powers (they can only charge for services), so their demands were essentially illegal, but it was all for a good cause, so....***
 - Quickly, these "contributions" became a pillar of municipal revenue. The money rarely built new infrastructure, but soon was flowing into general expenses. Further, other cities, some without any expansion, decided they shouldn't be missing out, so the practice grew. The City of Vancouver, as an example, where building rarely results in increased infrastructure, was soon profiting grossly from the practice.

Unfortunately, this has resulted in a conflict. While municipalities tell tenants "we are on your side", they are in fact discouraging rental building through unfriendly bureaucracy and a fee structure designed for condominiums. Rentals simply don't feed the machine.

The taxes don't work. They unfairly burden rental builders.

- When you are building any structure, the materials and labour attract PST and GST. For a condominium development those taxes are neutral. When the condominiums are sold the taxes are simply passed on to the buyers. Unfortunately, for a rental building, taxes must be absorbed

as part of the cost, because there is no end buyer to pass taxes on to (residential rent is GST and PST free). This adds significantly to the cost of construction.

- Further, unlike grocery stores, which are zero rated for GST (this means they charge 0% GST on food and get to claim back any GST they pay on supplies), property owners are GST exempt, which means they can't charge GST on rent, but they are barred from claiming back any GST they pay. GST simply finds its way into rent increases over time.
- As an additional disincentive though (salt in the wound), at the completion of construction the federal government requires the owner to estimate the fair market value of the completed building and remit GST on that value. Even if the building is not sold, the owner is required to "sell it to himself" (a deemed transaction) to generate a big GST win for the government. Most owners obtain additional bank financing to cover this hit. For a big building this results in millions in extra cost and, as mentioned, the entire cost is capitalized so it becomes virtually unrecoverable.
- Lastly, unlike every other business in Canada, rental building owners cannot roll over their assets for capital gains purposes. When a rental building is sold, even if the proceeds are immediately reinvested in rental housing, the gain on the building is taxed like a capital gain. The effect of this tax rule is that building owners who might otherwise redevelop their properties or sell them as rental sites, don't do so because of the huge capital gains impact they would suffer. Thousands of buildings are frozen by the federal tax regime.

Condominiums sell for more

- Beyond the additional costs of building dedicated rental buildings, the plain fact is that condominiums sell for more money on a per sq ft basis. They are more valuable to the buying public. Simple economics dictates that the smaller, more affordable, and more accessible you make a piece of real estate, the wider the audience and as a result, the higher the per sq ft price.

Builders of Rental housing can't buy sites

- Because cities don't really want rentals and because the end sale price for condominiums is higher, any available sites are purchased at higher prices by condominium builders. Rental builders simply get outbid. This results in very few rental projects being proposed. Further, the city does nothing to make sure that rental sites stay rental sites, instead allowing them to be converted into more condominiums with only a matching of rental units.

But we are doing something about it...

Several cities have launched programs to try to stimulate rentals. We would submit most have been complete failures.

Here's a metaphor as to why. In Europe, authorities were keen to have LED lights replace the much less energy efficient incandescent bulbs. The problem was that incandescent bulbs cost 50 cents each and LED bulbs were \$10. The solution was a \$5 tax on incandescent bulbs, the proceeds of which were used to reduce the cost of LEDs. The solution was successful, because the authorities made sure it was a

100% solution. If the tax had been \$2, it would not have worked; nor \$3 or \$4. The tax needed to be large enough to make LEDs the cheaper solution for consumers.

This story is important, because most civic programs only go part of the way. In this, these programs are a waste of money. Those people who were already going to build rental will take the money. Anyone else will ignore the incentives because they don't make business sense.

The proof is in our current situation. Local governments are trying to spin the tiny number of rentals being built into a win by quoting the absolute numbers of units. But if you take the number of building permits being issued for dedicated rentals against the total number of permits issued for all residential buildings, rentals are insignificant. When you look at the number of rental units being built compared to the total number of units (condominiums and rentals) being built, any current program can only be seen as a failure.

A successful program needs to be supported by the math. If a condominium in downtown Vancouver can be sold for \$1800 per sq. ft. and a rental unit sells on a 3-year average for \$1300 per sq. ft, then the tax on condominiums needs to be \$550 or the incentive to rentals needs to be \$550. Costs to build are about the same.

In addition, incentives for purpose-built rentals cannot be for sale. As an example, the city of Vancouver offers additional density for building rentals. A good idea. The issue is developers can also buy the same density for less than the gap between condominiums and rentals. For clarity, it is more profitable to build condominiums and buy density from the city than it is to build rentals and get the density for free. Developers will always make the better business decision.

What needs to change?

Quite simply, the playing field needs to level. And we say simply, because it really is a simple problem to solve with a little political will.

Take the conflict out of development.

Incentives need to be based on the difference in any given area, between the sale price of condominiums and the sale price of rentals. Don't let detailed arguments around costs, etc. muddy the waters. Last time we checked, there was only one building code for both rentals and condominiums, so building costs can't be that different.

The province needs to consider, based on the misuse, whether municipalities should be allowed to continue to extort payments from developers. This evaluation needs to be based on the degree to which municipalities are misusing the funds, the conflict inherent in good land use decisions, and the risk to city budgets underpinned by condominium sales.

Action: Regulate (provincially) or ban the taking of payments for rezoning or land use decisions made by municipalities.

Bonuses for building rentals need to make sense.

The math needs to make sense. Municipalities need to calculate the difference between the sale price of rentals and condominiums and determine if incentives or taxes are needed to level the playing field. Half way won't work.

Action: Municipalities need to develop a new approach to the building of purpose-built rentals and stop treating them like condominiums.

Bonuses for building rentals cannot be for sale or bargained away.

Municipalities can't be allowed to sell rental building bonuses to developers for less money or for other less expensive purposes (donated amenity spaces, etc.) As long as condominiums sell for more per sq ft, municipalities need to be focused on the larger goal and not be distracted by small wins.

Action: Incentives like additional density need to be focused on encouraging rentals.

Municipalities need to consider building code changes for rental buildings more carefully.

Energy efficiency or increased safety are worthy goals, but they won't protect tenants who can't afford the buildings after the costs of these changes are added to rental rates. Municipalities need to be more conscious of the cost of building purpose-built rentals and the impact on rental rates when they propose and require higher standards.

Action: Municipalities need to add a step to new building regulation changes which justifies the improvement against the cost.

Taxes need to be fair.

It cannot be significantly worse to build or own an apartment building from a tax point of view.

Actions:

- a. **Municipalities need to lower property tax increases on rental buildings to match allowable rent increases.**
- b. **Rental buildings need to be zero rated for GST, not exempt. This needs to include the building and running of rental buildings.**
- c. **Rollovers of rental properties into larger rental properties need to be capital gains exempt.**

A real goal needs to be developed.

Municipalities and stakeholders need to focus on a goal which is less about "fanfare" and more about purpose-built rentals as a percentage of all units built.

Action: We would suggest that real change will only be seen when purpose-built rentals are 30% to 50% of new building permits for multi-unit buildings. Municipalities need to target a percentage, not a number of units.

Finally, don't make the rental business unattractive.

At the end of the day, the health of the rental market depends on investors wanting to put capital into new buildings and units. If the government becomes heavy handed with rent controls and other restrictions, people will simply invest elsewhere.

**Action: Focus on increasing the supply and be wary of trying to control the existing stock.
Rent controls, unit restrictions, taxes, and building regulations will only drive interest away.
Rent controls are the fastest way to turn parts of the city into slums.**

Respectfully submitted,

THE PACIFIC INVESTMENT CORPORATION LIMITED

s. 22(1) Personal and Confidential"

Brent Wolverton, CEO

Russil Wvong
2021-10-31
Comments in support of the Streamlining Rental policy

“It’s easier to elect a pope than to approve a small apartment building in the city of Vancouver.”
- Ginger Gosnell-Myers

I live in Vancouver, and I have no connection to the real estate industry. I think housing is the single most important issue facing Vancouver.

Lack of housing in Greater Vancouver, especially rental housing, is driving up housing costs and making us poorer. We've got a huge mismatch between jobs and housing: basically we're adding jobs faster than we're adding housing. It's like musical chairs, with lower-income renters getting pushed out, or worse, into poverty and homelessness.

High housing costs mean that after you pay for housing, you don't have much left over. I can't count the number of people who say that they have a six-figure income, but in Vancouver they still feel poor. Everyone feels stretched to the limit. There's no way they can pay for higher property tax or a parking permit. Even long-time homeowners feel like they're being pushed out: the only way they're going to benefit from their massive gains on paper is if they sell and move elsewhere.

In other words, the current situation is bad for pretty much everybody. We're all worse off.

When rents are high, people want to build more rental housing. Right now the bottleneck is that each and every rental project requires a rezoning, which means time-consuming closed-door negotiations with city staff, followed by a public hearing with vocal opposition from people worried about neighbourhood impacts, and ratification by city council.

A majority on city council almost always votes yes in the end, but the whole process takes a very long time. It makes sense for council to make the decision up front, instead of having to approve each rental project individually.

Public support for more rental buildings is surprisingly high: according to a 2019 poll, 70% of Vancouverites support four- and six-storey rental buildings in residential neighbourhoods.

I don't want to dismiss the concerns of people who are worried about over-crowding and public services being overwhelmed, but using high housing costs to keep newcomers out is a double-edged sword: over time, all your neighbours are going to be replaced with rich people, because they'll be the only ones who can afford it. A better approach is to lobby for more public services to accommodate the larger population in the neighbourhood.



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November 1, 2021

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

Dear Mayor and Council:

Re: Streamlining Rental Around Local Shopping Areas

The Urban Development Institute (UDI) is supportive of the By-law amendments being proposed through the *Streamlining Rental Around Local Shopping Areas* initiative. These changes are the result of several years of policy development, and extensive public and stakeholder engagement. These modest, but important changes build on the work of the 2019 *Secured Rental Policy*, and will be another positive step towards the creation of more diverse housing options in neighbourhoods across Vancouver. For this reason, we urge City Council to approve the recommendations in the staff Report.

UDI has previously written to Council regarding our strong support for amending the C-2 district schedules to allow six-storey rental projects, as well as improving the rezoning policy/process for some of the low-density areas of the City. The approval of these changes in C-2 zones is an opportunity for the City to make it simpler and faster for builders to deliver rental close to local shopping areas.

At the same time, the changes to the Rezoning Policy for parts of the RS/RT zones will allow lower density rental homes to be built in more areas of Vancouver that are close to transit, shopping and other amenities. Neighbourhoods where rental was not supported previously will have new opportunities to become more vibrant, diverse and walkable communities with a mix of housing types through a simplified approval process.

Although these changes are modest, they represent an important step towards Vancouver's goal of delivering more rental homes. We hope that Council will recognize the importance of these amendments, and approve the By-law changes.

Yours sincerely,

s. 22(1) Personal and Confidential"

Anne McMullin
President & CEO, UDI