

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/05/2021	16:11	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Further to my many posts, I came across a perfect example today of "fairness" and how the city isn't addressing each communities need across the city and their band aid approach: I mean how apropos is this: On the first day of school, Scott plays this 'fairness' game by asking her students to raise their hands if they have ever scraped their elbow in class. She calls on one child to tell their story of how they hurt and scraped their elbow. After they've told their story, she says, 'I'm so sorry you hurt your elbow' and puts a Band-Aid on their elbow. Next, she asks her students to raise their hands if they have ever bumped their head in class. She calls on one child to tell their story of how they bumped their head. After they're done, she says, 'I'm so sorry you hurt your head.' At this point, things get funny as she proceeds to she put a Band-Aid on their elbow! Scott repeats this same sequence for a scraped knee, ending it with another Band-Aid on the child's elbow. By this time, all of her students seem to be confused. Scott stops the lesson and has a conversation about how she gave everyone the exact same thing in the exact same way, yet it wasn't helpful to all of them. She goes on to explain in her TikTok video (https://www.tiktok.com/@aimeesedventures) that 'fair does not mean everyone needs the same thing. Fair means that everyone gets what they need to be successful.' The point here as it extends to our city, is that band-aid solutions will only help if applied where the injury is. The 'blue lines' solution is a dubious band-aid for the lack of affordable rentals -- (though it may be more like yanking the band-aid off the sore spot if it results in evictions of people now living happily in neighbourhoods they'll never get back into). The 'injury' isn't RS zoning as it now stands, it's the utter lack of imagination, distrust of innovation, and destructive hate-mongering and divisiveness. But the big, slashing injury will be destruction of lovely homes and trees. The further point being, you don't get to put the same band aid on every neighborhood and expect that's fair to everyone! Once again, fair and meaningful consultation for each neighborhood is the answer to all our neighborhoods! I believe Mr. Erb said Tuesday evening, that consulting each neighborhood would be exhausting and cumbersome. And so it should be!	Tyman Stewart	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/05/2021	18:06	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	Oppose	I didn't see that my original response got posted so am posting again: I have not received any information on the rezoning efforts nor have any of my neighbours. I also have concerns about the off-arterial rezoning and negative impacts on our already developed street home values. Please put this up for a referendum vote.	Dean Knoblauch		Kitsilano	No web attachments.
11/06/2021	02:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I don't agree with it, need to protect the character of our neighborhoods	Kareem Sayed		Kerrisdale	No web attachments.
11/06/2021	10:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	As a 71 year old long-time Vancouver resident, I feel it is very important to have single family housing available to those with families. To live inside/outside as one does in a house and garden is the healthiest way to raise a family.	Angela Wendy McGinn		West Point Grey	No web attachments.
11/06/2021	10:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	each of our communities need to be involved in the decision process for their community. a blanket policy is a bad idea and risks spoiling our neighbourhoods	Paul Rupnow		West Point Grey	No web attachments.

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11/06/2021	11:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	New information from the Nov 2/4 city hearing meeting has changed my position on the proposal from support to oppose. City staff said only 4 story apartments are financially viable off-arterial. I was only supporting because I was fine with town houses and smaller developments. I am entirely opposed to 4 story apartments, especially if it causes there to be houses are are orphaned, given the fact that 4 story apartments require 3 standard lots. A 4 story apartment at the very end of the block closest to the main arterial is OK. Having 4 story apartment further in the block, with no ability to something of similar or higher density to be built closer to the main arterial is something I completely do not support. Given that city staff said the other options are essentially not financially or commercially viable, I thus very much do NOT support the proposal as is.	Lik Lee	s 22(1) Personal and Confidential	Unknown	No web attachments.
11/06/2021	13:54	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	While I supported a mix of housing styles, including stacked townhouses, are proposed for non-arterials to help retain the character of the neighbourhood, the developers are saying 4 storey apartments are the only type of housing that would be viable in terms of their profits, and these will be expensive rental, not affordable rental. I was in favour of town houses or even three storey forms of multi-density housing but this is becoming all about developers, without attention to the character of the neighbourhood.	Catharine M Perry		West Point Grey	No web attachments.
11/06/2021	15:01	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	Oppose	Strongly oppose	Linda Arndt		Kitsilano	No web attachments.
11/06/2021	16:29	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	Oppose	I oppose further densification of West Pt Grey and Kits.	Dr. A. Ketene		West Point Grey	No web attachments.
11/06/2021	16:29	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	Oppose	I respectfully draw your attention to a petition signed by 4372 people opposed to this plan. https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315	Roberta Olenick		Unknown	No web attachments.

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11/06/2021	16:59	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear Mayor Stewart, Councillors, I am writing to express my opposition to these poorly conceived policy recommendations for the following reasons: ' The public hearing combines two different types of rezonings, the amendments to C2 zoning schedules and the new rental rezoning schedules and policy areas, which makes this very confusing to the public. ' No mailed notification of affected properties for the public hearing so most people do not know this is happening. ' Vancouver Plan basic planning is yet to be done regarding data and calibrating the Vancouver Housing Targets. ' No meaningful consultation with residents of Riley Park and other neighbourhoods--just arbitrarily imposed across the city without context--yet extensive consultation with real estate interests. ' The map that shows areas affected by the policy is confusing as to what properties are included or not. ' No neighbourhood-based planning. ' Overrides Community Plans and Community Visions (e.g. RPSC Community Vision) without a process to accurately gage local support and/or to adjust policies to address legitimate local concerns. ' Proposed removal of Parking Bylaw minimum onsite parking requirements for new development means these projects would flood the surrounding area with vehicles, and have insufficient spaces for vehicle charging. ' Loss of character houses and rental suites to demolition--I know of several large heritage/character houses in my neighbourhood that are presently zoned for rental use, with multiple suites at low-market rents, that would fall under this policy and could be lost. ' Unlisted heritage buildings are not exempted, and these policies would render incentives for preserving character homes meaningless. ' No consideration given to topographic factors, such as extensive shadowing from 80' high buildings sited at the top of a steep hill (e.g. west side of Fraser Street). ' Reduced front yard and rear yard, with much larger footprints that shadow yards of adjacent lots, resulting in loss of mature trees and vegetable gardens. ' Allows up to full block assemblies for apartment buildings; no consideration given to including a 'pace of change' policy that would limit the number of rezoning proposals in any given area over a specified period of time. ' The city is giving away too much for too little benefit ' waiving of DCL & CAC fees, with only 20% of units below market rates. Local knowledge, which is essential for achieving successful outcomes, is sadly lacking. Please reject these recommendations and instruct planning staff to instead conduct detailed neighbourhood-based planning processes that explore and consider local contexts, suitability of building forms, affordability options, existing and future amenities and infrastructure. Sincerely, Ned Jacobs	Ned Jacobs		Riley Park	No web attachments.
11/06/2021	17:53	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The neighbourhood feeling is important and this by-law overlooks that perspective. In Point Grey today, I walked 3 blocks to get my flu shot in a small pharmacy, not a big chain. The nurse had a private room for getting the shot, a sitting area where we waited 15 minutes to ensure we were fine. She even helped me put on my coat as a senior. We met several people we know on the street and enjoyed catching up. We also went to another private pharmacy where the pharmacist is extremely helpful, my husband is re-trying a medication after having a bad reaction. The neurologist designed an 8 week program to build up the capacity to take the drug. The pharmacist discussed possible issues, the importance of taking it with food, but not a meal that contains protein, and was most helpful. this does not happen in a large chain pharmacy in a busy neighborhood. In the past, he has donated reading glasses from has stock for my volunteer work in Guatemala. I treasurer this community network and fear it will all be lost if the city destroys our little community by building tall rental units on every major artery. The City Council has forgotten the importance of feeling safe in the community, of personal interactions. Please help us seniors feel safe in our community.	G Loewen		West Point Grey	No web attachments.
11/06/2021	18:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am against this rental rezoning by-law because it ignores traffic flow, access to parking, and safety in one's community. There is no community feel to Cambie street and that changes how people relate to others on the street. In West Point Grey, we know the clerks and owners of many businesses and restaurants. As a senior with a disability, this is critical for getting assistance and information. I know our pharmacist and appreciate the ability to ask about my medications, side effects, etc. He is most helpful with suggestions; that does not happen when I shop at London Drugs and other big chain pharmacies. I want to feel safe and my community, greet people I know, and find easy parking when I shop at the local stores. That would not happen if the city approved large rental units in our neighbourhood. I urge you to please pay attention to community safety and support when making this decision.	Mel Felker		West Point Grey	No web attachments.
11/07/2021	06:34	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	Oppose	This dramatic increase in density will change the character of the neighbourhood in a negative way. Also, there are insufficient amenities (playgrounds, schools, pools, skating rinks etc) to accommodate this increase of population.	Lesley Hutton		Unknown	No web attachments.
11/07/2021	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	Oppose	The city should consider specific neighbourhood characteristics, before doing a blanket policy that covers such a broad city-wide high-arterial route area. I strongly oppose this policy as I feel 6 story towers in certain areas such as Dunbar, Kerrisdale are too tall and dense for the area (would create parking and traffic issues). I am not against rental buildings, and I would encourage more rental buildings- at certain areas, but at a less-dense, less-tall scenario - 4 stories would be appropriate for certain areas. Thank you.	David Hou		Dunbar-Southlands	No web attachments.

s.22(1) Personal and Confidential

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11/07/2021	10:40	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Vancouver is special for its relatively low density of housing. High density of housing didn't help Toronto's housing crisis.	Jihan Sharmin	s.22(1) Personal and Confidential	ensington-Cedar Cottage	No web attachments.
11/07/2021	10:50	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Off arterial streets need to be preserved !!! Build 50 stories buildings around skytrain stations please where renters should live without cars. Do not destroy single family homes on off-arterial so vital to so many renters with families in Vancouver!!!	Nantaka Vong	s.22(1) Personal and Confidential	Dakridge	No web attachments.
11/07/2021	10:52	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Please think practically about rentals. Renters need to be close to rapid transit to make sense for smaller units and little to no parking. Putting them all over local streets, especially lower-density streets makes zero sense. It's the dumbest thing ever. Please stop and engage the public properly on what is needed.	Nash Jiwa	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/07/2021	10:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Vancouver is not 50% renters - please wake up and smell the coffee. Just take a look around, how can half of the city blocks be renters' Many of them are millionaires that don't speak a word of English. No matter how many rentals are built, Vancouver will continue to be very expensive especially on the west side of Vancouver. Rental is not the answer. The answer is to push those that can't afford it out to Burnaby, NW, Coquitlam and improve transit. This is the reality across the world. This policy is stupid joke that ultimately makes the developers money.	Navid Meghji	s.22(1) Personal and Confidential	Illarney	No web attachments.
11/07/2021	10:57	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	This entire exercise is rushed thru so the mayor and council can gloat about it leading up to next year's election. The online feedback and public hearing speakers are conclusive evidence most of Vancouver residents do not want this. This is a ill-conceived plan. Please do the job you are hired to do and vote this down, and do a proper public consultation and respect the existing residents!	Patrice Croteau	s.22(1) Personal and Confidential	ensington-Cedar Cottage	No web attachments.

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11/07/2021	11:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	If Vancouver loses its trees, it will have nothing left that makes it different from other cities. The sea and mountain views are already gone from most locations. The trees are what make the city so special and well-loved.	R.J. Bunn		Kitsilano	No web attachments.
11/07/2021	12:46	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The cost of buying a property here is literally impossible on a normal salary, a big reason for that is because demand >>>> supply, and one reason supply is so low is because there are too many single detached family homes which house a tiny inefficient amount of people who happened to get into the housing market when it was still easy to do so (and maybe a couple of people living in their basement for \$2000 a month). We obviously can't knock down all these family houses, but we can build more affordable rental properties and rent our way through this housing crisis. Housing shouldn't have to be seen as a financial asset to horde, but a necessary service in order to live in today's society.	Colm Wai Keat Sam		West Point Grey	No web attachments.
11/07/2021	13:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am against this proposal for the following reasons: - too sweeping and not sensitive to the existing community plans. - too fast. Density the under used commercially zoned blocks first and see if they truly deliver lower cost housing options. (So far, I have not seen this along Dunbar street) - densification is already in full speed elsewhere. Jericho Lands, Broadway sky train development densification, False Creek etc. Finish those before eradicating the last areas of single family homes on the west side - Dunbar, between 16th and 26th is a hilly area. My home on s.22(1) is right on the lane. Due to the slope of the terrain even a 3 storey building will adversely affect my privacy and enjoyment. Where is the consideration of the terrain' - lack of notification. I never received any information from the city at all. My awareness is solely because of other neighbours and residential area community committees raising the alarm! Where is the consultation' Where is the opportunity to integrate with the existing Dunbar community plan' - this smells of dictatorial zoning and policies. You are ignoring years of careful and considerate consultations with the Dunbar community. - if this goes ahead there MUST be a controlled 'creep' of development. Patchwork development where single family homes are sandwiched between multi-storey building is a visual crime. Developers should only be able to develop one full block after the preceding adjacent blocks have been fully developed. Doing so allows residents time to consider their alternatives for moving elsewhere or making financial decisions like investing in renovations etc. Bottom line is change will come, but this is not the blanket solution. Sweeping zoning changes is disrespectful and inconsiderate of those who have chosen to live in single family areas. There are so many micro zones within Dunbar and the west side where considerate zoning and planning could bring about beautiful changes without so sweepingly eliminating single family homes.	Douglas McCandless		Dunbar-Southlands	No web attachments.
11/07/2021	15:13	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	Oppose	I am completely opposed to this proposal reasoning as it will have a widespread uncontrolled effect on the specific neighbourhoods' people living in the neighbour hoods or adjacent neighbour hood should have a say on the development of their neighbour hoods and specifically the designs, use, etc' City hall does not put enough forethought into their recommendations. 'for example the bike lanes by VGH ,emergency and the BCCA '. when does any one bike to emergency or the cancer agency'. The stupidity of city planning is unfathomable '.so here again they are not look at the repercussions of their suggested plans. I am vehemently opposed to this proposal.	Nicole clement		Shaughnessy	No web attachments.
11/07/2021	16:28	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	The public facility in this neighborhood can not support many residents.	Zhihao Si		West Point Grey	No web attachments.

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11/07/2021	16:46	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	Oppose	The rezoning plan will highly increase the population in this community but all the services and public facilities are not definitely ready for that. On the other hand, the ecosystem in this community is really fragile and will be deteriorating by more people activities, as we learned lots of reports recently.	Zhongming Chen		West Point Grey	No web attachments.
11/07/2021	16:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	1. Rental buildings fall into disrepair and dismanagement way more quickly than owner occupied buildings because it is human nature that one would not care nor pay to maintain something not theirs. It false into a dangerous loop where: building deteriorates-> rent is lowered -> lower quality renter moves in -> more deteriorations...which ruins the entire block. 2. It disturbs the peaceful enjoyment of existing residents as it adds many temporary residents to the neighborhood who does not value the surrounding since they are going to move in a few years anyway. 3. It lowers down the property value around the development and causes real long term resident of Vancouver, home owners, under the water. 4. Vancouver is already heavily developed and people has to come to Vancouver for work can live in other cities with the improved public transport.	Michael Lee		South Cambie	No web attachments.
11/07/2021	17:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	When you look closely at the "blue zones" on the map, the policy is obviously designed to make for a kind of "scale down" from 6-stories to 4, then a street, then single-family, so that you won't wind up with a 6-storey building immediately adjacent to a single family dwelling, which makes sense. BUT you'll notice that this is not true of Crown Crescent in West Point Grey (where I happen to live) because of the crescent shape of our little street. Our house in at the apex of the crescent on the south side, so if the policy goes through I could have a 6-storey apartment building immediately across the alley from my back yard, about 50' away from my back door. And all of the apartment blocks will be oriented north (as that is where the view is) which means they will all be oriented to look down directly INTO our backyard and house. AND given that this 6-storey building will COMPLETELY block our southern exposure, that will be curtains for our garden. Needless to say, a 6-storey apartment building immediately behind us must render our house a strange and unpleasant place to live. And so I appeal to you, PLEASE allow for more nuance in the policy. It will work in many areas, but in neighborhoods like ours it's going to be a disaster. Surely there must be some adjust it to fit local conditions. Thank you for your consideration.	Craig Gay		West Point Grey	No web attachments.
11/07/2021	18:08	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	Oppose	Save our beautiful neighbourhoods from the high rises that are a stain on other neighbourhoods. Save Point Grey please.	Asif Tejani		Unknown	No web attachments.
11/07/2021	18:34	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Please see the attached document.	Roberta Olenick		Unknown	Appendix A

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/07/2021	19:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	In considering the climate change implications of the secured rental policy, it is important to compare the carbon impacts of the rental proposed under the policy to all other options, not just to the carbon impacts of building a brand new single family house. The latter would be comparing apples to oranges. Among the other options that must be considered in terms of carbon impacts is retention of existing homes that can include more rental units and infill without demolition and that can be converted to electric heat and hot water. This option avoids the environmental impacts of demolition, loss of materials in existing structures and all the new materials and resources required for construction of new apartment buildings. Wood frame is touted as being 'green' but it involves deforestation that significantly contributes to climate change. We need to do more with less and use what we already have to the greatest extent possible. As calculated in the link below, small neighbourhood scale densification through suites and infill has realistic potential to meet and exceed the City's aspirational housing targets without requiring any rezoning and without the secured rental plan. This sort of densification would provide rental housing on quiet green leafy side streets without sacrificing their leafy greenness. https://brianpalmquist.substack.com/p/rental6-homes-is-easy-4-is-easierfbclid=IwAROLVJgmZuEwIM0GYAj1tyHLK3YLE-cMhrXWouYgroqTCrV45Ck-sgFxs This sort of densification will also assist with the City's CEAP Target 6, Restoring Coasts and Forests, because it would preserve existing trees to a far greater extent than clearcutting to build the boxy, lot-filling apartment buildings allowed under the secured rental plan. The recent staff report indicates a low likelihood of meeting Target 6 by 2030. City climate policy manager Matt Horne 'admitted there was tension between the need to add residential density and the desire to increase tree cover in the city.' https://vancouver.sun.com/news/local-news/five-things-to-know-about-vancouver-climate-action-plan This tension could be alleviated via more small scale densification through incentivizing retention and division into suites of existing homes. Vancouverites will need the shade of trees more and more as climate change intensifies.	Roberta Olenick	Unknown	No web attachments.
11/07/2021	19:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Has anyone considered how this project is in total opposition to our needs to counter climate change? I think the recent tornado at UBC Golf Course should be a worthy deterrent.	Georgia Humphries	West Point Grey	No web attachments.
11/08/2021	11:21	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	Oppose	Hi, with such a huge plan I think that in depth consultation with those affected is essential. I support more rentals, but this is overkill. Streamlining rental rezoning is not the answer. Cheers, Jan	Janis Atkinson	Dunbar-Southlands	No web attachments.
11/08/2021	12:07	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	Oppose	Just want voice my opinion	Anderson Chu	Arbutus-Ridge	No web attachments.
11/08/2021	12:08	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	Oppose	No to rezoning for any high density apartment buildings along arteries and side streets. No to any buildings over 4 stories. You have Oakridge, Burrard, RCMP lands, 33rd and Ontario, federal mosqueum and Salish lands, West Broadway corridor. Too much density, traffic jams, sewage, utilities, lack of community. Need townhomes and villages for people to know each other like false Creek or small buildings with a park in the middle for kids to play and socialize. No to rezoning only the developers will benefit.	Susan clayton-carroll	Kitsilano	No web attachments.

s 22(1) Personal and Confidential

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

11/08/2021	12:11	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	2021.11.08 12:02 specifically 4-6 story buildings south of us will block sun's beams on our garden. And about 6 units on 1 lot: Fine if city elected officials who vote this in, actually live the next 5-9 years in them, to lead the way in their own 'solution'. I have thought about this. I figure srp will not decrease rent costs. Only drassic , self destructive changes will temper demand and costs and demand.	Shane Willms	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/08/2021	12:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I feel as though I am being evicted from my own property. I feel that Council is making broad brush changes without any due consideration to local neighbourhoods and what would work for them. I also feel that Council is forgetting what makes Vancouver special and that is partially the beauty of the local neighbourhoods, and this broad brush approach will change all of that for the worse. Housing is needed but each neighbourhood needs a plan for that specific area based on demand and other factors.	Tanya Ney		Kitsilano	No web attachments.
11/08/2021	12:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	See my document attached about the American initiative called 100 Resilient Cities and affordable housing. And the contract the CoV signed with the American entity.	Denise Chattan		Kensington-Cedar Cottage	Appendix B
11/08/2021	12:27	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	Oppose	I support the building of authentically affordable housing in all forms. This proposal is open to exploitation by developers and future councils, many of whom will not be as prudent as this one. This proposal will ghettoize rentals around busy streets. Not only that, the city's existing rentals that are based on HILs are not actually accessible economically and do not foster long term stability. Families who enter the city run housing could have their rents raised if they make too much money. Families living in co-ops risk redevelopment. The supply solution has not been working. The solution must be nuanced and multifaceted, rather than streamlined. This process will allow future developments to avoid the important zoning process which accounts for the diverse needs of neighbours that are changing rapidly around the city. Zoning discussions can account for the complex needs of communities.	Veronica MCGhee		Mount Pleasant	No web attachments.
11/08/2021	13:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose city rezone plan.if the city builds 6 story apartment they need to compensata residents like us because they block our house views and our house value decrease.	jingzhou si		West Point Grey	No web attachments.
11/08/2021	13:56	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Some parts of Arbutus ridge area are single detached residential area, 6 or 4 storey buildings nearby don't match the area. It's like higher buildings are all surrounding the single housings in the center. Feeling trapped.	Janet Tsang		Arbutus-Ridge	No web attachments.

Dear Mayor and Council,

I am opposed to the Secured Rental Policy.
Please consider my concerns below.

1. Inaccuracies in Staff Presentation

I would like to draw your attention to important questions raised here:

<https://cityhallwatch.wordpress.com/2021/11/04/clarifications-streamlining-rental/#more-68214>

This article questions the veracity of some of the information provided to council by staff during the presentation at the start of the public hearing on the secured rental policy.

It is imperative that council clarify these critical inconsistencies before making any decision on the policy.

Among the several issues raised at the link above is this one:

“Staff told Council that no full block assemblies would be allowed off arterial roads. But it’s not as simple as that.

“In the proposed policies, off-arterials are limited per project to a maximum of 100 ft. frontage and 150 ft. including a corner. There is no limit on how many projects can be on a block, so a developer could assemble a full block and submit applications as separate back-to-back projects, with the result covering the whole block.”

That this policy allows for such complete restructuring of quiet residential streets is unacceptable. Previous Vision versions of this policy limited the number of developments allowed to just two in a 10 block radius.

Further, the fact that in a number of instances the information given in the presentation was unclear at best and inaccurate and misleading at worst inspires doubt and distrust both in the policy itself and in the process under which it is being considered for approval. Mayor and council must base their decisions on complete and totally accurate information.

2. Effect of Rental Policy on Land Values/Commodification of Housing

Among the most doubtful claims made by staff during the presentation and in the referral report is that the rezoning under the rental policy will not result in increased land values and speculation.

<https://cityhallwatch.wordpress.com/2021/11/02/streamlining-rental-rezonings-speculation/#more-68105>

Clearly if these rezonings result in land lift and speculation, Vancouver becomes less affordable not only to renters but to everyone, thereby negating any point in proceeding with the rental policy.

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Given current land values in Vancouver, the vast majority of these new rentals, even those on quiet local streets, will almost certainly be built by developers rather than by individual land owners.

Once built, many, arguably most, of these rental developments may well be sold to corporations, REITs, private equity firms and other profit-seeking entities as indicated here:

<https://vancouver.sun.com/business/real-estate/sales-of-apartment-buildings-in-b-c-breaks-records-in-first-half-of-2021#:~:text=In%20the%20first%20six%20months,sales%20valued%20at%20%241.04%20billion.>

The effect of this will be that even more of Vancouver's limited land base now held by local residents (many of whom have lived here for decades and care deeply about the city) will end up under the control of corporations (many of them foreign owned) that care more about profit than people.

That would further escalate the current commodification and financialization of housing that is a central factor in what keeps rents at levels beyond the reach of those struggling to live in Vancouver.

Clearly those buying up rental homes merely as investments are seeking to gain profits. Their business model is to drive more value for investors and that value obviously comes from tenants.

<https://www.theglobeandmail.com/business/article-investors-account-for-a-fifth-of-home-purchases-in-canada-are-they/>

Of course even a mom and pop-owned rental suite or house has to be financially viable. But corporate entities with deep pockets and many assets to buffer risk can readily outcompete individuals and smaller companies seeking to get into the rental development market. They can also buy up large numbers of housing units and land assemblies, thus driving up land values and reducing affordability citywide.

I do not see anything in the referral report that will prevent the new rental housing allowed under the secured rental policy from falling into large corporate hands.

3. How Secure is Secure?

If much of this new rental does fall into corporate hands, that begs the question about how secure these secured rentals will be from the perspective of an individual renter. Many who support this rental policy have commented at this hearing that they would rather rent from a company owning secured rental property than from a private homeowner who can decide to stop renting to them at any time. But they are assuming that just because the secured rentals remain rentals for the life of the building that means they themselves can stay as long as they want in their rental unit.

Alarming, according to the documentary *Push*, that may very well *not* be the case. The title refers to how the takeover of housing by profit-driven investors substantially raises housing costs (for renters and homeowners alike) and thus pushes people out of their neighbourhoods. The film

APPENDIX A

offers many real life examples of this from all around the world, provided by the United Nations Special Rapporteur on the right to housing.

You can watch the documentary here: <https://www.make-the-shift.org/push/>

Or for a briefer taste of what the film covers: <https://www.youtube.com/watch?v=u4-VORQZ1-Q>

(FYI, Blackstone, the global investment company discussed extensively in *Push*, owns Vancouver's Bentall Centre. And also see this: <https://financialpost.com/real-estate/property-post/blackstone-buying-pure-industrial-real-estate-trust-for-3-8b-including-debt>)

Many cities around the world are fighting back against corporate investment-driven housing developments. Residents of Berlin, for example, recently voted in favour of expropriating 240,000 properties owned by large corporate landlords, equaling 11% of all apartments in that city.

<https://www.theguardian.com/commentisfree/2021/sep/29/berlin-vote-landlords-referendum-corporate>

However, that method of solving the housing crisis is fraught with almost insurmountable obstacles.

<https://www.dw.com/en/berliners-vote-yes-on-property-expropriation-but-what-happens-now/a-59070328>

Clearly, in this situation, an ounce of prevention is worth a pound of cure. Yet I do not see anything preventive in the referral report for Vancouver's rental housing policy. Have I missed something? How will mayor and council prevent the corporate takeover of the rental housing developed under the policy? Or of any sort of housing for that matter?

Interestingly, *Push* clearly does not include individual local homeowners who live in their homes as a factor in unaffordability. This counters the common Vancouver narrative that such homeowners are selfish and need to give up their homes to accommodate renters.

The fact is that many of these homeowners would eagerly accommodate renters on their own properties if the City would just remove onerous obstacles to building laneway houses, suites and other rental options.

For example: <https://cityhallwatch.wordpress.com/2021/04/09/cov-targets-new-basement-suites-evicts/>

and <https://www.theglobeandmail.com/real-estate/vancouver/article-the-financial-burden-of-renovating-a-laneway-home/>

Renters may argue that such options are not ideal because they are not secured to remain rental for the long term. Perhaps the City could work creatively with homeowners to come up with agreements to secure their laneway houses and suites for long term rental, and provide incentives to that end, much as the City is prepared to do for the boxy neighbourhood-destroying developments promoted under the secured rental policy.

4. Increasing Housing Supply Will Never Reduce Housing Costs.

Vancouver has built more housing units per capita in recent years than almost any other Canadian city, yet our housing prices continue to skyrocket. Clearly, the narrative that vastly increasing

Vancouver's housing supply is the ticket to reducing housing costs is false. The reason here is that our real estate values are not dictated by local demands for housing. Rather they are linked via the global commodification and financialization of housing to what real estate investors are willing to pay. There is no limit to demand for our real estate as an investment because there are countless investors each seeking to buy numerous properties for profit – a radically different supply and demand equation than that of individual residents seeking an individual home to live in. Please listen to this: <https://www.cbc.ca/listen/live-radio/1-91-the-early-edition/clip/15876399-vancouver-city-council-looking-plans-create-rental-zones?fbclid=IwAR3vwWEOnX2i6Q-ZBR9c-kPVy-YFiiP-fqWy6rpXBKkJjeaFfW9z9HaFIPs>

5. **Regardless....**

Regardless of who ends up owning new rentals in Vancouver and how affordable they are, the physical scale of buildings and context always matter. Regardless of tenure, spot rezonings of tall buildings with lot-filling footprints have very big negative impacts on the community around them. The objective must be to find truly affordable models that work at different scales appropriate to each area of the city.

Sincerely,
Roberta Olenick

APPENDIX B

Mayor and City Council

I'm opposed to this report because it puts forward ideas from the American 100 Resilient Cities initiative and not ideas from the citizens of Vancouver.

People at the Public Hearing of Nov 2 and 4 / 21 for Streamlining Rentals have asked why are we still following Vision Vancouver's policies. The following information about the initiative called 100 Resilient Cities may explain this.

Vancouver belongs to the network called [100 Resilient Cities](#). This network is an initiative pioneered by the huge American Rockefeller Foundation organization. The City of Vancouver has signed on to this program and the Rockefeller Foundation, et al creates the policies that the City has agreed to follow. That's why the City continues to follow what seemed to be Vision Vancouver's policies. Vision Vancouver signed on to this program when they were in power.

Through the 100 Resilient Cities the Rockefeller Foundation (RF) prepares news releases that the Mayor puts out through the RF's Chief Resilience Officer whose representative is embedded at City Hall. Following is the FOI which shows the agreement the City made with the Rockefeller Philanthropy Advisors to hire the Chief Resilience Officer and outlines their duties and the City's obligations. <https://vancouver.ca/files/cov/2017-283-release.pdf>

I currently believe the citizens of Vancouver pay the salary for this Chief Resilience Officer. We're paying to have some far-off entity's ideas put forward as the strategies of Vancouver citizens. This is not right! And this Council continues to go along with this contract set up by Vision Vancouver and the Rockefeller Foundation. This has got to stop! The citizens of Vancouver should be deciding what is best for them not an American entity, not a global entity.

This entire report focuses on fulfilling The City's obligation to this American organization, 100 Resilient Cities, and actually has nothing to do with the needs of Vancouverites who live in Vancouver. Rather, this organization and 100 Resilient Cities focuses on global issues. The reason statistics can't be provided to support this report could well be because there are no Canadian statistics that do support it.

This report focuses on fulfilling the 100 Resilient Cities Existing Strategies. One of these being, Housing Vancouver Launched in 2017. Housing Vancouver is the City's 10-year strategy to reduce Vancouver's housing affordability gap and to provide a strong foundation for the city's future. Ambitious targets include creating 72,000 new homes in Vancouver in the next 10 years, half of which will serve households making less than \$80,000.

This strategy, Housing Vancouver Launched in 2017, has not worked to date and should not be continued through this Mayor and Council.

The City must stop following policies and strategies dictated by a huge American entity and start focusing on what the actual citizens of Vancouver want and need.

Denise Chattan, renter living in Vancouver

MORE INFORMATION:

APPENDIX B

FOI 04-1000-20-2017-145

Below are some key takeaways from our conversation. Because these points are so essential to our final selection of cities, we seek your reply by email with confirmation that the City of Vancouver will work with us to realize the below if the city is selected, or to advise me if my understanding is inaccurate:

- The Chief Resilience Officer is initially envisioned to be placed in your office, reporting directly to and having regular access to you.
- If Vancouver is selected, we will collaborate to identify the optimal structure, placement and resource allocation for the Chief Resilience Officer.
- That you will lead the Resilience Steering Committee.
- The Chief Resilience Officer will be held accountable for leading the development and implementation of the resilience strategy, and you will ensure that all of the City departments will be held similarly accountable for participating in the strategy development and advancing its implementation upon completion.
- That you will commit to aligning the priorities articulated in the city's existing plans, such as the Greenest City Action Plan, Climate Change Adaptation Strategy and the Vancouver Food Strategy with the resilience strategy.
- There is a strong commitment to addressing the needs of the poor, vulnerable and marginalized members of the community, and the city will actively seek methods, leveraging the talents of your robust communications group, to surface their participation and representation in the resilience agenda.
- From the outset of our partnership, we will work together to institutionalize this work for the long term, considering policy, budget, and operational systems that can outlast political terms.
- You and the Mayor will commit to personally taking an active role in advancing the resilience agenda, both within the city, as well as participating in and encouraging peer learning from cities in the region and across the country.
- We will have your assistance in organizing a follow-up discussion via videoconference with Mayor Robertson prior to finalizing our selection process.

FOI 04-1000-20-2017-145

The structure and seniority of the Chief Resilience Officer position

Careful selection and robust support of the Chief Resilience Officer, who will act as a chief advisor to the mayor and the senior most authority on resilience, is crucial to our joint success. This person needs to be able to work across silos of government and sectors of society to build a holistic, citywide vision of resilience. It is also important that the CRO have adequate staff and resources in order to make their work a success.

As part of this conversation, we will discuss the city leader's vision for the CRO, including where the position will be placed in the city government; how the CRO will be supported; how other departments will work with the CRO; and how the city could potentially support this position after the terms of the grant end.

also see FOI 04-1000-20-2017-283