

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/01/2021	14:09	PH1 - 1. Stream ining 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 with strong support for the proposal to streamline rental along arterials and shopping areas. This much needed and long-delayed policy will help reduce some of the systematic slowdowns that these types of beneficial projects often experience. This wi l help Vancouver meet some of its climate goals and enable more walkable and sustainable neighborhoods with expanded housing options for all. However, it's clear this proposal is timid in many areas and does not fully represent the bold action that is needed for the city. For example, making renters live in close proximity to noise, dirty, unhealthy and unsafe arterials is not equitable and is discriminatory. There are arbitrary exclusions of certain areas that the original policy did not have, particularly in ways that are further inequitable and discriminatory. The density allowed for off-arterial are very unconfident and does not seem too viable. That said, overall I support this project and understand some of the compromises that were taken to make it more palatable even if discrimination and short sightedness is what too many people find palatable in this city.	Jordan Ross	s 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/01/2021	15:18	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I'm writing in support for a streamlining of the Rental Policy. The current "rezoning process" takes way too much time to get a development through so most developers aren't interested in building rentals! We renters critically need more units available so we don't face with more and more rental increases due to limited options out there. Lots of people are moving to Vancouver. Many of them are front line and essential workers. More housing, especially rental housing, ensure we can have a more equitable housing market for everyone. Please approve this to allow even more housing built for renters. Thank you!	Carl		Fairview	No web attachments.
11/01/2021	15:19	PH1 - 1. Stream ining 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	Streamlining Rental Proposal I am a resident of east vancouver and I strongly in favour of this proposal to expedite permitting of rental units. Thanks, Jeremy	Jeremy Anderson		Kensington-Cedar Cottage	No web attachments.
11/01/2021	15:25	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We need more housing and i think this is one of the only possible ways to do it. The city has probably done as much as they can do with all other options in the past, good direction for the future	michael rak		Mount Pleasant	No web attachments.
11/01/2021	15:52	PH1 - 1. Stream ining 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 Council, I support these recommendations. Please see my attached letter.	Owen Brady		Hastings-Sunrise	Appendix A
11/01/2021	16:49	PH1 - 1. Stream ining 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 write to express my strong support for the Streamlining Rental Policy. It is obvious that Vancouver has a severe shortage of rental housing, and that this shortage causes real and concrete human suffering. When there isn't enough rental housing, the outcome is obvious: there are many more renters looking for a place to rent than there are homes available, which causes rents to increase. The depth of housing need in Vancouver is deep, so no one rental building ' or even any dozen ' will cause rents to drop. But, over time, adding hundreds of rental buildings will. When rental housing is scarce, landlords have all the power. That is how Vancouver is now. Landlords have all the power, because whenever they put up a place for rent -- even a substandard basement suite -- many renters, desperate for housing, are forced to compete against each other for that one home. That needs to change. Choice empowers renters, and that's what a policy I ke this is about: creating choice for renters. This policy's predecessor was the Affordable Housing Choices Interim Rezoning Policy. That ended in June 2019, and it STILL hasn't been replaced. When this policy came to council as the Rental Transition Zone proposal, it was sent back for more consultation, and is now back before you, reduced in scope yet again. The time to act is now. The housing crisis has gotten worse under this Council's watch; do you want to remembered for nothing more than inaction and delay? This policy won't solve things on its own, but it will fill and important hole in the city's current housing policies ' a hole you all have let happen. Recently this Council has expressed concerns about forcing renters to live on busy, noisy, po luted arterial roads. And for good reason: we know that living on arterial roads has serious health consequences. And yet, this Council does not allow rental apartments to be built on side streets. They're illegal. There is no general policy that allows for that. And, so far, you've a l done nothing about that. If you want to be taken seriously about your concern for the health and safety of renters, you need to act and pass this policy. Your concern has to be backed up by action, not just platitudes. Scarce rental housing drives up rents; it limits people's choices; it reinforces inequality, it drives displacement and renovations. Renters deserve to live on every street in the city. Please, do the right thing: don't listen to the people who always fight change, no matter how small. Pass this policy, and then begin work on expanding it. Sincerely, -Peter Waldkirch	Peter Waldkirch		Fairview	No web attachments.

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11/01/2021	17:24	PH1 - 1. Stream ining 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: We strongly support the Streamlining Rental policy that you will vote on, after tomorrow night's Nov 2 meeting. We live in Fairview, one of the rare off-arterial areas where there already is a mix of condos and rentals, along with the occasional single family home. It is pleasant, relatively quiet and heavy traffic-free, and much loved by its residents. We feel very lucky to live in this kind of neighbourhood. They are few and far between. Vancouver needs much more of this kind of building mix, particularly rentals, distributed through much more of the city! And the higher number of floors allowed through this policy, and more particularly, the affordable apartments being added to the mix, are desperately needed. Vancouver is very short of rental accommodation, and almost all of that available is at rents not accessible to many of Vancouver's residents. Also, almost all the newer rental accommodation is located, by zoning, on busy arterials' and very little of it is appropriately sized for families (2-bedroom-plus). Please vote in favour of this po icy. This gentle densification of our city is a green, equitable shift towards a Vancouver that provides all its residents with housing they can afford, and that contributes to their healthy, happy lives. Kathleen McTaggart and Morgan Campbell Ash Street, Fairview, Vancouver, BC	Kathleen McTaggart/Morgan Campbell	s 22(1) Personal and Confidential	Fairview	No web attachments.
11/01/2021	17:24	PH1 - 1. Stream ining 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. Cities are living organisms and need to be able to change and adapt to crises, including the housing crisis, which continues to become more severe. What is being proposed is a modest but needed adjustment to the zoning code that would make it possible for more young people like me to find more adequate rentals as I grow up in my adopted city. Ideally this motion would expand beyond arterial areas, so that there would be more options for rental housing in places with less noise and air pollution. A four or six storey rental building is not going to take away from the 'soul' or 'character' of the neighbourhood. This modest density is likely beneficial to many neighbourhoods, so that people of all generations and abilities can live where they want to.	Max Kittner		Riley Park	No web attachments.
11/01/2021	17:30	PH1 - 1. Stream ining 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 be allowed to live more than one block off of arterial streets. It is not fair, not equitable and limits the number of rentals this "city" needs. Its time for forward thinking and to not be mired in the small town thinking of the past.	ken Paquette		Grandview-Woodland	No web attachments.
11/01/2021	17:36	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this proposal. There is an affordable housing crisis in this city. I believe that this proposal will help. I don't believe that more consultation is required.	Steven Coventry		Hastings-Sunrise	No web attachments.
11/01/2021	17:37	PH1 - 1. Stream ining 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, 1. On Zoning for Rental Tenure - I am highly supportive of. This will be a great step in the right direction to build more rental supply that is desperately needed and has not been built to the extent that is needed over the past several decades. To begin to address the housing crisis, we must build more rental housing, period. This is one of several solutions that should be expedited, and I highly support this motion. 2. Amending the C-2, C-2B, C-2C, and C-2C1 district schedules to allow for rental tenure housing, increasing commercial space, and improving the pedestrian space in said zones is long overdue and I highly support the motion. As a renter, I would greatly appreciate additional rental housing options in the City, particularly those that are close to commercial amenities to improve access to goods and services. Further, increasing the height and density of these zones is another good step in the right direction. We need more units available to those who need them most. Simplifying building requirements is a great policy decision as well and these tools will lead to shorter development times. 3. New RR Rental Zones - I am supportive of this motion with suggestions for improvement but not delay in passing this motion. In line with my previous comments, we need more rental housing immediately, and we need to make the process as quick and simple as possible. By delaying previous motions to streamline rental housing (the Affordable Housing Choices Interim Rezoning Policy and Rental Transition Zone Proposal) you have further exacerbated the rental housing shortage in the City. While I agree that there is good reason to be concerned about rental housing being placed on busy arterials, you cannot then deny rental housing off arterials as well and simply build none. This is not the solution. I believe that renters, just like homeowners should be able to have a variety of choice in their housing options and need greater affordability by increasing the supply. This housing crisis has become worse under current Council, and we can no longer delay rental zoning. In an ideal world, renters would not be forced to live on busy and polluted arterial roads. However, by limiting their options because one policy is not perfect, you are worsening the problem. These are first steps in the right direction. Please pass this policy and continue work on expanding it further and creating a more equitable and inclusive rental policy approach. Thank you. Sincerely, Leanna Favaro	Leanna Favaro		Mount Pleasant	No web attachments.
11/01/2021	18:00	PH1 - 1. Stream ining 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 motion. When there is artificial scarcity of housing poor people suffer, native people suffer, immigrants suffer, refugees, survivors, people without access to intergenerational wealth suffer. We need to eliminate the single family zoning in all of Vancouver. This is the mildest of baby steps in the right direction.	She la Castro R.		Fairview	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/01/2021	18:39	PH1 - 1. Stream ining 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 strongly in support of this initiative to address the dire need for more rental housing stock.	William Azaroff	s 22(1) Personal and Confidential	Strathcona	No web attachments.
11/01/2021	18:46	PH1 - 1. Stream ining 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 attached letter.	Helen Lui		Mount Pleasant	Appendix B
11/01/2021	18:54	PH1 - 1. Stream ining 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. We desperately need more housing. And speeding up the timeline for development by reducing the consultation around zoning would be great. We need to limit the influence the NIMBYs have in our city. Not everyone has time to attend council meetings to complain about every development in the city	Scott Tully		Mount Pleasant	No web attachments.
11/01/2021	19:07	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	As we are in an accelerating climate emergency, we desperately need to both reduce emissions and to enlist widespread public cooperation in protecting biological diversity. Therefore, as a biologist, I wish to make two points: (1) Whatever we can do to reduce vehicle emissions by concentrating affordable housing within the city and especially around shopping areas to reduce the problem of 'urban deserts' that otherwise present an obstacle to sustainable lifestyles is crucially important to do. Rezoning that would allow for the construction of taller structures in a more concentrated configuration within the city would also reduce urban sprawl, a problem that brings with it a very large vehicle exhaust emissions price. (2) This second point is also critically important: Whatever we do, it is ABSOLUTELY imperative to ensure that it accommodates the retention of the giant trees that are already in place within the city. Specifically, there MUST be means put in place to prevent the removal of components of our urban forest during the construction of taller rental buildings. This is especially true for the largest City of Vancouver trees, some of which even bring in tourists specifically to view them as spectacles, such as during autumn color changes. But why are these trees so important beyond their economic value to tourism? Firstly, these trees are important to the mental and emotional health of city residents, ESPECIALLY as the population density increases. People need these visual connections to impressively large greenery ever more in this age. I would strongly suspect that they would contribute even to reducing crime rates for this reason. Secondly, these large trees are the closest that many residents will get on a daily basis to visually experiencing the ancient forests that we desperately need to protect outside of our cities in the interest of fighting climate change and protecting intact ecosystems that also support our cities. In this way, these urban giant trees are key components in our engagement of the public in conservation and climate action initiatives. We need them to persist as a reminder for urban dwellers of what we stand to lose if we don't take action. This is especially true of our local native tree species, but it applies also to Canadian species from outside BC, and to planted species from regions beyond. Thirdly, these large trees also provide a direct benefit to urban climate change mitigation, by temperature regulation, atmospheric conditioning, habitat space for birds and pollinators, and as a pool of diverse mycorrhizal fungi to support the urban forest and our gardens. As a biologist, I cannot overstate the importance of protecting Vancouver's urban forest, especially the plantings of the largest trees. So PLEASE, I implore you to endeavor to ensure that there are adequate protections in place for the large trees in our city to prevent their removal by subsequent developers of rental units.	Julius Csotonyi		Kitsilano	No web attachments.
11/01/2021	19:19	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly support this policy proposal. There's not enough rental housing available. You can see this clearly in the low vacancy rates and increasing rents. This policy will help increase the supply of rental housing. Rental stock that is available is inequitably distributed across the city. It's excluded from certain neighborhoods, or is dingy, dark basement suites, buried beneath overbearing landlords, or is confined to arterial streets to act as human buffer for weather building forms. This policy will help address some of that inequity. It's not perfect. It's been scaled back substantially from its first version (which itself didn't go far enough). However, it will help. At this point of the housing crisis we need to be doing everything we can to address it, not shooting down helpful, good policy in favour of imagined perfect silver bullets (which do not exist). This council has developed a bit of a reputation for not getting very much done. All of you campaigned on a platform of addressing the affordable housing crisis. However, while there has been an abundance of consultation on that front, there has been relatively little concrete policy action aimed at addressing it. This policy is something concrete, that can have a meaningful impact. It's not as good as it could be, after being watered down from over-consultation, but it is good. I am asking you to please approve this item, and then to start looking hard at what the next step is, that goes further than this, and to look at that quickly.	Connor McCord		Mount Pleasant	No web attachments.
11/01/2021	19:28	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Please support the rental policy as is. It does not go far enough but is the only positive step for new rental housing potential in a number of years. We have too few existing rental units and this is the least you can do to support future renters in the City of Vancouver.	Cynthia Jagger		Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/01/2021	20:25	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Hello, I am writing to support the proposed rental streamlining. I own in an area that will be directly effected by the proposal and am happy to see the city making changes to reduce the complexity of buiding rental units in the city. We need to allow faster processes to ensure there is adequate housing supply. I particularly support the proposal for buildings off arterials.	Elizabeth Andrews	s 22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
11/01/2021	20:25	PH1 - 1. Stream ining 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 Rental Policy. These are modest buildings that are welcome in any neighbor, including my own (Kits Point).	Jade Buchanan		Unknown	No web attachments.
11/01/2021	20:32	PH1 - 1. Stream ining 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 want to express my strong support for the Streamlining Rental Policy and hope that council will support it as well. As a 27 year old lifelong Vancouverite who has no choice but to continue living at home due to the financial realities of our housing market, I strongly support any move that allows more housing to be built in our city, especia ly rental housing. Not only will this policy allow more housing to be built, but it will get more residents close to neighborhood shopping districts to support local businesses, and give renters additional options to live off of noisy, polluted arterial roads outside of the small area of our city this is already allowed. While I do wish this policy went farther, and was not previously reduced in scope, it is still important to pass this policy now and not delay further. Not passing this policy, that has already undergone years of consultation, would be another strike against this council in its failure to take any action against our ongoing and worsening housing crisis. So, please pass this policy, and further expand on it next year with the city plan. Sincerely, Jeffrey Baldwin	Jeffrey Baldwin		Victoria-Fraserview	No web attachments.
11/01/2021	20:33	PH1 - 1. Stream ining 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 support the fourplex policy.	Sharn Chana		Sunset	No web attachments.
11/01/2021	20:39	PH1 - 1. Stream ining 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 makes sense for my friends, family and staff who work for me who need rental housing.	Gurtag S Bains		Shaughnessy	No web attachments.
11/01/2021	20:49	PH1 - 1. Stream ining 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, In 2016, you were elected to tackle an affordability crisis in this city, which had only grown worse in recent years. With the upcoming election less than a year away, I urge you to pass the Streamlining Rental Policy, which will help more Vancouverites put a roof over their head and remain in the city. I urge you to support this policy. It is a concrete way to increase housing options and reduce inequality in Vancouver. Thank you, Clara Prager	Clara Prager		Riley Park	No web attachments.
11/01/2021	21:00	PH1 - 1. Stream ining 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	Fairview homeowner who strongly supports this policy and only wishes it went further. That's it!	Michael Ledger-Lomas		Fairview	No web attachments.

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11/01/2021	21:03	PH1 - 1. Stream ining 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 strongly in support of this motion to allow more rental homes to be built in Vancouver. I wish the area covered was the whole city, but this policy is at least an improvement to the status quo. I find the scale and location appropriate for a growing city with a terr ble housing shortage. I also want to talk about the negative impacts of the status quo. Apartments are restricted to only 10% of city land, which means that old affordable apartments are being bought out to develop new denser apartments. Perpetuating the status quo is making the City lose affordable housing and displacing people. But we desperately need new dense homes. So we should be pushing for new development to happen in areas currently single detached housing - largest lots and minimal displacement because owners are being paid and can find new homes. The status quo also means that I as a young renter can't afford to live in the same community as my family. I want to start a family, and I want my parents to see us all the time, but I can't afford to live in our neighbourhood so I need to move 1hr+ drive away. Preserving single detached homes prevents lively communities with more neighbours to help each other out, and is tearing families apart geographically.	Nathan Hawkins	s.22(1) Personal and Confidential	Killarney	No web attachments.
11/01/2021	21:32	PH1 - 1. Stream ining 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 fully in support of this proposal to address the desperate need for more rental housing stock in Vancouver.	Claire Adams		Fairview	No web attachments.
11/01/2021	22:48	PH1 - 1. Stream ining 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	During previous council meetings, such as the Climate Emergency Action Plan, the problem of overwhelming delays and red tape for building high-quality low emissions housing and retrofitting existing housing was repeatedly brought up. This plan will not only make leaps and strides in creating the much needed rental housing that Vancouver's families need, it will also support scientists' recognition that housing density can reduce GHGs significantly. Density can create opportunity for greater resource sharing - shared 'luxuries' like pools, caf's, bike lanes, and parks, can improve the lives of many. Presently many large parks in Vancouver exist in residential areas with low density and are vastly under used. For example, the last four times my fam ly visited Maple Grove Park in Kerrisdale, in good weather, there was only one to two other families present. Families need to be able to find secure housing in Vancouver, to maintain communities that take years to build, and maintain career and relational networks which will also make us more resilient as we face the reality of ongoing climate emergencies. At the same time, care needs to be taken to ensure that large trees are retained, as we do not want to create new heat islands for families in rental housing. Similar infrastructure measures that make spaces safe and res lient (shaded parks, cycling routes, water parks or community centers/cooling starting) need to be added. Having commercial facilities like grocery stores on the lower levels can be an added protection during extreme heat waves. This plan is important in addressing both the climate emergency, the housing crises, and inequity /accessibility for young families seeking stable housing in Vancouver.	Laurel Hart		Unknown	No web attachments.
11/01/2021	22:48	PH1 - 1. Stream ining 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 an amazing step in the right direction of providing a steady supply of badly-needed rental housing throughout the city. Renters shouldn't have to act as pollution barriers on arterial streets and allowing modest density on local streets is one of the most important moves the city can make with regards to equity.	Bill Kalmakoff		Kensington-Cedar Cottage	No web attachments.
11/01/2021	23:10	PH1 - 1. Stream ining 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 read the comments of those who oppose the Policy. The general cadence of their comments is that the proposed Policy will dissipate their community and reduce the quality of life associated with SFH-zoned neighbourhoods. They are right; but those points apply only to those who wrote them or to those wealthy enough to own real estate as investment. Many who try to live in this city have no hope of ever enjoying the same benefits, largely because rent remains very unaffordable. If the residents of SFH neighbourhoods want to enjoy the benefits of a suburban community, perhaps they should move to a suburban community.	Tun? Dogan		West End	No web attachments.
11/01/2021	23:25	PH1 - 1. Stream ining 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 should be more affordable and accessible rental options for university students.	Jeffrey Liang		Dunbar-Southlands	No web attachments.
11/01/2021	23:31	PH1 - 1. Stream ining 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 long overdue, and despite the rhetoric that some alarmists are putting forward, it's really just a small step in the right direction. We are a city that is so comfortable ignoring future need and growth. Council needs to consider a multi-faceted approach to dealing with the housing crisis; these zoning amendments could be an effective element in that plan. Renters across the city are in unaffordable, precarious, and sometimes dangerous situations. Increasing availability increases opportunities for reasonable, dignified housing options. I would challenge us as a city to widen our ideas of heritage and character to consider diversity and density as key factors in our neighbourhood fabric. We laud bustling, culturally-rich cities, but we need to take the necessary steps to achieve those ends. The artists won't stay if they can't afford the rent. I strongly support these amendments, and I hope that city council considers the key difference between what those who oppose are hoping to protect (property value, view sheds, 'heritage'), and what those who are for are hoping to protect (their right to adequate housing, which Canada has signed on and ratified through several international human rights treaties).	Alyssa Mulat		Grandview-Woodland	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/01/2021	23:56	PH1 - 1. Stream ining 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	Renting is not a choice for so many people and comfortable housing should be a right. Renters deserve safe, affordable, and available housing here as much as home owners.	Isadora Rodrigues	s 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/02/2021	00:08	PH1 - 1. Stream ining 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	Finding quality housing in Vancouver is incredibly difficult. With high rents and a scarcity of rentals people rarely vacate. I moved here one year ago and work here as a software engineer. Having been fortunate to live in a handful of cities around the world, I can say: Vancouver burdens its residents with housing stress in a way no other city I've lived in does. I knew nothing about zoning before moving to Vancouver. This obsession with single family homes and parking w ll severely limit the city's growth and potential. Vibrant cities contain families, artists, entrepreneurs, students & recent grads, community organizers, volunteers, professionals'we have to stop showing these people the door. When these people all leave what will we be left with' As it stands, Vancouver remains powerless to combat North America's worst housing crisis in any meaningful way. The city is spot rezoning mid-rises into high-rises instead of making use of the majority of its land which is zoned exclusively to single family homes and parking. This proposal is absolutely essential to begin to provide the city with tools to actually combat the housing crisis.	Nasim Zoubeiri		West End	No web attachments.
11/02/2021	00:47	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I am writing to request that you support the "Stream ining Rental Around Local Shopping Areas" rezoning plan. I have rented in Vancouver for about 14 years and I highly support these changes. Families and individuals who rent are effectively confined to living in the City centre and arterials, where we are an unwilling barrier between single family homes and the traffic, noise, and po lution from main roads. I moved here from Toronto, where there is a significant mix of buildings and local, walkable neighbourhoods in most parts of the city. We need to move in that same direction and this rezoning will help to do that. We know that we need to increase density, create complete communities, and increase affordability. The Streamlining Rental Around Local Shopping Areas amendments will help to move in the right direction. We cannot continue with such significant problems that we're unwilling to try to fix.	Helen Brown		West Point Grey	No web attachments.
11/02/2021	06:36	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly support this policy. The cost of ownership in Vancouver is out of reach for so many. We need to ensure a healthy rental supply so that people with a range of incomes can live in the city.	Nicholas Sawadsky		Marpole	No web attachments.
11/02/2021	07:33	PH1 - 1. Stream ining 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 would like to see housing choices available to everyone in every part of the city, and so I support the City-wide rezoning which would bring 4-6 storey buildings to main streets across the city. I would also support City-wide rezoning of all single dwelling houses to enable housing options on quiet streets, as all sorts of people prefer to live on quieter streets. However, this needs to be paired with measures that enable housing to actually be built. Without enabling measures, new housing will only trickle into the market and won't provide the supply needed to make housing more accessible and affordable for people. Our family's story: I moved back to Vancouver three years ago and had a difficult time finding secure housing for our family of four. My job is on the west side, and the only rental housing available within a 30 minute commute was at UBC, or basement suites in Point Grey and Dunbar. We spoke to other families who had also moved back to Vancouver in the last 5 years, and they were experiencing renovations, having to relocate to other municipalities, displacing their children from their school, and other nightmares for parents and children. We were advised by everyone that purpose-built rental was the only way to go if we didn't want the looming stress of sudden eviction whenever the housing market bended. We moved into a great 4-storey purpose-built rental building at UBC. We lived in a 2-bedroom townhouse, and we had lots of other families as neighbours. It was a family utopia. But after two years, many of the fami lies were outgrowing their units, as their 2-3 children could no longer fit in a small 2nd bedroom. Our fam ly also grew and we started to worry about where we could go, as 3-bedroom units were very difficult to find. The only abundant option on the west side is 3-bedroom houses, but these were out of reach for us financially. We tried many avenues. First, we tried to build our own duplex with friends of ours – we couldn't afford our own house on the west side, but we thought we could afford half a house. Then we tried to find a family who already owned their aging home, wanted to downsize, stay in their neighbourhood and build an accessible home, but needed help to convert it into a duplex (see: weplex.ca). Both options proved too risky and confusing for the three other families who had shown an interest. Many of the obstacles that got in our way of building our own duplex with another family are within control or influence of the City of Vancouver: excessive permitting times, cost of hiring advisors who can successfully navigate city permitting, lack of support for modular housing forms to help bypass 1-year construction times, unavailability of builders, clear rules about additional FSR for duplexes / secondary suits / laneway houses regardless of what year they are built, clarity on stratification steps, etc. Thank you for the opportunity to share 1 family's efforts to make our own housing choices.	Lia Gudaitis		Dunbar-Southlands	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	07:34	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I live on s.22(1) Personal and Confidential. We have owned and lived in this 1925 home for more than thirty years and intend to remain here as we age. This proposal will affect our home, and our neighbourhood. WE ABSOLUTELY SUPPORT AND APPROVE OF THESE MEASURES TO PROVIDE SECURE PURPOSE BUILT RENTAL HOUSING OPTIONS FOR FAMILIES. Our neighbourhood is amenity rich, with parks, sports fields, community centre, library, schools all walking distance. Our retail area supports a pharmacy, grocery, a wide range of services to meet the needs of residents here. Transit access is excellent for a variety of destinations. Currently, with the majority of Vancouver residents as rental households, most rental options offer only precarious housing; this proposal would provide purpose built rental homes, families could rely on these homes for the long term, allowing children to begin kindergarten in a local school and parents to be confident that they would be able to complete their elementary schooling without the disruption of needing to move from one rental to another due to insecure tenure that currently exists. This proposal would also allow for multi family rental housing to be developed within neighbourhoods so that families seeking a home are not consigned to live on arterial roads; it is a puzzle to me that we only allow multi-family housing on these traffic heavy streets and roads. At this point, every time I see another single family home being built, even with a suite and/or laneway home, it seems we are squandering our opportunities to introduce a much more necessary housing type into our neighbourhoods and locking in these obsolete building forms for another half century. Please recognize that we need to build housing for the people who live and work in this city, and rental options are important, they are necessary, key for us to retain our city as a vibrant and livable home for these citizens.	Bernadette Kowey	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/02/2021	08:20	PH1 - 1. Stream ining 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	Great idea and plan for the city. Really excited to see this move forward	Amit sandhu		Kerrisdale	No web attachments.
11/02/2021	08:57	PH1 - 1. Stream ining 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	obviously we need more affordable housing barely anyone can afford a decent home	Aurora Quinlan		Riley Park	No web attachments.
11/02/2021	09:02	PH1 - 1. Stream ining 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 an important po icy that has taken way too long to be approved. It is illegal nearly everywhere in single family zones to build affordable rental. This po icy should be approved now and applied in more areas in the future. Please consider input from renters and those who currently don't have affordable housing. We need more affordability and this helps do that.	Kerry Chan		I do not live in Vancouver	No web attachments.
11/02/2021	09:05	PH1 - 1. Stream ining 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	Secured Rental Policy Comments Vancouver needs more higher density living in strategic areas of the city. Particularly in the areas where skytrain stations are located, the city should be significantly increasing the amount of high rises that can be built. Single family homes are not within reach of many families and the alternative is apartment and or condo style living. In addition, with the senior citizens increasing in numbers over time, there needs to be more independent housing options as this age group downsize from their single family homes and seek a housing option that offers independence, location convenient to shopping and less maintenance such as an apartment/condo. I look at the densification of areas in Burnaby (Metrotown, Joyce Skytrain Station, Brentwood), Coquitlam along the skytrain route and to me, that's what Vancouver should be modelling after. Vancouver needs more rental units and more affordable housing options to sustain a vibrant and diverse community and local businesses in the City.	Davies Wong		Downtown	No web attachments.
11/02/2021	09:13	PH1 - 1. Stream ining 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 favour the following: 1. Allow up to 6 storeys of secured rental housing in C-2 zones through a development permit (DP) process, reducing time and energy spent 2. Standardize requirements for new rental zones in lower-density areas, offering opportunities for new rental housing in other areas of the City	Mark Goodman		Unknown	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	09:30	PH1 - 1. Stream ining 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 modest expansion of areas elig ble for rental housing and the expansion of the amount of rental housing that can be built. Our city is in a severe housing shortage, and making it easier to build more housing is a necessary part of the solution.	Jens von Bergmann	s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
11/02/2021	09:40	PH1 - 1. Stream ining 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	Seeing as this city is facing one of the worst housing crises in the country, it only makes sense to ensure we have abundant and affordable rental opportunities. "Desirable" neighborhoods should not be reserved for the wealthy.	Alexandra Hill		Fairview	No web attachments.
11/02/2021	09:49	PH1 - 1. Stream ining 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. I've lived in Vancouver for over 30 years and I know this will help others afford places to live. It's an important policy that council should approve sooner rather than later.	Vikash Sharma		Renfrew-Collingwood	No web attachments.
11/02/2021	09:50	PH1 - 1. Stream ining 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 must absolutely cast-off the supply limits of single-family zoning in its neighborhoods. It's an embarrassment of mismanagement that Surrey is at risk of dethroning Vancouver as the largest city in this metro region, and proof that stagnating detached housing is holding this city back from much-needed supply. I also support the inclusion of below-market rental housing in all new buildings in the city of Vancouver to ensure an affordable future for this city. This city is at real risk of turning itself into a wealthy investment with deadzone neighborhoods of unkept lawns and rotting homes. We can't allow that.	Graham Fair		Mount Pleasant	No web attachments.
11/02/2021	09:51	PH1 - 1. Stream ining 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 council, I support this policy proposal and hope you will approve this item. This proposal outlines a number of positive changes that will streamline the process for developing rental housing, which should be an urgent priority for the city. Allowing for these developments off of busy arterial streets w ll also address equity concerns around renters being forced into the most polluted areas of our city. Ultimately, affordable housing for all must be a higher priority for the city than the wants or needs of any particular homeowner. I hope Council will prioritize affordable housing by passing this proposal.	Margie Sanders		Grandview-Woodland	No web attachments.
11/02/2021	09:51	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	This is a great policy that I support because it helps make affordable rental possible. Council should approve this if they care about young people and their ability to live in this city. Not everyone can afford to buy homes but they should be able to afford rentals, which currently there are not enough of. I work and travel into the city everyday but can't live here because of the high costs.	Kashif Raja		I do not live in Vancouver	No web attachments.
11/02/2021	09:52	PH1 - 1. Stream ining 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 policy; we need more affordable rental and housing. My family and I would love to live in the City and can't because of how unaffordable it is. People like us have been travelling and working in this city for over 10 years and we need better and more affordable housing.	Fatima Raja		I do not live in Vancouver	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	09:53	PH1 - 1. Stream ining 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 children are teenagers and I wonder where they will live when they grow up. No one these days can afford single family homes. Affordable rentals are important and we need much more of them. We only need to look at how many people are fighting over rental units to know how short we are in terms of providing housing. Please approve this policy. It's desperately needed.	Ron Kumar	s 22(1) Personal and Confidential	Victoria-Fraserview	No web attachments.
11/02/2021	10:04	PH1 - 1. Stream ining 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. This city desperately needs more housing options. I am a lawyer and my partner has a PhD and works in pharmaceutical science. Because of the lack of housing options we are strongly considering leaving the city. While more needs to be done than implementing just this policy, this is a step in the right direction.	Thomas Eaves		Kerrisdale	No web attachments.
11/02/2021	10:36	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Please support this rental po icy. Densifying arterial roads are an efficient way to provide affordable housing options near to where people work & play. Single family zoning along these corridors is an inefficient use of land.	Manraj Dosanjh		Unknown	No web attachments.
11/02/2021	10:52	PH1 - 1. Stream ining 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 main arterial lines being zoned 6 stories as long as the Sub-arterial lines are also zoned 4-5 stories.	Jason Doray		Kitsilano	No web attachments.
11/02/2021	10:54	PH1 - 1. Stream ining 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	Streamlining approvals for housing is very important	david long		Unknown	No web attachments.
11/02/2021	10:56	PH1 - 1. Stream ining 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 main arterial lines being zoned 6 stories provided subarterial lines are also zoned 4-5 stories.	Joanna Doray		Kitsilano	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	11:01	PH1 - 1. Stream ining 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 rezoning of C2 for rental and local shopping street densification. It will add much needed rental housing supply to the city of Vancouver, and bring density and vitality to our neighbourhood hubs	Scott Proudfoot	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/02/2021	11:11	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Please support this motion and enable 6 floor rental apartments in some 'shopping areas', and 4 floor rental apartments on some limited side streets. We desperately need more rental housing. I would like my children to have a hope of living in Vancouver in their own apartment. Thank you very much, Mary	Mary Locke		Dunbar-Southlands	No web attachments.
11/02/2021	11:21	PH1 - 1. Stream ining 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 are in a housing crisis. The solution is simple: more housing. But three years into this municipal government, that crisis has only worsened, and this council's signature policy (the "Vancouver Plan", non-binding on future councils) remains incomplete and inchoate. The cries for more consultation, more delay, more protection of neighborhood character are nothing more than the moneyed property owning class of this City protecting the return on their investments. Remember that all of this land is stolen - "owning" property does not entitle people to dispossess others, directly or indirectly. First Nations like the Squamish are the only ones approaching the kind of bold policies necessary to ensure this city does not become another resort town and real estate piggy bank for the 1%. In the strongest of terms, I encourage this council to reassess its priorities and follow the lead of the Squamish - approve the Streamlining Rental Policy and increase the rental stock in this city. My neighborhood, the West End, should not be the only place in this city with its level of density. The rest of the city must change too. Stop protecting the mansions a few blocks away from City Hall at the expense of the renting citizens of this city.	Kyle Thompson		West End	No web attachments.
11/02/2021	11:21	PH1 - 1. Stream ining 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 find the lengthy and restrictive policy and process of approving rental housing ridiculous in a housing crisis. I'm seeing friends and family get priced out and moving out to the interior simply because housing is NOT affordable in this beautiful city. If we don't streamline the process now, how are you supporting the development of Vancouver? With it positioned as a tech hub, talented professionals deserve to live and grow their family here. The only, and simple way is to build more rental buildings, and fast. This is a first step to solving this housing crisis. Please do your part as a city council.	Chih-Heng Hsia		Fairview	No web attachments.
11/02/2021	11:22	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly support this policy proposal. That said, this policy does not go far enough. As a long-term renter in the City of Vancouver (over 20 years), it is an understatement to say that housing affordability in Vancouver has negatively impacted my life. - I was rento-victed in 2018, and have many friends who have been rento-victed during the past 5-10 years. - Due to lack of available rental options, I have lived on/within 1 block of arterial streets for the past 15 years. I am very exhausted by the constant noise and pollution, and I sick and tired of being a shield for nearby "residential" areas. I want options to live in those areas. - Due to affordability concerns, most of my friends have moved outside the lower mainland, especially those starting families, as home ownership was out of reach in Vancouver and the rental options for families are slim and expensive. - During my 20 years of renting, home prices have approximately quadrupled, and home ownership feels further and further away. - Rental prices have approximately tripled during the last 20 years, which is definitely outpacing inflation, and while not as bad as home price increases, is very concerning. In conclusion, can we please build more homes for everyone, in every neighbourhood?	Ken Pratt		Mount Pleasant	No web attachments.
11/02/2021	11:24	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I live in Vancouver and support the proposed Streamlining Rental Policy. Vancouver badly needs more rental housing, and rezonings take far too long. This would help speed up the approval process and help the city get the housing it needs. Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads. This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighbourhood, across the city.	Nico Lombardi		Kensington-Cedar Cottage	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	11:24	PH1 - 1. Stream ining 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 born and raised in Vancouver, I'm a renter, an owner (outside the city) and I have a commercial lease for my downtown business. I'm influential with my friends because I pay attention to these issues, and I vote! Don't listen to "it will derail neighbourhoods", "they don't fit", we've heard it all before. These exclusionary tactics are as short sighted as they are selfish. The owner class is pushing working people out of this city. An updated rental policy is badly overdue to make Vancouver more affordable for renters. This policy plan does not go far enough, not even close, but it's a step in the right direction. Stop focusing on your wealthy constituents, and start working towards a better city with affordable housing for workers. I support the changes allowing more rental zoning in Vancouver. Kent MacWilliam	Kent MacWilliam	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/02/2021	11:27	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Vancouver badly needs more rental housing, and rezonings take far too long. This would help speed up the approval process and help the city get the housing it needs. Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads. This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighbourhood, across the city.	Chris Karu		Kitsilano	No web attachments.
11/02/2021	11:31	PH1 - 1. Stream ining 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	Although there is an entire page on COV's website dedicated to what the city is doing to support rental housing, there are in actuality no real paths or incentives for developers to choose rental over strata. The limited pathways that do exist are grandfathered in from expired or expiring policies. As advocates for housing choice and affordability, SRP would help align policy with the stated goals of the city.	Shirley Shen		Unknown	No web attachments.
11/02/2021	11:49	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this policy proposal. Please approve this item. 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.	Rufina Wu		Arbutus-Ridge	No web attachments.
11/02/2021	12:01	PH1 - 1. Stream ining 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 know many people who have been priced out of Vancouver (myself included). People of all classes and backgrounds ought to have the opportunity to live in secure housing. Vancouver needs more rental options.	Sawyer Anderson		Unknown	No web attachments.
11/02/2021	12:11	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We need more housing. I want my kids and coworkers to be able to live here. This would speed things up a bit. It doesn't go far enough but it's a good start.	Reynald Hoskinson		Strathcona	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	12:13	PH1 - 1. Stream ining 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 believe the Streamlining rental Policy will be effective in making it easier to build denser rentals on both side streets and main streets. We desperately need more rental and this may be one good tool to achieve that.	Don Clancy	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/02/2021	12:28	PH1 - 1. Stream ining 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	To Mayor Stewart and Council, The purpose of this letter is to express my support for the application for 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. The expansion of rental policies are needed to ameliorate the housing precariousness endured by so many of our residents in the City of Vancouver. This proposed amendment has been well researched by staff and ahs received a recommended approval noting. I am currently a resident in a low density neighborhood and support the addition of 6 story rentals on the major arterial streets. These rental units are inhabited by local Vancouverites, and do not remain vacant like so many other housing units. These individuals contribute to our neighborhood and community, strengthening our social fabric. I urge you to take action on housing by approving this amendment.	MAX LEPUR		Kitsilano	No web attachments.
11/02/2021	12:32	PH1 - 1. Stream ining 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 City Council, I am writing to strongly support the Streamlining Rental Policy. Through far too much inaction, delay and pandering to vested homeowner interests, Vancouver is in the grips of a housing crisis that affects: residents, renters, current and aspirational homeowners, future residents, those who can no longer afford to move to Vancouver, and those who have already been priced out of the city. The city urgently needs to address its housing supply issues through a range of interventions - and this is one of them. " Vancouver badly needs more rental housing, and rezonings take far too long. This would help speed up the approval process and help the city get the housing it needs." Renters deserve to be able to live on Vancouver's beautiful side streets too, they shouldn't be forced to live on busy, polluted arterial roads." This is a good policy that should be approved immediately, but it doesn't go far enough: rental apartments belong in every neighbourhood, across the city. "I am a renter in the West End, and I am lucky to benefit from the neighbourhood's multi-story rental stock and wonderful local character. I believe the opportunity for good-quality, multi-storey rental homes (which are more economically and environmentally sustainable than car-dependent urban sprawl and sub-standard basement suites) away from arterials should be available to many thousands more Vancouver residents. Renters should have a choice of location in the same way that homeowners do, instead of being used exclusively as a buffer for arterial development. " While this policy does not go far enough to liberalise housing in this City, it is a good start that can be built upon. I urge the council to pass this proposal, to make a positive step towards addressing Vancouver's urgent housing needs. " Thanks, Charlie	Charlotte Bowyer		West End	No web attachments.
11/02/2021	12:33	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly support this policy. As a third generation Canadian, and as someone who not only works in this industry but is also a renter, I know this policy will benefit young people like me, as well as many others who need affordable housing. The city needs to do more in the fight for affordable housing. Housing is such an essential need and pivotal part of a household and person's well-being. Through this policy, more rentals and more important, more secured rentals can be built, which will have a great impact on the diversity, and affordability of Vancouver. I would like to see this policy applied in more areas as it should be legal to build rental housing and affordable rental housing throughout city, and not just in main arterials. Everyone deserves a secure, and affordable home.	Danielle Dhaliwal		West End	No web attachments.
11/02/2021	12:36	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Mayor Stewart and Council. I am writing today to express my support of the application for 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. I am a youth attending university, and finding secure rental housing is an extreme difficulty for me. This proposed poicy would facilitate the construction of purpose built rental in the midst of a housing crisis. As this policy change is only for rentals, these units will be occupied by members of our community that live here, rather than offshore investors in strata units. This will ensure we have a strong neighborhood that remains vibrant and resilient. I could list a plethora of other reasons for supporting this policy, but I will echo the staff recommendations and urge you to support this policy.	Arsalan Schaigan		Unknown	No web attachments.
11/02/2021	12:43	PH1 - 1. Stream ining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I live within one block of a local shopping area and I support this policy proposal. Please approve it.	P. Ryan		Kitsilano	No web attachments.

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

11/02/2021	12:55	PH1 - 1. Stream ining 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 as a Vancouver resident in support of this proposal. Too much of the city is effectively off limits to too many people, hampered by a land use scheme drawn up before the Great Depression when the city and region were a fraction of today's size. While some want to go back in time, it is the responsibility of the City and this Council to look forward. I want more neighbours, I want them to shop and work and live close to home, where they can carve a life in this city with better options than exist today. Allowing more rental housing is a start in this direction, one that ultimately supports our climate emergency, our active travel and transit investments, and makes Vancouver more vibrant. Is this proposal perfect? No. But Vancouver has spent too much time and energy trying to be perfect. Let us instead at least step in the right direction and open up more of the city for people who aren't wealthy or don't have the benefit of family supports. Get a time-consuming rezoning process out of the way, make it easier and faster to build the sort of housing that this city and its people so badly need.	Zak Bennett	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/02/2021	12:59	PH1 - 1. Stream ining 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 deserve more supply and more variety in locations in Vancouver. We're entering an era where there is a huge class divide on the basis of property ownership, and a large swath of predominantly younger people will never own their own property due to it being financially out of reach. We should therefore get ahead of this trend and make renting a better experience for those people, by increasing the choices this slice of the population have. I believe this policy will allow for quicker rezoning and therefore a quicker increase in supply of renting options for the people of Vancouver.	Luke		West End	No web attachments.

APPENDIX A

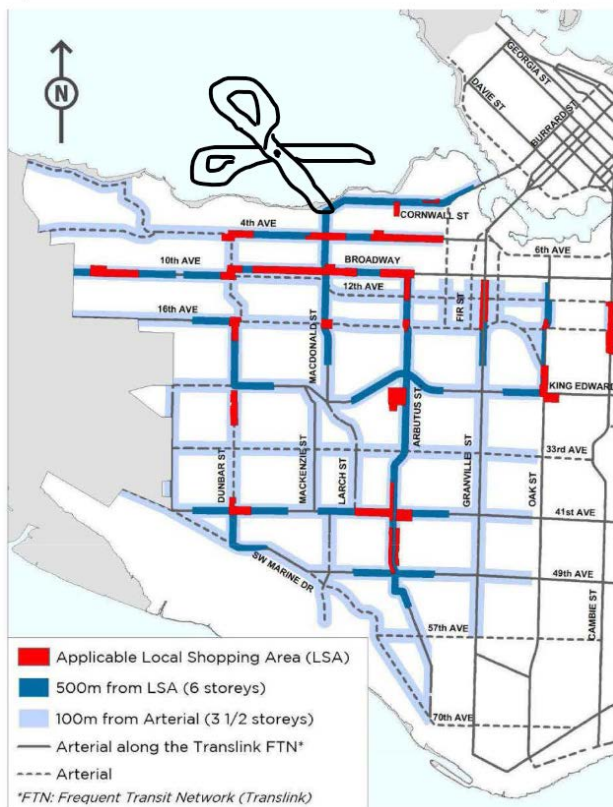
Dear Mayor Stewart and Council,

I would like to express my support for the revised Secured Rental Policy. I am enthusiastically in support of the C-2 rezoning, and disappointedly supporting the very limited rezoning policy for low-density transition areas.

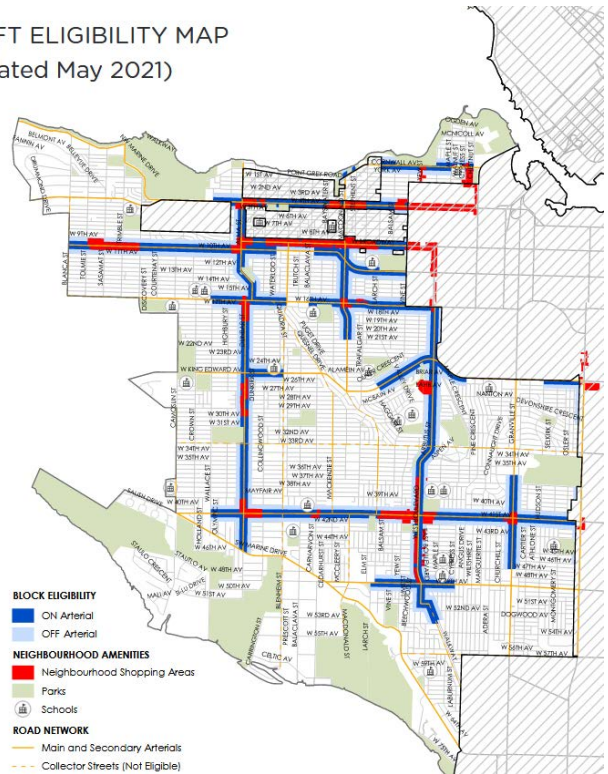
The C-2 rezoning will enable more rental while maintaining the quantity of commercial space. The transition areas policy allows for additional commercial space on arterial streets, so the market can respond to demand from businesses and help accommodate shops moving for redevelopment. This is an improvement on condo redevelopment that produces less commercial space. Furthermore, C-2 rental rezonings are never rejected in practice; individual rezonings are a waste of everyone's time.

As someone who has actively participated throughout the consultation process, I cannot express emphatically enough what a counterproductive waste of time this extra year of consultation was. Spending 3 years consulting on a policy that does not significantly depart from what has been allowed since 2012 should be unacceptable. Asking busy people the same questions for more than 3 years is a sure way to discourage participation.

Map 1: Locations of sites that can be considered under the Affordable Housing Choices



DRAFT ELIGIBILITY MAP
(Updated May 2021)



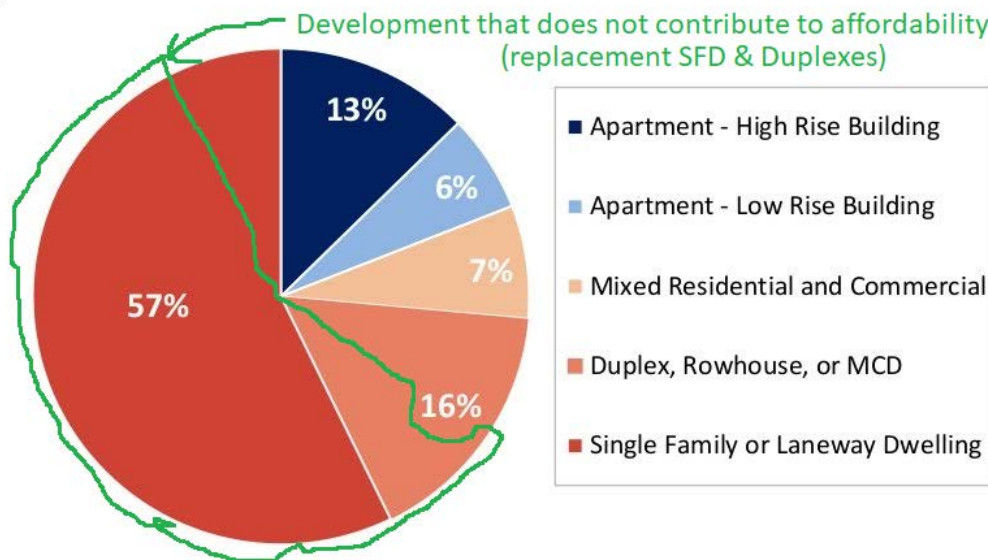
Council has directed planning staff to stop forcing rental housing onto arterial streets. The engagement summary suggests strong support for this notion. Why was expanding the areas where rental housing would be considered never even presented as an option? The policy has

APPENDIX A

changed from "about a block adjacent to arterials" under AHCIRP to "exactly 1 block adjacent to arterials." It appears consultation can always result in less action, but never more. Why is trying to appease the people who in practice oppose everything more important than appeasing the people who are earnestly participating in the hopes of one day having access to the housing this city so badly needs? Additionally, removing so many streets from the policy area, and not replacing them with any side streets, ensures that more people will move to other parts of Metro Vancouver, where they are more likely to use a car, and some of that car traffic will come through Vancouver, adding yet more noise and pollution to our streets and increasing carbon emissions.

Compared to AHCIRP, not only are the areas allowing rental housing reduced, but also some development options are less feasible. If we are truly concerned about affordability, not to mention the climate emergency, we should view every redevelopment that results in a new detached house or duplex as a missed opportunity, locking in poor land use for another generation. According to the analysis by Coriolis (Appendix J), an FSR as high as 2.9 for market rental is required to be competitive with detached/duplex redevelopment, far in excess of the 1.75-2.0 FSR allowed off-arterial. Off-arterial projects were rare under AHCIRP; it is questionable whether 1.75 FSR will be competitive with detached house redevelopment.

Figure 1.5. City-Wide Built Residential Floor Area (sq.ft) from 2010-2019 By Housing Forms



Source: BC Assessment, 2019

In closing, while I support approval of these policies, I hope that the process of expanding and improving them will start immediately. For example, the Climate Emergency goal for "complete communities" can only be achieved by "completing" areas that do not currently have adequate shopping, such as Granville Street in Shaughnessy. Introducing commercial space to such areas as part of this rental policy would be a win-win toward earnestly attempting to meet the targets the City has set for itself by 2030. If it takes another 3 years to create a rezoning policy for this, then the City has likely already failed.

APPENDIX A

Sincerely,

Owen Brady
Director - Abundant Housing Vancouver

APPENDIX B

Dear Mayor and Council,

I am writing in support of this policy because it will add much needed rental and more importantly, provide important incentives for adding affordable rental.

I am a resident of Vancouver, and have been for over 10 years. I've watched friends and family move away because they can't afford to live in the city. Most of these people, myself included, worked more than 2 jobs at a time just to stay in the city, and yet we aren't all afforded secure housing because not everyone can have wealthy parents who give them down payments, or were lucky to have bought homes 30 years ago.

I care deeply about our ability to maintain affordable housing for all, including current and future residents, because we know that Vancouver is growing. I also work for a non-profit organization that delivers affordable housing, and I see first hand the shortage of affordability - when we have projects completed we often see over 3 times the amount of interested applicants. People who make way over the incomes targeted apply because they themselves can't find secure housing affordable to them, despite making substantial household incomes.

While I don't speak for my employer, I do speak from my own experience developing below market, affordable rental, for the "missing middle". And I can tell you with confidence that this policy will help allow more rental buildings and more importantly, more affordability now.

I have personally heard from city staff working on this policy since approximately 2018. And since then, I have had 1 affordable rental project made not feasible due to the delay of enacting this policy, as well as 1 that is now less affordable because of the delay of this policy.

Both of these projects were partnerships with other local non-profits and community organizations, bringing rental units within these areas identified, to people and households making median incomes in the city of Vancouver. They are the exact kind of projects that I have heard many on this council advocate for and say we need more of.

Yet, because this policy was delayed many times, both were impacted and as a result there is less affordability. One of the projects became too costly for the non-profit to continue waiting on the outcome of this policy, and had to be sold, and now that site is being developed as regular rentals instead of secured below-market.

A second project, which again was intended to be approved via this policy last year, is now having to do a rezoning, because waiting would mean even longer for affordable homes to come online, and while the rents are still below market, they would have been more affordable with this policy.

These are only two projects that I personally know of - I am sure there are other examples that have been made no longer feasible or delayed due to lack of action and progress to incentivize affordable rental.

APPENDIX B

There are many non-profits and organizations out there that want to bring affordable housing to Vancouver but cannot do it alone due to high development and construction costs. Under the current approvals framework, non-profits are being asked to pay nearly the same fees and costs but deliver below market results. Fee waivers are helpful, but are oftentimes less than 5% of all the costs required to deliver affordable rental. Provincial and federal governments, while also important supports, are already providing much needed low-cost financing and grants. Municipal governments need to do their part and remove roadblocks that add cost and delay.

If council is truly serious about adding affordability, then they need to support the organizations that are already trying to do this, by approving policies that incentivize groups such as non-profits to do so feasibly. Time is of the essence - the more delays to policy, the more loss of affordable projects.

The only downside to this policy is that it is not more widespread. It's unfortunate that in our city, where everyone rallies for affordable housing, actually trying to build affordable rental remains illegal in much of Vancouver's zoning.

I fully support this policy and urge council to support and approve it if they are serious about helping non-profits and similar organizations better deliver affordable housing that is much needed.

Sincerely,

Helen Lui