

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/02/2021	13:22	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I Support these Amendments to the zoning schedules noted above to better support the creation of rental housing across our fine city in a quicker and more efficient manner	Brent Beatson	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/02/2021	13:22	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	The city needs more rental housing and there is no reason this should be tied up in complex rezoning processes. I agree with the strong energy efficiency requirements. This should only be seen as one step in a broader policy of expanding rental housing and social housing-- especially off of arterial streets. Renters and members of co-ops (and other forms of social housing) need to be able to live on side streets --we cannot force lower income (e.g. not rich) people to live on busy, polluted arterial roads. Doing so will have dramatic long-term impacts on lung health and disease. If rentals are placed on arterial streets, efforts need to be made to improve ventilation and filtration to ensure good air quality. The city needs to expand commercial areas, not limiting business to existing 'high street' zoned areas-- with more cafes, restaurants facing side streets (where outdoor seating will be more pleasant, for instance), and the monotony of housing broken up. I would encourage this policy to be expanded to include extending available shopping districts.	Noah Quastel	s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
11/02/2021	13:33	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	We need more rentals on quiet neighbourhoods streets for families with children like mine.	Michael Lang	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/02/2021	13:45	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	Please see letter attached.	Jill Atkey	s.22(1) Personal and Confidential	Grandview-Woodland	Appendix A
11/02/2021	13:55	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	Dear Mayor & Council, I am a Vancouver resident who is writing to register his support of the Streamlining Rental Proposal. Vancouver has an acute shortage of rental housing, and the proposed policy would likely result in incremental progress and improvement on this issue. I am disappointed that it has taken two years to arrive at this proposal after 2019's initial rental housing report. I am also disappointed that the the proposed policy changes are as timid and limited as they are. We are facing a housing and environmental crisis, and substantially expanding the amount of permitted rental housing would have made a material contribution to dealing with both of these issues. It is disappointing then that the City has elected to pursue these limited measures. The City of Vancouver should support rental housing throughout all of Vancouver on and off arterial roads. The 4 storey building form that the proposed policy outlines for limited off arterial locations isn't feasible from a development perspective. This amount of density is insufficient to facilitate the construction of off-arterial rental buildings. In closing I hope Council will support the proposal and continue to work with staff to develop policies that build off of this starting point. Best Regards, Alexander	Alexander Wright	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	14:45	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 proposed change. I his is the first step of many towards building a city that is inclusive and affordable to all. I urge council to listen to the young people and newcomers to the city, those who are struggling to find an affordable and decent place to live, and not those who already have equity in this already overheated housing market. I also want to remind council that this is just a first step - already this plan has been significantly scaled back and delayed. The longer the city waits, the higher rents will climb, the more people will be pushed away from the city. To those who have no clue how bad the rental situation is in this city - because we have built so few rental units since the 1980's, the rent in the creaky 60 year old walkup apartment building I live in now is more than double (a whopping \$1000 more per month) what it was in 2008. If someone is a lower income, long term renter with an affordable, rent controlled unit - how could you ever afford to stay in this city if you get evicted or renoevicted' Building more rental housing can take the immense demoviction and renoeviction pressure off of the existing old rental stock. What kind of city do we want' Do we want to live somewhere where the only people who can afford to live here have had the fortune of being able to buy poperty before the housing boom, or those who are multi-millionaires and able to afford a mortgage on a million dollar property' Do we want to have a city that is openly hostile to newcomers and young people'	Cameron Lee	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/02/2021	14:47	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	I strongly support the zoning changes that will be discussed at tonight's meeting. We need density AND low-cost housing. Allowing development up to six storeys must be contingent on all units being for rental housing and some earmarked as social housing. Otherwise, living in the city will continue to be out of the reach of our civic human infrastructure - our teachers, firemen, trades, kids.	Jane Duff	s. 22(1) Personal and Confidential	Unknown	No web attachments.
11/02/2021	14:47	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	I support these changes! t's not fair that folks renting have to live on a busy street, while wealthier people get to live in the nice quiet areas.	Angus Beaty	s. 22(1) Personal and Confidential	West End	No web attachments.
11/02/2021	14:47	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	This change is essential to providing housing in Vancouver and addressing affordability. 70% of the Citys land should not exclusively be dedicated to single family homes. This provides a transition to single family areas while adding more density and rental housing to the city, and limiting impacts on existing residents.	Stephen Clark	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/02/2021	14:52	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 in support of building more rental housing in Vancouver.	Eudora Shum	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	15:04	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 because I support densification. The City should allow more 6+ storey apartments to be built throughout the city - both strata condo and rentals - to allow more people a path to home ownership. But these options should be all over the city and not just concentrated on high-traffic arterials. Makes no sense to only be building where it is already traffic and busy - this would just make these areas even more traffic and busy. Thank you for this proposal and I hope it opens the door to further densification.	Sonsoles Perez de Tagle	s. 22(1) Personal and Confidential	West End	No web attachments.
11/02/2021	15:07	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 fully support this initiative. This should be just the beginning of making it easier to build mid-density rental in SFH residential areas, opening up housing options for all Vancouverites.	Matthew Cavanaugh	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	15:23	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	My family was pushed out of Vancouver when I was in grade 4 due rising housing rates. constantly moving around affected me immeasurably and now that I am 24, my partner and I are looking to live together but have quickly realized how much of our time we would need to work to just SURVIVE and have a place to sleep before going to bed, waking up, and heading back to work a dead end job. This is after having graduated from college, of course. Having almost no time for myself, my hobbies, time with my girlfriend, my family, let alone taking care of my own health is abysmal and yet common. t has become unsustainable to live in Vancouver and lead a fulfilling and happy life without living in a shoebox that has constant problems like flooding basements, broken appliances, and infestation problems that landlords wont fix or care about. Everyone my age who wasn't blessed with generational wealth is struggling to support themselves and build a life worth living, one that doesn't make you suicidal at the thought of missing a day of work due to unforeseen circumstances and as a result not having the money to pay the bills. All of this effort exerted leaves no time or energy to build something new. t feels like constantly being in survival mode, trading hours of your life just to keep your head above water. I do not think people getting rich off of exploiting housing prices and properties should be rewarded while people can't even afford to rent a measly apartment with unacceptable living conditions. Letting this problem go	Peter Tran	s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
11/02/2021	15:25	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	CoV multi-family rental markets support a growing demographic motivated by a financial choice to rent in the CoV or purchase a vehicle and commit to high-emission lengthy commutes from other cities within the lower mainland. The adjacency of rental units to Vancouver's shopping hubs is environmentally and demographically sustainable. The continues growth of Vancouver reflects it's emergence as a world-class city. Increasing walkability scores is essential to maintaining this trajectory. Without substantial improvements to the current rental shortage workers will continue to relocate to other provinces and countries where city centres are more financially and logistically accessible to them. An exodus of talent will impede the city's overall success.	Zara Sangha	s. 22(1) Personal and Confidential	Downtown	No web attachments.
11/02/2021	15:49	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 he changes on the table in this policy proposal cannot afford to be voted down and it would be a great shame if they were. I hope you vote 'yes' and continue to work towards making housing equity a reality in Vancouver. I'm a 28 year old who lives and works in Vancouver (born and raised in North Vancouver) and, like many, I am not of the homeowner class and do not expect (or even desire) to join it. Please think of the underclass of renters who have been stuck playing a stressful game of musical chairs for decades of their lives. Think of the decades which we will continue to spend playing this game if we don't start making real progress on the housing file. People that advocate for policy that restricts the use of scarce residential land in an urban core to single family homes are living in a fantasy. Climate chaos and ecological breakdown will continue to take housing offline and displace communities. More people will need more places to live in our big city cores. No reason beyond personal gain and personal comfort can be cited to justify keeping large swaths of our city's housing system reserved for low-density suburban communities of the 1950s. "Neighbour character" and "shadow risk" should no longer register to us as meaningful concerns. We have bigger problems and unfortunately the solutions are bound to upset some folks who were attached to the way things used to be. All empires eventually fall and the epoch of the single family neighbourhood was never going to last forever. Homeowners own their homes. They	Luke Solvang	s. 22(1) Personal and Confidential	Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	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	<p>t's getting exhausting to fight for a chance to live and work in Vancouver byway of supporting the increase of rental homes. Renting for so many in this city is the ONLY viable way of staying within a reasonable commute distance of where they work or study. The City isn't going to solve the gap between incomes and housing prices, so one of our only means is controlling and providing affordable housing. Especially during a housing crisis that has been unfolding for so long, it's preposterous to hear anyone bring forward 'reasons' for slowing down or opposing policies that support streamlining of purpose-built rental units. https://vancouver.sun.com/news/local-news/west-side-residents-upset-with-city</p> <p>'I don't want my home to be wedged between two apartment blocks' isn't a new sentiment that some Vancouver residents have expressed, yet why do we keep on giving them legitimate platforms as if these are valid concerns ADMIST A HOUSING CRISIS' Imagine that statement contrasted against "I don't want my home to be a closet-sized space for my family of five" or "I don't want my home to be situated in an area that is a 2 5-hour public transit commute to work as a cleaner at Vancouver General Hospital". The situation is appalling, and opponents of rental policies don't have to make it worse. But they choose to. We require housing solutions that are appropriate to the gravity of the situation, and yes this means aggressive, fast, and streamlined. Opponents of this policy would rather waste their</p>	Vivian Wong	s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
------------	-------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------	------------------------------------	--------------------	---------------------



RE: Feedback on Rezoning in Low Density Areas under the Secured Rental Policy

City of Vancouver
453 West 12th Ave.
Vancouver BC V5Y 1V4

Dear Mayor Stewart and Members of Council,

We are writing in regards to the City of Vancouver's proposed *Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy*, which would legalize six-storey rental apartments on arterial roads and four-storey rentals on adjacent side streets. We applaud the City for opening up dialogue on Vancouver's zoning and for working hard to introduce more housing options for the many Vancouver families and individuals in dire need of a safe, secure home. Overall, we would like to voice support for the City's motion to open up more parcels of land for rental buildings but would like to further encourage the City to consider zoning amendments to allow for rental housing to be built on quieter and less polluted streets as well.

About Us

We submit this feedback as Housing Central, a strategic alliance between BC Non-Profit Housing Association (BCNPHA) and the Co-operative Housing Federation of BC (CHF BC). Our collective mission is to strengthen and grow the community housing sector so all British Columbians have a safe, secure home they can afford.

BC Non-Profit Housing Association (BCNPHA) has been the provincial umbrella organization for the non-profit housing sector for nearly 30 years. We serve more than 500 members, including dozens of Vancouver-based non-profit housing societies, businesses, individuals, partners and stakeholders.

The Co-operative Housing Federation of BC (CHF BC) acts as the voice for housing co-ops in BC. We represent the co-op housing sector and advocate for co-ops, whether with government or other institutions.

The Rental Housing Crisis

We know that renters in the city are facing significant challenges with affordability. As per the latest census there were 150,310 rental households in Vancouver, representing more than half of all households. Overall, nearly half (44%) were spending more than the accepted standard of 30% of their pre-tax income on rent and utilities. More than one fifth (23%) of these renter households were spending

more than 50% of their pre-tax income on rent and utilities, meaning they were forgoing other basic necessities and were at real risk of homelessness.

Furthermore, the 2020 Homeless Count found that 2,095 community members were actively experiencing homelessness across the city. Given the nature of the count, we know that number was only the minimum number of people without a safe and affordable home. It is also likely that the number of people in precarious housing situations and/or experiencing homelessness has increased significantly since the onset of the pandemic.

Making a Dent

As you are certainly aware, the City of Vancouver is on track to deliver 72,000 new homes by 2027 as part of the Housing Vancouver strategy. We know that the City has delivered almost 40% of the housing strategy target to date, including 28,724 new homes approved so far. Housing Central is greatly encouraged to see that an emphasis has been placed in part on social housing and purpose-built rentals as we know each of these types of homes are desperately needed. With 1,326 social and supportive homes and 2,430 purpose-built rental units being approved in 2020 alone, great strides are being made in addressing the ongoing housing crisis though there is still much to do.

Zoning for Health and Equity

While we applaud the City for the proposal to make more of our communities available to six- and four-storey rental buildings, we are concerned that the current iteration of the Secured Rental Policy in Low Density Areas places too much emphasis on building homes along busy roads as the evidence base for doing the opposite continues to grow. As a [recent Danish study](#) which gained global attention found, exposure to noise from road traffic and railways is associated with an increased risk of dementia in part due to the effect on sleep and stress hormones. In fact, there are a [multitude of studies](#) in recent years that have identified the adverse health effects of living in close proximity to traffic which range from asthma to cancer.

When debating proposals such as this, it is critical to remember that zoning and equity go hand in hand. Like many cities in Canada, Vancouver's zoning is undeniably founded in the city's history of colonialism, racism, ableism, classism, and the list goes on. Vancouver's current zoning includes widespread economic exclusion of those who are unable to pay the increasingly out of reach sale and rental prices of homes across the city. The result of this enduring legacy of exclusion is we continue to find ourselves debating whether to protect our single-family neighbourhoods or to open them up to those that have been historically shut out. Importantly, with proposals such as this, there is a significant opportunity to reverse this exclusionary trend or, even more critically, there is the risk of further solidifying Vancouver's imbalanced zoning legacy instead.

In Conclusion

We are encouraged to see the City open up dialogue on the important topic of zoning in Vancouver's residential neighbourhoods. We wholly support the City's goal of building more six- and four-storey rental buildings for the individuals and families who so desperately need them. That said, we would encourage the City to go further and examine areas for possible development away from busy arterials to ensure that people who live in rental housing have the same access to quieter streets and cleaner air as their homeownership neighbours.

Housing Central would like to thank you for your time and consideration for our feedback.

Sincerely,



Jill Atkey
Chief Executive Officer
BC Non-Profit Housing Association
Phone: 778-945-2155
Email: Jill@bcnpha.ca



Thom Armstrong
Chief Executive Officer
Co-op Housing Federation of BC
Phone: 604-343-2350
Email: tarmstrong@chf.bc.ca