

1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/05/2021	08:29	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly support this policy. There are various people who need more rental options. This will allow that to happen. Please approve this policy. I'm a long time resident of Vancouver.	Helen Wilson	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/05/2021	08:46	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	It's vitally important to the future of this City that we deliver the needed housing for future Vancouver residents. We need to cut red-tape and deliver housing, both market condo and rental. Given this policy's focus on market rental, this is a no-brainer. This needs to happen and if it doesn't is an absolute travesty given both the work of and support of staff for this initiative.	Timothy Yeung	s. 22(1) Personal and Confidential	Shaughnessy	No web attachments.
11/05/2021	09:50	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I'm writing in support of staff's recommendation that council allow new secured rental buildings up to six storeys city-wide. While this proposal is not perfect, we desperately need more housing in the city. This is a good first step towards a progressive change in housing policy. I would like council to consider expanding this policy to more areas of the city in the future. The research clearly shows that adding more housing helps improve affordability. There is no justification for restricting housing supply that out weights the harms caused. Allowing more housing in the most desirable city in the region is a win for social justice and climate action. I urge you to be bold and act now.	Derrick Swallow	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/05/2021	10:07	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 support this policy. It is disheartening to see how many securely housed people in this city believe their properties and neighbourhoods should remain unchanged forever. That simply isn't possible, as Vancouver continues to grow and evolve. The proposal before Council will not automatically result in redevelopment in all of these areas. As another speaker mentioned, this policy will simply create the bare minimum conditions that may make rental development feasible. There are many other factors that need to align for a project to materialize. I urge Council to approve this policy, as the current low interest rate environment, combined with senior government funding to support rental and non-market rental construction, is a fleeting moment in time that we must take advantage of. I would know, as I work for a non-profit developer and understands the challenging economics of these projects, particularly paying market costs to deliver below-market rents. Our group is building 100% below-market rental that meets the City's social housing definition, in partnership with fellow non-profits and faith-based groups who own land in the areas affected by this policy. This policy will de-risk the prospect of redevelopment for some of these groups who would love to turn their parking lots or 1-storey buildings into secured below-market rental housing. The 6-storey wood frame form is the most cost effective way to deliver below-market rental. It simply doesn't work given current costs on a smaller scale such as townhomes or 4 storey buildings (in the absence of significant government subsidy). It is a marginal policy, and if Council doesn't approve it, it sends a signal to the industry and the community that renters don't deserve more housing. Finally, I am a first-time home buyer of a SFH off Kingsway. Redevelopment along Kingsway will directly impact my views, shadow my yard, and cause noise and construction disruption for years to come. I am STILL in favour of these policies, as I recognize how fleeting the opportunity to increase our rental housing stock is at this current moment. Thank you, Katrina May	Katrina May	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

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11/05/2021	10:14	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 deeply urge council to look forward instead of backwards, and to think about those who are young, those who are priced out of Vancouver and endure lengthy commutes, and those who will never be able to own a single family home in this city. I've been lucky to find a sunny room, but so many of my friends are living in squalid, unhealthy basement suites, and paying significant amounts of money to terrible, dishonest landlords (mine included) because these people have a monopoly on housing and we can't take the risk of finding ourselves out on the hyper-competitive market again. I myself am resigned to never being able to afford a place of my own in this city, and expect that eventually all my friends will have to move away. There is no reason why dense housing is incompatible with neighborhood character, and I cannot believe that the aesthetic concerns of mostly-west-side homeowners currently seem to override the need to improve the frankly miserable living conditions being experienced by a whole segment of this city, conditions which are exacerbated by the current scarcity of rental housing. I beg you to do something, anything.	LEOPOLD WAMBERS E	s. 22(1) Personal and Confidential"	Mount Pleasant	No web attachments.
11/05/2021	10:34	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Council, this policy has been needed for at least 25-30 years. Rejecting this even in part would be setting back a chance to seriously improve our region's economic, social, and environmental future.	Albert Huang		Unknown	No web attachments.
11/05/2021	10:48	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Good. People want to live in Vancouver because it is a beautiful, vibrant, approachable city. Building more rentals lets them do this.	Peter Dowdy		Renfrew-Collingwood	No web attachments.
11/05/2021	11:03	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	unless there is a mass creation of rental housing, homelessness, suffering, and overdoses will increase chaotically. enable rental and below-market public housing everywhere, or this city will continue to die.	karen ward		Downtown	No web attachments.
11/05/2021	11:06	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Thank you to City staff and council for preparing the report and deliberating this important issue. I am a life-long resident and home owner who strongly supports this rezoning initiative. I do not represent anyone in the real estate or development industry. My only motivation is a sincere love for this city, and a desire to keep it vibrant. Our city is being hollowed out. I have worked for years in the tech industry, and there are thousands of young professionals coming to Vancouver for opportunity and an excellent quality of life. Young people, middle class people, lower income people are all being squeezed and forced to live in smaller, dirtier, nosier homes. I have felt the pain and stress of living on an arterial (12th and Cambie, no less), and the density needs to spread. My childhood friends, family, colleagues, and acquaintances are all moving to the suburbs. Talented people who immigrated to Vancouver, thrilled with their new PR or citizenship, are heading off to other municipalities or just back home. I just want to ask if you, Councillors, really appreciate how dire this situation is. We are destroying the city so a very small class of people can live their lives without experiencing any change or mild inconvenience. I am beyond exacerbated. Furious. F we are in a crisis, you need to act like it. Small, measured, incremental change in zoning is not sufficient to keep pace with the rapid change in population. Please, please pass this rental rezoning measure. I will not be voting for anyone next year who doesn't vote in favour.	Steve Leathley		Mount Pleasant	No web attachments.

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11/05/2021	11:51	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I am in favour of the zoning changes for major roads. Canada is a country that needs tons of immigrants each year to be able to support labour needs. With all those immigrants, we need more places. One of the reasons why houses, apts, townhouses are so expensive is because the rezoning process takes damn too long. It take an average of 7 years from start to completely finish building a highrise condo. The developers have to take into account that all the possible changes (inflations, building material costs, permit costs, etc.) in 7 years. So freeing up for places for redevelopment is one way to ease the housing pricing.	Ryan Liu		West Point Grey	No web attachments.
11/05/2021	12:35	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I'm writing in to strongly support this policy! As someone who is fortunate to have secure housing in Vancouver, I worry for my friends and neighbours who are increasingly pushed out by the lack of affordable rental housing. None of my peers can afford a home, and yet they are the teachers, health care providers, restaurant workers, artists and creatives who keep this city going. I am fortunate to live in a part of Kerrisdale that has many different types of housing: single family homes, laneways, low-rise apartments, high-rises, duplexes and more. This is GREAT for the neighbourhood and I don't understand the objection of other SFH dwellers to enabling people of different socioeconomic statuses, with different family sizes and housing needs, can live in (and enrich) their neighbourhoods too. And limiting rental housing to arterial streets is treating renters as second-class citizens, as its a fact that living by busy streets is detrimental to long term health. Renters deserve to live by parks and quiet streets as much as home-owners do. It's absurd that the City spends so much public time and money hearing the complaints of people who are fortunate' beyond fortunate!' to be securely housed and enriched beyond reason by their properties. It's antisocial and cruel. I don't get to determine what the mansion down the street looks like; why should I get a say in whether an apartment building is constructed that could provide desperately-needed homes for dozens of families' Please, do away with this process. We are in a housing crisis, and while this measure is not a panacea, it is one very small and concrete effort to chip away at that enormous problem.	Michelle Cyca		Kerrisdale	No web attachments.
11/05/2021	13:12	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	why is this even up for debate' let rental be built + especially off busy, noisy, polluted arterials. renters are people too and deserve dignified and healthy housing options.	chloe boisvert		Mount Pleasant	No web attachments.
11/05/2021	13:27	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the removal of parking minimums and allowing 8 stories as-of-right anywhere in the city. Near retail and public amenities such as current or future SkyTrain stations we should remove all restrictions on height and density (FAR), view cones, and shadow studies to alleviate the housing crisis	Scott Campbell		Downtown	No web attachments.

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11/05/2021	14:01	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	<p>I am a PhD student living in a rental-only building in Renfrew-Collingwood and I support streamlining the building of new rental units in the strongest possible way. I feel very fortunate to live in a rental-only building with below-market rent. I am extremely grateful that I live in a building that is managed by a very good company (Concert; Collingwood Village) so my housing is in very good condition and they respond quickly to any concerns. I feel a part of the community here since Concert manages 5 buildings total, very close to each other. I think this below-market rental building is basically the only way I could afford to live so close to Skytrain, in the City of Vancouver, in such a good quality unit. I see so many of my friends living in very poor quality housing where the landlord does not respond to issues with the housing and try many illegal things. They are also all worried about being kicked out if the place is sold for development, which has happened many times since they can only afford to live in older units that get developed. I will never be able to afford to buy in Vancouver, so the only way I can stay here is to rent. So many of my friends and I are extremely depressed about housing affordability. Pretty much every get together involves at least one conversation about it. And we are all highly educated -- all have a Bachelor's, and many also have a Masters, some have PhDs. Our parents are all so sad that we will never have the same opportunities that they did for good housing, despite doing way more training. I STRONGLY support more rental buildings. They create good community among the renters and enable people to have good housing in Vancouver. Rental buildings seem to be run much better than individual landlords with more housing security (e.g. I basically never have to move again unless the building gets torn down in 10s of years in the future). Rentals don't degrade the quality of a neighbourhood; if anything, they enhance it. I love living in my rental building with so many other renters nearby. Vancouver is in a housing crisis. I find it absolutely terrible that over 70% of land is zoned for single-family housing. It is incredibly exclusionary and, from what I've read, a huge factor in limiting supply, spiking housing prices up. SO MANY people need housing, lots can only rent, so it is an absolute no-brainer to streamline the building of rentals. There is absolutely no need for astounding amounts of time for hearing from speakers on approving new projects -- these need to happen WAY easier. I saw an estimate that council would have to sit for 4,200 hours of public hearings to hit the purpose-built rental target -- this is absolutely unacceptable. The N MBYs got theirs and don't care about others who weren't as fortunate and privileged. Please don't listen to them. Create good communities for everyone. Sincerely, Melissa Orobko</p>	Melissa Orobko	<p>[Redacted]</p>	Renfrew-Collingwood	No web attachments.