

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/02/2021	16:09	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, like many others struggled to find rental housing throughout my adult life in Vancouver that could fit my needs. Unlocking more city land that would provide more choice in the housing stock is vitally important to keeping younger people who are invested in their community here. The time for young people to buy single detached houses in the city has come and gone unfortunately and we need to get on with it.	Greg Morris	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/02/2021	16:09	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 support secured rental policy and its expansion. This is a very reasonable middle ground approach that helps make Vancouver more affordable for young people like me. I love Vancouver and want to stay here. I don't want to be priced out of the city I love and I think the secured rental policy is something that can help increase the supply of housing and decrease housing costs in Vancouver without damaging the character of neighborhoods.	Adam	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	16:10	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	Vancouver's current rental policy is woefully inadequate and while this measure doesn't go far enough, it'll help, even if only slightly. Renters don't deserve to be banished to noisy and polluted arterial streets and deserve the same respect that homeowners have been afforded the last century. We're not 'transient'. We're key members of our communities and it's long past time that city hall stopped making us fight for every unit. The status quo is UNACCEPTABLE.	Shaun Lang	s. 22(1) Personal and Confidential	Fairview	No web attachments.
11/02/2021	16:15	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	Housing costs too much in this city and allowing more housing to be built (especially in areas near jobs and other amenities) would ameliorate that issue. There is an abundance of research demonstrating this to be the case, with the benefits of cost reductions primarily accruing to low and middle income households. Additionally, the environmentalist case for increasing density off main streets is strong: density reduces residents' per capita carbon footprint and being off main street reduces their exposure to harmful pollutants. Finally, there is the argument from the fundamental principles of property rights: a landowner should generally be allowed to build what they want and rent to whom they want. While there are practical limitations to this principal (I would not use this argument to endorse building a nuclear reactor in Yaletown), I believe building modest apartments off main streets is well within what one should consider to be the right of a landowner. Taking an economic, progressive, environmental, or natural rights perspectives on this bill would clearly lead one to supporting it. If you claim to adhere to any of those perspectives I encourage you to support the passage of this policy.	Everett Louis Stamm	s. 22(1) Personal and Confidential	Downtown	No web attachments.
11/02/2021	16:16	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'm writing in support of the Streamlining Rental Policy. It isn't enough. It's been watered down dramatically by the comfortably housed. It's incredibly inequitable to force tenants to breathe arterial air, listen to arterial noise day and night, and risk death or dismemberment by car, every time they go out. And yet it seems this is the best we can do. We aren't being asked if we would prefer to live on other streets. We aren't being asked if we should have the right to all the streets in the city. We aren't being asked if we'd prefer a city with less cars so that arterial life would be tolerable. We certainly aren't being asked if we wanted to carve empty Shaughnessy mansions out of the policy. Instead our choice is between the status quo - a slow mass eviction of every one without land and without landed parents - or a tiny change, allowing a few lucky souls to stay, so long as they are content with diesel particulate wafting in when they sit down with their family for dinner. We should reflect on why we believe this is the best we can do. We should reflect on the forces that don't even allow us to consider other options. This report talks of areas "most suitable" for rental buildings aka "most suitable" for tenants. Let's be clear - all of the city, and all of the region, every lot, every block, every street, every neighbourhood, every city are "suitable" for people, period. Whether they rent, whether they live in non-market housing, even if they have no housing at all - all the land in the region is "suitable" for the housing they need. This policy will not solve the regional housing shortage. Nor will any other single policy. But it will let a few hundred people a year live closer to where they'd like to live, and mean a few hundred fewer tenants for existing landlords to choose from. Apartment tenants deserve the right to live in every part of the city, and this policy will give them a few more options, so it's worthy of support, even if it could be much much better. Thank you Stuart Smith	Stuart Smith	s. 22(1) Personal and Confidential	Fairview	No web attachments.

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11/02/2021	16:17	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	Dear Mayor Stewart and Vancouver City Council, I strongly approve of this amendment to build rentals on residential streets in Vancouver. I have the good luck of living in a 70's era rental building in a desirable area on the West side. My partner and I have access to clean air, trees, medical facilities, and affordable fresh food markets. We know our neighbours by name, including Suzannah. A senior who has called this building home for 30 years and has mobility issues. There is a good chance it will be sold soon and the folks that have called this place home will be displaced as yet another high-end condo takes its place. We're considerate and engaged neighbours and help the homeowners adjacent to the building when their dog gets loose and pick up litter on their lawns. Just because we rent doesn't mean we don't care. We deserve to live in areas that won't take 2.5 years from our life as is the current heartless state of affairs in this city. I urge you to take immediate action on this harmful practice of building new rentals in high traffic areas. Recently my artist partner and I won the "lottery" for a building at Main and 2nd. It's at a very busy intersection and the traffic noise and pollution caused me to have a panic attack shortly after viewing the space. As a neurodivergent person, it was deeply upsetting. We had to decline the offer for the sake of my health and it broke my heart. I had been excited about it for weeks. Imagine a senior trying to navigate all that traffic, or a person with asthma trying to breathe on the balcony with car pollution wafting up to the second floor. I don't suppose you can because you live in homes that don't expose you to harmful fumes and noise that have been proven to cause dementia and a host of other health issues. You live in a neighbourhood with trees and clean air. We should have that same dignity. Renters and folks with limited income deserve to live healthy, connected lives. Pass this motion and prove to us that you care about human beings that weren't born into the luxury property ownership. Sincerely, Roberta McDonald	Roberta McDonald	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	16:20	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	It is totally unfair that just renters and condo owners aren't given the right to live anywhere except the scraps of leftover land facing busy noisy and polluted major arteries. We are human beings too and deserve to live in whatever neighbourhood we want. Please council, these house owners have already shut out a generation of people from being able to own property in the Vancouver area, at least afford us the dignity of being able to rent a comfortably sized apartment in a peaceful and safe neighbourhood!	Josh Lerner	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	16:22	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	This city desperately needs more rental housing. Speaking as a long term renter, because there are so few options for me I'm forced to accept substandard housing at very high rents. If I were to have more options I could choose nicer options and landlords would be forced to either lower prices or bring their offerings up to reasonable conditions. On top of this, the city is currently effectively forcing all renters to live on busy, polluted streets, which has been known to cause health issues, and while this is a very incremental step it would start to address this inequity. I urge you to support this proposal, and push for more and faster action to improve the lives of renters.	Oliver South	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	16:25	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	Dear Mayor and Council, I would like to express my support for the revised Secure Rental Policy. The vacancy rate in Vancouver is dismally low and a plan to gently increase density in off-arterial is long overdue. This policy does not go far enough but I hope Council will support it as a first step.	Michael Adria	s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
11/02/2021	16:26	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 am in support of the Streamlining Rental Policy. It should be clear to all council members at this time that there is an urgently low supply of rental housing available in our city. We need solutions for this problem on a number of fronts, including increased supply. The Streamlining Rental policy will help provide housing supply that can adequately meet the growing demand for rentals and ease the untenable situation for most Vancouver renters. I think a city council that values the livability of all residents in this city, not just homeowners, will see the benefit to increasing rental housing supply. A vote in opposition to this policy would seem to me to disregard the renting population and the current squeeze they live under. Homeowners do not exist in a vacuum, the services that they enjoy are served by renters by-and-large, renters that are being squeezed from the city. I urge city council to consider that when renters are helped, as they would be by this policy, everyone in the city benefits. Thank you for your time.	Joe Tucker	s.22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.

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11/02/2021	18:27	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 support the streamlining rental policy and urge council to allow multiplexes, townhouses and apartments on quiet residential streets. Walkable residential streets are inherently quiet, as I can attest living on a quiet apartment-zoned street in Fairview. Newer apartments, confined to arterial streets, have been far too long unfairly associated with loudness, noise, and pollution. While renters and new apartments take the blame, the true cause of this ill impression is exclusionary zoning that confines apartments to polluted arterial streets. We have an opportunity to change this impression while delivering much needed rental units. Renters deserve to live in healthier, walkable communities and have access to more housing options. The streamlining rental policy is an important first step to growing our city cohesively.	Ben Han	§ 22(1) Personal and Confidential	Fairview	No web attachments.
11/02/2021	18:30	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	Paramount to tackling the Climate Emergency is making our cities walkable, make transit an effective choice, and to make it accessible for the people who live here. Full support.	Edward Ogmundson	§ 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/02/2021	18:31	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	support this as reasonable approach to increase housing supply	Lise Bendrodt	§ 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	18:31	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 strongly encourage all members of Council to support this policy. Vancouver badly needs more rental housing, and rezonings take far too long. This would 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. I really think that it doesn't go far enough: rental apartments belong in every neighbourhood, across the city. The recent move by UBC to purchase property outside of Vancouver shows that the centre of the lower mainland is moving away from Vancouver. I have no doubt this is partially due to Vancouver losing a vibrant mix of residents from different backgrounds. You can't lead as a city if you become a resort community only for the wealthy. Keep Vancouver an interesting place to live by making sure there is a place for anyone, anywhere in the city. Thank you.	Ian Patton	§ 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/02/2021	18:32	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	I support the amendments to the Secured Rental Policy!	Mike Klemarewski	§ 22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	18:34	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	It is super beneficial for social and economical growth in the long run	Vivian Wong	§ 22(1) Personal and Confidential	Unknown	No web attachments.

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11/02/2021	16:38	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	Dear mayor and city council members, I very strongly support the initiative to build more rental housing stock. We desperately need more supply in this city. Sincerely, Kousaku Yui	Kousaku Yui	[REDACTED]	Kensington-Cedar Cottage	No web attachments.
11/02/2021	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	I support the proposal. In fact it should cover more off arterial areas. And should have been approved a year ago when this council first considered it.	Scott de Lange Boom	[REDACTED]	Unknown	No web attachments.
11/02/2021	17:02	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	Please approve this item. The city needs, in fact, far more than it entails, but not enacting even this would merely ensure that the housing availability and affordability crisis here, as well as its effects on e.g. climate emergency measures, continue or worsen. Points taken from https://www.abundanthousingvancouver.com/srp_hearing : - 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. - This will help prevent urban sprawl. Other cities in Metro Vancouver are still cutting down forests to build housing on the outskirts of the metro, usually close to highways and far from public transit. Housing policy is climate policy. - The policy has additional incentives to help build social housing. - 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.	Yee Fay Lim	[REDACTED]	Fairview	No web attachments.
11/02/2021	17:07	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	I'm in support of addressing the urgent and pressing need for affordable housing in the city.	Bre	[REDACTED]	Mount Pleasant	No web attachments.
11/02/2021	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	Hello, My apologies for submitting this here - I've been having unfortunate technical issues trying to submit my comments to Council for tonight's Streamlining Rental Policy proposal. I realized my comments submitted through the online form didn't go through the system. I would like to express my full support of the plan to allow rental housing off arterial roads because renters deserve to live in quiet, healthy, and safe neighbourhoods along with the homeowners in this city. Forcing renters to live in subpar conditions along busy polluted streets is classist, dangerous, and unhealthy, especially for families with children. Renters deserve the same high standard of living that is given to wealthy homeowners. Thank you, Sara Wehbi	Sara Wehbi	[REDACTED]	Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	20:04	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	<p>We need more housing, there is no such thing as affordable housing as demand outpaces supply. The only way to make housing affordable is by applying the basic laws of supply and demand. Once supply and demand is at an equilibrium housing cost will normalize. This is a basic economic fact that cannot be denied. Individuals and groups demanding affordable housing below market prices are simply using that argument as an excuse, as they know very well that this is not possible. These individuals and groups know once supply and demand reaches an equilibrium their equity will decrease as housing prices will normalize. Many councilors own properties in Metro Vancouver, hence it is in their own interest to prevent density and artificially slow down supply by delaying development processes. It is a shame that the future of our generation is being compromised by a small group of people who benefit from the status quo, while many young Canadians barely manage to survive. This city belongs to all of us and we all deserve to live here. We need to build a lot and we need to build everywhere, we are 30 years behind, the future is now.</p>	Gunhan	§-22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
11/02/2021	21:00	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	<p>Highly support. Need more housing for the benefit of all in the City. Surprised by amount of opposition. This would be a great step towards addressing an inefficient and flawed system in creation of rental housing. There's been a huge amount of consultation and reports around this and everything checks out. City counsellors need to take real action to address the housing challenge. Not approving or delaying would be directly supporting NIMBYism and creating a non-inclusive city.</p>	Robin Fan	§-22(1) Personal and Confidential	Shaughnessy	No web attachments.