

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
10/05/2021	21:32	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 project will be an awesome opportunity to our community, providing housing options for everyone who resides in Vancouver. Also contributing for the constant economic and social growth of our local community.	Bruna Dellacosta	s.22(1) Personal and Confidential	Downtown	No web attachments.
10/07/2021	08:11	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 am in full support to bring more rental housing to Vancouver.	Jenna Shahi	s.22(1) Personal and Confidential	Marpole	No web attachments.
10/13/2021	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	Dear Council, We write in support of the proposed amendments to the C-2, C-2B, C-2C and C-2C1 zones in order to facilitate the creation of much needed rental housing in Vancouver. We are a local development company with a variety of mixed use multi-family and purpose built rental projects predominantly in East Vancouver. We understand the financial implications with rezoning's that often drag out 3+ years. When analyzing C zoned sites in Vancouver, we typically look at two scenarios; strata condominiums (4-storey) under the existing zoning and market rental (6-storey) under potential rezoning. Typically the financial return in particular in East Vancouver (not to mention far less gray hair!!) is to proceed with a 4-storey strata project by way of a straight forward Development Permit and negating the requirement for a lengthy rezoning. This saves the project anywhere from 24 to 36 months and saves on substantial holding costs associated with rezoning property in Vancouver. The incentive to rezone to build market rental housing (let alone below market rental) in Vancouver just isn't there. The proposed amendments to the C-2, C-2B, C-2C and C-2C1 zones would shift the tides for us. By not having to rezone a property the timeline for a purpose built rental project is substantially reduced. Quite simply we'd be incentivized and would want to build more market rental housing in place of 4-storey condominiums! We fully support the amendments. We note that if the proposed amendments are not approved on November 2, 2021 we have several C zoned sites in Vancouver going through preliminary design work that will proceed under the existing zoning as market condominiums. We are just one developer, however this would mean an immediate loss of over 200 rental units if not approved on November 2, 2021.	Jeremy Waldman	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/14/2021	12:00	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	hi, i am a local business owner along Main st and i think this will benefit all the local business owners and also renters. (i am also a renter) we need more rentals , please do not wait any longer.please do not send this back for another study. we need more rentals now.	Arash tavakoli	s.22(1) Personal and Confidential	South Cambie	No web attachments.
10/15/2021	06:48	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 fully support any and all proposals to increase rental housing stock in Vancouver.	Duncan Lock	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

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10/19/2021	09:02	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	See attached letter of support regarding the Secured Market Rental Policy.	Killarney Lutheran Church	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	Appendix A
10/19/2021	12:46	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	I support the Streamlining Rental Around Local Shopping Areas initiative because of the following: Reasons for Support ' Rental housing provides options for households who cannot or choose not to pursue home ownership ' Rental housing is in very short supply in the City of Vancouver, and this initiative will result in much needed new purpose built rental housing being constructed ' The city is in a housing crisis, and more rental housing supply is an important part of addressing this situation ' The additional density being proposed for these local shopping areas, in the form of increased rental housing, will help make these local shopping areas more vibrant and economically sustainable. ' Providing rental housing near shopping streets allows the residents who live there to be less reliant on cars and reduce carbon emissions. ' The proposed rental housing will create more complete and inclusive neighbourhoods by better meeting the diverse needs and range of household incomes of people who live and work in Vancouver. ' The increase environmental standards being proposed will help the city fight the climate change emergency by ensuring these new buildings are built to minimize carbon emissions. Please do the right thing and approve the proposed zoning changes.	Michael Brown	s.22(1) Personal and Confidential	Fairview	No web attachments.
10/19/2021	15:36	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	I support the streamlining rental around local shopping areas initiative because rental housing is in very short supply at the minute. Rentals provide a vital option for people who cant afford buying a home. Providing rental housing near shopping centers also allows the residents who live their to rely less on cars which will in turn cut down on carbon emissions.	Andrew Walsh	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
10/19/2021	16:11	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 support the Streamlining Rental Around Local Shopping Areas initiative because providing rental housing near shopping streets allows the residents who live there to be less reliant on cars and reduce carbon emissions. Also, the increased environmental standards being proposed will help the city fight the climate change emergency. This is done by ensuring these new buildings are built to minimize carbon emissions.	Cam Knowles	s.22(1) Personal and Confidential	Victoria-Fraserview	No web attachments.
10/19/2021	16:12	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 support the Streamlining Rental Around Local Shopping Areas initiative because providing rental housing near shopping streets allows the residents who live there to be less reliant on cars and reduce carbon emissions. Also, the increased environmental standards being proposed will help the city fight the climate change emergency. This is done by ensuring these new buildings are built to minimize carbon emissions.	Tara Stansfield	s.22(1) Personal and Confidential	Victoria-Fraserview	No web attachments.

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10/21/2021	11:51	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	Should be expanded beyond limited strip close to arterial/busy roads.	Andrew Nolan	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/23/2021	12:25	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	New housing is desperately needed in this city. I moved here to finish my Civil Engineering Degree at UBC and was considering staying to work after, but have been completely demoralized. I could not find a single room to rent, so I had to get a one-bedroom apartment. The only apartment I could find in my budget is terribly maintained, and a pipe burst leaving a hole in the ceiling that my landlord refuses to fix. Even after graduating and earning what should be a great salary for someone in their mid-twenties, I will not be able to afford a decent apartment here. I am demoralized, and feel pushed out of the city. New housing supply is urgently needed. To Council: please support this amendment, and understand the grave impacts that lack of housing supply is having on those of us who do not already own homes.	Chris Gusz	s.22(1) Personal and Confidential	Fairview	No web attachments.
10/24/2021	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	Vancouver has a severe shortage of rental housing. It's like musical chairs - it's driving up market rents, making people poorer, and pushing lower-income renters out of the city. At the same time, every individual project to add more housing runs into vocal opposition. According to a 2019 poll, 70% of Vancouverites support four- or six-storey rental apartment buildings in their neighbourhoods. But the people who are motivated to speak at public hearings are those who are most fearful that adding more housing, and therefore more residents, will overwhelm public services in their neighbourhoods, like daycares, schools, public transit, and parking. It makes sense for council to set overall policy, instead of considering and voting on every individual project, no matter how small. From council's decisions over the last three years, it's clear that when rezoning is required in order to build rental housing, council will eventually approve it. However, this process is very slow and time-consuming, for both city council and city staff. Because supporters and opponents are both trying to make sure that their side isn't outnumbered at public hearings, they mobilize more and more people to speak, which slows down the process further. Approving this proposal means that council will no longer need to evaluate and vote on every project. It'll make it easier and faster to build badly needed rental housing, both market and non-market, which will help with affordability. It's obvious how new non-market housing helps. New market housing helps with affordability as well, because new housing frees up older housing: every higher-income renter moving into a new building opens up a vacancy in an older, cheaper rental, and increasing vacancies pushes down rents in the older rentals. To address the legitimate concerns of opponents, it's important to build up public services as neighbourhood populations grow. [I have no connection to developers or the real estate industry. I'm writing because as a long-time resident of Vancouver, I'm increasingly concerned about people getting pushed out by high housing costs]	Russil Wvong (morehousing.ca)	s.22(1) Personal and Confidential	Riley Park	No web attachments.
10/25/2021	20:41	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	This policy is crucial to unlock additional and much needed housing stock - specifically market and affordable rental - to provide homes for all types of Vancouverites. This policy has been a long time coming and needs to be approved to keep housing options more affordable. The focus of Council should remain on increased supply as this is more immediately actionable through policy like this.	Geoff Matthews	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/26/2021	19:10	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	I support this initiative because rental housing is the only option for those who cannot afford home ownership. Providing rental housing near urban centers allows residents who live there to be less reliant on cars - supporting the 15-minute city principal.	Shauna Leigh	s.22(1) Personal and Confidential	West End	No web attachments.

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10/27/2021	06:37	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	Vancouver desperately needs affordable rental units for citizens NOW Red tape is NOT an option Fight for the citizens of your city	Wilma Douglas	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
10/27/2021	08:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Rental housing is necessary for those who cannot afford to purchase a house. Those starting their career in Vancouver need adequate rental options and currently the demand is far greater than the supply.	Kyle Przywolski	s.22(1) Personal and Confidential	West End	No web attachments.
10/27/2021	11:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Housing affordability is a key issue in our city and in the greater Vancouver area. I support adding more rental housing to help address this issue, particularly in areas with local shopping areas. Our city's shopping spaces have been through some very difficult times over the past year and a half, and supporting them through increasing density is a no-brainer to create a more sustainable and vibrant community. As other world class cities do, let's continue to approve and support density in the right places. Let's continue to be consistent with our goal to be a green city and create communities where you can access all your neighbourhood amenities (grocery stores, coffee shops, etc..) within walking/biking distance.	Louis Landolt	s.22(1) Personal and Confidential	West End	No web attachments.
10/27/2021	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	Fully support. We need diverse housing options. Rental housing shouldn't just be on arterials. Give people a range of options. More housing now!	Charles Walsh	s.22(1) Personal and Confidential	West End	No web attachments.
10/27/2021	11:43	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 more development. We have a housing crisis and the only way out of it is more housing. Please continue to dismantle archaic zoning laws.	Alex Rehnby	s.22(1) Personal and Confidential	Downtown	No web attachments.

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10/27/2021	14:07	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 has been hard to see how pricing has negatively affected so many Vancouver locals recently and the creation of new rental housing is desperately needed. The ability to provide this housing near local shopping also increases the diversity of the neighbourhood and helps with sustaining local businesses. More homes in certain areas will be beneficial to the city	Ben Lawson	s.22(1) Personal and C f d t l	West End	No web attachments.
10/27/2021	14:34	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	I moved from East Vancouver to North Burnaby as North Burnaby has everything I need in my neighbourhood. I live near Hastings and Willingdon and I have a plethora of grocery stores, medical/dental offices, a post office and a huge variety of restaurants, all within walking distance. A number of low rise condos have come onto the market in the past 10 years in the immediate vicinity but it would have been great if they were dedicated rental housing. I moved from Victoria and 34th (lived there 7 years) and that area also has a lot of local shopping and it would be great if there were more opportunities for more rentals along Victoria between 32nd and 37th. The concentration of rentals around the Victoria Diversion are great but it's not near the shops along Victoria between 32nd and 41st.	Evanna Fung	s.22(1) Personal d C f d t l	Kensington-Cedar Cottage	No web attachments.
10/27/2021	23:53	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. 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	Ezequiel Perdomo	s.22(1) Personal and C f d t l	West End	No web attachments.
10/28/2021	07:32	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	Furthermore, if housing is to be on arterials, put low density housing on them and allow rental buildings away from the noise and pollution that they create. t's simple harm mitigation.	Mike	s.22(1) Personal and C f d t l	Kitsilano	No web attachments.
10/28/2021	07:59	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	I highly support this new by-law. Vancouver is in desperate need of new housing and streamlining the process to build rental housing is just the first step in addressing the affordability crisis.	Megan Kurz	s.22(1) Personal and C f d t l	Kitsilano	No web attachments.

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10/28/2021	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	Though it is still not enough to solve the housing crisis in Vancouver, it is a right step towards reducing the issue. I fully support the amendment because this city is going to grow bigger and bigger and we have to do something to increase density to house more people and make many communities more vibrant. Please approve this amendment, I simply cannot afford to live in such a beautiful city with rents rising so rapidly. We need to take actions to make this city a more equitable place for all.	Sarah Vo	s.22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
10/28/2021	10:50	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	We desperately need more rentals in our neighbourhood! It's a housing crisis and much more must be done.	Michael Lang	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
10/28/2021	10:50	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	Hi, I'd like to register my strong support for the rental housing proposal at hearing on November 2nd. It's a meaningful step in the right direction, I hope you approve it then push forward toward more ambitious housing bylaws.	Reilly Wood	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
10/28/2021	10:51	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 am writing in support of the proposal to allow 4-6-story residential buildings in residential neighbourhoods as outlined in the Referral Report. I am a resident of Vancouver and own a home in the Hastings-Sunrise neighbourhood. I recognize the extreme privilege that I have to own a home in this beautiful city, and I want to ensure that more people have the opportunity to live here as well. The population of Vancouver and the lower mainland continues to grow. With regards to our climate commitments and land conservation values, it makes more sense to concentrate the population in the urban centers rather than continuing to sprawl outwards into the surrounding countryside. Forcing people to move farther and farther out of Vancouver leads to habitat destruction and far more vehicle miles driven. You will hear a lot of opposition from owners of single family homes who value neighbourhood "character." While there is some value to this, the value of affordable housing for many people outweighs aesthetic concerns of the relatively few. Allowing increased density will make our neighbourhoods more vibrant, lead to increased transit and active transportation uptake, and provide housing for thousands more people. We've let wealthy homeowners drive the agenda for far too long; it's time to put the working class and climate concerns in the driver's seat. I strongly urge you to vote in favour of this rezoning.	Rhiannon Fox	s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
10/28/2021	10:57	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	End single family zoning everywhere. Or, move them to arterials and build density away from noisy, polluting traffic. Don't listen to we weren't consulted (enough). That's how the privileged play their game.	Mike	s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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10/28/2021	11:01	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 the Streamlining Rentals Initiative. There is a housing crisis and we desperately need more rental housing.	Michael Lang	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
10/28/2021	11:55	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	These amendments are a great opportunity to increase rental stock and housing affordability, and help create a more transit friendly and climate conscious city. Incentives for rental construction also means more productive investment in real estate, instead of buy and hold speculation.	Noel Zimmer	s.22(1) Personal and Confidential	West End	No web attachments.
10/28/2021	11:55	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	These amendments are a great opportunity to increase rental stock and housing affordability, and help create a more transit friendly and climate conscious city. Incentives for rental construction also means more productive investment in real estate, instead of buy and hold speculation.	Noel Zimmer	s.22(1) Personal and Confidential	West End	No web attachments.
10/28/2021	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	https://www.reddit.com/r/vancouver/comments/qhq00c/city_of_vancouver_council_to_vote_nov_2_on_new/ As per the link I have attached, I wanted to voice that I am in support for any changes to city policy that make it easier for developers and builders and the sort to build more housing and denser housing. This city can only benefit from increased density and reduced red tape as it will help minimize the issues that Vancouver has faced regarding housing.	Taylor Dehmel	s.22(1) Personal and Confidential	Riley Park	No web attachments.
10/28/2021	12:09	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	I entirely support this plan. Not only do we badly need the supply that this would add to the city, but we really, really need to limit the influence that small homeowners groups made of wealthy individuals with an abundance of free time can exert through public consultations. It's anti-democratic, unfair to renters and working people like myself who can't take a day off to go to a meeting. My only complaint is it should have been 9 storeys on arterials and 11-20 storeys in residential spaces. Just look at the west end, where tall, high density residential and low-rise shopping has created one of the nicest neighbourhoods in North America.	Kent Clark	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

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10/28/2021	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	City council should be promoting avenues for middle income earners to enter housing market collectively. Co-ops are not mentioned, yet could be an alternative for people who are not property developers. Please consider co-ops and/or other collective housing options.	Corey Loughhead	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/28/2021	13:20	ph1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We need density and so I'm writing to support the fast track program. More density, down with single family zoning. Honestly disgusting that west side home owners think renters deserve to live in mouldy basements and tiny coach houses so they can preserve their quality of life at the expense of others and community building. In addition, dealing with a homeowner who you rent from puts you in a way more precarious position then renting from a company. Purpose built rentals allow tenants to band together when things go wrong and the landlord acts shady. When you rent from a private homeowner, you're forced to deal with a private citizen who will lie, cheat, and steal if it serves their financial interest. More purpose built rentals!	Meredith Hambrock	s.22(1) Personal and Confidential	West End	No web attachments.
10/28/2021	13:24	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	I'm sure I'm not alone in saying that the creation of more affordable rental units is the single most important issue on which I vote these days. Any councilor who votes against this measure is a councilor who will never receive a vote from me (or many likeminded citizens getting sick and tired of the lack of affordability in this city) again.	Eduardo van Rhede van der Kloot	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
10/28/2021	13:34	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 is a very important step towards more housing in Vancouver	Joshua Cockcroft	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/28/2021	13:52	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	I am a homeowner (who lives in their home) in one of the zones outlined for local street RR-1. I fully support this zoning change and am excited to see movement towards increasing rental availability, and density along arterials. We need to streamline the process for providing low-rise developments giving more room for renters in our communities. Many of the arterial streets outlined are also slowly dilapidating, as owners seem to be waiting for future upzoning and treating them as investments rather than homes. Thank you for looking ahead, and I hope you vote for this change.	Sean Chilibeck	s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/28/2021	14:40	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 small, very overdue, step in the right direction	Adam Vengroff	s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
10/28/2021	14:43	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	Please allow rental buildings on side streets. It's not equitable that poorer citizens who live in apartments are almost exclusively zoned onto busy arterials. The health effects of these living situations are well documented.	Zoe Klingler	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/28/2021	14:54	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. Allowing 6 stories instead of 4 will increase housing density, which Vancouver needs. Renters deserve to be able to choose to live off of busy arterial streets. There are multiple studies from as far back as the 1970s giving evidence that negative health impacts are a consequence of living with the noise and pollution of arterial streets.	Laura Hosokawa	s.22(1) Personal and Confidential	Downtown	No web attachments.
10/28/2021	16:11	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	There is not enough affordable rentals in Vancouver or suburbs. I work in the construction industry and am saddened every time we finish a project knowing I will never be able to afford to live in them. We need more rentals around shopping centers and bus/skytrain routes if we are to be carbon neutral by 2030.	Paul Garland	s.22(1) Personal and Confidential	West End	No web attachments.
10/28/2021	16:28	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	After failing to build enough housing for decades, we need to add a lot of rental housing as quickly as possible. Streamlining the rezoning process is a step in the right direction, but we should also consider removing the rezoning requirement altogether. Moreover, apartments should be available everywhere in this city. We have a housing crisis, and we need to take stark measures to fix it. Renters deserve to live on quiet streets, and should not be used as noise buffers for rich homeowners. Many homeowners will be upset by this policy. After all, our zoning policy has been skewed to their benefit for decades, and they don't want to lose their privileges. But the government is supposed to design policy for the benefit of everyone, not just a narrow interest group like owners of detached homes. This policy has the potential to create homes for tens of thousands of renters, and it is your duty to account for the interests of those future renters.	Michael Wiebe	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

10/28/2021	17:05	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 went to high-school in Vancouver but I've since been priced out of the city. Vancouver badly needs more homes. Please allow property owners to build more residences on their land if they so choose.	Saj Karsan	s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
10/28/2021	17:05	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 strongly support the rezoning of single family home neighbourhoods to increase density in Vancouver	Altaira Northe	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
10/28/2021	17:39	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	Purchasing a home in Vancouver on a single income is not possible and therefore renting is the only option available for those who chose to live in the City. However rental housing in the Vancouver is in very short supply which only drive rent prices higher pushing more and more people out, away from amenities including those who can't or chose not to drive. This initiative will help with much needed new purpose built rental housing being constructed and make for more vibrant and economically sustainable shopping areas. The proposed rental housing will create more complete and inclusive neighbourhoods by better meeting the diverse needs and range of household incomes of people who live and work in Vancouver.	Amy O'Sullivan	s.22(1) Personal and Confidential	West End	No web attachments.
10/28/2021	17:56	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	Renters should not be forced to live in the most polluted and noisy parts of the city, which has negative health effects. Reserving quiet streets for multi-million dollar single family homes is inequitable nor is it sustainable to meet the housing demands for a growing city. Apartment buildings on quiet streets are already part of some of Vancouver's most popular neighborhoods like Mt. Pleasant and Kitsilano.	Adam Wong	s.22(1) Personal and Confidential	Killarney	No web attachments.



KILLARNEY COMMUNITY

LUTHERAN CHURCH

路德會和平之君堂

3022 E.49th Avenue | Vancouver BC Canada | V5S 1K9 | 604 433 4744

October 14, 2021

**RE: Secured Rental Policy Updates & Killarney Community Lutheran Church Redevelopment
3022 – 3076 East 49th Avenue, Vancouver**

Dear Mayor and Council,

I am writing on behalf of the Killarney Community Lutheran Church in South Vancouver to express our support for the Secured Rental Policy updates.

Together with our consultant team and BC Housing, we have been working with city staff over the past two years on a proposal to re-build our aging Church and create nearly 100 secured rental homes. Through the evolution of Rental 100 and MIRHPP, we have been guided to propose a Social Housing project given the limited policy options we have. However, the long-term requirements to comply with Social Housing is a challenge for our congregation. As you are likely aware, it is becoming increasingly onerous to secure financing for non-profit housing providers and Social Housing requirements compound the feasibility of building new rental housing, even for non-profit organizations.

The parameters of the Secured Rental Policy that are being brought forth to Council will certainly help with the creation of new rental housing through streamlined approvals along with simple massing and constructability. Additionally, through our extensive work with BC Housing and other government housing agencies, it has become evident the only program that works for us to deliver purpose-built rental housing is the Secured Rental Policy. For these reasons we want to express our support for these updates.

Additionally, we want to express our thanks to city staff for continuing to have open dialogue with our applicant team. We have already applied with a Letter of Enquiry and have committed significant resources to this project which we want to see through. While the Secured Rental Policy does pose some challenges for us given the existing use on our property with the intent to building infill rental housing, our proposal will require variances to the district schedules and we are told a CD zone would be required. This unfortunately will further extend our timeline and feasibility to build secured housing for our community. We hope Council and staff will recognize the challenges of our site and support our proposal which we believe meets the intent of the Policy by providing diverse rental housing including family-oriented homes, no relocation of any existing tenants, and a new multi-purpose center for our congregation and the community.

We look forward to seeing the approval of this Policy update and hope Council and staff will support our upcoming proposal to re-build an aging Church and create new secured rental housing.

Sincerely,

s.22(1) Personal and Confidential

Stan W. Lee
Chairman
Killarney Community Lutheran Church

cc. Pastor Mark Chiang, Killarney Church
Dan Garrison, Assistant Director of Planning
Raymond Kwok, Director, Major Projects, BC Housing
Mania Hormozi, Senior Development Manager, BC Housing
Walter Franci, Franci Architecture