

## 1. Streamlining Rental Around Local Shopping Areas - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/05/2021	15:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I'm a recent graduate of ubc. I've lived in Vancouver my whole life. Without proper rental I will be forced out of Vancouver, the city I was raised in. We need more easy rental.	Dana Halice	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/05/2021	15:34	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	streamlining rental policy - In full support. Please don't let a few vested interests to this policy. Rentals are the path forward to a viable, vibrant city.	Brad Boyce		Mount Pleasant	No web attachments.
11/05/2021	15:41	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Housing is a right. Just because someone doesn't make the millions needed to be a homeowner in Vancouver. I'm an addictions and mental health social worker and everyday I get a little closer to leaving this province because I can't afford to exist here. Who do the rich NIMBYs of Vancouver expect to do the jobs that don't pay enough to own, if no rentals exist? Who will pour the coffee, stock the shelves, deliver their Skip the Dishes? Or is everyone who can't afford a home supposed to live further and further out? Because the outlying areas around Vancouver aren't doing much better for rental costs. This is snobby gate keeping by folks who lucked into homes by virtue of their age, at a time when homes were affordable. Then turned a blind eye to keeping similar pathways open to younger generations for the sake of greed. Everyone deserves a home without having to pay half their incomes for it!	Meagan Taylor		Unknown	No web attachments.
11/05/2021	15:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	In support of streamlined rental.	David Chudnovsky		Kensington-Cedar Cottage	No web attachments.
11/05/2021	16:06	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	I am writing to express my support for the proposed secured Rental Policy. I am a longtime homeowner in the Kitsilano area. I am concerned for the future of my family and friends, and for the future of our city and our planet. I believe that as Vancouver grows, it will be important to ensure there are a variety of housing options, to fit the needs of the people who live and work here. The majority of households in Vancouver are renters, and the need for rentals has grown as homeownership becomes more and more out of reach. The need for rental accommodation in Vancouver has grown at the same time that home ownership becomes more and more out of reach for most people. A livable city should be a place where people can live, work, shop, and attend school in their own neighbourhoods. These neighbourhoods can provide connection and community. They will provide places for growing young families. These families will be the future of our city for years to come. I want my Vancouver to be a welcoming place, not just for the wealthy, but for all who wish to live here. I hope you consider approving this long-overdue and crucial policy. It is inevitable that we will need more housing and this policy will allow that to happen.	Julia		Kitsilano	No web attachments.

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11/05/2021	16:32	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Dear Mayor and Councillors, I am writing to you today with the hope that you will support the streamlining of rentals around local shopping areas. I have lived in a couple different rental apartments in the West End and also lived in an apartment that I bought with my husband for about 8 years in Mount Pleasant. I lived on s22(1) Personal and loved being able to walk to everything and very rarely used our car (we essentially kept the car to visit my parents in North Vancouver once a week). We have two young kids and loved walking and biking the kids all around the city. Having more central rental options is great for families and the environment. I also am concerned about the housing crisis in Vancouver - I have more and more friends that are moving away from the city because there aren't enough reasonably priced housing options. My family moved to North Vancouver last year because of the lack affordability in Mount Pleasant (as well as the lure of being closer to extended family during the pandemic). As someone who knows many friends with young kids considering moving outside the city and someone who is also very concerned about the climate crisis - please support streamlining rentals around local shopping areas. This will also be a great example for the surrounding cities and municipalities - I hope North Vancouver adopt a similar policy. Thanks so much for the work you do. Please keep being the climate leaders we so desperately need you to be! Thank you so much. s 22(1) Personal and	Emma Campbell	s 22(1) Personal and Confidential	Unknown	No web attachments.
11/05/2021	16:50	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	This should be a no brainer, don't listen to the 'neighborhoods defenders' most people support stuff like this!	Lars Gibbard		Arbutus-Ridge	No web attachments.
11/05/2021	16:53	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	Support	The city needs more housing - the insane prices are practically screaming for it. New development means more work and more housing. We can either be Monaco - a place for the wealthy to stash their money - or Tokyo - a dynamic city where an average worker can afford to raise their family.	Denys Gajdamaschko		Downtown	No web attachments.
11/05/2021	17:19	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 proposed zoning changes for arterial routes.	Zachary Goldthorpe		Mount Pleasant	No web attachments.
11/05/2021	17:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Yes, please move forward with the zoning changes that are proposed for the city. We need more rentals.	Sabrina Fernandez		Kensington-Cedar Cottage	No web attachments.

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11/05/2021	17:27	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 fully support this proposal. VANCOUVER DESPERATELY NEEDS MORE RENTAL HOUSING. Reducing the red tape and correct the ridiculously out of touch policies, to move Vancouver forward. There is nothing WORLD CLASS about not being able to sufficiently house your city's inhabitants. Density is vital for shaping a Vancouver that is an improved place for all by making housing more accessible.	Jessica Lester	s 22(1) Personal and Confidential	West End	No web attachments.
11/05/2021	17:30	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Yes, please move forward with the proposed zoning changes on the table at this week's council meeting.	Pam Neuman		Mount Pleasant	No web attachments.
11/05/2021	17:33	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Yes-I want the zoning to change to make rentals easier to build on all main streets.	Jonah Goldthorpe		Mount Pleasant	No web attachments.
11/05/2021	17:35	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 strongly support the streamlining rental proposal. This will greatly expedite the time consuming process behind new rental housing, which is badly needed in a city with a persistent housing crisis. The effects of costly and unreliable housing affect everyone, including homeowners like myself, through increased prices of all amenities, and labor shortages.	Conor Corbett		Grandview-Woodland	No web attachments.
11/05/2021	17:37	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	Yes, I live on an arterial route and would like to see changes made to allow for rentals.	Dr. Ken Neuman		Marpole	No web attachments.
11/05/2021	17:57	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	Support	The Vancouver housing crisis continues to get worse. Building more housing for our growing population is a necessary solution to fixing this problem. And rentals are a vital part of reducing costs, especially for young people who are trying to build up the wealth to buy their own home. If Vancouver can make it easier to build rental units, it would be one step towards making this a place where housing costs are not a struggle for all but the wealthiest.	Hannah Robson		Unknown	No web attachments.

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11/05/2021	18:05	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	Public hearing are a waste of time for rezoning and development. its yet another delay in a long series of delays that slows the construction of homes and leads to higher rental and purchase prices. We need 3x our current construction numbers just to match new residents, let alone slow the rise in prices. The faster you build them the better, every failed public hearing is tens of thousands of dollars in delays and extra costs that gets passed onto future homeowners. FASTER BUILDING = slower rise in prices. SLOWER BUILDING = rampant price increases, and less affordability, more millennials barely getting by, more families leaving Vancouver and a faster death of the middleclass of Vancouver (and it's all this councils fault)	Jeffrey Corber	s.22(1) Personal and Confidential	Oakridge	No web attachments.
11/05/2021	18:14	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	We have a housing crisis, allowing more rental stock to be built in a timely manner is crucial. The additional density along these corridors can provide increased ridership for transit. This can additionally reduce the car dependency as services and transit are close by. For these reasons I strongly support streamlining rentals. AK	Aidan Kiel		Fairview	No web attachments.
11/05/2021	18:29	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 support the Streamlining Rental proposal	Helen C		Unknown	No web attachments.
11/05/2021	18:36	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Vancouver desperately needs housing and particularly affordable rental housing. We need to remove barriers that prevent our city from creating housing and particularly affordable rental housing.	Evan Harding		Mount Pleasant	No web attachments.
11/05/2021	18:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	More housing is needed. Right on top of skytrain stations is where it should be. Protecting the value of existing single family homes should not be a priority.	Nicki Vankoughnet		I do not live in Vancouver	No web attachments.
11/05/2021	19:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I don't live in Vancouver but it's an incredible city and I would like to be able to live there one day. However the way things are going I don't think I would ever be able to afford it. This policy will help to lower housing prices and make it possible for me to live in Vancouver so I am very supportive.	Jacob Givertz-Steel		Unknown	No web attachments.

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11/05/2021	19:19	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 think it would be good to rezone all main routes in the city like Granville street	Violet Johnson	s.22(1) Personal and Confidential	Oakridge	No web attachments.
11/05/2021	19:28	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly, emphatically support all rezoning to enable densification of Vancouver neighborhoods, including but not limited to my own (East Vancouver) and others such as Kitsilano. Vancouver rents are incredibly high and are not commensurate with quality or size of housing. People want to move here; it's a beautiful city. But there aren't enough spaces, so newcomers with medium-high incomes take up (and bid up) spots in medium-quality housing, forcing middle-class people to bid up lower-quality housing, and people with the lowest incomes are left struggling. Please make it easier to build more housing! You can easily win my vote by supporting densification.	Jake Levinson		Grandview-Woodland	No web attachments.
11/05/2021	19:29	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	Greetings. I am writing to express my support for the Streamlining Rental proposal. I am a graduate student who moved to Vancouver last year, and I am currently living in student housing. Like so many other young students who have come to the region to become educated, I wish to build a life here and support this amazing place and its people. As I approach graduation, I am fraught with worries about how I will be able to transition from student housing to renting. Many of my colleagues have had extreme difficulties finding suitable places to rent in such a competitive and scarce market, let alone ones that they can reasonably afford while they start paying off student debt and search for a decent paying job in their field post-graduation. I sincerely wish to put down roots here and contribute to my local community, and making rental housing more accessible is paramount to this common desire in my generation. Thank you for your time.	Erin Chan		Downtown	No web attachments.
11/05/2021	19:52	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support any initiatives by the city to provide more purpose built rental. Renters deserve housing.	Jamie Hack		Kitsilano	No web attachments.
11/05/2021	19:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Many industries are transient, a modern necessity for some careers means moving cities and property ownership isn't always an option. Additionally not everyone who has the means to own property wants to saddle themselves with debt in an uncertain market. Home ownership does not always equal a good investment. My decision to rent does not mean I don't contribute to my immediate community in valuable ways.	Angela Lester		Kitsilano	No web attachments.
11/05/2021	20:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We need to stop allowing homeowners to dominate the discussion entirely. There is a measurable, demonstrable crisis that is recognized internationally. Instead of tackling the problem, we're debating about the minor inconvenience to the people who have enjoyed, reaped and now exploit their good fortune! It is absolutely insane that we are entertaining NIMBYism over and over.	Anson Lai		Killarney	No web attachments.

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11/05/2021	20:12	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	Additional rental density is a necessity, and 6 storey rentals seem entire reasonable in the context of the report. Further: The goal for the new rentals to aim for zero emissions water heating systems is an important step towards tackling our increasing impact on the environment. If Vancouver doesn't improve the rental market, in an era where more and more folks can work remotely, it will likely find population stagnation in the long run.	Geoff Lester	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
11/05/2021	20:34	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	I am in support of more rental housing.	Bryan L		Hastings-Sunrise	No web attachments.
11/05/2021	20:56	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	Support	Commercial Broadway is the busiest point in the SkyTrain system, and will only get busier when the UBC line is done. We need more high density housing around arterials and all transit stations. This is 30 years overdue. We should have started in the 80s when the expo line was built. The hundred or so homes of NIMBYs affected just need to move if they want a sleepy, residential neighborhood. This is a city. This needs to go ahead with child care for local residents as well	Terry Wharburton		Mount Pleasant	No web attachments.
11/05/2021	20:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	31 year old mom of 1 (because who can afford more!) Id like to stay in Vancouver...we need affordable housing. Density is key. Please.	Tara P		Grandview-Woodland	No web attachments.
11/05/2021	21:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We are in the middle of the housing crisis and need to remove barriers to creating much needed housing units in our region. It's a small step but a necessary one.	Artem Gromov		Unknown	No web attachments.
11/05/2021	21:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	As a home owner I am aware the "value" of the property close to rental housing may be less appealing to the conventional market, due to the neighbourhood being 'tainted'. However, I value more of diversified neighbourhood that have mixed income dwellers. While I am opposed to high rise in every neighbourhood, I support rental housing (mid-low rise) on inner streets to allow and encourage more lively city streets, which is beneficial for all.	Ryan Lee		Oakridge	No web attachments.

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11/05/2021	21:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I will keep this concise. The Vancouver housing market is incredibly exclusionary and making it easier to build rentals will move us away from that, which is a good thing. I am fully in support of this change in policy.	Juan caballero	s22(1) Personal and Confidential	South Cambie	No web attachments.
11/05/2021	21:39	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We are living in the middle of a housing crisis. People are literally being forced onto the streets, during Canadian winters, simply because rental prices have risen to such an enormous extent. They don't have a backup. They don't have property. To weigh the value of some homeowners land value, which has already risen astronomically in the past 5 years, against the value of the very right of shelter. It seems completely unjustifiable for this council to not do everything in their power to ensure that everyone can afford a roof over their heads. That is the entire argument. And it is the only point that matters. Do you value money over human lives? Ask yourselves this before you make your decision.	Evan Allen	s22(1) Personal and Confidential	Unknown	No web attachments.
11/05/2021	21:46	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 is no secret that Vancouver needs more housing, especially rental housing. This proposal will help meet the demand faster, meaning that more people will be able to continue to afford to live in this city. In addition, mid-rise development is a missing piece in Vancouver's housing landscape. I would like to see this policy extend into other areas as well, away from busy and loud streets. People who can't afford to buy a SFH should be able to live a good quality life as well.	Tjasa Demsar	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/05/2021	22:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I'm writing to support the streamlining of rentals around local shopping areas. We have a housing crisis, and there's no world where 'if you don't build it, they won't come,' so rest assured that crisis will only continue to grow without more housing options. They'll keep coming, they'll just stack into bunkbeds or make long arduous commutes (and honestly at the bottom end, rent isn't much cheaper in Surrey or New West than in Vancouver right now), and people with more wealth who can no longer afford to (or want to) buy will outcompete everyone else for rent unless we do more to make increasing rental supply easier. Studies show even new rentals in a neighbourhood actually help lower surrounding rents just by adding volume, even if the rent is higher in that new build, and because nobody's renting multiple rentals as an investment, it's actually responsive to local supply & demand. Renting always comes with some instability - you may have to move - but 'having to move' shouldn't mean having to leave your entire community/city/having to move into squalor because the game of musical rental chairs stopped and you've got nowhere to go. (Not to mention a lack of rental options impedes mobility - one of the ostensible perks over ownership - if you're in a rental you can afford, you aren't likely to find one in a neighbourhood closer to your new job or with a new partner that's as affordable years later than the one you landed in.) If anything, home owners, flipping for profit, are more transient than renters who cannot afford to leave. There are more people moving here all the time and new jobs (recent news spoke to Vancouver being the fastest growing tech hub, adding over 13,000 new jobs. Many of them will be scouted from other places and move here - where will they live? Who will they compete with?) Where do we need new rental buildings? Everywhere. Of all sizes. Yesterday. But if the best time to plant a tree/build a rental was 20 years ago, the second best time is today. I've rented in my current unit for a decade - I volunteer in my community, I help clear sidewalks in our one week of snow, I know the names of my neighbours. I want to meet new neighbours! I want to have options for my future. What if once I reach my 40's (because surely I'll never afford to buy a studio apartment) I want to rent my own place? I don't see how I'll have those options or how our community can equitably grow and welcome new people and provide stable homes for the existing members without making rentals easier to build and streamlining that process.	Eleni Berger	s22(1) Personal and Confidential	Fairview	No web attachments.
11/05/2021	22:11	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	Support	I support the Streamlining Rental proposal! It is an important step to affordable housing and improvement of public spaces in Vancouver.	Boris Kudryavtsev	s22(1) Personal and Confidential	Unknown	No web attachments.

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11/05/2021	22:46	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	Approving this policy is the bare minimum the city can do to bring us closer to an equitable future where residents have affordable rental options to choose from.	Ben Han		Fairview	No web attachments.
11/05/2021	22:51	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'm totally in support of making it easier to create more rental units and increase density. I'm excited to see what comes of this proposal.	Jay Groulx		Unknown	No web attachments.
11/05/2021	23:11	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	Support	Support denser housing	Julius Choi		Renfrew-Collingwood	No web attachments.
11/05/2021	23:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Please support the policy to limit the rezoning process and help create more affordable rentals. I already spend half of my income in rent and I have to move soon and can't find ANYWHERE close to what I pay now. I literally don't know what I'll do, I've lived here for 10 years.	Natasha		Unknown	No web attachments.
11/06/2021	00:03	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	Demolish single house zoning it is ruining this city. I'm a 25 year old university student, I want to be able to rent and eventually buy on a graduate salary. It is not fair that I can't afford to live in this city. Reform zoning.	Hayley Cloona		Downtown	No web attachments.



**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	00:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I fully support the proposed policy amendments. The city of Vancouver and the people in it are in desperate need of more rental housing that is both affordable and gives renters more choice in their living situation. Increased density provides the opportunity for increased local economic development, and reduces carbon emissions that come with urban sprawl. Young people who were born in this city or would like to stay after their schooling require solutions like these if they are going to be able to afford to live, work, and settle in the city. At the end of the day, the only solution to create affordable housing and reduce environmental impact is to build up, not out. As a major city Vancouver will continue to grow, and the current single-family suburban sprawl is antithetical to the existence of a modern city. I strongly encourage the Vancouver city council to approve these changes and take the steps Vancouver needs to progress.	Sarah Drummond	s22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
11/06/2021	01:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	As a renter, and someone who has been one for over 10 years in this city, I feel it is imperative that we greatly expand rental housing availability. I have watched my rent rise and rise since I first moved here. I am fortunate that I continue to be able to afford to live in the city, but other renters like me are not so lucky. We need to ensure that people are able to move to Vancouver and actually make a new start. Renting allows that and it will be a detriment to the culture of the city of new arrivals are forced to live far away and take long commutes into the city. A city is not a place for the amount of single family homes that exist here. We need to take areas that can support significant density like those around major transit and shopping hubs and make sure they maximize this availability. The fact that commercial drive station, one of the busiest transit hubs in the city and soon to be the meeting point of three sky train lines is surrounded by single family homes is insane. That area should look like metro town for comparison given it's utility and transit support.	Colin Ebbeson		Fairview	No web attachments.
11/06/2021	01:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	The densification makes sense, it's the busiest transfer station in the network.	Reid Foerter		Mount Pleasant	No web attachments.
11/06/2021	02:23	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Vancouver is in dire need of more housing and streamlining the process of creating that housing is a great step.	Kevin Lavery		Kensington-Cedar Cottage	No web attachments.
11/06/2021	02:48	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	We need more affordable rentals in this city, people are suffering and on the brink of homelessness while working overtime hours. If you crush the lower class your city will cease to have services, stores and entertainment.	Brandon Kyle Parnell		West End	No web attachments.
11/06/2021	03:07	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 the rental streamlining proposal. As a middle class working individual I have moved out to the suburbs from Vancouver for affordable housing not by choice but because of the rising costs to live and own in the city I grew up. I wish my son was able to experience the same life in Vancouver as I did, and you can clearly see how young families are leaving this city everyday because of these rising costs to sustain everyday housing in Vancouver. This is absolutely upsetting what has happened to this city.	Louise Ng		I do not live in Vancouver	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	06:27	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	Renters are typically working class people doing the jobs that need to be done around town. They are the true fabric of Vancouver and should be supported as such rather than shutting them out of living here for some "neighborhood character" that doesn't bother to put people, they most important aspect of society, first.	Chengyan Boon	s22(1) Personal and Confidential	Downtown	No web attachments.
11/06/2021	06:53	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	Support	Fully support this initiative to add more rental units within neighbourhoods of Vancouver	Jennifer Wong	s22(1) Personal and Confidential	Kerrisdale	No web attachments.
11/06/2021	06:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support streamlining rental proposals because Vancouver is in desperate need of affordable housing!! Please help us.	Rosanna Smith	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/06/2021	07:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the Streamling Rental proposal. Vancouver desperately needs more affordable rentals	Allan Bell	s22(1) Personal and Confidential	West Point Grey	No web attachments.
11/06/2021	07:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	This is a no brainer. Vancouver is a growing city, with a severe housing crisis. I mean look at the median wage and compare that to property prices. People can barely pay their rent let alone buy property because of the highly saturated rental housing which increases average rent. Renters for formal and informal (which we have a lot because of the lack of formal housing) make up the most of Vancouver's working population. They are paying more than enough income taxes and 'donating' half of their monthly salary to live in a subpar basement. The property taxes most homeowners here claim they pay is mostly derived from the rent they collect. In a market based economy like ours, if the median rent increase is significantly higher than wage increase, government needs to go on DEFCON 1 to ensure there is more housing for the people we're adding to this city. Most people who oppose this property had brought their property while the prices was down. Rent increase or the high cost of housing mostly does not affect them, and in contrast, they are profiteering from it by charging high rent for subpar housing. They can talk about loosing the culture of the city all they want, but if we continue what is happening today, you'll get a lot more population without shelter which will ruin their supposed view and culture. Even the fact that this is a debate is laughable. Shelter is a human right, and it is the city's responsibility to ensure that we build enough so we don't go without it.	Abey Thomas	s22(1) Personal and Confidential	Unknown	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	07:31	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this motion as rental housing is sorely needed in Vancouver. This will not impact property values (which are already artificially inflated). Renting is not an addiction but a necessity for those not born into privilege of affording a home in Vancouver. The city needs workers to function and workers need housing. Those who oppose this motion do so out of self-serving reasons without regard to their community at large.	Kevin Shillitto	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/06/2021	07:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I own a detached house in Mount Pleasant and would welcome increased density in my leafy quiet neighborhood. Council needs to approve this motion and go much further to encourage multi-family housing development across the city, especially in less dense neighborhoods. I am following Council decisions on this and other initiatives to create more affordable housing and address climate change, and will be voting next year primarily according to whether individual Councilors support or obstruct these goals.	Megan Reiter		Mount Pleasant	No web attachments.
11/06/2021	07:52	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We desperately need more diversity in housing to support a broader range of local businesses and services, including our local schools.	Patric Ouellette		West Point Grey	No web attachments.
11/06/2021	09:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the creation of rental housing and secured affordable rental housing! What happens in Vancouver ricochets into all of the Lower Mainland	L B		I do not live in Vancouver	No web attachments.
11/06/2021	09:27	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 strongly support this motion. As a recent long term renter and now homeowner in a historical part of the city we need more market rental units. Short term rentals like airbnb will quickly eat supply again so please help reduce the pressure on the rental market. For all the comments council receives people (who live here) are more likely to call in to oppose than to call in support even though I strongly feel the majority support this motion and ones like it. Please look beyond comments to council on this item	Mike Rhone		Strathcona	No web attachments.
11/06/2021	09:51	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	This change is desperately required to help alleviate the financial challenges young people in the City of Vancouver face in living in this city. Increasing supply of housing is the best way to drive down housing costs across the city and make it more affordable for people to actually live and work here. The largest barrier to increasing housing is the time and costs spent in rezoning areas; this proposal would remove these requirements in specific, key areas which are becoming denser already. Doing so will allow projects to get spun up faster and at lower costs, allowing for more numerous and rapid development of housing, driving down housing costs. I feel for the homeowners who live in these areas and are concerned the character of the neighborhood they originally bought into will change, but Vancouver has changed drastically over the decades and will continue to do so moving forward. It is a growing city, with a massive amount of personal opportunity for many people. Young people want to live, work, and grow families here; I beg the council to support these changes and make it affordable to do so. If we do not, I suspect Vancouver will struggle to keep pace in a changing world.	Adam S.		Kitsilano	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	09:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Truly affordable rental units are in dire need. Creating affordable rental housing will help the lives of so many people. This is a dire issue in Vancouver that must be dealt with now, as we are seeing the many consequences of inaction. Housing is a human right, not only for those lucky enough to be born into a wealthy family.	Taylor McCormick	s22(1) Personal and Confidential	Unknown	No web attachments.
11/06/2021	10:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Speed up the process and get more density into the city	Justin neal	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/06/2021	10:11	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	Support	There is a serious housing crisis in Vancouver. Most people rent and that needs to be made more affordable and convenient. We need more affordable rental options in our city to sustainable and practically house people.	Hannah Cooper	s22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
11/06/2021	10:13	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	Support	As a lifelong Vancouver resident, I strongly support this policy. Vancouver has a severe shortage of housing. We should be doing much more than this policy, we should be allowing low rises and 6-plexes everywhere in the city, we should allow renters to live on quiet local streets and not just arterials, we should be creating vibrant walkable neighbourhoods, we should be reducing our dependence on cars. But this policy is at least something. I urge council to think about what legacy they are leaving and act now to ensure Vancouver can be a vibrant livable city in the years to come. Council needs to take action to create more housing for that to happen.	Elizabeth Griffin	s22(1) Personal and Confidential	Marpole	No web attachments.
11/06/2021	10:13	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	Support	Vancouver needs more and affordable rental! People are getting pushed further and further out when there's plenty of opportunities within the city.	Sharon Lam	s22(1) Personal and Confidential	Unknown	No web attachments.
11/06/2021	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	Housing in Vancouver is reaching a crisis point and part of the complex issue is the process delay in approving new buildings to help supplement the strapped market. Streamlining approvals for 6 stories or less rentals would speed this process up and help supply very much needed housing to the communities without a large impact on nearby neighbourhoods.	Carrie McLay	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	10:19	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We need more affordable housing in this city. We are consistently ranked in the top 3 cities of most unaffordable IN THE WORLD. How do we have world class living when housing costs push people out of the city?	Rebecca Tsang	s22(1) Personal and Confidential	Unknown	No web attachments.
11/06/2021	10:51	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 support streamlining of the approval process for zoning and creation of new rentals in surrounding low density areas. The city of Vancouver needs to further densify around shopping areas and transit hubs as soon as possible to meet the housing demand in this city. The current model of having single family homes a minute's walk from local shopping areas is not sustainable and is causing undue financial stress on young people in this city. I have witnessed this stress play out in my friend group, where educated young white collared people looking to start a family have been forced to leave the city because of housing prices. The city needs to realize they are diluting their future talent, tax base and community engagement by losing these young people. We need drastic housing change now and this will help.	Garrett Krypt	s22(1) Personal and Confidential	Hastings-Sunrise	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	Support	Affordable housing shouldn't be out of reach for the majority of Vancouver's residents. This city has been continually named the most expensive and unaffordable place to live. Basic and safe housing should not be a luxury.	Amanda Dunton	s22(1) Personal and Confidential	Fairview	No web attachments.
11/06/2021	10:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the streamlining rental policy.	John Burke	s22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/06/2021	11:11	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	Support	The city needs allow purpose built rental just like the wonderful buildings in Mt Pleasant at 10th and Ontario. 4-6 storeys with corner stores. Our grandparents understood this need in 1910 and we need to dispense with attitudes that pull up the neighbourhood drawbridge behind them. Housing tenure diversity will create a resilient city rather than a nostalgic meagre shadow of a neighbourhood that was present in 1976. We need to look at the success of other cities that allow that kind of density like London and Paris and Barcelona. What works there and might work here. The status quo is not working and hasn't for decades.	Shannon Mendes	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/06/2021	11:14	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 support the rezoning	Kenneth Johnson	s22(1) Personal and Confidential	Oakridge	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	11:23	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Being one of the most unaffordable cities in the world, it is a no-brainer that Vancouver needs more affordable housing NOW. Homeowners will always have the value of their home to fall back on, while renters don't. Because of the inflation of the housing market and the loose renter's rights laws we have in Vancouver, it is becoming near impossible to find an affordable place to rent for many. We as a city need to focus on on creating affordable housing to help fix our homeless crisis and to provide homes for working class people that won't leave them living pay-check to pay-check.	Huda Shawwash	s22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/06/2021	11:33	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I was a renter in Vancouver for 15 years before recently purchasing my own home. I wholeheartedly support this policy to allow increased rezoning for rental housing. The dire shortage of rental housing in this city can only be ameliorated by constructing more units, including rental-primary units, and this goal should be pursued at any cost. The changes in this policy to streamline the construction of rental housing in certain limited areas of the city is a complete no-brainer. Suggestions from opponents that rental housing should remain primarily on arterial streets are no more than thinly-veiled statements of class warfare, and should be rejected out of hand. It is not fair, not equitable, and not reasonable to reserve quiet streets only for multi-million dollar houses. ALL people, regardless of their income or type of housing, should have the ability to live in quiet settings should they so choose. Again, I implore you to pass this policy.	Bradley Klees		Grandview-Woodland	No web attachments.
11/06/2021	12:01	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	I support this policy! Housing is a critical need and this will undoubtedly help add more to the supply. We also desperately need more dense housing options here in Vancouver.	Michelle Scarr		Unknown	No web attachments.
11/06/2021	12:53	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	Support	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C2B, 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	geraldine serreqi		Unknown	No web attachments.
11/06/2021	13:05	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	The 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.	Amanda Li		Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	13:22	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I fully support Streamlining Rental Buildings Around Local Shopping Areas and all the amendments proposed. I am working full-time, I have a life I don't have the time to send my opinion to the Mayor & Council for every single rezoning and policy that revolves around housing, I'm tired I want to sit back and enjoy my life but the City of Vancouver needs more affordable housing and I have to do my part and raise my voice. I want to quote from this article "Canada has the lowest number of housing units per 1,000 residents of any G7 country. The number of housing units per 1,000 Canadians has been falling since 2016 owing to the sharp rise in population growth. An extra 100,000 dwellings would have been required to keep the ratio of housing units to population stable since 2016 ' leaving us still well below the G7 average.'" <a href="https://thehub.ca/in-the-know/2021-07-27/canada-needs-to-build-nearly-two-million-more-houses-just-to-reach-g7-average-scotiabank/">https://thehub.ca/in-the-know/2021-07-27/canada-needs-to-build-nearly-two-million-more-houses-just-to-reach-g7-average-scotiabank/</a> It is quite apparent that the City of Vancouver and Canada as a whole as completely failed to provide an adequate number of houses to meet the demand, and have constantly been a barrier to multi-residential buildings. The Zoning Bylaw policies followed by Public Hearings required for Rezoning which amplify the voices of the few is not representative of the community as a whole and has been in fact a huge barrier to any form of multi-residential housing, time and time again I have seen Council vote down multi-residential buildings for absolutely absurd reasons and cave to the few individuals who have the time of day to speak out before Council where the vast majority of people are barely keeping their heads above the water working and attempting to enjoy life with what little free time they have. This lack of housing and the glacial pace of development has led to the housing crisis we face today. We should not have single family dwellings within a few blocks of skytrain stations or transit hubs. We should not have a rezoning process that takes years to introduce simple 3-6 story rental buildings in areas predominately reserved for Single Family Dwellings. We should not have the voices of the few be amplified to the detriment of society as a whole. We need to make more rental housing and we needed it yesterday. I implore you to approve of these measures to streamline Rental around Shopping areas. Thank you.	Anmoal Dhaliwal		Kitsilano	No web attachments.
11/06/2021	13:55	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the revised Secure Rental Policy. The vacancy rate in Vancouver is low and a plan to increase density in off-arterial is overdue. As a renter I hope the city supports this policy!	Ember Konopaki		Fairview	No web attachments.
11/06/2021	13:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	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.	Matthew Mandzij		Mount Pleasant	No web attachments.
11/06/2021	14:08	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	Support	I support this proposal. Let's make steps towards solving the housing crisis and widen the possibility for development and neighbourhood density.	Jonathan Bell-Etkin		Mount Pleasant	No web attachments.
11/06/2021	14:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Hello Mayor & Council, I am writing in to Support the "Streamlining Rental Policy" proposal. As a millennial that was fortunate enough to grow up in Kits, I found after university that I was unable to return to the City of Vancouver due to a lack of attractive rental options near transit and amenities. My own life would have been enhanced if this policy had been in place. I believe it would have helped me stay in the city in my early career, instead of needing to move to New West and commute 2 hours a day (Pre-Covid). It would have helped me to make more sustainable choices, as Vancouver's bike lanes and transit are 2nd-to-none. As a new (<6 months) homeowner in Mount Pleasant, it will no longer benefit me directly, but I look forward to welcoming many new neighbors to Vancouver. I love this city and look forward to sharing it with others who may not have the ability to buy just yet. Thank you for your consideration of my message.	Jeremy Field		Mount Pleasant	No web attachments.

s22(1) Personal and Confidential

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	14:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this policy proposal because renters deserve to live off busy, polluted arterial streets in the same way single-family home owners do. Living along dirty, loud streets contributes to a variety of illnesses and poor mental health outcomes and is no way to force families and children to live because others can't fathom the idea of sharing their neighborhoods.	Zeke Huber	s22(1) Personal and Confidential	Downtown	No web attachments.
11/06/2021	14:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Support the vast majority of Vancouverites: the renters! Help make Vancouver affordable and liveable.	Bernard Higham		Marpole	No web attachments.
11/06/2021	14:39	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 proposal because renters deserve to live off busy, polluted arterial streets in the same way single-family home owners do. Living along dirty, loud streets contributes to a variety of illnesses and poor mental health outcomes and is no way to force families and children to live because others can't fathom the idea of sharing their neighborhoods.	Sasha Meyer		Sunset	No web attachments.
11/06/2021	15:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I am a young professional living and working in Vancouver. I am a renter. I am in support of the proposal to streamline the rezoning process to create more rental properties, AND to allow these properties off of the busy arterial streets to be rezoned for rental. Vancouver is a beautiful, vibrant city and people who rent are a massive and valuable part of that fabric. We renters should not be treated like second class citizens fighting for housing in one of Canada's most forward thinking cities. The city of Vancouver and our elected officials should be pushing forward this policy change to value and protect people who rent.	Charlea Greig		Downtown	No web attachments.
11/06/2021	15:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	My partner and I have good jobs and significant savings that provide a meaningful parallel investment income stream. All together we earn around five times the median household income in our neighborhood. It's still completely out of the question for us to afford a single family home in our neighborhood. The city needs to provide more alternate options. Zoning must change to allow more varied and affordable rental options. I don't care at all about "neighborhood character" or the other lame arguments you will hear from existing single-family homeowners. People need places to live.	Jacob Harges		Grandview-Woodland	No web attachments.



**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	15:57	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	Support	I support this policy proposal because the city of Vancouver needs more and better rental options. It is unnecessary to make rental projects endure long rezoning processes while condo development do not receive the same treatment. This policy has additional incentives to help build social housing. Social housing is fundamental for the growth and stability of this city, and this requires normalizing social housing and breaking down the barriers people have towards it. More opportunities for rental would help this. That being said, the transition areas policy does not go nearly far enough. Renters should be allowed to live more than one block off of arterial streets. It is not fair, equitable or reasonable to reserve quiet streets only for those who can afford to pay for it. As a renter in Vancouver, it will never be a possibility for me to afford my own house, yet I love these quiet residential neighbourhoods close to local shops. In order to access this, I have been living in a basement suite for 3.5 years with extremely limited access to daylight and ventilation. Young adults and young families shouldn't have to choose between quiet locations and natural daylight just because we can't afford to have both.	Lanna Fitz	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/06/2021	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	Support	I would like to approve the zoning changes for rentals asap.	Jasmine Goldthorpe		Mount Pleasant	No web attachments.
11/06/2021	17:37	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 initiative. For years, as a student, I lived in dumpy rentals with exorbitant prices. Units without washing machines, mice in the walls, safety issues -- all while still costing between 1200 - 1300 / month. Not cheap by any means. This was all that was available to me. I'm lucky enough that I could purchase a condo, but it's getting tough for everyone. Renters shouldn't have to live a subpar life.	Brent Restivo		Kitsilano	No web attachments.
11/06/2021	17:56	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	Support	I'm a renter in Vancouver, and I'm concerned about the lack of affordable housing options in the city. While I am disappointed that the policy, as presented, will not allow construction of new rental more than a block from an arterial road, and that it does not appear to apply to my neighborhood, half a loaf is better than no loaf at all. I would encourage council pass this policy, or better still, to amend it to increase its extent and allow for rental housing in more locations.	Thomas Cornwall		Fairview	No web attachments.
11/06/2021	17:56	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	Support	I'm a renter in Vancouver, and I'm concerned about the lack of affordable housing options in the city. While I am disappointed that the policy, as presented, will not allow construction of new rental more than a block from an arterial road, and that it does not appear to apply to my neighborhood, half a loaf is better than no loaf at all. I would encourage council pass this policy, or better still, to amend it to increase its extent and allow for rental housing in more locations.	Thomas Cornwall		Fairview	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/06/2021	18:21	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	Support	As a Vancouverite, I strongly support the motion to Streamline Rental Housing Around Local Shopping Areas. We desperately need to address the housing crisis in this city. This is a step in the right direction. To me, policies to increase density, housing availability, housing variety and housing affordability are urgently needed and long overdue.	Rose Cass	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/06/2021	19:39	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	Very few, if any, municipal policy combines in such magnitude positive environmental impacts and social and economical benefits as added density and the transition from single family homes zones to low or midrise building neighborhoods. We need more, not less housing, more accesible and more fast and easy processess to achieve it. I do not want to be a lucky homeowner surrounded by homeless people or people who live precariously that cannot plan a family, enjoy the city or have better life just because housing is inaccessible or non existent. We need to put real priorities first: houses before "shadows" or "character". People make a neighborhood, they create the character and vibrancy and stimulate businesses and social interactions. Let us make Vancouver a great place to live for all!	Michael Hare	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/06/2021	19:42	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Hello, I fully support the streamlining of the approval for rental projects. I was born in this city to a fourth generation Vancouverite family. I was educated in this city both in elementary and secondary as well as post secondary and graduate school. I have been involved in the shaping of this city both on a volunteer and professional basis (architect). Vancouver is my home and I want to be here. I can't be here because I can not afford rent and I can not own a home. This is wrong. Please help. Thank you, Sam	Sam McFaul	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/06/2021	22:46	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	Dear Mayor and Councillors I am writing in support of the Secured Rental Policy that is continuing public hearing this Tuesday evening which would allow for 4 Storey rental buildings to be constructed on quiet streets. My family are renters. We have two young children. It is incredibly difficult to find quiet, healthy and adequate housing for a family of four as the vast majority of new rental housing is constructed on busy arterial roads. We live on the backside of a building that was constructed as part of the rental 100 policy incentive program along s22(1) Personal and Confidential. We are fortunate not to face the SkyTrain guideway however we back on to a commercial lane that is active at all hours of the day. It's been incredibly challenging to even facilitate naps for our kids in our apartment nevermind open the windows to get fresh air. We would love to live on a quiet street in a walkable neighborhood that would provide us with the same benefits those fortunate enough to have been able to access single family housing have. Renters deserve access to quiet and healthy housing that properly accommodates families. I would also ask that you do not water down the environmental requirements of these projects. We should be requiring Passive House or equivalent standards for housing, not only to ensure we reduce our energy and thermal demand intensity, but so that we provide acoustically insulated spaces with high quality fresh air and comfort. Unlocking the zoning potential of these areas will provide immense development opportunities and housing stock that will be with us for decades. We need to get it right now so we do not build inadequately only to have to retrofit in the near future. Thanks for your consideration.	Bryan Beca	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/06/2021	22:56	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	Support	Rental is desperately needed, and the proposed amendments seem reasonable.	Kathleen Busby	s22(1) Personal and Confidential	West End	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	03:40	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	Support	I cannot express enough how strongly I support this proposal. As a homeowner, I recognize how lucky I am to be in the privileged position to not depend on renting in order to live in this city. However, my many fellow Vancouverites for whom this is not the case deserve a progressive and bold approach to improving rental supply and affordability so that they can continue to live in this beautiful city. This proposal goes a significant way towards achieving this aim. As we approach an election year, I want to remind Council that actions they take to support affordability, including their vote of this initiative, will be weighing heavily in voters' minds next year. Please, do the right thing and support this excellent proposal.	Nicholas Ainsworth	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/07/2021	07:37	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	The privilege of the few should not be a barrier to equity access to housing in BC.	Patricia		West Point Grey	No web attachments.
11/07/2021	07:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Vancouver urgently needs density and affordable rental units. People can not afford to live here. It's that simple who will drive taxis, teach, serve food etc'	Cara Woodruff		Strathcona	No web attachments.
11/07/2021	08:15	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Dear Mayor and Council, I am writing to express my strong support for the Streamlining Rental Policy. I have been a renter in Vancouver for 15 years. Throughout this time, the precarious nature of being a renter in Vancouver has taken its toll on the mental and physical health myself and friends who are also renters. I have lived with, and watched my friends live with, the constant anxiety of the threat of eviction, of watching the cost of rents increase beyond my reach, and of living with substandard conditions for fear of not being able to find a better, affordable option. I urge Council to pass this policy so the City can move towards the building of rental stock in all areas of Vancouver - to allow people to live closer to where they work and spend their time, to improve housing affordability, to give more access to quiet, safe locations to renters, and to do it with the urgency that it requires.	Lisa Sim		Kensington-Cedar Cottage	No web attachments.
11/07/2021	09:13	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	Support	I would like to voice my support for the streamlining of rental in lower density neighbourhoods. I am an owner of a single family home in Vancouver where I live, and I am not opposed to the kind of development suggested in the recommendation before council. I believe we all have to share the density or home prices will keep rising.	David Gillard		Kensington-Cedar Cottage	No web attachments.
11/07/2021	09:46	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	I am writing to express my support for the proposed secured Rental Policy. I believe that as Vancouver grows, it will be important to ensure there are a variety of housing options, to fit the needs of the people who live and work here. The majority of households in Vancouver are renters, and the need for rentals has grown as homeownership becomes more and more out of reach. The need for rental accommodation in Vancouver has grown at the same time that home ownership becomes more and more out of reach for most people. A livable city should be a place where people can live, work, shop, and attend school in their own neighbourhoods. These neighbourhoods can provide connection and community. They will provide places for growing young families. These families will be the future of our city for years to come. I want my Vancouver to be a welcoming place, not just for the wealthy, but for all who wish to live here. I hope you consider approving this long-overdue and crucial policy. It is inevitable that we will need more housing and this policy will allow that to happen.	Gordon Prugh		Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	10:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support as much purpose-built rental development, as fast as possible, off main arterials in walkable neighborhoods, with separated traffic infrastructure. Renters are not happy mortgage helpers nor willing traffic sound dampeners. The concerns of home owners in opposition to rezoning are classist arguments for maintaining the status quo of de facto millionaires. The perceived depreciation of their windfalls and precious views do not concern me. Please rezone and build for the 50% of us who have only 25% of the land with which to work. At this moment I am looking at my 3rd arbitration with my landlord in 4 years. I have been in this unit for 15 years and nothing would please him more than to get market rate. It is easier to fight constantly with him than find something affordable in this ridiculous market. Many people I know have given up and left the city. We are all poorer for it. When, not if, I get pushed out, this city will no longer be my concern and can slide into the ocean for all I care.	Trevor Jansen	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/07/2021	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	Support	I support the streamline rental proposal!	Paul Yi		West Point Grey	No web attachments.
11/07/2021	11:33	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I own a single family house in Vancouver and totally support the streamlining rental, because the city is growing and need more units for growing population and new comer.	Grace Wu		Kensington-Cedar Cottage	No web attachments.
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	Support	I support all motions to increase availability of housing in Vancouver. The restrictions on rentals and higher density housing need to be removed so that younger professionals and the next generation are able to live in Vancouver and are not constantly priced out. Changes to zoning are the first step to improving the housing situation in Vancouver.	Jake Larson		Dunbar-Southlands	No web attachments.
11/07/2021	12:17	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I'm absolutely in favor of low and medium rental housing density in non arterial areas in the city. While I'd prefer if we kept a lot of the beautiful craftsman homes, there are plenty of ugly or decrepit housing that could be developed for renter friendly purposes. However you also need to plan for facilities and services within walking distance and public transit. Enough with massive ugly towers - let's focus on beautiful smaller but dense housing that can fit easily into a neighborhood!	Sophia Blanc		Mount Pleasant	No web attachments.
11/07/2021	12:18	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We desperately need more rental housing in Vancouver. Vancouver is a city which means that it should have a much higher density, not just single family homes spread everywhere. There are so many people who live here and are moving here and we have to understand and organize housing to support this.	Ella McReynolds		Dunbar-Southlands	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	12:28	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C2B, 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	Nicola Serreji	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/07/2021	12:28	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support any policy that increases the housing supply. NIMBYs have become too addicted and reliant on property values, which have a negative effect on retaining a viable workforce. Vancouver is being hollowed out, and we, including the NIMBYs, are frogs in this boiling pot.	Benson Chen	s22(1) Personal and Confidential	Unknown	No web attachments.
11/07/2021	12:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I strongly support this policy. Something NEEDS to shift if Vancouver has any hope of remaining attractive to young people, especially those involved in art and culture. Without expanding rental options and lowering the cost of rent in Vancouver stands to lose its artistic community, leaving behind a cultural wasteland for the elite. Renters deserve quality, safe, and affordable places to live, and I believe this policy will move us towards this goal. I am lucky to have found affordable rent in Mount Pleasant, but my home is over 100 years old and I share it with 5 roommates. s22(1) Personal and Confidential, a loud and busy arterial road. I am able to live in a central location for a low price because I am able-bodied and single, but what about lower-income families' What about people with disabilities' Building low-rise buildings with below-market rent would allow access to affordable housing to more people in more diverse situations. I was pushed out of my last home because the owner made the decision to sell the house. Why have we accepted housing precarity and lower living conditions as acceptable for renters' I believe we can imagine a better Vancouver, where finding decent housing at an affordable challenge does not feel impossible.	Tatiana Povoroznyuk	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/07/2021	12:48	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	As a 21-year-old student, I support more streamlined and affordable rental options.	Ben Stanley	s22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
11/07/2021	12:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this	Jay K	s22(1) Personal and Confidential	Unknown	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	13:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	If we don't want to sacrifice our green spaces, building up and increasing density is the best way to continue to expand and create a great city	Benny Wong	s22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
11/07/2021	13:06	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	Young people being able to afford rent in their home city in the future is much more important than seeing our property climb in value. We need to support youth in this city or it will stagnate and decline. I worry my children won't be able to stay in the city they love.	Corrie Collins		Mount Pleasant	No web attachments.
11/07/2021	13:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this	Munpreet Khera		Unknown	No web attachments.
11/07/2021	13:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We Support this 100 percent.	Parmjit Singh Khera		Unknown	No web attachments.
11/07/2021	13:11	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	Support	Fully agree	Tj		Unknown	No web attachments.
11/07/2021	13:13	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	Support	Please include my support for this policy. I support any city policy that will assist in creating quality, affordable rental housing in Vancouver. The City needs to enable essential workers to live close to their jobs. The pandemic has shown us who is most important in our society, and it is critical that efforts are made to make their lives easier. Much housing policy is inherently classist, racist, ableist and sexist regardless of the stated intent, city policies have been systematically excluding 'marginalized' groups from the benefits of living in this beautiful city. Please start rectifying the situation. Thank you.	Christine O'Fallon		Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	13:14	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 support the rental proposal project of the meeting on November 2. I am a renter and need housing badly	Joan	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/07/2021	13:14	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 support this change.	Ruminder Sadhra		Unknown	No web attachments.
11/07/2021	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	Support	This policy is extremely important to implement in order to provide more affordable housing for people across the city. Vancouver is the centre of Canada's housing crisis, and action needs to be taken quickly to address it. As a student, housing has been extremely unaffordable for me. It puts enormous financial strain on me and my family, and new housing options need to be opened up as soon as possible.	Graydon Gillies		Kitsilano	No web attachments.
11/07/2021	13:35	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 support this	GOVIN		Unknown	No web attachments.
11/07/2021	13:40	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	Support	We need affordable rental solutions for social cohesion. The gap between the owners and non-owners will only grow without drastic intervention! This will benefit all citizens.	Nicholas Tam		Kensington-Cedar Cottage	No web attachments.
11/07/2021	13:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	This is a good idea	Brian Quittenton		Grandview-Woodland	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	13:46	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	I fully and absolutely support the policy, despite the fact that it may not be beneficial to me as someone who stands to inherit a valuable Vancouver property. Higher housing density and more affordable property will allow more younger families to settle down in Vancouver. A key part of increasing income inequality has been between those who own property (or in my case, have parents who do) and those who don't. People are arguing it will destroy the character of neighborhoods - homelessness, which is exacerbated by a lack of affordable housing, already does that. Thus, I fully and absolutely support the affordable rental housing proposal. Best of luck.	Alexander Qu	s22(1) Personal and Confidential	Marpole	No web attachments.
11/07/2021	13:47	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	As a young professional who is renting in Vancouver, I support these measures to increase the scant supply of quality rental properties, and to improve affordability. By the time they're taking effect it's not clear that I will directly benefit, but something needs to be done for future generations of renters.	John Shaw	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/07/2021	13:48	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	Higher density housing is undeniably a necessity to reduce our environmental impact of living accommodations; as a city so passionate about its nature, to deny that truth is plainly hypocritical. This change is inevitable - it's simply whether the NIMBY's will push it off until a time when they're dead and gone.	Clay H	s22(1) Personal and Confidential	Killarney	No web attachments.
11/07/2021	13:59	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	Support	If this can improve the accessibility of living in the Greater Vancouver area to young professionals and lower income individuals/families then I'm very in favour of it. Average salaries in BC have never been high to begin with, so rental prices need to reflect this reality.	Rena F	s22(1) Personal and Confidential	Unknown	No web attachments.
11/07/2021	14:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Much of the opposing feedback so far reveals how deeply out of touch from reality many of these people are. Renters are not "addicted" to renting. They are not going to destroy the fabric of Vancouver neighbourhoods! Owning property is simply out of reach for the vast majority of the people living here and as such, renters are the people who serve you coffee every day, staff your favourite restaurants, they walk your dogs and paint murals for the Vancouver Mural Festival. Many of them are even white collar workers who do not have the luxury of generational wealth for a down payment. If supply continues to be this limited and rents continue to increase, we will lose people en masse who comprise the backbone of this city. I've noticed that much of the opposing feedback is concerned with what will happen to the "character" and the PARKING of their neighbourhoods, of all things. I hope that City Council recognizes how deeply selfish and ludicrous these concerns are, and how acquiescing to such things is prioritizing the concerns of few over the well-being of the city as a whole. Vancouver is in a dire housing crisis. We should not be prioritizing cars and nostalgic feelings over the rights of human beings. This policy needs to be passed simply because we need more housing and we need it quickly. Over 70% of Vancouverites want more housing. The city needs to be proactive - it is incredibly frustrating to see the city stall time and again because of the voices of a vocal, extremely privileged minority. And I say this as a privileged white-collar worker with a white-collar spouse in a DINK household. We need to help the less privileged in this city, it benefits us all, and this policy is just one SMALL step toward that goal.	Jasmine Sacharuk	s22(1) Personal and Confidential	Downtown	No web attachments.



**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	14:07	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	We need way more rental housing in proper condo/apartment buildings. These basement suites that make up the bulk of the affordable rental units are not adequate. People need to live in proper apartments with natural light. Remove single story homes and build more towers.	Chris Suderman	s22(1) Personal and Confidential	West End	No web attachments.
11/07/2021	14:37	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 as Vancouver needs to change the current housing market. This policy will help create more rentals and more new affordable rental units, and help add options for renters.	Kerry Marshall		Dunbar-Southlands	No web attachments.
11/07/2021	14:47	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support following the urban planner's recommendation and adjusting zoning for midsize rentals. Increased density can improve affordability and increase walking and transit use compared to car commuting, in line with the city's goals.	Anthony Bilinski		Marpole	No web attachments.
11/07/2021	14:50	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	We need more rentals in this city, it's a disaster	Kitty Mork		Unknown	No web attachments.
11/07/2021	14:53	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	Support	Vancouver is in desperate need of more rental units. We are in a housing crisis. An entire generation has been either displaced or forced to live in cramped apartments along busy and polluted arterial roads, or in the basements. As a well paid professional making a six figure salary, I will likely never own anything that will fit my family of three. This is the same story for everyone I know without rich parents. When doctors and lawyers struggle, how do we expect the city to survive? The greed of the respondents to this proposal are infuriating. How dare you! Renting is not a wacky time, it is life going forwards. We are years if not decades late to passing motions like this. We need more rentals everywhere, and we need to be building yesterday. If we could figure out the west end and the Cambie corridor decade's ago this is the least we can do now.	Douglas Cox		Renfrew-Collingwood	No web attachments.
11/07/2021	15:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We desperately need more housing. The city is only getting bigger and it is getting more expensive to live here. The homeless population is growing too. We are soon going to have people living out of their cars that have full-time jobs in Vancouver.	Vasileia Karasavva		Kitsilano	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	15:29	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 am strongly in support of the changes to the zoning rules to encourage more rental development. As a student, it is extremely depressing to think that I will probably be barely able to afford to live in Vancouver once I graduate, and owning property is an impossibility. Adding more to the rental supply or reducing property values would mean that more people of all backgrounds can live in Vancouver.	Jade Lovelace	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/07/2021	15:35	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 want to be able to find my own place without being a millionaire. Renting helps achieve this.	Jason Chiang	s22(1) Personal and Confidential	Marpole	No web attachments.
11/07/2021	15:44	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	Making rental properties more accessible financially is one of the best ways to help alleviate the housing crisis in Vancouver	Zhi Chuen Tan	s22(1) Personal and Confidential	Kerrisdale	No web attachments.
11/07/2021	15:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the creation of new rental zones to help address the city's housing shortage. Our local economy, particularly small businesses, will benefit from the increased density.	Daniel McClement	s22(1) Personal and Confidential	West Point Grey	No web attachments.
11/07/2021	16:24	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 change in zoning	Toby Kirshin	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/07/2021	16:57	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	Support	I support the Streamlining Rental proposal because it will help solve the housing and rent crisis in Vancouver. We need affordable, high-density housing near transit hubs (especially future transit hubs like the Broadway Stations). I have lived in Vancouver since 2016 and I want to build a future here, but that's extremely difficult when housing is so scarce! Please approve this proposal.	Lea Anderson	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	17:23	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	<p>The central planning of cities and land development permitting is a failed experiment. Outside of safety and pollutant concerns, the unrestricted development of residential, commercial, and industrial buildings or units in whatever locations, styles, and in whatever combinations are best left to developers and their stakeholders, i.e it is best left to the market. The market doesn't solve everything. However, any sufficiently educated person ends up having a liberalized development view, in the same way any sufficiently educated person in medicine is supportive of vaccination. There may be reasonable arguments over degrees of allowed pollutants or safety/disability building codes, but there isn't any reasonable disagreement over generally liberalized development; one position is the domain of science, the other, ignorance. I can't fully convince everyone in a single comment the value of unrestricted development, there is too much push-back against the (unnecessarily) politically-charged idea of free markets and too many ignorant rebuttals to consider, but I can provide resources, and hopefully one of these plants a seed: General Articles: <a href="https://www.worksinprogress.co/issue/the-housing-theory-of-everything/">https://www.worksinprogress.co/issue/the-housing-theory-of-everything/</a> <a href="https://sambowman.substack.com/p/its-the-supply-stupid">https://sambowman.substack.com/p/its-the-supply-stupid</a> <a href="https://www.washingtonpost.com/news/voikh-conspiracy/wp/2015/12/05/the-emerging-cross-ideological-consensus-on-zoning/">https://www.washingtonpost.com/news/voikh-conspiracy/wp/2015/12/05/the-emerging-cross-ideological-consensus-on-zoning/</a> Luxury or market-rate housing decreases rents: <a href="https://www.planetizen.com/news/2020/12/111543-new-market-rate-housing-lowers-rents-everyone-according-new-research">https://www.planetizen.com/news/2020/12/111543-new-market-rate-housing-lowers-rents-everyone-according-new-research</a> <a href="https://www.theatlantic.com/ideas/archive/2021/04/theres-no-such-thing-luxury-housing/618548/">https://www.theatlantic.com/ideas/archive/2021/04/theres-no-such-thing-luxury-housing/618548/</a> <a href="https://www.sciencedirect.com/science/article/abs/pii/S0094119021000656">https://www.sciencedirect.com/science/article/abs/pii/S0094119021000656</a> ' Assorted Links': <a href="https://www.planetizen.com/blogs/108342-vacancy-myth/">https://www.planetizen.com/blogs/108342-vacancy-myth/</a> <a href="https://www.nber.org/digest/mar04/why-manhattan-housing-so-expensive">https://www.nber.org/digest/mar04/why-manhattan-housing-so-expensive</a> <a href="https://www.nber.org/reporter/2009number2/supply-side-housing-markets">https://www.nber.org/reporter/2009number2/supply-side-housing-markets</a> <a href="https://marketurbanism.com/2021/07/02/contradictory-anti-housing-arguments/">https://marketurbanism.com/2021/07/02/contradictory-anti-housing-arguments/</a> <a href="https://www.businessinsider.com/new-york-city-should-copy-new-jersey-affordable-housing-rent-2020-12">https://www.businessinsider.com/new-york-city-should-copy-new-jersey-affordable-housing-rent-2020-12</a> <a href="https://www.smh.com.au/national/nsw/apartment-oversupply-puts-squeeze-on-rents-20190705-p524cp.html">https://www.smh.com.au/national/nsw/apartment-oversupply-puts-squeeze-on-rents-20190705-p524cp.html</a> <a href="https://twitter.com/arram/status/1306044610746052608">https://twitter.com/arram/status/1306044610746052608</a> Development liberalization in only a few places would increase USA GDP growth by 36.3 percent! - <a href="https://www.econlib.org/a-correction-on-housing-regulation">https://www.econlib.org/a-correction-on-housing-regulation</a> Books: "Order without Design: How Markets Shape Cities", Alain Bertaud. Discusses the disconnect between the scientific field of urban economics, and the political field of city planning. Argues that design and good cities is possible without central planning. "The Rent Is Too Damn High", Matthew Yglesias. Argues high rents are due to policy, and discusses the benefits of housing deregulation. "Economics in One Lesson", Henry Hazlitt. One must consider all the effects of a given policy, and not just focus on one. Thank you, Spencer Bosma</p>	Spencer Bosma	Fairview	No web attachments.
11/07/2021	17:24	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 support this policy because Vancouver severely lacks affordable rental housing and streamlining the process would massively help curb the housing crisis we're suffering under. As a millennial, I fear I will never be able to afford a house in the city I grew up in. At the very least I should have access to rental apartments if I want to stay here. Affordable, reliable rental housing ensures that people will eventually save up enough to buy their own house.</p>	Hamzah Mansour	Shaughnessy	No web attachments.
11/07/2021	17:30	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	<p>The city needs more affordable housing, and the only way that can happen in a climate friendly way is by increasing the density of housing near high traffic areas to make the most out of transit lines and shopping centers. This is much more sustainable from both an individual financial perspective, and a climate impact one.</p>	Jeremy Hay	Kerrisdale	No web attachments.
11/07/2021	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	Support	<p>I think this is a great idea rental housing has been neglected and is in dire need of an increase in supply, particularly in low density residential neighborhoods. If the city fails to provide this housing it is not only doing a disservice to itself be to the generation of Vancouverites coming of age.</p>	Lyndon Huber	Marpole	No web attachments.

s22(1) Personal and Confidential

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	17:56	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	Support	I fully support this proposed motion. Vancouver is in the midst of several overlapping crises- a housing crisis, the climate emergency, and the myriad of ways that these intersect and create harm and exclusion for so many people. Vancouver purports to be a friendly city, one that is working towards reconciliation and committed to addressing the climate crises. If that is true, or - rather- if there is interest in doing the hard work to begin to make those things true, than a wide range of rental housing is needed. I have several friends who have been renoctived, and everyone I know in my age range (30s) and income bracket (middle class) has either left the city or is talking about doing so in the near future. Pair that reality with the callous way that so many homeowners are framing renters, vulnerably housed people and those accessing affordable and income assisted living, and it becomes clear that the soul of this city is dying. Climate scientists tell us we need more density, and homeowners clutch their pearls. Housing advocates and experts (who include those with lived and living experience of homelessness & low-income and/or subsidized housing) tell us that we need all kinds of rental housing, human rights organizations and leaders remind us that housing is a human right, and researchers and advocates with lived experience show us - clearly- that housing first as a policy supports health, wellbeing and dignity for all people and communities; and still more homeowners call in and push for a segregated city, 'us' and 'them,' the good (rich) side of town and the rest. In the short-term, I urge council to pass this motion, to make this relatively small step to ensure that this city remains a city worth living in, a city for everyone. In the longer term, I urge the City to re-examine the ways in which housing policies and bylaws are handled, and to boldly reimagine what an equitable, democratic & just process is (e.g., not hours and hours of public consultation at times that privilege people with lots of privilege). These crises aren't on the horizon, they are here. These emergencies are ongoing and what we do today matters so very much. Thank you.	Kelsey Timler	s22(1) Personal and Confidential	Unknown	No web attachments.
11/07/2021	18:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	It's not only that people can no longer afford to live here, but that people cannot even find rental suites or homes to live in. We are in the middle of a housing crisis and there is no reason to not support additional rental units.	Dana A		Riley Park	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	Support	I fully support this new policy because we need more rental solutions in Vancouver. It's been a very difficult journey to find my first place in the city and a lot of my friends are forced to move away because of the shortage and the high price. We need more rentals in the quieter street and not only on the main ones.	Julien Thomas		Mount Pleasant	No web attachments.
11/07/2021	18:41	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	Renting is not a choice but a necessity for most people. As an university student, housing will always be difficult to obtain from the rising cost of living, lower starting salaries and huge demand for a limited number of spaces. I am dismayed to hear of the strong opinions against rental housing in the latest zoning public hearing, relating renting to lowering of property values or increasing density. While I understand the position they are coming from and some of my concerns are tangential to theirs, we need to set the record straight. One concern is the increase in density, but this is inevitable in a growing society and region. I to have concerns about drastic increases in density related to massive skyscrapers which do little to solve our current housing crisis and have more negative environmental and social effects that most will realize. One very real threat is the Urban Heat Effect ( <a href="https://climateatlas.ca/urban-heat-island-effect">https://climateatlas.ca/urban-heat-island-effect</a> ) posed by the sheer amount of concrete and asphalt, along with portable de-centralized air conditioning units increase the heat stress on surrounding building and the population (like what we saw in the Heat Dome). I propose limiting density in these rental buildings to a more sustainable level to reduce the impact on local infrastructure like transit, hospitals and schools while encouraging or mandating developers to incorporate innovative building techniques like mass-timber construction and recycled materials. In addition, incorporating low rise mixed-use buildings, shared commercial/residential spaces, parks, and green infrastructure into neighborhoods has both the effect of reducing carbon footprint while increasing the livability of the neighborhoods. In addition, it is very evident that from the large homeless population in Vancouver, combined with an aging population, and the crushing economic effects of the pandemic, both housing and climate change are currently a critical responsibility of the City of Vancouver. Tent cities are unacceptable in our current society, as we have both resources and societal will to end this crisis once and for all. By increasing the requirement for low income housing/ rental units mandated in all new developments, we can make progress in solving this great injustice. Thus I implore council to support this motion on rental suites and affordable housing as it is greatly needed.	Jamie Owens		Unknown	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	18:45	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support affordable housing and high-density/mixed use development. Rent in Vancouver is too high even for people earning professional salaries. Housing is first and foremost a human right, and should not be used as a tool for gentrification, social stratification, elitism, financial speculation or money laundering. A policy medium/high density housing also has significant benefits for energy efficiency, sustainability, and reducing the greenhouse gas emissions relating to land use change or commuting. Ensuring affordable rents will ensure that more people can actually live in Vancouver and contribute to the economy of Vancouver.	David	s22(1) Personal and Confidential	Unknown	No web attachments.
11/07/2021	19:23	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	The city is in need of more rental housing to create more affordable options. Ideally this housing would be non-market housing to ensure the rental rates are affordable, but increasing rental housing is a necessary first step	Justin Harder	s22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/07/2021	20:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	this is the bare minimum	Minh	s22(1) Personal and Confidential	Downtown	No web attachments.
11/07/2021	20:14	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	Vancouver needs to make the development process more streamlined so that more affordable housing can be built. This proposal is one step in that direction. Making desirable parts of neighborhoods more accessible will help traditionally disadvantaged and marginalized people to become part of the social and cultural fabric of an area -- this only enriches the neighborhood and contributes to affordability and livability beyond housing measures. We also need to preserve existing rental housing stock to retain current affordability. This proposal supports both measures and, while not a silver bullet, is a step in the right direction for improving affordability in Vancouver.	Ariane Madden	s22(1) Personal and Confidential	Fairview	No web attachments.
11/07/2021	20:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We desperately need more rental housing in Vancouver as it become more and more unaffordable every month and becoming more of a strain on the environment with people needing to commute from further and further out.	Ken Hayward	s22(1) Personal and Confidential	West Point Grey	No web attachments.
11/07/2021	20:42	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We desperately need more housing. We must do whatever it takes to build more and get it into the hands of those who need it. Prioritize first time home buyers. Do not let new buildings be flipped. Do not let any property being rezoned for the purpose of building apartments or condos be flipped at anytime before it is in the hands of those who need it. Stop letting people profit off of housing. Stop investors. Prioritize people.	Trevor Steeves	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	20:43	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 spend 80% of my income on rent so that my kid can live in the same neighborhood as his school. When I was separating from my husband I spent six months trying to find decent accomodation and after sending hundreds of emails and making dozens of phone calls the only reason I found a place was because I was lucky enough to know someone leaving their long term rental. I didn't hear back from more than 5% of the landlords I reached out to and the one place I was able to view had over a hundred applicants. The rental situation here is insane and I dont know how I'll survive in the medium/long term without leaving town.	Jess Mulholland	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/07/2021	21:05	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 think this will help in the effort to bring more affordable housing to the city.	Maria Levy		Dunbar-Southlands	No web attachments.
11/07/2021	21:13	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	Support	I'm a home owner in Vancouver. I support this plan. I broadly support efforts to increase construction of purpose built rental buildings and fill in the "missing middle" of medium rise buildings in Vancouver. I see these sorts of changes as overdue. While I do own one rental property in the region, I am more concerned for the long term future of this city if it continues to develop unevenly, with only clusters of high rises and single family homes. Too many people are living in fear of renoviction because of the lack of purpose built rentals. It pushes away the young people trying to start or raise families. I worry that when my young children's generation grows up the city will be hollowed out as many thousands of people give up on it.	Christopher Anderson		Sunset	No web attachments.
11/07/2021	21:19	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 motion as I believe that with 1/2 of Vancouver being renters we need to be able to provide housing to those people.	Chloe Lesmeister		Strathcona	No web attachments.
11/07/2021	21:32	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I've been a resident of vancouver for a decade and it's clear that we need more family oriented housing and housing for people that make around \$20/ hour or less. We need more co-ops and publicly owned housing that is invested in yearly. While I appreciate council trying to figure out how to get more rental housing in the city, I'm asking council to please use their considerable years of experience and connections with other progressive cities to address how we can create family oriented affordable rental housing on a much larger scale.	Matthew De Marchi		Renfrew-Collingwood	No web attachments.
11/07/2021	21:40	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	Support	I am very much in favour of policies and zoning to increase both the amount of rental housing and the security of renters. In general I believe this city needs to embrace density.	Jacob Krarup		Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/07/2021	21:56	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	Support	Housing insecurity in Vancouver makes it difficult to create long term plans for families, careers, and for individual growth. Recently I began my search for a new home that would be closer to work and school. I found a charming basement suite that wasn't perfect but I was still interested. By the time I reached out to the landlord three hours after the viewing the suite it had already been rented. This suite was off an arterial and one of the few places that were available nearby a skytrain station. In a supply constrained housing market these suites rarely become available and once they are they are off the market immediately. The home I'm in now is in a great location but the fear of getting demo-victed prevents me from feeling stable. The worst part is that even if my current rental is demolished and rebuilt, it won't be able to house more than any other single family home. We need to support more dignified housing for all which means treating renters as people deserving of homes and not just expendable or barriers for traffic and noise.	Karene Luu	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/07/2021	22:09	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I moved to Vancouver a little over a year ago. I am a teacher and my partner and I were looking forward to finding an apartment that we could live in together. We were floored with the prices of rentals and the limited number of decent places to rent that would meet our budget. Vancouver is a diverse city and there needs to be space for that diversity. Vancouver should not just be a place for those making millions every year. I am dismayed at the trajectory that Vancouver seems to be going in with limited options for those of us who are essential to the operations of a city but can not afford to stay here. I am already rethinking my move here and have been looking for teaching jobs elsewhere. Vancouver needs teachers, nurses, baristas, daycare staff, janitors and food service personnel. Unfortunately this city is becoming very unwelcoming and very uninhabitable. I sincerely hope that those voting against this renters policy will think long and hard about who will serve them their morning coffee, who will teach their children, work in their restaurants and fix their cars. We need more affordable rentals and we need it now. I have biked through Point Grey, Kitsilano and neighbourhoods with high numbers of single family homes. Statistically many of these houses are home to 2 people. In a growing city such as Vancouver, all spaces need to be critically examined to ensure that we are using them efficiently. We should not just be having more rentals away from these 'untouchable' neighbourhoods. I hope council will take positive steps in ensuring that rentals can be found in all neighbourhoods in Vancouver and that they will not just bow to those who are the wealthiest.	Laura Farley		Fairview	No web attachments.
11/07/2021	22:33	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this proposal because the city of Vancouver desperately needs more purpose-built rental buildings (not basement suites in single-family homes). Increasing density along busy commercial corridors makes sense, and will not ruin the character or fabric of neighbourhoods as many on the 'oppose' side would like to argue. Many renters feel that they are being pushed out of the city due to a lack of affordable rental options, so City Council would be wise to increase the number of rentals so that this vital part of our city and its workforce can remain in Vancouver. City Council also needs to prioritize affordable rentals and focus on the vast improvement to quality of life that more affordable rental units would bring to the city's working class.	Rebecca Clarke		Grandview-Woodland	No web attachments.
11/07/2021	22:38	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the Streamlining Rental Policy. As a 19 year old attending university in Vancouver, I often worry about my housing situation both now and in the future. I believe the SRP will improve Vancouver's housing situation and improve affordability and access for newcomers like me as well as longtime Vancouver residents.	Max Garvey		I do not live in Vancouver	No web attachments.
11/07/2021	23:46	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	I support the Streamlining Rental proposal. I support affordable housing for everyone.	Simon Huang		Killarney	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	00:14	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	We need the "missing middle".	Aram Coen	s22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
11/08/2021	00:45	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	we need more affordable renting. not doing so will hurt so many students and adults who lack the funds or family support. They are the backbones of the community.	Jada McDermott		Downtown	No web attachments.
11/08/2021	01:01	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	Please, we need SUPPLY. Build enough units to house all the millions living in Vancouver, and the millions more who will move here within the coming decades, without cramming them into basements and shared bedrooms, and then let's talk about neighbourhood character. There is no neighbourhood if its inhabitants do not have a roof over their heads.	Michael Choi		Unknown	No web attachments.
11/08/2021	02:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Rental housing is increasingly the only option for lower income families and new graduates from both university and highschool. As property values continue to be unattainable high buying a home feels like a far off dream and rent is a constant bleed on my already low income there needs to be more housing options that will not eat my entire paycheck	Kyle Morrison		West Point Grey	No web attachments.
11/08/2021	05:27	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	The rental situation in this city is untenable. The policy makers and homeowners seem to have no understanding of what the reality of the situation is for renters. Please please approve this and provide some small form of hope to those who are renting now or will be in the future.	Kate Lewis		Fairview	No web attachments.
11/08/2021	06:01	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	I am a recently graduated university student and I rely on rental housing in order to have a place to live. I've been renting in Vancouver for over 7 years now and this market is a nightmare. We are paying more for less than any other city in North America. Without more affordable, rental housing, it will become increasing difficult and expensive to find places to live in Vancouver. There's realistically no chance that I will ever be able to purchase a home here, so I strongly support any attempt to create more affordable rental properties.	Reid Patterson		West Point Grey	No web attachments.



**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	06:47	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	As a homeowner in Vancouver, I am strongly in support of streamlining the development of new rental housing across the city. In our current housing crisis, homeowners and renters alike benefit from from increased supply of rental apartments.	Aaron Cumming	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/08/2021	07:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	This is a positive step forward towards addressing the housing crisis. Please support this motion.	Kent Clark	s22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/08/2021	07:53	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	Support	We really need more rental housing built, and built soon	Judith Steedman	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
11/08/2021	08:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	The amount of red tape and time needs to be reduced.	David Attwell	s22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	08:11	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	Support	All of these impressive homeowners who think apartments do not belong in THEIR neighbourhood, I suggest a compromise. Open your houses to.. ' The Single Parent with 2 children who is working 3 jobs to provide for them ' The Young Newlyweds who dream of house ownership & buy everything second-hand while living in a horrible apartment with cockroaches, rats and wolf spiders so they can save every penny for their dream, but they were blessed with a baby during the pandemic and she has been guarding her new baby against the critters in the apartment even though they reported the pests in writing with pictures long ago. But they saved a lot so went to an appointment with a mortgage specialist just to have the mortgage specialist laugh out loud at them when they said how much they managed to save, even though it was tens of thousands of dollars so they took their baby and moved to a better more expensive apartment and now know they might be old and grey buying their son a house instead because of the high rental price they are forced to pay just to have a small basement apartment ' Perhaps you could park your cars on your driveways or on the streets in order to transform your garages into apartments - most people in the neighborhood will have to agree to do so for it to be effective, ' There's a couple builders that are a couple they can help you all transform your garages into apartments and they have a nice nest egg saved towards a down-payment on a house but now they are both suffering from long-covid and are having to pay for a nurse for one guy while the other guy has to pay to retrain himself because he can't do the job he loves anymore and they also have to cover rent for the 3 years he will be retraining and they are so in love still and dream of living in a beautiful home like.. maybe Yours! ' Since you are so much against apartments in your neighborhood, maybe you all could open your houses to people who are just trying to survive but are having their paycheques drained by the exorbitant prices of the scarce rental apartments in the area! More apartments means more choice which means lower rental prices. That will mean more couples, families, and singles can afford to save the money to fulfill their dreams and buy a house. Won't that be nice' You will have helped so many people be able to earn the same thing you have - a house - something Every Canadian deserves to be able to earn. Don't be the Canadians that snatched that dream away from other Canadians because you didn't want an apartment building near your house. Nothing positive ever comes from negativity and when you do good, good things are showered on you three-fold. Allow others to enjoy and further enhance the neighbourhoods you are all so protective of! You never know, someone could move into a new rental apartment in your neighborhood and end up becoming your/your child's/your grandchild's best friend for many years to come.	Trae King	s22(1) Personal and Confidential	Unknown	No web attachments.
11/08/2021	08:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support streamlining rental proposal. Carbon emissions are increasing as mine and many other commute into the city gets longer and slower. I would like to move into the city but with rent forever increasing and property so far out of reach' without high density to reduce these issues, I will be forced to leave.	Marshall Smith	s22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
11/08/2021	08:43	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 initiative	Alissa Paul	s22(1) Personal and Confidential	Riley Park	No web attachments.
11/08/2021	08:44	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	Yes - more housing reflective of the growing population and needs - that is, renting.	Eric W	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	08:57	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	Support	I support the Streamlining Rental plan. There is a housing crisis in Vancouver. I'm in my early 30s and my work is in downtown Vancouver. I can't afford to buy a million dollar+ home so I rent but even that is difficult. I would like to start a family but there are so few available 2 bedroom apartments. My choices are to spend \$2200+ a month to live on a busy arterial road with poor air quality or in a dark cramped basement. It is so disheartening to hear people objecting to rental apartments when the situation is so bleak for renters.	Jessica O'Brien	s22(1) Personal and Confidential	Strathcona	No web attachments.
11/08/2021	08:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	As an international student, it was really hard to find the right places, Vancouver can be an expensive city, and between studying part time working, daily needs such as groceries or having some exercise, plus a healthy social life, finding an affordable and secure place to rent it is really hard! One can be in the look for months, in just the period of one year I moved five times to different places, trying to find the equilibrium between something affordable but not too far away from the city. This proposal will be beneficial for many international students, immigrants, and in general the young community (singles or with families).	Renata De la Cruz		Sunset	No web attachments.
11/08/2021	09:08	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	Support	I support the streamlining of rezoning applications in low density areas to help with our housing crisis.	Kevin Lane		Strathcona	No web attachments.
11/08/2021	09:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	The high cost of housing has pushed me out of the CoV. It continues to push more and more people into marginal housing and homelessness. If this zoning change is not adopted, the city's homelessness and van-dweller problems will only get worse and worse. People like me who work service jobs will continue to flee the city. Without improved access to housing, Vancouver will be a city of nothing but wealthy homeowners. There will be nobody to make their fancy coffee. Nobody to serve them fancy dinner. To provide healthcare. To provide literally any service that these wealthy people depend on. There will be no one left except the millionaires and the homeless. To all the NIMBYs whining about the imaginary downward pressure on their property values this policy would have: What will happen to your property values when all the grocery stores, restaurants, cafes and retail stores in the city close because their staff can't afford to live in the city?	Benoit Boyer		Unknown	No web attachments.
11/08/2021	09:19	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	Making rezoning applications more streamline will help with the housing affordability crisis.	Kevin Lane		Strathcona	No web attachments.
11/08/2021	09:20	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I am about to move out of the city because there simply isn't anywhere for me to live, especially with my family. Streamlining rentals would at least be a bandaid on an issue that will see people leaving Metro Vancouver in droves.	Garth Erlam		Kerrisdale	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	09:21	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	Support	I support the Streamlining Rental Plan. We absolutely need to make city-wide changes in order to meet a decade of backed-up housing needs.	Lauren Mainland	s22(1) Personal and Confidential	Marpole	No web attachments.
11/08/2021	09:35	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	Dear City Council, I am in strong support of the proposal to streamline rental around local shopping areas. This proposal, which is supported by your General Manager, is a critical step towards taking action on the climate and housing crises. We need higher density housing. We need rental housing. Do not let the loudest voices of those with the privilege to resist this policy drown out the deep need for this change. Think of the renters. Think of those without roofs over their heads. Think of those precariously employed. Think of our children, grand children and great grand children. Thank you.	Jean Roe	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/08/2021	09:41	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We are in a housing crisis and this needs to happen now. It doesn't need to be perfect, it just needs to start. The fine folks of West Point Grey would have you believe it's going to ruin their lives but this simply isn't true. Renters deserve to live on streets with trees and a reasonable amount of quiet. Pass this motion and build more housing for the 51% of this city that still has to rent.	Robbie McDonald	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/08/2021	09:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Please pass this proposal. Vancouver desperately needs more rental housing.	Michael Jenner	s22(1) Personal and Confidential	Fairview	No web attachments.
11/08/2021	09:44	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the Streamlining Rental proposal. Vancouver urgently needs more secured below-market rental housing, particularly off arterials.	Kathryn Tullis	s22(1) Personal and Confidential	Fairview	No web attachments.
11/08/2021	09:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support this policy proposal. Please approve this item. This is long overdue and will help to prevent urban sprawl.	Emma kazic	s22(1) Personal and Confidential	Unknown	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	10:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I own a home and want others to have the same opportunity. Pulling up the ladder on would-be buyers so that you can continue to use your HELOCs as an ATM is embarrassing.	Jordan Potter	s22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
11/08/2021	10:03	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	I support this policy proposal	Marina Balic	s22(1) Personal and Confidential	Oakridge	No web attachments.
11/08/2021	10:05	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 increasing the availability of rental units.	Andrew Branson	s22(1) Personal and Confidential	West Point Grey	No web attachments.
11/08/2021	10:08	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	Support	Anything that could possibly bring down the cost of living in Vancouver is desperately needed. An aside: It's astounding how many people live in basement suites here. Just a guess but I don't think this is all that common in most cities. I live in a basement suite, every reasonably priced rental unit I can find online is a basement suite.	Brian Jones	s22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
11/08/2021	10:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I absolutely support streamlining the process to approve new rental buildings. This city needs more housing density so people don't have to commute from more affordable areas which contributes to climate change.	Greg Forrest	s22(1) Personal and Confidential	Downtown	No web attachments.
11/08/2021	10:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I've lived and worked in Vancouver for the last 8 years, working my way up at the same company that whole time. Every year a down payment on a condo gets further and further from my grasp. I have delayed my life goals for years and see no path ahead without significant reform to housing in Vancouver. We need density and we need it yesterday. SFH are not the solution. Act now or Vancouver will be choked off.	Stuart MacMahon	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	10:29	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	We're in the middle of an unprecedented affordability crisis in Vancouver and making it easier and faster for rentals to be approved will go a long way to helping solve this fundamental problem. The alternative to this (the path we're currently on) is that everyone who's not already a homeowner will be priced out of the city, leading to declining population (and tax base), retail areas drying up and schools closing down due to declining numbers of younger families able to stay in Vancouver. This is not a path the city wants to go down. Allowing easier densification next to transit and shopping areas will also reduce residents' reliance on cars (which are inherently unscalable due to geometry), leading to more foot traffic, more local businesses, and more vitality in neighborhoods.	Kaizhi Wei	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
11/08/2021	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	Support	We need solutions to the housing crisis! This is what we need!	Andy Tewfik		Kitsilano	No web attachments.
11/08/2021	10:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Please move forward with rezoning single detached housing areas in Vancouver. Especially areas that are already very near to the city centers and walking friendly to neighborhood resources. 1 block from arterials is a start, but precedent exists for even more!	mike seymour		Strathcona	No web attachments.
11/08/2021	11:07	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 the streamlining of rental applications.	Jacob Alexander		Unknown	No web attachments.
11/08/2021	11:08	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	Support	I support the streamlining of the rental plan. Lets build more rental housing.	Robert Lutener		Downtown	No web attachments.
11/08/2021	11:13	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	Support	There is a housing crisis, we need more housing.	Chris Dumigan		Unknown	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	11:33	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Come on, we clearly need more rental housing.	William Harris	s22(1) Personal and Confidential	Shaughnessy	No web attachments.
11/08/2021	11:54	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	Support	I'm writing in support of Streamlining Rental Around Local Shopping Areas. Rental spaces are direly needed in this city, as a renter myself this issue greatly concerns me for the following reason... I'm in my 30s with a small child, my husband and I make a combined wage that means we don't struggle but even so we are entirely locked out of the housing market at current costs and so we rent. Not only do we rent but we've been forced to make the decision to move out of Vancouver (where I work) and into Burnaby in order to give our child and ourselves a comfortable life. Our story is not unique. Out of all the people I know, especially young families, I know only two who actually live in Vancouver and one is planning to leave due to how difficult it is to live in the city with a child. There is simply not enough supply to cover the demand for rentals and it's caused rental prices to skyrocket and young families to begin abandoning this city to more affordable locations. Change is needed. The city can no longer justify the lack of density and lack of rental units under the banner of protecting families. Families rent. Middle class people rent. Homeowners have made this out to be an issue of safety. Only the poor and drug addicted rent and increasing rental units can only increase crime. Nonsense! Renting is a fact of modern living. Failure to densify by adding to the rental market is pushing families out, pushing the middle class out, pushing the young out and taking their money with them which in turn hurts local businesses who can barely find staff and are skimming by on razor thin profit margins. Vancouver is in the middle of a crisis and the solution is clear: more rental units are needed and densification needs to be made a priority.	Charlotte Pettigrew	s22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
11/08/2021	12:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I will support any plan that will increase housing supply in the city: addressing affordability will be a net positive for the city.	Kenta Nezu	s22(1) Personal and Confidential	Kitsilano	No web attachments.
11/08/2021	12:05	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	There is currently a housing crisis in Vancouver. One of the major reasons is because lack of supply. Especially affordable rental units. Zoning that bans apartments and townhomes on most residential land, constantly escalating fees and red tape delays, and planning approval processes that undervalue the underhoused have put us decades behind in building housing stock that is proportionate to demand. We need to streamline the rezoning process in order to make this city livable for all. Housing shouldn't be an investment tool or something that is only attainable by the upper-middle class. Everyone deserves to have a roof over their head.	Chris Zanella	s22(1) Personal and Confidential	Mount Pleasant	Appendix A
11/08/2021	12:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Canada has the lowest number of homes per person in the oecd. It's no surprise that house prices have frozen out an entire generation. California, Portland, New Zealand have all rezoned entire cities. It's sad that we struggle so much to provide new housing for new families because we worry about resale values for families/owners who usually have already received greater returns than expected and live with security already. It's time the current generation made decisions with the next in mind. I'm a genX wealthy home owner for reference, my motivation for my stance is my son.	Callum O'Neill	s22(1) Personal and Confidential	Kitsilano	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	12:19	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the streamlining of rezoning in the city as we are in a housing crisis and need more homes. Approval of good projects can aid in the relaxation of this crisis. A home to live in should not be an inheritance from privilege or at the whim of a picky landlord. Examples in opposition which document the number of renters and tenants in SFH is proof positive of why it's needed. Purpose built rentals can house more family's than a duplex, triplex, etc per lot and the dignity from having a real address is critical. Too much opposition to density and zoning changes is transparently to defend the status quo of unaffordable homes and exorbitant rents.	Tim Adam	s22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
11/08/2021	12:25	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I am 30 years old and a renter. I live with my partner and we have just begun trying to grow our little family. At this time we are in a two-bedroom apartment built in 1959. It is enormous by today's standards (1400 sq ft). We pay \$1650. I have invested in a small business in Vancouver, an essential service-based business. If something happens and we are required to leave our apartment it will mean a doubling of our living costs overnight. It would mean having to downsize, potentially with a baby, or maybe would result in putting off a baby entirely. The lack of rental stock means that small and trying-to-grow families live with unprecedented insecurity. It is hard not to feel that the ladder has been pulled up by the home-owning demographics. The question I would pose to those who oppose this change is: place yourself in the shoes a couple making \$55k a year each in Vancouver. Where are we supposed to go? Eventually there will be no small business owners, no babies in this city. It is becoming untenable.	Emily Bootle		Hastings-Sunrise	No web attachments.
11/08/2021	12:26	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I support the Streamlining Rental Plan	Eduardo Vega		Downtown	No web attachments.
11/08/2021	12:58	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	One of my biggest concerns since moving to Vancouver has been how my partner and I can build a life here. We cannot afford to have children when rent for even single bedrooms is approaching \$2000/month. The supply of housing must be increased and mandated to be affordable. Property values be damned, people need places to live!	Paul Towler		Marpole	No web attachments.
11/08/2021	13:08	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	Support	Hello Mayor and Council, Streamlining rental zoning applications seems like a no-brainer. The city desperately needs more rental housing. Allowing more units to be built on ever-increasing Vancouver land, is an effective way to do that. The burdens of hearings for something that will almost always be approved in practice, creates additional expenses and delays. My neighbour sold their property to a developer. The property was converted from a single family bungalow to a single family 2-storey. No consultation was required for that. Meanwhile, I live in a basement in South Van because there are so few rental options. Why does preserving the unaffordability of housing in Vancouver not require public comment but doing something about it does? 'What will that incentivize' I also like that this motion allows for some building away from loud, arterial streets. The poor and middle class also deserve to live in areas that are quieter. A few blocks over from me, there are some gorgeous co-ops on 43rd. I would love to see more development like that. Thank you, Joey Broda	Joey Broda		Sunset	No web attachments.
11/08/2021	13:11	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	Support	I support this policy.	Jake Dylan Scarr		Unknown	No web attachments.



**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	13:16	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	We need triplexes and middle-sized apartments in order to support the population in Vancouver.	Yeram Ko	s22(1) Personal and Confidential	West Point Grey	No web attachments.
11/08/2021	13:21	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	Support	I am in support of this policy as it will provide more rental housing with gentle density as the city continues to grow.	Breanna Martin		Unknown	No web attachments.
11/08/2021	13:30	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	Love this, and we need more of it. We absolutely need more retail in Champlain Heights- All down East 54th should be retail, and the same down Kerr Street as well as more retail around Maquinna Drive. and for Council to stop rezoning areas that were meant for retail into areas that essentially are private for members.	Mark Burge		Killarney	No web attachments.
11/08/2021	13:35	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	Clearly, as a City we need to have more rental housing given current costs and that there also be a pool of units for those who have moderate income. This is moreso the case in appropriate areas with the corresponding benefit of gentle density. I fully support the policy	amandeep sanghera		Victoria-Fraserview	No web attachments.
11/08/2021	13:43	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	I fully support this motion. As a young professional who works primarily in the downtown, I have struggled for years to find attainable housing located a reasonable distance from where do much of my business. Both my partner and I are relatively well-compensated in terms of our employment and income, and yet we have been completely unable to find a reasonable location to live within the City boundaries, forcing us to look further and further afield. We currently commute in from the suburbs, typically having to car share a vehicle to make the trip. We are lucky that we can make this arrangement work, and while it is not our preferred option, we also recognize our privilege. There are many in this region that are not so lucky, that are being pushed further afield, having to make longer trips, without access to reliable transit and creating more emissions as a result. This is not sustainable, and many of our peers are being forced to consider moving away from Vancouver and the Lower Mainland as the gap between their employment and housing options have become increasingly divergent. Recognizing the changing urban landscape of not only Vancouver, but the surrounding region, it is imperative that we find reasonable options to grow our housing supply in strategically locations. As the central city, with the lion's share of Metro Vancouver's jobs, this decision will have implications for both the social and economic health of the city moving forward, not to mention the environmental. The proposed motion would result in a modest change to the City, but it is not an unreasonable one in the context of the challenges we now face. With these issues growing more severe every year, I encourage Council to take action and no longer delay for the future health of our city, our economy, and our current and future communities.	Adam Mattinson		I do not live in Vancouver	No web attachments.

**1. Streamlining Rental Around Local Shopping Areas - SUPPORT**

11/08/2021	13:49	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Support	To help combat the high rent and home prices in Vancouver. We need projects to be approved faster and more often. Rezoning to increase density is needed across the board in Vancouver. I currently have no chance of finding a well priced rental if I ever had to move from my current home.	Kallista Meyers	s22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
11/08/2021	13:50	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 strongly support the Streamlining Rental Policy. Vancouver has a severe shortage of rental housing, which causes difficulty finding vacancy and increases rents to unsustainable levels. Landlords feel no need to compete to keep renters happy. Rentals should be affordable, abundant, and not limited to arterials. Scarce rental housing drives up rents, limits people's choices, reinforces inequality, drives displacement and evictions. Renters deserve to live on any and every street in Vancouver. Pass this policy and begin work on expanding it. Daryl Larsen	Daryl Larsen		West End	No web attachments.
11/08/2021	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	Support	I support streamlining rental plan, I have lived in Vancouver all my life and see myself getting priced out the city I love and have grown up in.	Sohail Grewal		Killarney	No web attachments.

## Public Hearing Correspondence Case

Case number: 101015494802

Case created: 2021-11-07, 05:09:00 PM

Channel: WEB

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

### Request Details

**1. Subject (address if applicable):**

s. 22(1) Personal and Confidential

**2. Position:**

Support

**3. Comments:**

It is very clear that we badly need more affordable housing.

**4. Neighbourhood:**

Riley Park

**5. Full name:**

Mary Sherlock

**7. Email:**

s. 22(1) Personal and Confidential

**8. Subject classification:**

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

### Additional Details

### Contact Details

Name: MARY SHERLOCK

Address: s. 22(1) Personal and Confidential

Address2:

Phone:

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

### Case Notes

### Photo

- no picture -



Analysis

|

Municipal Politics

|

Urban Planning + Architecture

# In Vancouver, It's Harder to Build Social Housing than Mansions. Let's Change That

At the heart of our affordability crisis? Zoning.

Christine Boyle 17 May 2021 | TheTyee.ca

Christine Boyle is a Vancouver city councillor with OneCity Vancouver. If you support this idea, you can let council know here.



'It is harder to construct non-profit, co-op and social housing in Vancouver than million-dollar single-family homes because of our current zoning.'

## APPENDIX A

For 45 years, a not-for-profit housing society has run the Lutheran Manor a few blocks from Vancouver's City Hall, providing badly-needed subsidized housing for seniors and people with disabilities.

The seven-storey building at 10th Avenue and Yukon Street was allowed under the land-use rules of the day. Getting it approved under today's laws would be complicated, costly and time-consuming. We need to change that.

From 1961 to the mid-1970s, the "RM-3" zoned land that the Lutheran Manor sits on allowed buildings up to 100 feet (roughly 10 storeys). But in the late 1970s, most of Vancouver's RM zones were downzoned, restricting them to a maximum height of 35 feet (four storeys). For four decades after this downzoning, senior orders of government abandoned our city, failing to provide funding for social and supportive housing amid skyrocketing increases in market housing costs.

The results have been bad for residents who don't own property and devastating for everyone unable to keep up with rising market rents. As more and more people were priced out of homeownership, there has been greater demand for rental housing. And as more people look for rental housing, rents have skyrocketed, pricing out more young people, seniors, single parents, Indigenous people and people with disabilities. Over the next two decades, the need for accessible and adaptable rental housing for seniors and people with disabilities at affordable prices to middle and low-income residents will increase dramatically.

There is no one silver bullet solution to this housing crisis that has been decades in the making. But one of the most powerful tools a local government has is land use and zoning. And we should be making better use of it.

It is harder to construct non-profit, co-op and social housing in Vancouver than million-dollar single-family homes because of our current zoning. Our zoning regulates what sort of buildings can be built, and changes to zoning require a lengthy approval process. One out of two of the recent social housing developments required rezoning through a public hearing. One out of three market condos had to go through that lengthy, expensive process. Meanwhile, new mansions don't require a public hearing at all.

Last month, city council unanimously approved a new zoning bylaw allowing non-profit, co-op and social housing in RM-3 and RM-4 zones to be up to six storeys tall. It was a good, but cautious, step.

Next week, I'm asking council to be more ambitious in reducing barriers and deepening affordability for non-profit, co-op and social housing. I am proposing that we allow non-profit and co-op housing providers to build more homes, in more neighbourhoods, for more people who need them.

Rezoning for a non-profit typically takes a year or longer. It can add \$400,000 to \$800,000 to the cost of a project and require significant municipal staff time. This means limited government subsidies run out faster or housing providers cannot provide as deeply affordable rent as we

## APPENDIX A

need.

Reducing the cost, time and risk required to build non-profit and co-op housing will help residents and increase affordability in the new housing created. And without a profit motive, these savings are passed right along to tenants, resulting in more affordable homes for more people who need them.

It's worth noting that even without a public hearing, the development permitting process still provides opportunities for neighbours to be heard. And under the city's updated **Tenant Relocation and Protection Policy** (<https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf>), tenants who are displaced for non-profit housing are protected through strong housing policies that give them the right to move back into the new building at rents affordable based on their incomes and ensure they are provided with comparable housing in the interim. Community housing developments are also "speculation-free," since they are mandated to maximize affordability and cannot be sold for profit.

The timing is right. We are in a rare window of alignment between federal and provincial governments interested in developing affordable and non-profit housing. As a local government, we can put zoning in place that allows non-profit and co-op housing providers to access this senior government funding much more easily, speeding up timelines and achieving deeper affordability.

The Lutheran Manor would not be allowed under current zoning rules. Instead, it would require a lengthy and costly spot-rezoning and public hearing process. If a non-profit is ready to develop a piece of land, it is silly to dissuade them from building somewhat higher so they can provide more housing, especially with money from the province and federal governments on the table. That's why I am asking that we build on last month's vote, increasing it to allow taller buildings and expanding it elsewhere in the city.

Zoning is one of the most powerful tools that our city government has. During a housing crisis, we should be using this tool to make it easier to build more non-profit, co-op and social housing in neighbourhoods across Vancouver. 🙌