

**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>

**To:** s.22(1)

**Date:** 12/2/2019 4:17:27 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013546899

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

At the Council meeting on November 26, 2019, Vancouver City Council approved a series of recommendations that will enable rental apartments to be developed faster, and in more areas of the city.

Approved measures include rental-only zoning, allowing up to six storeys in commercial zones, a new family-friendly housing pilot program for four to six storey buildings close to schools, parks and shops, as well as policies for increased affordability and a partnership with CleanBC that will enable reinvestment in existing buildings while keeping tenants in place.

The City will implement rental only zoning for the first time, allowing six-storey rental buildings in commercial districts not already covered by community plans. Additionally, rental development in these areas will no longer be required to go through a rezoning process, so it will create a more streamlined and predictable process for developers and communities.

Council also approved measures to further enhance renter protections by adding these commercial zoning districts to the Rental Housing Stock Official Development Plan, the City's primary tool to protect existing rental housing units.

Rental-only zoning will also be used as part of a pilot in areas off of main arterial roads that are close to schools, shops and parks. While these projects will still need to go through a rezoning process, they will use a standardized template for buildings, which will shave six months off of the rezoning time.

Council also approved an Energy Retrofit Reinvestment pilot program, which is a three million dollar partnership with the Province's CleanBC program, Landlord BC and our partners in Sustainability. This pilot is designed to support landlords in existing rental housing with major high-cost structural and green building upgrades while keeping tenants in place. The pilot will document best practices for proactive reinvestment without tenant displacement.

Other approved measures include incentivizing more rental housing for households that earn less than \$80,000 per year, by continuing to process and evaluate applications under the Moderate Income Rental Housing Pilot Program.

A new Below-Market Rental Housing Policy for rezonings will also consider modest increases in height and density to deliver lower unit rental prices, focusing on areas already identified for growth in previous planning processes.

All of these new rental housing policies support the climate emergency response by promoting wood-



frame construction, lower embodied emissions, and meeting green buildings standards to reduce energy needs for the building through its lifetime.

City staff will now develop further strategies to support the delivery of affordable rental housing in the public and non-profit sectors, including seeking new partnerships and funding opportunities, and to work with Council Advisory Committees, including the Seniors Advisory Committee and People with Disabilities Advisory Committee, to address specific housing needs.

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Q1 2020:

- Public consultation on amendments to the Zoning and Development Bylaw

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Thank you again for your feedback; your comments have been received by the Mayor and Councillors.

Sincerely,

Office of Vancouver City Council  
City of Vancouver  
453 West 12th Ave  
Vancouver, BC  
V5Y 1V4

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>

**To:** s.22(1)

**Date:** 12/2/2019 4:16:27 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013546938

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>

**To:** s.22(1)

**Date:** 12/2/2019 11:00:28 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013539713

Hello s.22(1)

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**From:** "Council Correspondence"  
**To:** s.22(1)  
**Date:** 11/25/2019 3:52:18 PM  
**Subject:** Rental Incentives Review Phase II Report Back

**Reference Number: 101013536731**

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Council will receive a presentation on the [Rental Incentives Review Phase II Report Back](#) and discuss the staff recommendations at the [Council meeting](#) on November 26, 2019.

You may attend the meeting in person at City Hall (453 W 12<sup>th</sup> Ave) or watch live [online](#). If you are interested in speaking on this item, you may sign up to speak [online](#) as well. Twitter updates are also available and the City Clerk's Twitter account is: [VanCityClerk](#).

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**From:** "Council Correspondence"  
**To:** s.22(1)  
**Date:** 11/25/2019 12:13:38 PM  
**Subject:** Rental Incentives Review Phase II Report Back

**Reference Number:** 101013532883

Hello s.22(1)

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>

**To:** s.22(1)

**Date:** 12/16/2019 3:20:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013592269

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Dear Council,

My name is Duff Marrs (Architect AIBC, Principal at BHA Architecture) and I am writing in regards to the **Rental Incentives Review Phase II Report**, dated November 15<sup>th</sup>, 2019.

On behalf of BHA, I would like to bring Council's attention to **Appendix K (Page 4 of 5)**, regarding the **Form of Development Draft Approach** for the proposed C-2 form of development for residential rental buildings. This appendix provides an overview of the zoning form, height and density that would apply to new rental buildings up to 6-storeys in C-2 areas.

In the summary of draft regulations, it is proposed that the form of development:  
*"Limit maximum residential floor plate depths to 22.9m (75 ft)".*

Please note that should buildings be restricted to 75 feet in depth, this would preclude a courtyard form of development, which requires a wider depth to be properly executed (for ex., 90 ft min. up to Level 4, before stepping the building back at the upper level(s)). We would urge City Staff and Council to continue to allow provisions for a courtyard form of development in rental buildings in C-2 areas, as this has and will continue to bring many benefits to renters in Vancouver.

A recent example of a successful Rental 100 courtyard building in a C-2C1 area is at **388 Kaslo**, by PCI Developments, which finished construction in early 2019. This 6-storey courtyard rental building is fully tenanted and currently has a long waiting list. With a 28'-0" wide internal courtyard above the ground floor commercial level, a number of benefits were realized. For example:

- The courtyard form allows for an increase in family units and a higher overall unit count. With the courtyard, two-bedroom units along one side of the building are able to have a bedroom facing the exterior, and a second bedroom facing the internal courtyard, while maintaining a narrow unit width which allows a higher unit count. This, in part, helped 388 Kaslo achieve 42% family units (37% 2-bedrooms and 5% 3-bedrooms). In Vancouver, rental units and condos are not allowed to have internal bedrooms (except for below market 3 bedroom units) – the courtyard ensures a second bedroom can be located at an exterior face without having to add extra width.
- The courtyard form brings social benefits and improved livability by supporting spontaneous interactions among residents and providing greater access to daylight and cross-ventilation for many of the units. This improved social experience is one way to push back against today's social isolation crisis and offer a refreshing experience relative to the dominant double-loaded corridor model (ie. Internal hallway).
- The courtyard allows the mechanical units of street-oriented units to draw fresh air from the courtyard as opposed to the busy street.



Another example of a 6-storey courtyard rental building in the works is at **2735 East Hastings**, by Chard Development Ltd. This building is currently in rezoning and recently received unanimous support from Vancouver's Urban Design Panel. Similar to 388 Kaslo, this courtyard building aims to achieve 40% family units and a higher density and unit count than otherwise possible. It is also a 122' deep site, and is able to maintain a 13 ft (4m) setback from the lane despite being pushed out by a 30' wide courtyard from Levels 2 to 6.

To minimize shadow impact on the public realm, courtyard buildings like 388 Kaslo and 2735 E Hastings are able to step back on the upper floors (Level 5 and 6) to the north to allow ample sunlight through from the south. This has been successfully demonstrated through shadow studies at the equinoxes and solstices.

In sum, we would strongly encourage City Staff and Council to allow greater flexibility of building depths to allow the continued provision of courtyard buildings. Courtyard buildings offer a special sense of place to inhabitants and are a great tool to maximize the availability of secured rental family units in today's challenging marketplace.

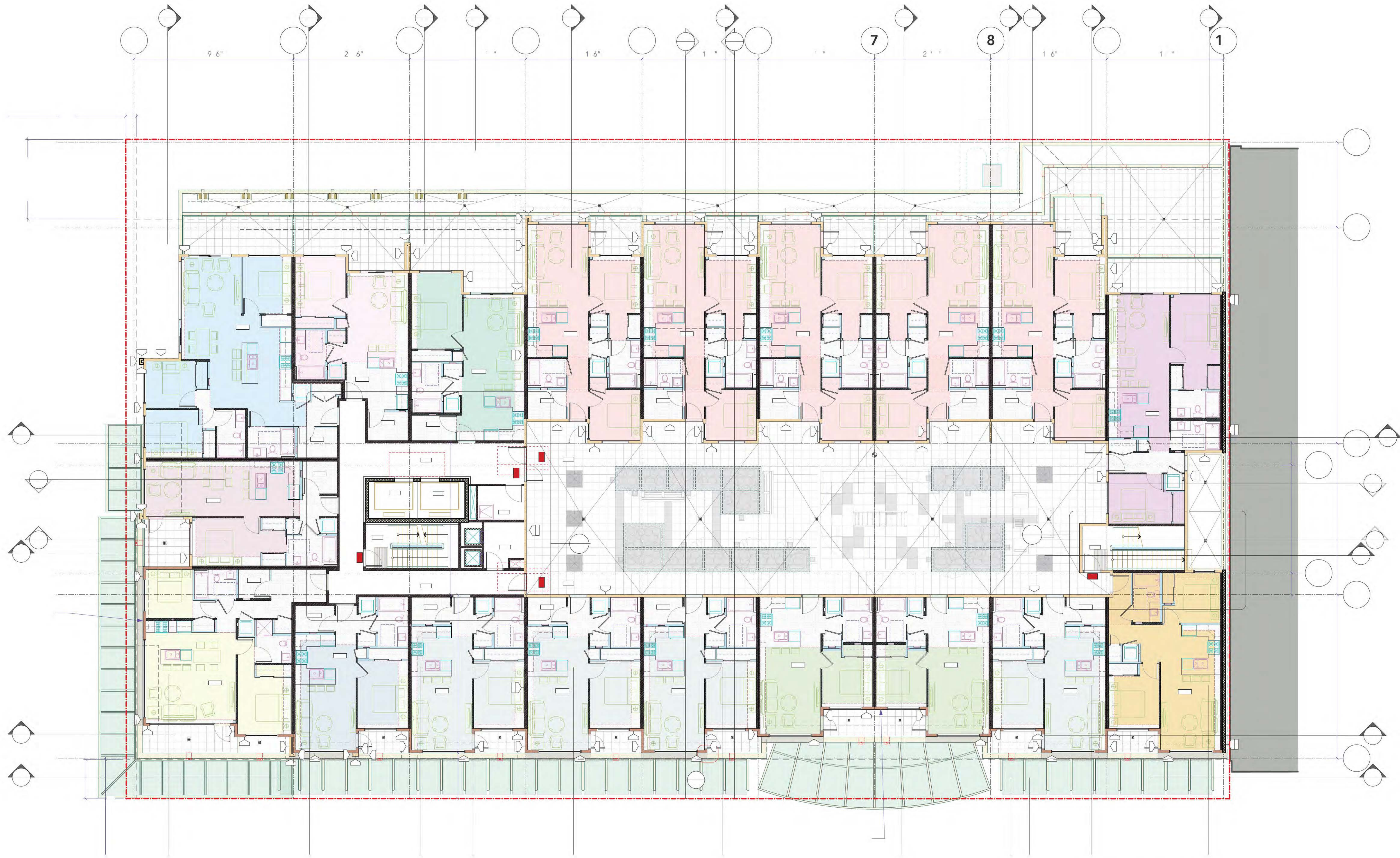
Thank you very much for your time and consideration.

Sincerely,

Duff Marrs  
Architect AIBC, Principal at BHA Architecture

\*Please see attached images of 388 Kaslo for reference.





LEVEL 2 PLAN  
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Re: Rental Incentives Review Phase II Report Back

I have recently become aware of this report to be considered at your upcoming meeting. While I'd like to participate in this meeting, I note that it is held during working hours, so it is difficult for working people to contribute.

I note further that this is a very lengthy report and I can't imagine that you have had sufficient time to digest its contents and review it with your constituents. I would respectively suggest that the report be tabled until there is sufficient time to allow you to thoroughly study it and consider its implications and that you allow public submissions during a public hearing outside of regular working hours.

One concern I have in my reading of the report is that it doesn't deal at all with preservation of heritage. The city's heritage policies focus on individual buildings and do not seem to consider heritage context. It's not enough to preserve only the heritage building without regard for context, otherwise we end up with the situation shown in the attached image (from Portland, OR). Exempting heritage buildings from new rental regulations would be a good start, but it is not enough -- the context of the heritage buildings within neighbourhoods needs to be preserved. Apartment buildings of the form described in the report should not be permitted in blocks containing designated heritage buildings.

The changes proposed by the report are far reaching and will affect Vancouver for the next 100 years. Please give it the time it deserves.

Thank you.







November 25, 2019

Michael Burdick

Spokesperson, Marpole Residents Coalition

To: City of Vancouver, Mayor Stewart and Council

Re: Rental Incentives Review Phase II Report Back

This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.

New apartment buildings should not be allowed in RS and RT zones unless community supported through neighborhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.

More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.

Our Community has been suffered under intense densification for the past 7 years with no changes to our infrastructure. More densification without consultation is not tolerable!

Thank you.

Michael Burdick

November 23, 2019

Mayor and Council  
City of Vancouver  
453 W 12th Ave  
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

As the principal partners in *Housing Central*, British Columbia's strategic alliance of the co-op and non-profit housing sectors, we write to express our support for the recommendations included in the report titled "Rental Incentives Review Phase II Report Back" which is on the November 26, 2019 Council agenda.

As the report correctly notes, Vancouver is in the grip of a rental housing crisis. We have not been able to move the dial on vacancy rates, new supply is well short of the targets set by Council, and existing rental homes are unaffordable to many Vancouver renters. Indeed, almost one in four tenant households in Vancouver spends more than half of its pre-tax income on rent and utilities.

Clearly bold action is required, and the recommendations in this report move us in the right direction by tackling some longstanding zoning and other issues that have held up much needed progress for too long.

We are particularly heartened by the report's proposals to:

- Zone for residential rental tenure with increased height and density allowances
- Pre-zone to allow for 6-storey mixed-use rental projects in commercial areas
- Encourage purpose-built rental development in lower density neighbourhoods
- Introduce more robust family housing requirements to reflect the needs of all Vancouver households
- Look seriously at reduced parking requirements and taller mass timber buildings
- Maintain the DCL waiver to make purpose-built rental development more competitive with strata tenure development. This is particularly important to encourage new rental supply on Vancouver's east side.

We also support the proposed Energy Plus Reinvestment Pilot with CleanBC and Landlord BC.

The report's overall focus on a clearer, more predictable and streamlined development process will be especially welcomed by community housing sector developers, who are not always able to take the same risks in the face of material delays and shifting program criteria.



We note with some apprehension the warning that appears on page 4, i.e. that “meeting the targets for new rental [supply] in Housing Vancouver and achieving deeper affordability requires additional action beyond what is proposed in this report.” Clearly much bolder action will be required to achieve the kind of vacancy rates and deeper affordability needed in this market.

With that firmly in mind we urge Council to adopt the report in its entirety and resist the urge to delete some measures that may attract more attention than others. This is a good start, but there is much more work to be done. Our annual Housing Central conference recently attracted more than 1,600 housing advocates to Vancouver from all over British Columbia and Canada. If one common theme emerged from the conference it was a determination to pursue bigger and bolder strategies to create a permanent supply of safe, secure and affordable housing so that everyone has a place to call home.

We are committed to working with you toward this goal and we urge you to adopt the report as a key step in the right direction.

Sincerely,



Thom Armstrong  
Executive Director  
CHF BC



Jill Atkey  
Chief Executive Officer  
BCNPHA

Dear Mayor and Council,

I apologize for not being in attendance to speak today.

I wanted to draw your attention to one important issue of the proposed Low Density Transition Area incentives.

The incentives are not available in the Shaughnessy Heritage District. This is said to be on account of a recently completed ODP. On the second-to-last page of the ODP's First Shaughnessy ODP Heritage Design Guidelines is the following criteria for rental rezoning ([https://bylaws.vancouver.ca/ODP/HCA\\_5of7.pdf](https://bylaws.vancouver.ca/ODP/HCA_5of7.pdf)):

*Consideration of rezoning proposals is limited to sites and developments that meet the following criteria:*

- (a) the site does not contain protected heritage property;*
- (b) the site does not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;*
- (c) the site is located on West King Edward Avenue, Granville Street, or West 16th Avenue;*
- (d) the site has a rear lane;*
- (e) the application is based on city-wide policies seeking to increase the choices for affordable, rental, and special needs housing;*
- (f) the proposed development demonstrates compatibility with adjacent development and with the heritage conservation area; and*
- (g) the proposed development complies with the intent and objectives of these guidelines.*

There are +/- 25 or so half-acre lots along West King Edward between Oak and Arbutus, all with lane access. These were developed in the late 1940s and early 1950s for the most part - no heritage issues exist on most sites. These lots are ideal for rental development - and indeed there is currently a 35 unit purpose-built rental building under construction on one of them at 1037 W King Edward (<https://rezoning.vancouver.ca/applications/1037wkinged/index.htm>). This building was built under the recently-closed AHC IRP.

With the need for rental housing being obvious, and with these lots being the ideal size (no assembly required, no speculation involved, along a Translink frequent transit network route, walking distance to a hospital campus and grocery), I urge you to amend the guidelines proposed by staff to allow for rental rezonings in Shaughnessy per the Shaughnessy Heritage Conservation Area ODP.

Truly,

s.22(1)



November 26, 2019

Mayor and Council  
City of Vancouver  
453 West 12th Ave  
Vancouver, BC

## Support for Rental Incentive Programs

The City of Vancouver's rental housing programs have fallen far short of their intended goals. As the staff report notes, the City has realized only 46% of its rental housing targets over the last three years, and only 13% of the 10-year target.

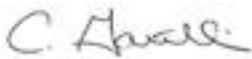
Employers depend on rental housing to attract and retain employees. Downtown Vancouver alone will have 5 million square feet of new office space created in the next few years, and the people working in these new job spaces will need places to live.

The Downtown Vancouver BIA commends City Staff for proposing a variety of improvements to the rental programs, such as:

- Pre-zoning for rental in C-2 areas up to 6 storeys, with an expedited process and improved clarity
- Simplifying the process and requirements for MIRHPP
- Maintaining the DCL waiver
- Allowing increased height and density for secured market rental projects with at least 20% of the residential floor area as below-market rental housing
- Reinvesting in existing rental supply

We fully support these proposed solutions and look forward to the positive impact they will have.

Sincerely,



Charles Gauthier  
President and CEO

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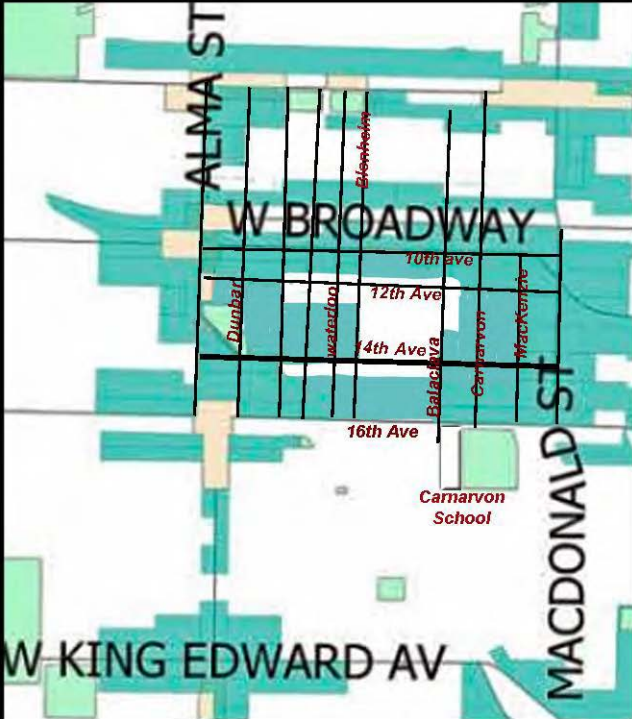
Chris Stokes  
QuadReal Property Group

Chuck We  
Hudson Pacific Properties

**PRESIDENT AND CEO:**

Charles Gauthier

**Figure 3: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas (Policy 2.4 in the Secured Rental Policy)**



**Green Area= Eligible Blocks(150m from Arterial & 400m from Parks, Schools and Shopping)**



# GENERATION | squeeze

Re RTS NO.: 13427, VanRIMS No.: 08-2000-20, Meeting Date November 26, 2019: Rental Incentives Review Phase II Report Back. This letter is intended for distribution to City Council

**Generation Squeeze encourages the City of Vancouver to use city land zoned for residences more efficiently and fairly, starting by adopting staff recommendations in the report of November 15, 2019**

November 25, 2019

Dear City Council of Vancouver,

Generation Squeeze is a voice for younger Canadians in politics and the market, backed by cutting-edge research. Our network is nearly 37,000 strong, including thousands of supporters in the City of Vancouver.

We are proud to have worked with City of Vancouver officials in recent years to improve housing policy, including the Empty Homes Tax, the Making Room Report and the Housing Vancouver Strategy. We are also proud to have been recognized as the “BC Affordable Housing Champion” in 2017 by the provincial Housing Central Coalition, and honoured by the Government of Canada with its inaugural “Gold Roof” award for excellence in moving knowledge to action on housing in 2018.

There is no silver bullet to solve housing unaffordability in our city. But there is plenty of silver buckshot. Research shows that we must use a broad range of policy tools to scale up the non-profit housing sector, while adjusting the dials on the regular housing market. The latter entails dialing down harmful kinds of demand; dialing up the right kind of supply; and re-balancing the tax treatment of earnings and housing wealth.

The “Rental Incentives Review Phase II Report Back” includes a number of promising recommendations to dial up the right kinds of supply, **addressing a key challenge in the City:**

***Approximately one-third of Vancouverites reside in three-quarters of the land zoned for residences, squeezing the majority of residents into the last quarter. This is an inefficient and unfair use of Vancouver residential land, which contributes to higher housing costs.***

In response, Generation Squeeze has long supported policy changes that are proposed in the Report to Council of November 15, 2019. Specifically, we applaud city staff for recommending to:

- Build missing-middle apartment buildings in single-family home neighbourhood areas throughout the City, starting with areas close to parks, schools and shopping centres.
- Allow more six-story apartments when 20% of the building set aside for middle-income households earning between \$30,000 and \$80,000.
- Introduce rental-only zoning to help build six-story rental homes near main streets; to reduce increases in land values that result from speculation in land that zones for condos; and to house most residents near, but off, major arterials where health risks from air pollution are identified in the scientific literature.
- Pre-zone for rental apartments to shave off a year or more in the building process – saving money, keeping rents down, and getting more rental stock into the supply as rapidly as possible.
- Scale up incentives to encourage building rentals instead of condos

---

**Dr. Paul Kershaw, Founder.**

**email:** paul.kershaw@ubc.ca | **web:** gensqueeze.ca | **twitter:** @gensqueeze | **phone:** 604 761 4583

City of Vancouver - FOI 2020-037 - Page 300 of 520

# GENERATION | **squeeze**

We agree with Mayor Kennedy that Vancouver's housing market remains in a crisis. (For more information, see our [Straddling the Gap](#) report). This requires City Council to adapt policy with urgency, even in the face of NIMBY'ism.

As part of this work, it is imperative that Councillors reject public narratives which depict Vancouver home prices as "recovering" now that we see evidence of their beginning to rise again. The "recovery" language implies that housing prices are "unhealthy" when they have stalled or dipped. This language is misleading. What is actually "sick" is the large gap between home prices and local earnings. Stalled or dipping home prices is the only pattern that holds any hope of re-linking housing values to local earnings, both for renters and prospective owners.

As a reminder of just how bad the problem of housing unaffordability has become in Vancouver, please recall this "Then and Now" story.

In 1976-80, when my mom and other members of today's aging population were young adults, it took the typical 25-34 year old six years of full-time work to save a 20 per cent down payment on an average-priced home in Metro Vancouver. Now, the same aged young citizen must work 29 years if s/he is audacious enough to aspire for an average-priced home (which is far less often a house with a yard than in the past).

As a result, real estate trends in Vancouver are crushing dreams of home ownership for many talented, well-educated, hard-working younger residents, while accelerating competition for a scarce supply of rental homes. The consolation prize for these renters? They are expected to work a month or more each year just to pay average annual rents by comparison with the past.

The "Rental Incentives Review Phase II Report Back" includes a number of important policy recommendations to grow rental supply throughout the City, and decelerate pressures that are contributing to market-rents that are very expensive by comparison with local earnings. Generation Squeeze therefore encourages City Council to adopt the report's recommendations on behalf of the thousands of allies in Vancouver who we represent. We would also be delighted to support Council and staff further as the City works to reduce the housing affordability crisis.

Kind regards,



Dr. Paul Kershaw  
Founder, Generation Squeeze



To: City of Vancouver, Mayor Stewart and Council

November 25, 2019

Re: Rental Incentives Review Phase II Report Back

This letter relates to the 263 pages of recommendations to you (the “Recommendations”) that are to be considered by you tomorrow evening and propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes (the “Established Planning Processes”).

It is respectfully submitted to you, as our elected representatives, that the very large number of citizens of the City of Vancouver who are at risk of being materially negatively affected by the Recommendations do, in light of the Established Planning Processes, have a legitimate expectation that there be a fair process of appropriate consultation in respect of the Recommendations between officials of the City of Vancouver and we, affected citizens.

What is meant by “appropriate consultation”? In the words of this writer, quoted with approval by the Supreme Court of Canada and many times since in Canadian courts, “‘Consultation’ in its least technical definition is talking together for mutual understanding”.

We, affected citizens of the City of Vancouver have been taken by surprise, one might say “ambushed” by the Recommendations. Many of us have had no fair notice of the Recommendations or given a chance fairly to consider the potentially catastrophic results of doing what is proposed by them. It is inconceivable that you, our Mayor and Council, would not recognize and respect our legitimate expectation of appropriate consultation in respect of the Recommendations.

I have great faith that you will reject immediate consideration of the Recommendations and resolve to direct the appropriate City of Vancouver officials to provide adequate notice of consultation to affected citizens so that such citizens and officials may talk together for mutual understanding. Only thus can the sometimes laudable intentions of the Recommendations be achieved by means which reasonably accommodate the interests of the thousands and thousands of voting citizens who may otherwise be negatively affected by an implementation devoid of mutual understanding.

Notified by chance at the last minute, this is not the time to go into detail in respect of the negative aspects of the Recommendations. That time is when, by your resolution, fair notice is given and appropriate consultation takes place under a demonstrably fair process, to the credit and honour as well as the profit of our wonderful city.

Yours Sincerely

s.22(1)



Vancouver

Regarding the City's intention to densify single family residential areas in the upcoming report. Vancouver already has substantial areas that can or could be redeveloped if desired without further rezoning. As we have seen neighbourhood rezoning results in increased property speculation, empty houses awaiting redevelopment, lack of infrastructure, and overall a less desirable community. Council's recommendation should be to your Planning people for a creative and strategic approach and come back with a new plan to incentivize housing in existing higher density zoned areas with the accompanying infrastructure. Previous rezoning has been a failure and this is just more of the same.

Examples. Drive down Oak Street and see the empty homes fenced off of the various land assemblies driven by property speculation and rezoning. Look at the empty lands at Jericho, Fraser River, Oakridge Transit, Little Mountain, the RCMP lands, and many other large tracts with little or no development. Also, encouragement should be for existing arterial commercial properties to build up with some form of tax rebate or fee waiver. Council should be announcing an empty land tax on developers holding empty properties rather than just pursuing individual home owners.

Action is needed on the money laundering and other questionable/criminal activities that occur in the Vancouver property market. While an enquiry has been launched, Council should be directing the Premier and Prime Minister to take action to pursue the offenders and start seizing ill gained properties identified. Enough talk and studies.

Another failure we see with Planning initiatives is the lack of proper infrastructure in place for densified development. Schools and transit are prime examples but that extends to community centres, libraries, health care and emergency services. City policy is also obstructive in construction and affordability by significant permit process delays and costs for new development. An example mentioned is the new Marpole Community Centre delayed 5 years after a decades long process. Two of those years are being attributed to obtaining a City permit!!!

As for temporary housing a better system has to be created for turnover so accommodation is available to the next round of homeless. Operators should be evaluated on their success of integrating people back into the mainstream society quickly and incentives provided to tenants such as rebates for substance and criminal free success. Right now we are in an endless cycle of providing more temporary housing that will end up becoming permanent.

Thank you

To Mayor and all Council members,

As I am presently out of the country for an annual vacation, I will be unable to attend the above noted Public Hearing on Planning's 263 page report for Council's vote this coming Tuesday for proposed City-wide changes to RS, RT, & C2 zoned areas.

I would like to express my complete disapproval, total outrage, and astonishment that our current City Council is continuing to enable Planning, and is now also considering participating and proceeding tomorrow in council hearings with this unadvertised rezoning exercise that many residents like myself feel is designed to merely hoodwink property owners, ratepayers, and the general Vancouver public on an unprecedented, unsolicited, and major rezoning proposal.

The various City-wide proposals in question being put forward by Planning are totally unacceptable to many of Vancouver's existing residents and will only further increase land speculation and will also undoubtedly only encourage helter skelter development across our City's neighbourhoods. Also, unequal and properly shared neighborhood growth will very likely occur based on a variety of different real estate valuations and realities in different areas of the city, as well as, potentially destroying any future public trust in civic planning engagements.

Additionally, none of you, to the best of my knowledge, campaigned on doing such City-wide rezoning changes like this during our last civic election, and especially in a very obvious preconceived manner like this. The proposals also conveniently ignore any token degree of what should be considered historically mandatory, as well as, minimum based levels of stakeholder and public consultations on such major City-wide rezoning issues.

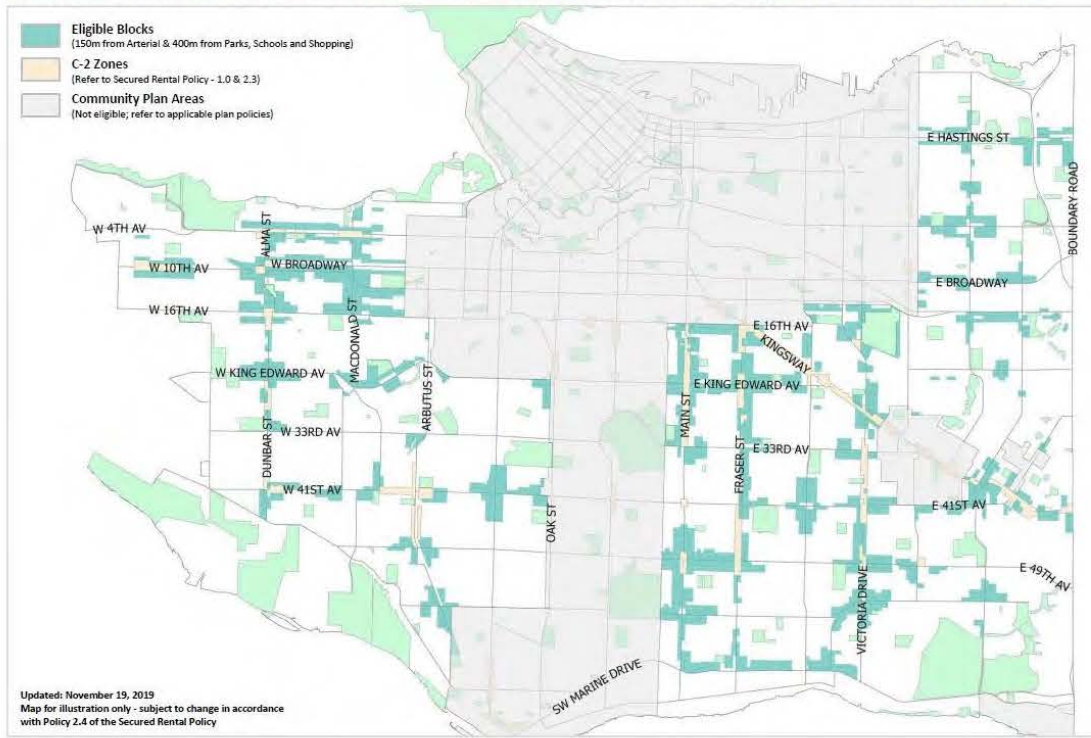
Shame on you for allowing and supporting all of this and abusing the public trust that's been historically entrusted to our elected civic officials that are supposed to represent the broadbased interests of 'all' citizens, even the mass majority of those citizens who didn't vote in the last election, close to 60% of the public I believe, and those remaining engaged citizens who hadn't even perhaps specifically voted for you.

The reality that the City and current Council only posted this 263 page report a few days ago only further highlights the ongoing 'Vision Vancouver' like politics that the citizens of Vancouver purposely thought they had thrown out in mass during the past civic election.

Are we now again dealing with another 'Done Deal' majority on Council that is hell bent on imposing their personal and self-serving political wills on our City's future, Neighborhood Resident Associations, as well as, life long residents and property stakeholders ?



Figure 3: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas (Policy 2.4 in the Secured Rental Policy)



Nov 26, 2019

Dear Mr. Stewart and members of Council,

This is a letter in response you your email titled: **URGENT: I need your help to build more rental housing.**

I am a second generation born and raised Vancouver citizen, who has lived and worked as a s.22(1) Over the past 15 years things have been very precarious and stressful. I have been renovicted from my home twice. I once moved into a home where I knew the previous lower income folks had been renovicted (which felt awful)—it was across the street from a home we had to vacate because the owners were moving back in. Meanwhile, I’ve witnessed many friends experience similar situations across the city. Housing aside, the places I have been working (low-rise one & two story buildings) are consistently under attack from landlords, and/or developers/ real-estate market. I won’t even touch on the artist studio situation. Possibly the most difficult thing about these situations is the **constant stream of clients and friends leaving the city**. These are people who I have built wonderful relationships over the years, and their leaving has a major affect on my (self-employed) business, and personal well-being. The funny (not really) thing about all of this is that I am one of the “lucky” ones who currently has affordable rent, an awesome place to work, and s.22(1). However, everything—work, housing, art life—continually feels slippery, unsettled and unstable due to aging buildings, their owners, and land policies.

I appreciate the intention and need for more diversity in the rental market, however these initiatives still seem to mostly avoid the dire need for affordable housing. I would like to hear more about how these rentals will actually be affordable to people (now I know what "middle income" is). I understand that we need the developers to make the buildings, but am so tired of the developers and those with higher income (and connections/status) controlling our housing. Where is there any mention of co-operative housing here? I recall many people asking for the city to work on this initiative.

When you read your list do you truly feel good about these potential outcomes? For example, I’m curious about this idea of this but there is **nothing mentioned about actual affordability**:

**1. Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres.**

Also, what exactly are the critical incentives in regards to this statement?

**2. Keep critical incentives in place to encourage building rentals instead of condos.**

I personally believe it doesn’t cut it when a potential new building offers only 20% of “market rentals”.

I’d like to hear more detailed information on this list before I can offer my full support.

Thank you,

s.22(1)

# Renter Parking in Single-Family Neighbourhoods

Availability of rental housing for lower and middle-income people is a significant problem in Vancouver, and some degree of densification in single-family neighbourhoods is part of a multi-pronged strategy to address the housing shortage.

That said, densification policies have to be thought through carefully so as not to adversely affect the quality of life of all the residents of a neighbourhood. Densification and the addition of people to a neighbourhood puts extra resource / infrastructure demands on the surrounding area. One such resource is on-street parking.

The parking problem stems from people's over-reliance on private vehicles for transportation and the fact that street parking in many residential neighbourhoods is treated as "free" by residents and the City alike.

## The Problem

In the City's efforts to encourage creation of rental accommodation in single-family neighbourhoods, the impact on parking for residents – both renters and property owners – has been ignored. Currently there seems to be no restriction on the total number of rental suites that can be created within the houses of any given single-family block. Similarly there appears to be no requirement that property owners with rental suites provide parking on their property for any of their renters. (There are, thankfully, parking requirements for laneway houses.) As a result, there is no legal limit on the number of renters' cars that could be parked on the block.

The result is twofold. Property owners without renters often have no space in front of their homes for themselves, their visitors and service/delivery vehicles. The space available for fire trucks and ambulances, should they be required, is severely limited.

## An Example of the Problem

The situation on our block serves as one illustration of this problem. Multiple houses on the block have at least one rental suite and several have three or more. s.22(1) has five; the property owner created four "units" in the basement and rented these out to four individuals, each with a car. (One had two cars for several months.)

The property owner has recently moved out from the upstairs and rented it to a family with two more cars. The three-car garage on this property should help to accommodate three of the renters' cars, but only one of the spaces is made available for the upstairs renter. The property owner has offloaded the problem of street parking five cars onto neighbours and left the neighbourhood. The house s.22(1) this neighbour also has multiple renters who each have at least one car.

One renter's car is now parked regularly during the day for intervals longer than three hours in front of our house. To use the three-hour bylaw for streets without signage as a remedy requires involvement of another neighbour when this car straddles both properties. This is a nuisance to coordinate. Also, this rule's effectiveness depends on an enforcement officer



arriving at just the right time. Further, causing the neighbours to pay fines does not help build a positive community.

The demand for street parking is almost certainly going to intensify with the completion of a newly allowed duplex that is currently being constructed. The city's blanket policy of allowing duplexes and multi-suite houses in blocks like ours does not take the existing parking situation of a neighbourhood into account.

## **A Policy Proposal**

**Street parking in residential neighbourhoods should no longer be provided by the City as a "free" resource.** Rationing of all street parking spaces and fees tied to the use of those spaces should be introduced. Every car owned by Vancouver residents should be required to display a valid parking permit issued by the City when it is on the street. All residential streets should be made time-limited parking areas except for individual houses' permit holders. The number of permits issued for each property would be determined by its number of available spaces, i.e., its garage spaces and frontage width spaces.

Property owners should not be allowed to rent to a person who owns a car unless they can supply the prospective renter with a valid parking permit. (These restrictions should apply also to properties that include a laneway house.) Now landlords often advertise rental suites with "Street Parking Available", i.e., "free" parking from the City.

Property owners should be required to certify annually that they are in compliance with these restrictions when they certify that their property is Not Empty.

## **Conclusion**

Without the prompt introduction of restrictions like these, adding more duplexes and apartment buildings into single-family neighbourhoods will soon make parking problems worse and result in more conflicts and tension.

Policies like the ones suggested have additional benefits in relation to reducing the number of private vehicles owned by Vancouver residents and in turn reducing greenhouse gas emissions and traffic congestion. Measures like carbon taxes and road pricing are known to be effective ways to discourage automobile use and incentivize use of public transit and cycling. Putting a price/ restriction on parking in all residential neighbourhoods could have a similar effect for the benefit of everybody.

November 24<sup>th</sup>, 2019

Dear Mayor Stewart and Vancouver City Councillors:

**Re: November 26<sup>th</sup> 2019 Council Meeting - Agenda Item Section D of the Rental Incentives Review Phase II Report**

As a Vancouver citizen, I would greatly appreciate it if you could take a few minutes **before** the November 26<sup>th</sup> Council meeting to review my concerns below.

They relate to the following part of Section D of the Rental Incentives Review Phase II Report, on the Agenda for Tuesday's meeting:

**"...Amendments to the Zoning and Development By-law to create new zoning districts for residential rental tenure, for use in "off-the-shelf" rezonings for RS and RT zoned sites in low density transition areas that are on and near arterial roads, and close to parks, schools and shopping areas..."**

As a Vancouver resident with three millennial aged children, I fully appreciate the challenge this city is facing with affordable rental accommodation, and the need to find creative ways to address this challenge.

An equally great challenge is to find ways to densify and increase affordability without fundamentally destroying neighbourhood character, green scaping, and liveability.

My following remarks ask you to bear **both** of these challenges in mind, as I feel that more affordable accommodation and liveability can both be achieved, but only if you tread both thoughtfully and carefully at this juncture.

Why do I say this?

The current four to five storey condominium densification along arterial streets (for example near 25<sup>th</sup> and Cambie, or along Cambie near 41<sup>st</sup> Ave., or along Granville south of 49<sup>th</sup>), is frankly rather soul destroying.

Why? Because it is developer- driven, as opposed to design- driven land assembly. The effect is like travelling through a tunnel of boxy, monolithic structures, generic in design, which could be any town, anywhere. There is absolutely no sense of place or of neighbourhood communicated by these buildings, little or no attempt to reference west coast design or building materials.

Furthermore, due to the lack of setbacks, grass verges or street tree planting along the roadway edges, these arterial routes, which were once such an attractive pleasure to travel through, are now walled off by concrete, overshadowing and claustrophobic. Clearly there were no design guidelines asking builders to examine or reference neighbourhood design in the construction of these profit-driven land assemblies.

Saddest to me is that these areas now lack soul.

Following are my concerns and recommendations regarding the Rental Incentives proposed rezoning, where 4 story apartment buildings would now be permitted in greatly expanded swaths of the city. Further, I understand proposed rental apartment buildings would be expedited, with no place for public feedback.

## Concerns

1. If developers are allowed the same latitude they have had in compiling residential land assemblies and designing their apartment buildings as they please, these new neighbourhood additions will likely be a visual blight.
2. If you take older neighbourhoods with modest character houses such as around Fraser, Main or Knight, these four storey apartment buildings will be completely out of scale, overshadowing any neighbouring buildings and their small gardens.
3. It is highly unlikely that any attempt will be made to reflect neighbourhood design and character in these rental apartment buildings, especially since they will only be marginally profitable to the developer. They will therefore almost without question detract from a sense of individual neighbourhood identity and character, the things which makes Vancouver special in the eyes of most people.
4. This proposal, if widely adopted, will result in huge amounts of landfill, due to the destruction of existing and often perfectly good homes.
5. Some neighbourhood schools in the targeted areas are already maxed out for capacity, and have waiting lists. How are they supposed to suddenly accommodate much greater neighbourhood density?

## Recommendations

I would urge you to **vote against** adopting the motion to amend current zoning to allow four storey rentals as described, as I don't think such a drastic rezoning of many parts of the city is called for at this point. My reasons and recommendations are as follows:

1. The BC government has just changed the building code to expand options for secondary suites in duplexes, townhouses and rowhouses. Apparently such secondary suites currently make up about two-thirds of all rental housing in Vancouver, according to David Hutniak, chief executive of Landlord BC. If the city could incentivize the building of more of these types of lower profile multi-family housing, they would have the following advantages:



- a) These house-like forms are more to scale with surrounding neighbourhoods, and often much better reflect and fit into existing neighbourhood design and character. (An example of some very successful and well-designed multi-family row homes of this type are on Horley St. between Duchess and Earles Streets; many of these units have separate lock-off rental suites.)
  - b) BC's multifamily duplexes, triplexes, quadplexes and rowhouses with recently approved secondary suites make home ownership more affordable and possible for local people, while at the same time providing increased rental opportunities for more tenants.
  - c) Multi-family units rather than four storey apartments will also encourage the retention of greenspace, garden areas and trees, important for urban liveability, carbon reduction, and the city's birds and wildlife.
2. A recommendation is to also incentivize the conversion of existing single family housing stock into suites. This is especially important for character or heritage home retention, though should be applicable to all homes. This would reduce landfill waste, at the same time preserving neighbourhood character and greenery, and providing increased rental opportunities in residential neighbourhoods.
  3. If there are areas with underutilized schools, then it might make sense to encourage more multi-family low-profile density (as opposed to four storey apartments) in those areas.
  4. In any ongoing building of apartments or condos in Vancouver (including on arterial streets), the city should require a bit more setback, with green margins and tree plantings. This would reduce the tunnel-like, looming impact of these taller built forms, and would improve the pedestrian experience and livability for residents.
  5. Pay attention to neighbourhood character. Develop design guidelines so that any new buildings enhance rather than detract from the feeling of unique character and identity of our individual residential neighbourhoods. Architecture should not be generic, but reference neighbourhood design and materials.
  6. Think "long term legacy" instead of "quick fix" for Vancouver's rental shortage. Please pay as much attention to the aesthetics and liveability of the city as to other housing challenges as you forge a path ahead.

7. Because of the marginal profitability of rental construction, builders would likely continually press for a relaxing of regulations on details like four storey building heights, setbacks, design standards, and landscaping. Any of these relaxations, if granted, would further negatively impact neighbourhoods where these buildings were constructed.
8. The recommendation for an expedited building permit process with no public input on these proposed apartment buildings adds insult to injury for those neighbours whose homes will be directly impacted. It is imperative that public input has a place in the approval process for any radical change to a neighbourhood and its character (including for specific proposed buildings), especially by those directly impacted.  
This is what democracy is about, even if public consultation is a bit time-consuming. Delay caused by public input could be a couple of months, but once constructed, a building lasts for decades.
9. A further recommendation is to create greater barriers to non-resident investing in Vancouver real estate as a commodity, or encourage the BC government to do so. This will increase affordability for local people, many of whom would prefer to be homeowners than renters.
10. Jumping on board with such a broad and blunt instrument as widespread rezoning is like killing a fly with a sledgehammer: other valuable and beloved aspects of our city will be destroyed in the process. I strongly recommend that Council take a more modulated approach to encouraging the creation of greater rental stock. SFU Public Policy Professor Josh Gordon (quoted by CBC) is skeptical that dramatically ramping up supply in the manner proposed is going to substantially improve the rental situation, given the huge amount of building already going on in Vancouver. He recommends taking a much less drastic approach.

I hope you will not rush this decision, nor ram approval through without fully weighing the highly significant negative impacts. While as a parent I fully acknowledge the city's rental challenges, Vancouver's long term liveability is also at stake. I would ask city staff to revise and resubmit their recommendations, taking concerns and recommendations including those mentioned above into account.

I would appreciate it if you could let me know you have read this email, in which case I wouldn't need to appear before council in person on Tuesday. My email address is

s.22(1)

Thank you for your time.

s.22(1)

Vancouver, BC.



Jon Stovell &lt;jons@relianceproperties.ca&gt;

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## Rental Incentives Review Phase II Report Back

1 message

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Jon Stovell <jons@relianceproperties.ca>  
To: mayorandcouncil@vancouver.ca

Mon, Nov 25, 2019 at 9:02 AM

### Dear Mayor and Council

My name is Jon Stovell and I am the President and CEO of Reliance Properties Ltd. , a local family property owner and developer celebrating its 65th. year in business in Vancouver this year.

I am also the immediate past Chair of UDI and have served in numerous Council appointed positions on the Development Permit Board Advisory Panel, GHAPC and others.

At Reliance Properties we have always been a developer and holder / manager of Purpose Built Rental.

Firstly we want to congratulate both City Council and City Staff for recognizing and responding to the severe problems the City has with creating new rental homes and for the excellent and comprehensive report before you today.

However we believe these well considered proposals are too cautious and a bolder approach should be immediately embraced by Council.

In our experience Purpose Built rental has always needed significant incentives to be viable. In past decades we have been able to build Live/Work rental based on zoning use relaxations and building code relaxations.

We have also built (renovated) numerous Gastown heritage buildings for Purpose Built Rental relying on the Transfer of Heritage Density and Heritage related Property Tax abatement to bridge the gap.

Both of these incentives are no longer available.

In recent years we have been glad to see and have successfully proceeded with projects under the STIR Program / Rental 100 and Inclusionary Rental Density Bonusing under the West End Plan.

These have been excellent programs and zoning changes.

In a one block radius on lower Davie there are 5 new rental buildings under construction right now. This is through a bonus density type of zoning in the West End Plan that more than doubled density and height for rental and it worked.

However in the last few years achieving economic viability for Purpose Built Rental has become extremely challenging.

Currently our company has over 700 Purpose Built rental homes either postponed or endlessly mired in overly complex and demanding Urban Design review and often dilutes the projects to the point of no



longer being viable. This issue of overly complex and demanding permitting regulations and processes is referenced in the report but there are very few specifics on how or even if this will be improved. Particularly in the rezoning context.

**Council should immediately request a report from staff for all Purpose Built Rental projects that are in the permitting process including the Rezoning Letter of Enquiry stage along with a requested written summary from the applicant as to what if any issues may be stopping or delaying advancement of their projects.**

Not all of these challenges are in Council's control but could be influenced by Council. Council should immediately:

**(a) Formally request the BC Provincial Government to allow CPI + 2% for newly built rental buildings.**

**(b) Formally request that the Federal Government remove GST from newly created rental housing. This tax on rental buildings and land has become increasing impactful as it is levied on eves escalating land and construction costs.**

With respect to the report before you and where you can act more boldly we have the following comments and suggestions.

## **RECOMMENDATION**

- A. THAT Council direct staff to prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to add a definition of "residential rental tenure" in Section 2 and to limit residential dwelling units in buildings above 4 storeys to 100% residential rental tenure in the C-2, C-2B, C-2C, and C-2C1 zoning districts generally as shown on the map in Appendix C;

**Here Council should be more bold. Our past experience is that density and height need to about double to make rental viable.**

**We propose that you allow C2 to go to 8 storey and commensurate density. You could choose to make a condition of 8 Storeys to be that the building be Mass Timber Construction.**

**Council should also extend this policy to all C2 Areas including those in Community Plan areas as it is just a change to base zoning.**

**There are too few areas identified in this proposal.**

- E. THAT Council approve amendments to the Moderate Income Rental Housing Pilot Program, generally as contained in Appendix E, to extend the timeline of the pilot to enable consideration of new project proposals until January 1, 2021 while maintaining the limit of up to 20 total rezoning applications, to add a new parameter for large developments including those on sites 8,000 sq. m (1.98 acres) or larger to enable consideration of additional height and density depending on the site, and to update information related to program administration and available incentives.

**The MIRP Program has been very slow to produce results. It is too complex and**

**financially risky. The program should be changed immediately to remove viability obstacles. The most significant of these is Vacancy Control on the below market units.**

Kind regards.

**JON STOVELL** PRESIDENT

305 - 111 WATER STREET  
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[RELIANCEPROPERTIES.CA](http://RELIANCEPROPERTIES.CA)



## HOUSING AGREEMENT NEGOTIATION AND FLEXIBILITY REQUIRED

### BACKGROUND:

Muni's across Metro tell NPO's that when they provide benefits to the NPO developer for a project by way of waivers, incentives, grants, additional density, that they need to secure the affordable housing units with a typically 60 year Housing Agreement which includes a covenant on the land to secure lower rents. The stated reason for this: they are "providing public benefits" of which they must secure the provision of set rents over 60 years.

On land in Vancouver, the only way to create a density benefit relative to land value, is to generate significant density; think towers on smaller parcels of land. In these cases, the CoV will take 75% of the uplift in land value by way of CAC's. What if, even after rezoning to a higher density, there is actually a residual land value reduction, given affordable rents, will the City make up for 75% of the loss in value? Note residual value also takes into consideration cost of construction. The City has the ability to drive up cost of construction as they have in Vancouver via high cost energy efficiency measures, offsite cost requirements, and all kinds of additional soft costs.

And as stated in the reports by Coriolis to both Metro and the City of Vancouver. Even with the current incentives offered, it is extremely difficult to make purpose built MARKET rentals work economically let alone affordable units. Note: The Coriolis thesis to Metro that Muni's should look to NPO's because they may put up their land for free, or without due consideration of the value they may be adding is a fallacy, and assumes that NPO's do not steward their assets professionally when valuing redevelopment or development.

### THE QUESTION:

The question to muni's who come forward with: "we need HA's to secure public benefits" is this: for certain non-profits, who are non-subsidized, have no covenants, and own their own land, whom is providing a benefit to whom?

### CASE EXAMPLE:

For our project, we own the land, for the portion we are re-developing 2019 BC Assessed value \$ 41 million, note if we went to market likely much higher. We have no covenants on land.

City offers us increased density say only to 1.99 FSR because of neighboring heights, (only 4 storeys) they give DCL waiver say 800k, relaxed parking because seniors, and let's say even grant at 20k per door at say \$ 3 million.

Then even with the above provisions by the City, I run my non-market rent pro-forma at prescribed rent levels by City, CMHC, BCH or whomever is funding, I add in my cost of on-site seniors activity person, long term sustainability provision, and I attach a Cap Rate at say 3% on NOI, then I subtract my construction costs, that gives me a negative or very low residual land value. So let's say my residual land value is positive \$ 5 million; I subtract the current market value of land at \$ 41,000,000. My land value then by doing this project with a 60 years covenant is a loss (or a down zoning) of \$36 million in land value. So not only am I providing low rents which is a CAC itself, not only am I going beyond low rents to

support seniors in aging in place which is a CAC in itself, but I am eating \$ 36 million in value. Therefore, whom is giving value, or benefit, to whom?

Is a HA even necessary given the “net public benefit” being provided by the NPO?

If I am developer, and they give me a large amount of density, and I am at market rents then they could likely take 75% of the uplift in land value that comes with that density increase. How about giving it back when it goes the other way? Or even just doing away with HA's altogether in these cases?



Dear Mayor and Councillors

I am asking you to take a step back and reconsider this motion. There are two reasons for this:

1. My first reason is short. We, the people of Vancouver, were promised a City Wide Planning process. Most of you who were elected in 2018 endorsed and in some cases promoted this. The process, and in particular the engagement of the people you represent has not been nearly adequate to support such a major change to Vancouver's zoning laws. Please respect us and put this on hold until you have more thoroughly heard from and discussed this with us.

2. The second reason will take a little longer to explain. I agree with Patrick Condon, who you have no doubt heard from since his opinion and his submission to you have been made public on social media. This rezoning will not, by itself, result in "affordable" housing. As Patrick Condon said, increased density should not be awarded unless there is a social contract to mandate affordable housing. I have known this for a long time, long before I ever heard of Patrick Condon. I live in the Cambie Corridor and we have already been through considerable densification, which started even as the Canada Line was being built. It resulted in rampant price escalation in the area I live in near Douglas Park, on the flanks of Little Mountain/QE Park, Oakridge, Langara, and Marpole. It affected all types of housing, whether multi-family condos or townhouses or duplex/triplex or single family, whether owned or rented. Very little of it has been below-market housing, and whatever has been sold or rented at market rates is not what most people who live here would find affordable. In some cases it has resulted in older houses with affordable rental suites, or older three-storey apartment walkups, or other rental affordable housing options demolished and the former tenants forced to look elsewhere (I personally know people who had to relocate to Surrey, for example). There have been some developments where a small percentage has been set aside for "below market" housing, but the definition of "below market" or "affordable" is vague and sometimes meant only 80% of market rental, which is still unaffordable to a heck of a lot of people. Middle income people now occupy housing where low income people once might have rented, and low income people are displaced and live "precariously", which to my understanding means in danger of being homeless.

The truth is that the densification that has taken place in the Cambie Corridor and elsewhere in Vancouver over the past decade has caused land values to soar to the point where developers have to charge high prices or rents in order to recoup the money they spent accumulating property. Clampdowns on foreign investment and empty houses in the last couple of years have at best led to a slight tick downward in prices and rents, or at least causing them to level off. It hasn't increased the availability of affordable housing much. I have seen houses in Kerrisdale, apparently in reaction to the empty home taxes (municipal and provincial), advertised for rent at \$4000 to \$6500 per month. How many families can afford that?

If you unleash more speculative buying and property accumulation by the proposed mass rezoning, you are in danger of causing further price escalation. It is unlikely to cause over-supply (and hence price de-escalation) because the developers and construction industry simply can't erect multi-family housing at a rate that would lead to over-supply, rezoning notwithstanding.

Certainly you should be looking at co-ops, rental-only zones, and partnership with non-profit organizations to build housing that is affordable to the people who live here. There needs to be stronger regulation on demovictions of affordable housing of all forms, from basement suites to older apartment buildings, coupled with guarantees that the people who are displaced can move to housing that they can afford. Stop being timid and demand more than the 20% below-market housing that is *sometimes* imposed on developments *before* you rezone or otherwise approve a development. It is unlikely, now that land prices have already entrenched themselves in nosebleed territory in Vancouver, that low income people can be lodged without some subsidies from the three levels of government. Yes, rental subsidies such as SAFER exist and should be expanded, but maybe you all (by "all", I mean all three levels of government working together) need to consider land-banking to provide public housing again? Governments used to do this and then ceased doing it and finally started selling off the land (huge mistake!). At least building housing on publicly owned land gives the government some additional leverage to control rents! Of course governments need money to buy land, but there are ways. A wealth tax, anyone?

Before you set off a property-accumulation rampage (again), please ask yourselves why the mantra of "more density" over the past decade has not resulted in more affordable housing, and in fact has resulted in less, despite all the multi-family residential buildings that have been built. Too many luxury condos and not much for those who can't afford "luxury". This rezoning proposal is basically the same strategy that has been employed for the past decade, only expanded. There is an old mantra that if you keep doing the same thing over and over again, you can't expect anything except the same results!

Please take a deep breath, put this proposal on hold, and take a look at all of the options. Rezoning can be a part of it, but is not adequate in itself.

s.22(1)



I watched with interest the council meeting of Nov 26 on the Rental Incentives Review. Following are some of my comments regarding that meeting and the speakers and responses by council.

I noticed there were very few comments about the impact on residents and our neighbourhood. At the same time there were a lot of developers supporting the program. This is not surprising in that it is a cash cow to them. Developers are not at all concerned about the impact on our neighbourhood. Why should they be? They just want to build and get their profits. It will not affect them personally because they probably live elsewhere. It is more profitable to them to build big. One developer even suggested increasing from 6 to 8 stories.

One speaker, s.22(1), a Vancouver resident, spoke extensively on how these plans will ruin the character of our neighbourhoods. I thought good, let's see what the response to this is by council. No response. Not one question. No interest. This silence spoke volumes to me. What I read into it was that council have already made their decision and they are just going through the motions. Let the neighbourhood advocates say their piece so they feel like they have had input.

Another speaker, s.22(1), a Kitsilano resident wants more neighbourhood input and to slow down the process. This is what I want also. Another speaker, s.22(1) also wants more community involvement and public engagement. Also feels the city is moving too fast. Someone else mentioned the short amount of time given to review the 236 page report.

There was mention of survey results that seemed to be opposite to popular opinion. I'd like to see where these numbers came from. Were respondents primarily potential renters or owners?

There was also mention of a flood of emails that came in overnight that voiced concern over the impact on neighbourhoods so there is obviously a lot of concern about this. How will these emails be considered?

My main concern is what kind of a city are we going to end up with if we keep following this "denser is better" mindset. Why is increased inner city density considered a good thing? One speaker mentioned us heading towards becoming a Manhattan. I think of LA or Hong Kong. Vancouver is consistently ranked in the top three cities in the world to live. Not those overcrowded, polluted cities. If we build more inner city housing, more people will come. Then we will need more housing. Where does it end? It's the same with our ridiculous solution to our traffic and pollution problems. Building more highways so we can accommodate more cars instead of building a world class transportation system that will motivate people to get out of their cars. We need to think of other solutions. We need more people thinking outside of the box. Provide a better transportation



system so people don't have to live in tiny boxes in the inner city. More telecommuting.

Thank you,

s.22(1)

To city council,

It's come to my attention that sweeping zoning and planning changes are in discussion in areas that include Kitsilano and West Kitsilano.

The recent growth on Broadway has already shown itself to drastically change the makeup of a classic Vancouver neighbourhood while seriously limiting the amount of light that is now cast onto the north side of Broadway and even further onto houses on 8<sup>th</sup> Ave.

Increasing heights for development will most certainly have the reverse effect of solving the affordable rental pool, especially for lower and mid income earners. Current affordable houses is primarily in older houses, of which many are rented well under market, and would otherwise impossible to find in any type of newer construction.

Not only will increased heights result in demolition of our heritage and character houses and the loss of our character streetscapes, but additionally in loss of sunlight, trees, and green space, and an increase in parking problems since parking in these buildings will not be required at all or not at current levels.

My desire to allow the main roads of 4<sup>th</sup> and Broadway no greater than 4 storeys. 3<sup>rd</sup>, and 5<sup>th</sup> and 8<sup>th</sup> must remain in keeping with current streetscapes.

All development of any kind should try to be consistent with the surrounding area, and ensure ample parking so that each units as at least one allocated parking space accommodate tenants and visitors.

Sincerely, don't mess this decision up and leave a turd of a legacy.

s.22(1)



It seems to me that the council is being sneaky and underhanded in its proposal to try to push through such a large rezoning proposal without proper consultation with the public. Such an attempt would clearly demonstrate a complete disregard for residents who live in the areas. I object to the blanket rezoning of Vancouver to allow for new density and high rise building it shows a complete lack or regard for local people, and treats us like we are of no consequence.

The councils approach allows no time for public consultation, and this approach completely undermines scrutiny and the chance for proper analysis.

Allowing for this re-zoning approach will have what many believe will be a negative impact on their lives, it represents a lack of respect for people who live in Vancouver and have voted for you to be where you are.

Too often, 'affordable housing' is used as an excuse to build high density buildings that are unwanted and do not fit into their surrounding neighbourhoods. Usually these only benefit the developers who will make a lot of profit with complete disregard for people. I would hope that a council that claims to represent Vancouver people would also respect them. This re-zoning proposal seems to show a complete lack of regard.

The council should be aware that their decisions will impact the city for many decades to come. A complete disregard for Vancouver heritage, neighbourhoods and people is not right. You must do better!

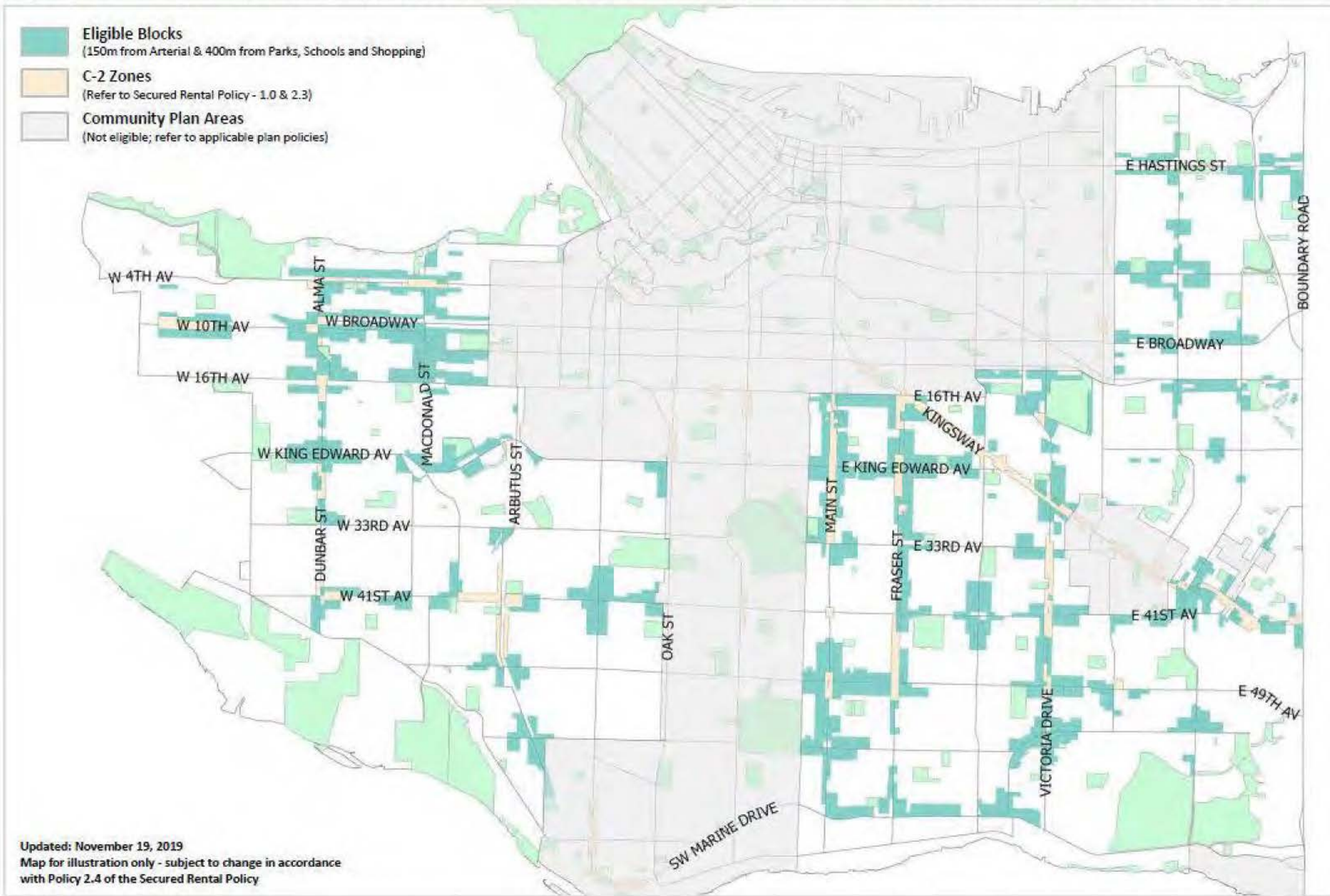
Rezoning applications should always be granted on an individual merit basis and not just pushed through as this proposal seems to want to do.

Concerned Vancouver resident

s.22(1)



Figure 3: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas (Policy 2.4 in the Secured Rental Policy)



Updated: November 19, 2019  
Map for illustration only - subject to change in accordance  
with Policy 2.4 of the Secured Rental Policy

s.22(1)

November 25, 2019

Vancouver, BC

s.22(1)

Attention Mayor and Members of Council,

**RE: Rental Incentives Review Phase II Report Back**

Dear Mayor and Council,

I am writing with regard to the results of the Rental Incentives Review Report which is being presented to Council on Tuesday, November 26, 2019. My name is s.22(1) and I am s.22(1) who specializes s.22(1) Vancouver. Over the past few years, I have worked on several land assemblies throughout Vancouver which allowed for Rezoning to allow for rental redevelopment, through the previous Affordable Housing Choices Interim Rezoning Policy ("AHC IRP").

I have read the results of the recently released Rental Incentives Review Report and have significant concerns; specifically, regarding *Section 2 - Improve Clarity and Opportunities for New Rental in Low Density Transition Areas* (starting on Page 20). As you know, the previous AHC IRP allowed for Rezoning up to 6 storeys in RS/RT Zones on arterials, within 500m of Local Shopping Areas. Under this policy, building heights were prescribed for redevelopment but there was no specified maximum density. According to Page 20 of the Rental Incentives Review Report, *"The AHC IRP has had some success in delivering new rental housing since 2012, including 419 units of additional rental housing in seven approved projects as of the end of 2018."* Having only 7 projects approved in approximately 7 years under the previous AHC IRP is not a "success", rather a complete failure and missed opportunity.

Now, the City of Vancouver to put further limitations on a similar, new policy which will only make it more difficult for developers to deliver much needed purpose-built rental housing. The recent report indicates that rental densities for rental redevelopment will now be restricted to up to 2.0 - 2.2FSR for 5 storey redevelopments, and up to 2.6FSR for 6 storey redevelopments including a new requirement to provide 20% of the residential floor area as units secured at below market rents. Specifically, I see serious limitations with the following FSR limitations (see Appendix A – Page 6):

- Sites on major roads, for projects that include a minimum 20% of the residential floor area as units secured at below market rents – **Restriction of Density to 2.6FSR**
- Sites on major roads (5 storey redevelopment) - **Restriction of Density Up to 2.0-2.2 FSR**

As stated in the Coriolis Consulting report (Appendix L – top of Page 10), *"At these densities, we think it is possible for rental projects to achieve profit margins generally in the range of 1% to 8%, depending on the location and the permitted density. This is significantly less profitable than the mixed-use options due to the lower assumed density and may only be attractive to developers in limited circumstances. To encourage more rental redevelopment, we would suggest examining the opportunity to increase the permitted density in this option."*

I support the inclusion of the new requirement to provide 20% of the area at below market rents; however, we need to allocate the appropriate allowable density to make it financially viable for a developer to be willing to do so. At 6 storeys, with the new requirement to include 20% of the residential floor area as units

secured at below market rents, I believe a minimum density of approximately **3.6 - 3.7FSR** is required to facilitate redevelopment. At 5 storeys (with no 20% below market rental requirement), I believe a minimum density of approximately **3.0 - 3.1FSR** is required.

As currently proposed; the policy with respect to RS/RT zones, is completely useless. If the City of Vancouver is serious about wanting to build purpose-built rental where it belongs (on arterials, near transit and amenities), they need to undertake further financial analysis to get a better understanding of the impacts of what they are proposing. I would be happy to meet with City of Vancouver Planning to discuss and review a sample profoma anytime.

Sincerely,

s.22(1)

A grey rectangular redaction box covers the signature area.



Re proposed zoning changes

Dear Mayor and Council,

Reading about the proposed changes to zoning reminds me of many broken promises of past councils. Most worrying is that none of the proposals seems to consider the impact that past zoning changes has done to the social fabric of Vancouver. High density living is causing a mental health crisis. CBC has highlighted just how much Vancouver policies has contributed to this. For details see:

<https://www.cbc.ca/news/canada/british-columbia/the-architecture-of-loneliness-how-vancouver-s-highrises-contribute-to-isolation-1.4919548>

After years of working as an s.22(1) it is disappointing that our city is considering these mass zoning changes. Here is why.

Currently I am s.22(1) The number of challenges we are asked to address through funding cannot be met currently. Much of what we see in grant applications is a failure in systems that are tied directly to civic policy or influenced by them. Zoning for housing is one of the key policies that has impacted this community the most.

Social isolation is huge but also is displacement due to land speculation. East Mt. Pleasant is a great example. We used to have families living in basement suites throughout the neighbourhood, now our older homes have been driven off to the dump and replaced with front and back million dollar duplexes or monolithic developments along Main. My son, a renter, lives in one of these. A LEEDS building that is constantly at 25 degrees Celsius summer and winter with no positive air flow and unceasing noise if a window is open. He is the quintessential high tech worker, can afford the rent, works close by but finds the experience awful and won't be staying much longer.

Surely we can do better. Once the zoning changes come into effect we will be subject to yet more land speculation, more displacement, more short term rentals, more empty condos and less livability. I don't see that anything in the current system will protect this in the long-term.

Recently I attended one of the Broadway planning sessions. It felt to me that much of the ideas we were presenting were being filtered through some already determined concepts by the planners. This was a practice that occurred during Vision's tenure but seems to have become the norm; how sad.

s.22(1)

November 25, 2019

Dear Mayor and Councillors,

RE: Residential Rental Tenure zoning

I have questions and objections regarding the proposed residential rental tenure zoning around John Hendry Park (Trout Lake) in East Vancouver.

Based on the map in Figure 3 of Appendix B in the report "Rental Incentives Review Phase II Report Back", all blocks on Garden Drive, Victoria Drive, and East 13<sup>th</sup> Ave where there are currently houses backing onto Trout Lake, as well as some houses on E. 19<sup>th</sup> Ave. that face the park are proposed to be rezoned "residential rental tenure".

*Figure of proposed rental-only zoning for Trout Lake*



I understand Council's desires to increase incentives for developers to build purpose-built rentals throughout the city. What I question is the inequitable land "hogging" of all the blocks backing onto Trout Lake for rental-only.

Anyone aspiring to one day own a house or a unit in a multi-family development with a back lane to the park will have no shot. Trout Lake isn't just any park; I think it is the most special park in East Vancouver. The quietest border sections of the park should not be reserved for only renters to live. The criteria for choosing the blocks were that they are 150m from an arterial and 400m from parks, schools, and shopping. Well, about 50% of Vancouverites own, and more plan to own one day. They too deserve to have a 50% chance of living in a prime spot in each neighbourhood that fit those criteria. Many people who own also wish to be close to transit, and value living beside a park and other amenities.

Imagine if the entire border of a treasured park in the West side of Vancouver, e.g. Douglas Park by the Cambie Corridor, or Kits Beach, were rezoned entirely for rental-only. The outrage due to such unfairness for other residents would be palpable. Please keep in mind that while some people may currently be renters, perhaps in a few years, they may wish to own a unit beside a park too. Then they may realize how unfair an exclusively rental-only zoning around a park is, but it will be too late.

To make things just for all residents, be they renters or owners/future owners, I suggest some alternatives, by using the 3100 – 3400 blocks of Garden Dr (which is one street west of Nanaimo St) as an example, but the concept can be extrapolated across the city:

- Overall, I do not support using rental-only zoning as a tool to increase housing affordability. Rental-only zoning unfairly punishes the few (i.e. existing homeowners of those proposed blocks) for the common "good", while homeowners elsewhere do not suffer so in a sense are rewarded with greater demand by buyers. Rental-only zoning should not be applied to privately-owned land. Allowing a mix of strata-and-rentals in the same development will make it more financially feasible for developers to build as well, thereby increasing the likelihood of rental units in the city. There are other ways of increasing supply of affordable housing in the city: increase % for the Empty Homes Tax, increase % for the Speculation Tax, ban non-resident ownership. These may be contentious, but they don't target a few innocent, local homeowners.
- *If rental-only zoning is to be implemented:* Currently, the proposed rental-only blocks are solely on the west side of Garden Dr, which back onto the park. The east side of the street does not appear to be selected for rental-only zoning. Why not alternate the sides of the street for rental-only zoning? E.g. Block 1 – rental-only on the east side of street, Block 2- rental-only on the west side, Block 3 – Rental-only on the east side. Supposing that the west side of the 3100-3400 blocks of Nanaimo Street, which is an arterial street, one day has up to 6-storeys of housing/mixed housing. Having the 4-storeys of rental-only then on the next street of Garden Dr, but on the west side of the east side, doesn't provide a gradual transition between higher density areas along arterial streets and lower density residential areas.

**Another question:** How will the rezoning affect property taxes for existing homeowners who wish to remain beside the park? Please ask planners to provide calculations that demonstrate there will be no land lift, as their conclusion does not seem credible. If there is to be land assembly, and should the CMHC help secure funding and insurance, there will likely be land inflation. There is already a sign of



speculation in the neighbourhood. Presently, a corner lot at 3307 Garden Drive is on sale with an asking price of \$2.6 million. There is no write-up on the realtor.ca website describing the house, so the seller is likely expects to sell for the land, not the house.

Rezoning to rental-only appears to be a “lose-lose” situation to the current homeowner: if you stay, there will be an increase in property taxes, noise, traffic, & shadowing. But if you sell, you move away from a desirable location facing the park, where your family has lived for 3 generations and where you had hoped to retire in and pass on to the 4<sup>th</sup> generation. Even if you need to sell for whatever reason, there is also no guarantee that you will have a buyer because you are dependent on a developer willing to build PBRs. The price that you sell for may be lower than for a house on a block zoned for RS.

I strongly request that Council ask the planning department to reconsider using on Rental-Only zoning as a housing affordability tool, and even if they use it, reconsider where to fairly designate rental-only blocks around a highly valued neighbourhood park in East Vancouver so that renters and owners will have equitable access.

Sincerely,

s.22(1)

November 26, 2019

Mayor Kennedy Stewart  
City of Vancouver  
453 W 12th Ave  
Vancouver, BC  
Canada V5Y 1V4

RE: REQUEST TO NOT APPROVE THE RECOMMENDATIONS OF THE RENTAL INCENTIVES REVIEW PHASE II REPORT WITHOUT COMPREHENSIVE, BROAD-BASED PUBLIC ENGAGEMENT

Dear Mayor Stewart,

I am writing you today on behalf of WeLoveKits, a community group with 600 members of which I am the founder.

We wish to thank the City of Vancouver for coming up with new options for purpose-built rental housing. However, we request that you do not approve the recommendations of the Rental Incentives Review Phase II Report, dated November 15, 2019 without a comprehensive, broad-based public engagement.

While the Report is a good initiating step, and provides a good summary for identifying eligible city blocks for purpose-built rental housing in this city, we would like to stress that there is the clear need for comprehensive, broad-based public engagement in order to fuller and better define some of the ideas put out in this report and in order to establish confidence in the process. The neighbourhoods of Vancouver want to be involved and further, need to be involved in the development of these types of broad-based initiatives.

We propose the following:

1. In further drafting and development of the Rental Incentives Review Phase II Report, we propose that staff conduct a round of public engagement in 2020 in order to fully engage the community on a neighbourhood basis. If holding planning meetings in every neighbourhood is not feasible, certain neighbourhoods could be grouped together.
2. When proposed new zoning district schedules are scheduled for public hearing, each neighbourhood should again have the opportunity to provide input. If the community has already provided input during the drafting of the report as per above, this will likely make for more amiable public hearings with fewer surprises for City staff.

Mayor Stewart, this Report is an opportunity to initiate a highly-needed program to build a city-wide plan. If done correctly, this is a chance to create a new vision for the City of Vancouver while being highly respectful to the city's neighbourhoods. On the other hand, if handled incorrectly, this proposal has the potential to be highly detrimental to our city's neighbourhoods and will leave a sour legacy for the current administration.

I trust you will do the right thing and respect the communities of Vancouver by providing full opportunity for a comprehensive, broad-based public engagement process related to the Rental Incentives Review Phase II Report.

Regards,

Cameron Zubko  
Founder and Neighbour  
WeLoveKits



November 26, 2019

To the attention of the Vancouver City council:

**Re: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas  
- 2nd and Larch, Vancouver, BC**

I understand that an omnibus-type Planning Report is heading to council this week.

I am firmly against any rezoning city council is considering that will affect my Kitsilano neighborhood for the worst. Not only will this result in demolition of our heritage and character houses and the loss of our character streetscapes, it will lead to the loss of many affordable existing rental units, loss of sunlight, trees, and green space, and an increase in parking problems since parking in these buildings will not be required at all or not at current levels. We are already having issues within our neighborhood for parking, and densifying this area will NOT make it any better. This rezoning will change 2<sup>nd</sup> and Larch's inherent uniqueness that we all love and are accustomed to living within.

The rezoning that your considering , CANNOT and SHOULD NOT, happen to our kitsilano neighborhood, specifically **2<sup>nd</sup> and Larch**. There are plenty of areas within Vancouver that can be looked at for destruction, or as it seems to be phrased by city planners- gentrification. The Kitsilano area is unique and should stay that way. There is NO NEED for 5 story or higher buildings along our quiet streets, lined with heritage/character homes and other 3 story apartments.

It is bad enough a privatized Thorofare (Point Grey Rd) was approved by the past VISION mayor and city council. Seemingly these elected city officials were not waiting for approval from residents, instead passed this quickly and quietly with what I can only assume was political payback. Is this new mayor and council possibly following in those footsteps?

We who live in and around 2nd and Larch find your willingness to change our wonderfully quiet neighborhood to a place where affordability is out the door, parking will be even more of a nightmare, sunlight will be non-existent, and the peace and quiet will be a thing of the past.

Please consider the request of this resident whose tenure s.22(1) years in the same home,  
TO STOP THE REZONING OF 2ND AND LARCH.

Thankyou for your consideration and time taken to read this letter.

Regards

s.22(1)

| vancouver

**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

**Date:** 12/16/2019 2:22:27 PM

**Subject:** Extending the ODP to C zones is unacceptable

To Mayor and City Council,

My name is s.22(1) and I bought my first property at s.22(1) as an investment in Vancouver in 2016 that would be directly affected by this motion. I have poured all of my resources into this property to try to make it work as a young person living in this beautiful city. I need you all to know that I am not in support of this devaluation of my property which will directly impact my future livelihood and ability to live in this city long term.

The motion I refer to is below and the extending the ODP to C Zones as I understand was even recommended against by your own staff! This seems like a very short sighted plan when what we need is increased density and more real estate stock in the market to support the amount of people who will continue to move to Vancouver.

We need to look at a bigger picture on all major roads and arteries and increasing zoning to allow 10-20 stories minimum and around sky train stations.

*K. THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide"*

Sincerely,

s.22(1)



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

**Date:** 12/16/2019 9:35:20 AM

**Subject:** extending the ODP to C zones is unacceptable!

To Mayor and City Council, Dec. 16/19

My wife s.22(1) and I s.22(1) as taxpayers in the city at s.22(1) would like you to know that extending the ODP to C zones is unacceptable, especially how it's been brought forward. The motion I refer too is below and the extending the ODP to C Zones as I understand was even recommended against by your own staff! Any action to devaluation we are totally against!

We need to look at a bigger picture on all major roads and arteries and increasing zoning to allow 10-20 stories minimum and around sky train stations but we keep building these puny 4 story condo buildings that may have worked for the 60's but certainly is insufficient for the many people who want to live in Vancouver. The under usage of land is in a "great" example of recently built townhouses at St. Catherines and Broadway.

*K. THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide"*

Sincerely, s.22(1)

**From:** "Swanson, Jean" <Jean.Swanson@vancouver.ca>  
**To:** "Okano, Kana" <kana.okano@vancouver.ca>  
**Date:** 1/23/2020 4:35:23 PM  
**Subject:** FW: C-2 motion

---

**From:** Swanson, Jean  
**Sent:** Monday, December 9, 2019 1:11 PM  
**To:** s.22(1)  
**Subject:** RE: C-2 motion

sure

---

**From:** s.22(1)  
**Sent:** Monday, December 9, 2019 12:44 PM  
**To:** Swanson, Jean  
**Cc:** s.22(1)  
**Subject:** Re: C-2 motion

Hello Jean,

On a gorgeous December day, I am wondering if it is OK to forward your email to the 1540 tenants?

Sunshine

s.22(1)

On Dec 7, 2019, at 4:31 PM, Swanson, Jean <Jean.Swanson@vancouver.ca> wrote:

s.22(1) just letting you know that I made an amendment last week to a motion about rental incentives. The amendment was to extend the rental housing stock official development plan to C2 zones. That would mean, that if an owner wanted to demolish rental housing in a C 2 zone, he/she would have to replace it with rental housing. To my utter shock, it passed. Now staff has to come back with the way to actually implement it. In the meantime the landlord lobby is rather mad so I'm afraid they'll put a lot of pressure on the other councilors not to implement the motion. Anyway, I just thought I'd tell you cause my amendment might help you folks a bit if it actually gets implemented. It would mean that the owner couldn't build strata there, which means there is less of a profit motive to kick the renters out and demolish. Maybe when it comes back to council I could let you know, and some of you could come and support it???? Take care.  
Jean

City Councillor Jean Swanson

phone 604-873-7243 email [CLRSwanson@vancouver.ca](mailto:CLRSwanson@vancouver.ca)  
address 453 W 12 Ave Vancouver, BC V5Y 1V4  
twitter @jeanswanson\_ facebook [www.facebook.com/swanson4council/](http://www.facebook.com/swanson4council/)

I am thankful that I live and work on the territories of the xʷməθkʷəy̓əm (Musqueam), Skwx̱w̱u817\_wú7mesh (Squamish), and səliwətaʔ / səliwəvutlh (Tsleil-Waututh) nations.

Because I am a City Councillor, any email that you send me or that I send you that is about City business from either my work or personal email address may be included in records requested under the [BC Freedom of Information and Protection of Privacy Act](#). The City reviews requests and withholds any information that would be an invasion of privacy or cause harm by one of the means listed in the Act.

s.22(1)



s.22(1)

A small rectangular area of the document is redacted with a solid grey fill.

s.22(1)

A larger rectangular area of the document is redacted with a solid grey fill.

**From:** "Swanson, Jean" <Jean.Swanson@vancouver.ca>  
**To:** "Okano, Kana" <kana.okano@vancouver.ca>  
**Date:** 1/23/2020 4:34:23 PM  
**Subject:** FW: Expanding the Rental Housing ODP

**From:** s.22(1)

**Sent:** Tuesday, December 3, 2019 2:56 PM

**To:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael

**Subject:** Expanding the Rental Housing ODP

Dear Mayor & Council,

At last Tuesday's Council Meeting, on the recommendations of Staff several positive steps were taken to improve the rental housing market in Vancouver. I attended the meeting and spoke in favour of the following initiatives:

1. Allowing six-floor 'as of right' rental buildings in C zones
2. Allowing rental into RT & RS zones
3. Exploring mass timber high density rental buildings
4. Working with Landlord BC to better understand how to reinvest into existing rental buildings while maintaining all tenancies

However, it is unfortunate that Council also took this opportunity to pass an amendment asking Staff to:

*"prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide."*

This proposal does not prevent the displacement of renters should the building they live in be redeveloped. Rather, now the builder would be required to include a one-for-one replacement of rental units in the new project. This is an encumbrance on the rights of a property owner and amounts to a downzoning. It is also problematic for a number of reasons, a few I am concerned with are:

1. How will these units be secured on title? There appears to be only three bad options.
  - a. Air space parcels are very expensive
  - b. Holding the rental units as a single strata lot means the owner would only get one vote on the strata which is problematic
  - c. Securing each individual unit with a charge on title is unlikely to be effective
2. What happens when the property owner wants to build a commercial building? Would they really be expected to include as few as three residential units in what might otherwise be an office building?
3. Decreasing the value of a property in-turn reduces the equity of the property owner and may
  - a. Jeopardize the bank financing they have on the property causing financial hardship
  - b. Reduce the property owner's ability to reinvest in the building and/or build rental elsewhere
  - c. Freeze the site reducing the likelihood of any incremental housing being added to the property
4. The greatest risk facing rental builders today is political risk. If rental builders are to invest significant sums of money into building rental housing, they need political stability. Introducing such a significant amendment, when a very similar motion was already rejected this year, undermines investor confidence that Vancouver is a stable political environment in which to build rental housing.

To move this forward, I encourage you to rescind the amendment. Should you not rescind, I then ask you to work with industry to ensure property owners are made whole and given adequate flexibility in how they work with this new

requirement upon redevelopment.

Finally, please note that s.22(1) does not own any of the 377 properties affected.

Should you wish to discuss this matter with me further please do not hesitate to touch base.

Sincerely,

s.22(1)

--

s.22(1)



**From:** "Swanson, Jean" <Jean.Swanson@vancouver.ca>

**To:** "Okano, Kana" <kana.okano@vancouver.ca>

**Date:** 1/23/2020 4:32:48 PM

**Subject:** FW: Proposal to extend Rental Housing Stock Official Development Plan's rental replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide

**Attachments:** Letter C2 Zone Housing Rental Policy Dec 2019.pdf

**From:** s.22(1)

**Sent:** Wednesday, December 4, 2019 9:51 AM

**To:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael

**Cc:** s.22(1)

**Subject:** Re: Proposal to extend Rental Housing Stock Official Development Plan's rental replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide

Dear Council,

As a property owner of a C-2 site, we respectfully submit our concerns about the motion to extend the ODP Rental Housing Stock policies to C-Zones, which was voted in the council meeting on Nov 26, 2019. We are against the motion.

As a developer of C-2 sites, we would appreciate the opportunity to work with the city to discuss a purpose-built rental project to respond to the City of Vancouver's call to resolve the housing shortage and provide a community good.

The "Rental Incentives Review Phase II Report" presented by city staff stated that affordable rental units are urgently needed by the market. In my opinion, the market will adjust the rents when developers provide enough additional rental supply. We don't want Vancouver to become like North Vancouver, where the middle class has lost its place because of high house prices and rents.

If the development of a C-2 site with existing rental units is going to require rental replacement under a new city policy, the development, which would provide a net increase in the housing supply, is not feasible. It is clear that even with the proposed incentives in the report (3.5 FSR, DCL waiver), strata development is still the more financially attractive type of development. This theory matches our financial calculation as well. Our property contains 4 existing buildings with a total of 43 rental units. A 3.5 FSR re-development would provide around 100 residential units. That means nearly half of the residential units will be for the replacement. The project is not going to work financially.

### Effectiveness of Current Incentives

Market Rental vs. Strata Redevelopment - Example of C-2 Eastside Site



### Key Findings

- Rental incentives help close the financial gap between market rental and strata development
- Increased density and the City-wide DCL waiver have the largest positive impact on viability
- Even with existing incentives, strata development is still the more financially attractive type of development

To extent ODP to C-2 sites means a down-zoning to our property, which arbitrarily decreases the value of the property. The development pro forma we generated, as well as the property tax we paid throughout the years, was all based on the property value and existing city policies. If the motion is adopted, development proposals may have to be cancelled, deferred, or have the price increased <sup>9</sup> all of which leads to less housing supplies and less affordability.

Therefore, in order to increase the supply of rental housing, the City should reduce barriers and provide further incentives, including not only financial incentives, but also some time incentives, such as fast track on approval process. Time and certainty are important concerns for developers.

I understand that the key reason that Council passed this motion was an attempt to address the issue of tenant displacement and affordability. Yet this type of sudden policy change does quite the opposite, and puts rental development at risk, especially as many of the condo units in these zones have traditionally formed part of the rental stock.

I greatly appreciate you taking the time to read this submission.

Respectfully,

s.22(1)

December 3, 2019

**Attn: City of Vancouver Mayor and Council**

**Re: Proposal to extend Rental Housing Stock Official Development Plan's rental replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide**

Dear Council,

As a property owner of a C-2 site, we respectfully submit our concerns about the motion to extend the ODP Rental Housing Stock policies to C-Zones, which was voted in the council meeting on Nov 26, 2019. We are against the motion.

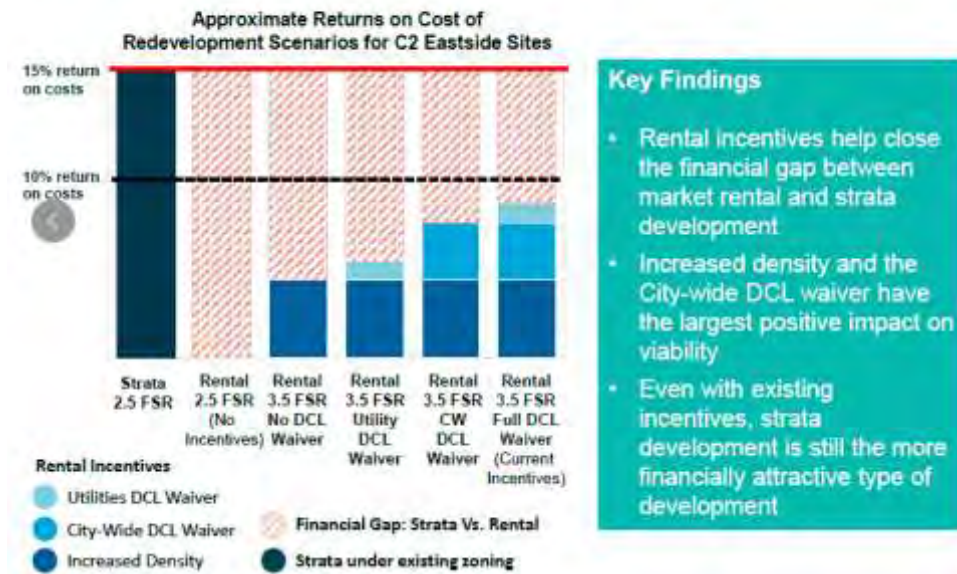
As a developer of C-2 sites, we would appreciate the opportunity to work with the city to discuss a purpose-built rental project to respond to the City of Vancouver's call to resolve the housing shortage and provide a community good.

The "Rental Incentives Review Phase II Report" presented by city staff stated that affordable rental units are urgently needed by the market. In my opinion, the market will adjust the rents when developers provide enough additional rental supply. We don't want Vancouver to become like North Vancouver, where the middle class has lost its place because of high house prices and rents.

If the development of a C-2 site with existing rental units is going to require rental replacement under a new city policy, the development, which would provide a net increase in the housing supply, is not feasible. It is clear that even with the proposed incentives in the report (3.5 FSR, DCL waiver), strata development is still the more financial attractive type of development. This theory matches our financial calculation as well. Our property contains 4 existing buildings with a total of 43 rental units. A 3.5 FSR re-development would provide around 100 residential units. That means nearly half of the residential units will be for the replacement. The project is not going to work financially.



**Effectiveness of Current Incentives**  
Market Rental vs. Strata Redevelopment - Example of C-2 Eastside Site



\*Source: "Rental Incentives Review Phase II Report" presented by city staff

To extent ODP to C-2 sites means a down-zoning to our property, which arbitrarily decreases the value of the property. The development pro forma we generated, as well as the property tax we paid throughout the years, was all based on the property value and existing city policies. If the motion is adopted, development proposals may have to be cancelled, deferred, or have the price increased – all of which leads to less housing supplies and less affordability.

Therefore, in order to increase the supply of rental housing, the City should reduce barriers and provide further incentives, including not only financial incentives, but also some time incentives, such as fast track on approval process. Time and certainty are important concerns for developers.

I understand that the key reason that Council passed this motion was an attempt to address the issue of tenant displacement and affordability. Yet this type of sudden policy change does quite the opposite, and puts rental development at risk, especially as many of the condo units in these zones have traditionally formed part of the rental stock.

I greatly appreciate you taking the time to read this submission.

Respectfully,

s.22(1)

**From:** "Swanson, Jean" <Jean.Swanson@vancouver.ca>  
**To:** "Okano, Kana" <kana.okano@vancouver.ca>  
**Date:** 1/23/2020 4:31:16 PM  
**Subject:** FW: Rental Replacement in C-2 Zones

---

**From:** Hani Lammam [mailto:hani@cressey.com]  
**Sent:** Monday, December 2, 2019 2:10 PM  
**To:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Cc:** Scott Cressey  
**Subject:** Rental Replacement in C-2 Zones

Dear Mayor and Council,

It is our understanding that last week Council instructed staff to *prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.*"

Policies such as the proposed amendment to the Rental Housing Stock ODP essentially take away property rights. Should Council continue down this path:

- property values will be negatively impacted
- investors (including rental housing providers developers, builders and owners) will lose confidence in the City of Vancouver
- the impacted properties will effectively become frozen in time with no prospect of redevelopment in the near future

Should this ODP amendment proceed, C-2 zoned sites will become undesirable and all the work to encourage rental housing construction in C-2 zones will be of no effect whatsoever.

Cressey is one of the region's most active rental housing developers with 7 active rental projects including 4 in the City of Vancouver. We are also a significant apartment landlord with buildings in virtually every municipality in Metro Vancouver. It is however noteworthy that Cressey has not acquired a development property in the City of Vancouver in almost 4 years. The instability of housing policies and the erosion of property rights have made the City of Vancouver less attractive from a real estate investment perspective. It is also worth pointing out that Cressey would not be immediately impacted by the proposed ODP amendment as Cressey does not own any C-2 development sites that include existing rental apartment units.

Beyond the arguments above, should a C-2 site with pre-existing rental units be redeveloped into a condominium project, the obligation to replace the rental housing would become too cumbersome as the project would have to incorporate and integrate retail, condominium and rental apartment uses. Furthermore, the rental apartments would have to be subsidized by the condominium component which would further impact affordability of new housing.

We urge to you to reconsider and rescind the subject directive to Staff.

Thanks for taking the time to read this. I invite to contact me directly to discuss this issue in greater detail. I would also welcome the opportunity to share my thoughts on the impacts of large property taxes increases on the viability of affordable rental housing in a rent controlled environment!

Sincerely,  
Hani.

Hani Lammam  
Executive Vice President  
Cressey Development Group  
Suite 200, 555 West 8th Avenue

Vancouver, British Columbia V5Z 1C6  
604-895-0423 Direct  
604-683-1256 Main  
604-868-0514 Mobile  
[hani@cressey.com](mailto:hani@cressey.com)  
[www.cressey.com](http://www.cressey.com)



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**Date:** 11/25/2019 11:19:26 AM

**Subject:** Fw: Urgent: City is Rezoning RS, RT, C2 on Tuesday for Rental Incentives

**Attachments:** Rental Map-Nov.26-2019.JPG

**From:** s.22(1)

**Sent:** Monday, November 25, 2019 9:44 AM

**To:** s.22(1)

**Subject:** FW: Urgent: City is Rezoning RS, RT, C2 on Tuesday for Rental Incentives

**From:** Neighbourhoods for a Sustainable Vancouver <nsvancouver@hotmail.com>

**Sent:** November 24, 2019 8:15 PM

**Subject:** Urgent: City is Rezoning RS, RT, C2 on Tuesday for Rental Incentives

### **Urgent: City is Rezoning RS, RT, C2 on Tuesday for Rental Incentives**

Only days ago, the city posted a 263 page report for council on Tuesday proposing changes to RS, RT & C2 zones throughout the city without any public consultation process and undermining the City-wide Plan and neighbourhood-based community, local area plans & visions.

It would allow:

#### **RS & RT zones**

- 4 storey apartments covering most of the city, 150m from arterials & 400m around parks, schools and shopping.

(see attached map that shows only part of the area impacted.)

- 4 storey mixed use with ground floor commercial where it is a full block consolidation on a side street.

#### **C-2 Zones**

- 6 storey apartments allowed on any block that is even partly C2 zoned, including where it is RS, RT or RM.

#### **12 Storey Wood Buildings**

- Changes to zoning and building bylaws to allow 12 storey wood frame buildings.

#### **Extension of the Moderate Income Rental Housing Pilot Program (MIRHPP)**

- Allows precedent setting large scale rental buildings with 20% "affordable" units such as the proposed 14 storeys at Broadway & Alma and 28 storeys at Broadway & Birch. City of Vancouver - FOI 2020-037 - Page 346 of 520

## Rental Incentives Review Phase II Report Back

Staff Report: <https://council.vancouver.ca/20191126/documents/p1.pdf>

Agenda Tuesday Nov. 26, 2019: <https://council.vancouver.ca/20191126/regu20191126ag.htm>

It is urgent that there are a lot of letters and speakers to council to oppose this report. The following are some basic points that could be used or modified for an email to Council.

To: City of Vancouver, Mayor Stewart and Council

Re: Rental Incentives Review Phase II Report Back

This letter is **opposed** to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.

New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.

More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.

- Change or add any other personal observations regarding the proposed changes that would affect your area of concern.*

Email to:

[kennedy.stewart@vancouver.ca](mailto:kennedy.stewart@vancouver.ca); [adriane.carr@vancouver.ca](mailto:adriane.carr@vancouver.ca); [melissa.degenova@vancouver.ca](mailto:melissa.degenova@vancouver.ca);  
[lisa.dominato@vancouver.ca](mailto:lisa.dominato@vancouver.ca); [pete.fry@vancouver.ca](mailto:pete.fry@vancouver.ca); [colleen.hardwick@vancouver.ca](mailto:colleen.hardwick@vancouver.ca); [jean.swanson@vancouver.ca](mailto:jean.swanson@vancouver.ca);  
[michael.wiebe@vancouver.ca](mailto:michael.wiebe@vancouver.ca); [rebecca.bligh@vancouver.ca](mailto:rebecca.bligh@vancouver.ca); [christine.boyle@vancouver.ca](mailto:christine.boyle@vancouver.ca); [CLRkirby-yung@vancouver.ca](mailto:CLRkirby-yung@vancouver.ca); [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

Please send emails before 9:30 am Tuesday Nov. 26, 2019.

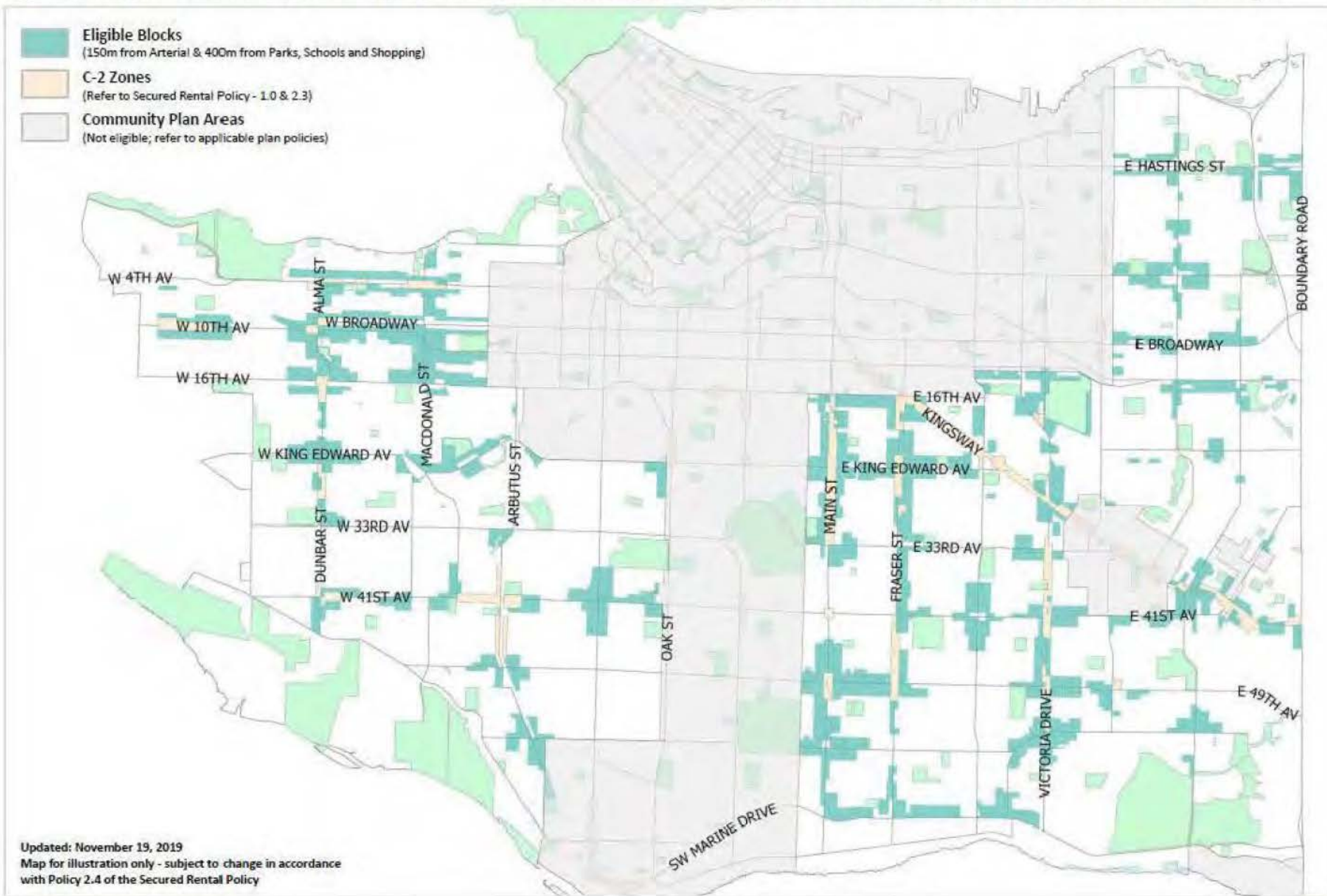
Sign up to speak to Council by email [speaker.request@vancouver.ca](mailto:speaker.request@vancouver.ca) or by online form

<https://vancouver.ca/your-government/request-to-speak-at-meeting-form-1.aspx>

Thank you.



Figure 3: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas (Policy 2.4 in the Secured Rental Policy)





From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/25/2019 6:34:10 AM

Subject: Fwd: Urgent: City is Rezoning RS, RT, C2 on Tuesday for Rental Incentives

Re: Rental Incentives Review Phase II Report Back

This letter is **opposed** to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.

New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.

More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options inst& beead.

It is ridiculous to provide commercial access in every new building. We do not have the population to make this viable. In Kerrisdale along 41st/Arbutus/38th etc. we do have 30+ nailbars, spas y& beautysalons, yet no 'proper' stores that would serve the residents and would eliminate driving long ways to get the necessities for daily life, as we were used to.

Everybody is appalled by the ugliness of the buildings going in on the former Arbutus Mall without any setback.

It seems that the most important criteria is that developers get the most for their money without any consideration for the quality of life for the future of Vancouver's citizens.

s.22(1)



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>

**CC:** "Kelley, Gil" <Gil.Kelley@vancouver.ca>

**Date:** 11/26/2019 9:10:07 PM

**Subject:** Re: 1. Rental Incentives Review Phase II Report Back

Dear Mayor and Council,

I tuned in earlier to ongoing proceedings re the subject report, and was already clear to me that my neighbours and I are about to see our local neighbourhood become a focus of speculation, land assembly, and ultimately a demolition and construction zone for the next decade or so. And, given local grade and the scale of incentivized development -- I guess I'd better enjoy the winter sunshine before it's gone. .

Indeed, having lived for the past 18 months (and ongoing), with two-storey laneway house development immediately across the lane, and a three-storey house+laneway development across the street, I know the reality of it all too well.

But, remarkably, as much as I am aware of this, what's clear is that too many of my neighbours -- particularly those on W 5th and W 6th -- have absolutely no idea what is about to unfold under so-called "off the shelf" rezoning.

How can this be? --- and, for what benefit?

Does anyone really imagine that "affordable" rental housing will be the outcome in this location?

The reality, of course, is that truly affordable rental housing (i.e. basement suites and other de facto multifamily housing) is more likely to be lost, than to be gained.

Is continued demolition of perfectly habitable homes (including many of recent construction) the answer to the climate emergency we are facing?

Surely, not for sake new luxury housing

And, finally, as a resident of a busy arterial street with ever-increasing traffic impacts (as result of UBC's unsustainable growth as a remote commuter campus), what's perhaps most remarkable is the City's apparent acknowledgement -- through the Rental Incentives Review -- that Vancouver's arterial streets are not acceptable locations for ground-level housing.

This is a breakthrough! -- but also very bad news for arterial residents, because despite longstanding efforts to encourage appropriate action to improve the livability of these streets, the signal from City Hall is that these streets are beyond hope, and that the City has no intention of addressing the impacts faced by the many thousands of Vancouverites who call them home.

Indeed, the City's view that arterial streets are a dumping ground for impacts that are unacceptable for the majority of the city's residents, extends well beyond the Rental Incentives Review. From the never-ending focus on traffic calming for local streets, to the ongoing removal of "green street" gardens from arterial streets. And, from the failure to enforce speed limits and the vehicle noise bylaw, to a disinterest in Translink's ever growing dependence on diesel buses versus electric trolleys. Ultimately, It's only the upper crust of arterial residents that are eventually spared the indignity of the City's indifference, by way of divine conversion to local street/greenway/bikeway status.

As I've said before, the City's transportation planners should be required to live on arterial streets -- and perhaps the City's land-use planners should join them.

Why have I become cynical?



On Sunday, November 24, 2019, 10:33:01 PM PST, s.22(1) wrote:

Dear Mayor and Council,


I am writing to express **serious concerns** in regard to recommendations included in the subject Report, as well as the nature and origins of recent media coverage surrounding it.


First of all, I became aware of the subject report -- Thursday evening -- by way of the following email from the Mayor, titled "A new plan to build more rental".

# KENNEDY STEWART

Hello s.22(1)

Last week I released the results of my 2019 Housing Vancouver Survey. In case you missed it, **the vast majority of Vancouver residents told us they want their neighbourhoods to be more vibrant, diverse and affordable.**

 **84% support** the construction of duplexes, four-plexes, townhouses and three-to-four storey apartments in current single-family home neighbourhoods

 **87% support** the City incentivizing builders to construct more rental housing

 **80% support** a six-storey rental building in their neighbourhood

## So that's what we're going to do.

Next week City Council will vote on a new set of rental policies that will help **more** of our friends and neighbours stay in Vancouver by building thousands of **more** rental homes that are **more** affordable in **more** parts of our city.

Naturally, I went to Google to find out more about it, and obtained following results..



About 571,000 results (0.62 seconds)

### Mayor Kennedy Stewart says survey shows strong support for ...

<https://www.straight.com/news/mayor-kennedy-stewart-says-survey-sh...>

5 days ago - Mayor **Kennedy Stewart** says that city staff will present a rental ... email, Stewart revealed the results of a "2019 Housing Vancouver Survey" that ...

### 80% of Vancouverites support 6-storey rental buildings in their ...

<https://dailyhive.com/vancouver-rental-housing-survey-kennedy-stewart>

3 days ago - According to **Vancouver** mayor **Kennedy Stewart**, ... 80% of **Vancouverites** support 6-storey rental buildings in their neighbourhood: **survey** ... In July 2019, in a 7-3 vote, **Vancouver** city council approved a highly ... **Kennedy Stewart** find strong support for rental **housing** density in the city's neighbourhoods.

The problem -- as awkwardly acknowledged in both instances -- is that the Mayor's claims about the "the vast majority of Vancouver residents" are based on a non-scientific survey, to say the least.

Indeed, I received the foregoing email because I was a supporter of the Mayor's prior efforts to oppose the Kinder Morgan Pipeline, as MP for Burnaby South. The emails continued as the pipeline campaign transitioned to a mayoralty campaign, and ultimately to his current campaign for affordable housing, as Mayor of Vancouver..

All well and good, but surely confirms that the Mayor's Housing Vancouver Survey was far short of scientific, at least as a matter of sampling.

In fact, on receiving prior emails from the Mayor, promoting his Vancouver Housing Survey, I read through the survey and declined to respond because the survey appeared to be seeking the very outcome that the Mayor has recently promoted in connection with release of the subject report

What I failed to understand was the linkage between Mayor's survey, evolving Rental Incentives policy, and the City's aim to fast-track the underpinnings of related city-wide rezoning in advance of the Citywide Plan process.

But, here it is..

Figure 3: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas (Policy 2.4 in the Secured Rental Policy)



And, as much as the foregoing plan refers to "general location of blocks that can be considered for rezoning in low density transition areas" (Appendix B, pg 9/9), the reality is that eligible locations are actually very specific.

For example, I couldn't help but notice the isolated block of W 5th Ave (circled), just a stone's throw from my own home [s.22\(1\)](#) [s.22\(1\)](#) and believe that it offers a useful perspective.

Notably, with reference to following Secured Rental Policy 2.4 (Appendix A, pg 4/8), my understanding is that this block is eligible for rezoning because the former Safeway site on W 10th Ave happens to extend an extra half block north -- to W 9th Ave -- between Sasamat and Tolmie, and because the block in question is within 150 m of W 4th Ave. Moreover, as I understand it, if the block in question were located on W 4th Ave, rather than W 5th Ave, it would not be eligible -- because for sites located on an arterial street, the arterial must also be part of Translink's Frequent Transit Network -- and W 4th Ave is not a part of the FTN.

In other words, it's a necessity for an arterial street to be part of the FTN, while the same requirement does not apply to an off-arterial street that is eligible specifically because it is within 150 m of the same arterial.

Really?

## 2.4 Rezoning in Low Density Transition Areas

Rezoning for 100% residential rental projects will be considered for sites zoned RS or RT that are within approximately 400 m of a park or public school and shopping area(s) with a combined minimum of 15,000 sq. ft. of commercial floor space, and are either:

- fronting an arterial or road that is on Translink's Frequent Transit Network, or
- off arterial but part of a block face that is entirely within approximately 150 m of an arterial

As much as this makes no sense, it also makes perfectly clear the limitations of this sort of prescriptive, top-down policy that's



developed in the absence of meaningful neighbourhood-based planning. Indeed, there's no good reason to expect policy directions that are indifferent to specific neighbourhood/market context to yield optimum -- or even reasonable -- outcomes. On the contrary, my understanding was that this is precisely the reason for a comprehensive City Plan that seeks to advance general city-wide objectives in a way that's informed and shaped by meaningful consultation on the local level.

Consequently, I encourage Mayor and Council NOT to endorse the subject Report, but rather to receive associated recommendations as background for a well-informed City Plan process that encompasses a fuller scope of planning and development perspectives, and establishes related views of "**the vast majority of Vancouver residents**" in an unbiased and accountable fashion.

Sincerely,,  
s.22(1)  
Vancouver



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

**Date:** 11/25/2019 7:01:58 PM

**Subject:** Re: Rental Incentives Review Phase II Report Back

Re: Rental Incentives Review Phase II Report Back

Dear Mayor and Council,

I oppose the Report recommendations for the Rental Incentives Review that proposes changes to zoning.

I am involved as a citizen of Vancouver in the Citywide Plan consultations.

This report will override the City Wide Plan and make a mock out of the future Citywide Planning process.

Please do not allow this zoning change to go through without further public consultation. It is being done too hastily.

Yours sincerely,

s.22(1)

Vancouver BC

s.22(1)

**From:** s.22(1)  
**To:** s.22(1)  
**CC:** "Artibise, Yuri" <Yuri.Artibise@vancouver.ca>  
s.22(1)  
s.22(1)  
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"Bengston, Kathy" <kathy.bengston@vancouver.ca>  
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"Fraser, Janet" <janet.fraser@vsb.bc.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Irwin, John" <John.Irwin@vancouver.ca>  
s.22(1)  
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s.22(1)  
s.22(1)  
s.22(1)  
"Robertson, Chris" <chris.robertson@vancouver.ca>  
s.22(1)  
s.22(1)

**Date:** 11/22/2019 9:31:49 AM

**Subject:** Re: VCPC News Clippings and Upcoming Events - November 21, 2019

I think the biggest housing thing up next week is the Rental Incentive Review Phase II report:  
<https://council.vancouver.ca/20191126/documents/p1.pdf>

This recommendation would be big if considered:

- THAT Council direct staff to consolidate opportunities for rental enabled under the Affordable Housing Choices Interim Rezoning Policy (AHC IRP) into the Secured Rental Policy and formally close the AHC IRP to new applications, and prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to create new zoning districts for residential rental tenure, for use in "off-the-shelf" rezonings for RS and RT zoned sites in low density transition areas that are on and near arterial Rental Incentives Review Phase II Report Back – RTS 13427 2 roads and close to parks, schools and shopping areas, as generally described in policy 2.4 of the Secured Rental Policy, contained in Appendix A;

Four floor rental housing in RS/RT zones without public hearing would be a pretty huge gain for rental housing stock!

s.22(1)

On Thu, Nov 21, 2019 at 6:32 PM s.22(1) wrote:

What's coming up on At City Council that we have been following? Anything on housing?

On Thu, Nov 21, 2019 at 3:51 PM Artibise, Yuri <Yuri.Artibise@vancouver.ca> wrote:

Commissioners and Liaisons,



Here is this week's round-up of news and events that may be of interest to Commissioners and Liaisons. As always, if you have anything to add to future editions, please send them to me.

- Yuri

## NEWS & ARTICLES

### [Taking a Different Approach to Fighting Climate Change](#)

*Tatiana Schlossberg | 2019-11-07 | Tagged: Income Inequality, Climate Change, inequality*

### [As Disasters Worsen, Cities and Researchers Eye Social Resilience](#)

*Nicole Wetsman | 2019-11-07 | Tagged: resilience, social inclusion, climate change*

### [Metro Vancouver First Nations 'buying their own land back': Thousands more housing units ready to break ground](#)

*Randy Shore | 2019-11-07 | Tagged: District Of North Vancouver, Vancouver, First Nations, Indigenous, development, real estate*

### [Experts, officials meet at Microsoft HQ to discuss high-speed rail between Vancouver and U.S. \(via Anthony\)](#)

*Sean Boynton | 2019-11-08 | Tagged: transportation, infrastructure, region*

### [Kids In Germany Redesign Road To Save Lives](#)

*Tanya Mohn | 2019-11-10 | Tagged: A City for All, youth, infrastructure*

### [Airbnb tax payments do not compensate for short-term rentals' harmful impact on B.C. housing market, experts say](#)

*Comments | 2019-11-10 | Tagged: housing, Real Estate, AirBnB*

### ['She Build': Creating an All-Women Real Estate Development Team](#)

*Lisa Prevost | 2019-11-12 | Tagged: Housing, Real Estate, architecture, women*



## **Pay Equity in Canadian Planning**

*Daniella Fergusson | 2019-11-14 | Tagged: equity, urban planning, planners*

## **3 ways cities can prepare for climate emergencies**

*Ryan Plummer | 2019-11-14 | Tagged: Urban, Greenhouse gas emissions, Climate change, climate emergency, climate crisis, Cities, Flooding, Resilience*

## **Consultations begin on Vancouver's ambitious citywide plan**

*Simon Little | 2019-11-14 | Tagged: city-wide plan, city planning, City of Vancouver, Vancouver Plan*

## **Vancouver high school students weigh in as consultations begin for ambitious citywide plan**

*Cheryl Chan | 2019-11-15 | Tagged: Vancouver Plan, City of Vancouver, A City for All, youth, city-wide plan*

## **Opinion: If we want people to give up their cars, we need to fix our streets**

*Jennifer Keesmaat | 2019-11-15 | Tagged: transportation, climate change, active transportation, infrastructure*

## **B.C. 'well on way' to hit ambitious affordable housing target: Minister**

*@vancouver\_sun | 2019-11-18 | Tagged: BC Gov't, housing*

## **Ginger Gosnell-Myers becomes first Indigenous fellow at SFU Morris J. Wosk Centre for Dialogue**

*@georgiastraight | 2019-11-19 | Tagged: Indigenous, urban planning*

## **Oh Canada 2029: Three local leaders share a message from the future | Future Cities Canada**

*@futurecitiesca | 2019-11-20 | Tagged:*

## **A prescription for improving life in the Downtown Eastside**

*Mike Howell | 2019-11-20 | Tagged: homelessness, DTES, inequality, A City for All*

## **The Captured City — Real Life**

*@\_reallifemag | 2019-11-21 | Tagged: smart cities, infrastructure*

## PDF

### **From Consultation to Co-creation - Accelerating Innovation in Participatory Practices**

James Chan, Marina Querolo, Municipal World, November 2019

## UPCOMING EVENTS

NOTE: These events are also listed on the VCPC website events calendar.

### **City of Vancouver - Broadway Plan Workshops**

- Monday, December 4., 2019, 5:00pm Broadway Plan: [Fairview Streets and Public Realm Workshop](#), City Hall
- Wednesday, December 4, 2019, 5:00pm, Broadway Plan: [Kitsilano Streets and Public Realm Workshop](#), Kitsilano Community Centre

### **Unconference: Working Together to Build Inclusive Communities**

Centre for Diversity and Innovation

Tuesday, November 26, 2019, 6:00-7:30pm

Capilano University, [2055 Purcell Way](#) - Library Building, Room 322

Free. [Register](#).

### **Mobility Equity Workshop: Granville Bridge Connector**

City of Vancouver

Tuesday, November 26, 2019, 6:00-7:30pm

CityLab, [511 West Broadway](#)

Free. [Register](#).

### **"Land of Destiny": A History of Vancouver Real Estate**

Tuesday, November 26, 2019, 7:30-9:00pm

University Women's Club of Vancouver at Hycroft, [1489 McRae Avenue](#)

\$16/\$10 (with a valid student ID)

## **Feminist City: How to Build a More Just, Sustainable Vancouver**

SFU's Institute for the Humanities & ZG Communications

Wednesday, November 27, 7:00pm–9:00pm

Morris J Wosk Centre For Dialogue, [580 West Hastings Street](#)

Free.

## **Building With Nature? | Canadian Modern Architecture book launch**

Design Talk Consulting

Wednesday, November 27, 2019, 7:00-8:30pm

Vancouver Central Library, [350 West Georgia Street](#), Alice MacKay Room, Lower Level

Free. [RSVP](#).

## **CivX 2019: Civil Ideas for Less Civil Times**

CivicInfoBC

Thursday, November 28, 2019

Morris J. Wosk Centre for Dialogue, [580 West Hastings Street](#)

[Register](#). \$199

**Yuri Artibise** , Executive Director

Vancouver City Planning Commission

[453 West 12th Avenue](#)

[Vancouver, BC V5Y 1V4](#)

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s.22(1)

--  
s.22(1)

**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
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"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

**Date:** 12/3/2019 8:58:16 PM

**Subject:** [Released from COV quarantine] please remain strong

dear lord mayor and esteemed councillors

[click here to view email in browser](#)

# WAKE UP: IT'S COUNCILGATE!

***City instructs staff to report back on strategies to depress land values and more***



Hi [s.22\(1\)](#)

It's not the first time this year we've raised the alarm, and we were hoping to head toward the holidays with a little more of a relaxed vibe, but we need your attention and help. Property rights are at stake.

## **Here's the background:**

Back in June, we urgently emailed our readers to get involved in speaking out on a motion under discussion at the City of Vancouver: [Speak up against City of Vancouver motion targeting C-2 zones](#). This motion contemplated extending the City's Rental Housing Stock Official Development Plan (ODP) – including the requirement of 1-to-1 replacement of rental housing – beyond the RM zones and onto commercially zoned property. While this seemed like a nominal change, the results of the ODP on existing rental stock have proven ineffective over the past 10 years. Nothing happens under the ODP; not even a 5-to-1 rental replacement generates support! It's the equivalent of a freeze, effectively downzoning a number of properties, arbitrarily decreasing their value without consultation with affected landowners.

The Urban Development Institute also wrote a letter at that time: [Re: Motion on Notice B.2 – Protecting Rental Housing Stock along Arterial Streets](#).

On June 12th, 2019, following many submissions and after hearing from speakers, City Council voted not to move forward with the bylaw at that time, especially since their staff were in the midst of a full review of rental programs, both historical and future.

Since then, City staff have undertaken their full review on existing rental policies (backward-looking), which resulted in an interim report in July: [Review of Vancouver's Rental Incentive Programs](#). We sent a newsletter at that time which can be [accessed here](#).



In this interim report, the City *didn't* recommend the spirit of the motion in extending the ODP to C zones, which would have been a downzoning. (*Cue sigh of relief.*)

Following many meetings with stakeholder groups, tenants and the public, along with more economic testing and consulting reports, the latest review and policy report ([236 pages here](#)) was made public on November 20, 2019. Again, it contained no recommendation to extend the ODP to C zones.

### **But here's the important part now:**

On November 29, 2019, Council heard from [24 speakers](#) on the new proposed policies. Council also heard from staff (planners, the city manager, legal, etc.) about the report and their recommendations. Council grilled staff and the consultant, Coriolis Consulting Corp., for 2 hours in the evening. Not until around 7 pm – 9.5 hours into this marathon session! – did the main debate start. At that point, a flurry of amendments from multiple councillors hit the floor.

Somewhere in that 12-hour day, **an amendment to an amendment** was made that seemed so innocuous at the time that it apparently passed without opposition.

To be fair, Council had no fewer than 17 separate sections to vote on. Watching the voting live as it streamed, we at Goodman Commercial, as well as the public, were unable to see the text of what was being voted on. There was a total lack of clarity and transparency.

Here's an excerpt from the **minutes on final voting**, posted on the City's website for that day:

"Following the **votes on the amendments, and the amendments to the amendments**, Council agreed to separate the vote on the components of the **amended** motion. The motion was put and CARRIED as follows:

....

**K. THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide"**

Doesn't seem too bad, right? Well, the crux is that if you own a C-2 zoned site in Vancouver, your property is on its way to devaluation.

Should this happen, it effectively means that older commercial properties with three or more rental apartments will be bound by rate-of-change regulations and will have to replace those rental apartments upon redevelopment, including redevelopment to four-storey condos. Reducing the residual land value of these commercial properties, this amounts to a downzoning. It's very discouraging that Council made this amendment, against staff recommendations, to an otherwise positive report.

This change happened without notice and within "an amendment to an amendment" on a day when it wasn't even supposed to be on the table. No one had an opportunity to provide context or to offer a defense. For that matter, if you own any property in Vancouver, this type of move demonstrates that the current Council stands ready to take away your rights without consultation. On a whim, on the floor, without a heads-up.

If you're a member of the public or a prospective tenant, know that these moves put rental development at risk. Policies were put forward to try to increase the number of available rentals, but this type of change does quite the opposite, especially as many of the condos in these zones have traditionally formed part of the rental stock.



## Think we're being dramatic?

See final motion Q. from the Council meeting minutes from the same day. The 5th bullet says to direct staff to report back on:

***“The possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.”***

The trend is clear.

## So what can you do?

We urge you to email and call City Council and the Mayor. Please tell them that extending the ODP to C zones is unacceptable, especially how it's been brought forward.

**Click below to email the Mayor and Councillors all at once:**

[Mayor Kennedy Stewart](#), [Councillor Rebecca Bligh](#), [Councillor Christine Boyle](#), [Councillor Adriane Carr](#), [Councillor Melissa De Genova](#), [Councillor Lisa Dominato](#), [Councillor Pete Fry](#), [Councillor Colleen Hardwick](#), [Councillor Sarah Kirby-Yung](#), [Councillor Jean Swanson](#) and [Councillor Michael Wiebe](#)

## Contact


**Cynthia Jagger**  
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**From:** s.22(1)  
**To:** s.22(1)  
**Date:** 11/25/2019 7:23:27 PM  
**Subject:** Rental Incentives Review Phase II Report Back - not in favour

Hello! I live at s.22(1) in Vancouver. I am NOT IN FAVOUR of the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes. This is utterly and completely inappropriate and offensive. Unless community supported through neighbourhood-based planning to determine appropriate locations and form, new apartment buildings should not be allowed in RS and RT zones. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead. More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

A comprehensive, inclusive, and extensive community consultation process needs to be undertaken in a detailed and thorough process for planning both neighbourhood-based and City-wide prior to recommendations such as those included in the report being approved. Putting a report forward prior to community consultation taking place is actually backward and out of sequence from the process that needs to be followed. I am appalled that this process in this fashion is occurring and it is wrong to proceed in this fashion. What is going on here?!? The process underway is not following appropriate and respectful process for citizens.

Thank you for listening to my concerns.

s.22(1)

 Please consider the environment before printing this e-mail



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

**Date:** 11/25/2019 11:29:06 PM

**Subject:** Rental Incentives Review Phase II Report Back – RTS 13427

Dear Mayor and Council,

I find it hard to express how disconnected I feel your City Hall Administration has become from the citizens of this City. And in fact how at times, the administration demonstrates its incompetence. There is no other word for it.

#### Evidence #1

A draft budget that proposes an 8.2% property tax increase (when the general rate of inflation is ~2%). There are not words to express the how much I believe this shows your administrative team is unable to execute their management responsibilities. Given the past track record of property tax increases subjected on the residential property owners and the small business operators in Vancouver, the increase for the coming year should be 0%. Speaking from the experience of working at the executive level in the private sector for many years, frankly the casual approach to fiscal management is simply atrocious. You - the Mayor and Council — have a a fuduciary duty to the citizens of Vancouver to direct and control your management. If you are incapable of doing this or are not interested in this part of the job, hire some people to assist you.

#### Evidence #2

The suggestion of a blanket rezoning of large parts of the City in the name of “affordable rental housing” in advance of a promised City wide planning process. WTF is your administration doing???

- Do they have ANY competence in managing the housing development of this City — the last 10 years would suggest they do NOT. Where are our townhouses? Where is in fill housing? How many 50 story towers did it take before they woke up to their mistake.

- How is affordability going to be defined? And remember this must be a moving (with time) definition? And do you really trust your administration to have the skills to do this?

- Who is determining who gets subsidized housing?? I suspect this is the dirty little secret that no one is talking about? Is there a lottery? If so I have not heard of it? Just who is dispensing these favours? And how will this be done in the future?

- How will “below market” rents be enforced in the future. Does the City have ANY competence in this area? What level of bureaucracy will this require? Cost?

- Has anyone from the planning department ever visited my neighbourhood Kits and seen the success of the RT7 and RT8 zoning? Have they measured the number of rental units integrated into this

neighbourhood? If so why are they proposing to WIPE IT OFF THE FACE OF THE PLANET with a blanket re-zoning with little to no public process.

I am so furious I am at a loss for what to do. Perhaps organize a tax revolt, e.g. we all stop paying your tax bills. What will it take for the administration of the City to get in tune with its citizens? I am at a loss. I look to you to figure this out and find a way forward. So far it looks like a continuing disaster.

Yours truly,

s.22(1)

Kits, Vancouver

p.s. if you want to see why there is so little small scale development (that would create organic rental housing) in our City take an evening and (try to) read your own Building Permit regulations and Development Bylaw. You will see what EVERY contractor, developer, architect in the City knows. It is a bloated, morass of unnecessary regulation coupled to internal processes at City Hall that are so broken that it defies understanding. (I just completed a renovation and if you want first hand experience give me a call).

p.s. If you want to know why many people do not want to provide rental accommodation, read the Residential Tenant Act. Ask yourself, this question. Would you really want to become a "landlord" under the Act? Or would you muddle along in some informal manner?



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

**Date:** 11/26/2019 8:34:26 AM

**Subject:** Rental Incentives Review Phase II Report Back

To: City of Vancouver, Mayor Stewart and Council

Re: Rental Incentives Review Phase II Report Back

I live in the s.22(1). We have a very close-knit and neighbourly block of residents. Twice a year, one or another of the neighbours offers to host a block pot luck. I am emailing to voice my opposition to some of the recommendations in the 263 page report that propose major changes to zoning without consultation. This undermines the City-wide Plan and overrides neighbourhood-based planning processes. In particular I am concerned with the disregard of the West Point Grey Community Vision that my neighbours and I participated in and which was approved by Council in 2010 for 30 years.

The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.

New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. Many of the homes on our block, including mine, were built in the early 1920s.

More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.

Some of us have already been approached by a developer to consider a "land assembly". I think, without consultation, the closeness and connectedness of neighbourhood will be lost and s.22(1) I will face starting a new life in a new or changed location.

respectfully



s.22(1)

Vancouver, BC s.22(1)

**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
coleen.hardwick@vancouver.ca  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
michael.weibe@vancouver.ca  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

**Date:** 11/26/2019 7:04:36 AM

**Subject:** Rental Incentives Review Phase II Report Back

Dear Mayor Stewart and Council,

I am deeply opposed to this report which proposes sweeping changes to zoning without any consultation or notification of citizens, which does not reflect a non-existent cohesive City wide plan and which overrides neighbourhood planning processes which have involved much time and input.

Once again, no thought or care to location with regard to quality of existing housing stock and especially no thoughtful regard to design of any apartment buildings has been contemplated. You have already embarked on a gentle densification process through the Character home incentive program which seems to be wildly successful. Why not expand this concept to new development. This report flies in the face of this incentive as it targets areas which this initiative affects and destroys character and heritage homes. Expanding stratification possibilities and density using these methods retains the character of our beautiful City. Who do you think will want to live here if the current level and quality of densification continues? I fear you do not understand the meaning of a Liveable City. I implore you all to read Jane Jacobs, it should be required reading for anyone sitting in your seats.

I deeply resent this sweeping proposal/report which affects the zoning of my own home being brought before council without any notification to affected homeowners. I find this attitude to personal property rights frightening. To have to have read about this report in the paper, which I might easily have missed, I find deeply offensive and non transparent. I will absolutely never again vote for for any of the councillors who support this report and therefore the concept that so much staff time and tax dollars be put into a study which ignores all recent community planning/visioning.

With deep disappointment,

s.22(1)

Vancouver BC

Sent from my iPad



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

**Date:** 11/25/2019 6:49:00 PM

**Subject:** Rental Incentives Review Phase II Report Back

Dear Mayor and Council;

My partner and I have been renting an affordable 1BR suite (\$1200 p/mth) in a s.22(1) house in Kitsilano for over s.22(1). We have watched almost all affordable rental properties on our block be demolished and replaced with unaffordable condos. Renters, particularly those on low and moderate incomes are being pushed out. So while I agree that more "affordable" rental housing is needed, what we need is more non-market housing, not unaffordable market housing. I have the following concerns and questions.

1. How do the character house initiatives recently voted on by Council, with a review already underway, fit into these proposals? How will character houses be protected? Surely the character house initiatives are more likely to provide more affordable rentals in the short term than what is being proposed in this Report. Enacting these initiatives should be given top priority.
2. Surely, much of what is being proposed in the Report should become part of the City Plan consultation that has just began?
3. The proposals if enacted would put many current affordable rentals at risk as houses with affordable suites could be bought up for apartment assemblies, and renters demovicted with nowhere to go. No new rental incentive developments should be allowed to replace existing AFFORDABLE rental stock.
4. I don't see how most of these purpose built rental apartments will be affordable, so who are they for?
5. How will existing renters be protected under these proposals?
6. It seems that the current rental incentive programs such as the MIRHPP have not been improved at all during the review process.
7. The public consultation process should certainly not be eliminated.
8. It's crazy to enact these proposals while still under the BC Assessment policy of "highest and best use". This will only serve to drive up prices and property taxes.
9. Assembling enough lots to build an apartment building is a time consuming, difficult and expensive process. In many neighbourhoods such as Kitsilano, many homes already have rental suites or have been converted into multi-suite strata units or have been demolished and replaced by multi-suite condos, so finding enough lots to assemble would be a major challenge. I don't see how this is a quick solution to the rental crisis or affordability.
10. For this reason, I'm somewhat dubious that many apartment buildings will result out of these measures, but considerable damage could be done in the process by inflating the already inflated housing market and driving up property taxes, while driving out low income renters and small businesses. All remaining local retail on 4th Ave, Broadway and other arterials would be at risk due to

either redevelopment or increased property taxes.

11. At 236 pages, there simply has not been enough time to give this report proper consideration. The vote should be postponed.

Thanks for your attention.

Regards,

s.22(1)

s.22(1)

s.22(1)

s.22(1)

Vancouver, BC s.22(1)

s.22(1)



**From:** s.22(1)

**To:** "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>

**Date:** 11/24/2019 1:39:37 PM

**Subject:** Rental Incentives Review Phase II Report Back

To: City of Vancouver, Mayor Stewart and Council

Re: Rental Incentives Review Phase II Report Back

This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.

Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.

New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.

More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.

Continue increasing taxes on empty homes, continue taxing and controlling short term rentals, continue fighting money laundering.

Sincerely

s.22(1)



**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
lisa.dommato@vancouver.ca  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
CLRkirby-jung@vancouver.ca

**CC:** clerk@vancouver.ca

**Date:** 11/25/2019 8:03:00 PM

**Subject:** RENTAL INCENTIVES REVIEW PHASE II REPORT BACK TO COUNCIL

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I AM OPPOSED TO THE 263 PAGES REPORT RECOMMENDATIONS THAT PROPOSE MAJOR CHANGES TO ZONING WITHOUT CONSULTATION WHILE UNDERMINING THE CITY WIDE PLAN AND OVERRIDING NEIGHBOURHOOD BASED PLANNING PROCESSES. s.22(1)

**From:** s.22(1)

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

**Date:** 11/26/2019 11:44:27 AM

**Subject:** Rental Incentives Review Phase II Report Back

To: City of Vancouver, Mayor Stewart and Council

I am writing to advise you that I am opposed to the report recommendations that propose major changes to zoning without consultation. These changes both undermine the City-wide Plan and override neighbourhood-based planning processes.

New apartment buildings should not be allowed in RS and RT zones unless community-supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.

More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.

Our present streets and roads are unable to handle the increase in traffic volume that will result from the implementation of these recommendations.

I urge you to reject the proposals recommended in this report without consultation with citizens of Vancouver.

Sincerely,

s.22(1)

Vancouver

**From:** s.22(1)

**To:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**Date:** 11/26/2019 5:04:10 PM

**Subject:** Rental Incentives Review Phase II Report

**Attachments:** Final Presentation re Rental Incentives Review 112519.docx

Dear Councillors - I thought you would like a copy of the whole Presentation I was going to make this afternoon before being cut off. Please find it attached.

s.22(1)



**Presentation to City Council**  
**Re: Rental Incentives Review Phase II Report Back**  
**by s.22(1)**  
**November 26<sup>th</sup>, 2019**

My Name is s.22(1) I have lived in Kitsilano on s.22(1) close to Larch for s.22(1) I speak for a large community neighbourhood group.

The Report is a form of an Omnibus Bill containing sweeping requests for approval of policy, directions to staff, preparations of reports, directions to legal department to bring forward by-law amendments.

One of these is a direction to “create **new zoning districts** for residential rental tenure, for use in “off-the-shelf” rezonings for RS and RT zoned sites in low density transition areas on or near arterial roads ...” (D)

This Report is happening just at the start of the new comprehensive City-Wide Planning process. The Policy considerations and recommendations should be dealt with in the City-wide Planning process where there is an opportunity for neighbourhood in-put in the context of a broad city planning review.

Planners want to allow **4 storey (even 5 storey) rental buildings along all streets within 150 metres of an arterial and within 400 metres of all school and parks.** (Appendix B map) They **envisage potential apartment sites on both sides of Third Avenue**, Fifth Avenue, Eighth Avenue, and both sides of Alma St. and MacDonald St. **There is virtually no area of West Kitsilano that will be exempt.** This is vision for a massive restructuring of Kitsilano as a community.

That is an unacceptable Plan. The residents in the neighbourhood where I live do not want to live in Manhattan.

The creation of **zoning districts** must involve a major review of city neighbourhoods and the kind of development most appropriate for those neighbourhoods. Surely, questions, like these, are better dealt with in a broader based review within the context of overall city development.

In reading the reports – which are voluminous – you get the feeling that the Planning Department is riding a galloping horse through a rose garden without looking around. Council should not be swept up in this race and ensure that the sweeping transition to rental accommodation sought in the recommendations occurs in the right locations of the city at the right pace in the right way.

We ask you to consider whether the Report is really at the instance of the developers to seek Council's approval in policy for pending zoning applications where there is strong community opposition. We are concerned that in adopting the recommendations of this Report you will pre-judge decisions you will have to make specifically, especially in respect of spot zoning.

The policies you are asked to approve and act on in this Report are designed to impact on zoning decisions. The recommendations in the Report coincide with recommendations made by your Planners about spot zoning, including decisions as to what zoning should be changed, site locations for development, height of buildings, number of storeys, appropriate allowances of amenities, climate sensitivity, to name a few.

I use as an example the proposed spot rezoning application for St Marks church at 1805 Larch Street from RT-8 to CD1 which will be considered by you on December 12<sup>th</sup>. Here you will see the approval by the Planners of the developer's proposal for an oversized structure on a postage stamp lot. The Urban Design Panel recognized that the development proposal was much too

large, towering over and obliterating neighbours' privacy and they called for a **significant reduction** in height ...”to achieve better compatibility with the surrounding low-density properties”. Yet there was no reduction in building height. The application was for a 5 storey, or 6 storey structure, depending on how you choose to “read” the design – the planners allowed a 7-storey structure. With the loss of the Church, the neighbourhood lost the only community center north of 4<sup>th</sup> Avenue between Granville Island and Jericho, yet absolutely no community amenities were required. \$1.2 million incentives were given to the developers. There is no serious concern to reduce the carbon footprint with a 2-level concrete garage with 56 spaces. This is the result of the exercise of discretion by the Planning staff.

You are being asked to authorize the creation of a report that will allow by-law amendments “for use in “off-the-shelf” rezonings of RS and RT sites in low density areas” (ie Kitsilano). What are “off-the-shelf” rezonings? It means pre-zoning where the Planners decide in advance what the zoning decisions should be for a particular site and then go ahead with developers' plans, without reference to a public hearing. Well, that doesn't smell very nice. It may also be contrary to the mandatory provisions of the Vancouver Charter.

My point here is that you should not endorse un-guarded decision-making in the name of stream-lining the approval process. It takes me and my neighbours out of the process, gives no voice to neighbourhoods, and, may be illegal. There are long-standing interests involved that have built the communities the Planners are asking you to reshape. This is a form of expropriation under the guise of planning. Deep and thorough consultation by those affected is mandatory.

I also caution against Recommendation F that seeks Council's “approval of the Below-Market Rental Housing Policy for Rezonings to consider **modest increases** in height and density to deliver affordability focusing on areas already identified for growth in previous planning processes, ...”. Height and density are



contextual considerations too not just expedient and financial in character. What is a “modest increase in height”? For us it has led to a recommendation for approval for a towering structure at 1805 Larch, too high, that, if approved, would impinge on neighbouring houses. It is out of all proportion to the houses beside it.

You should not sub-delegate this kind of power in a sweeping policy change and run over the residents in the neighbourhoods.

Go slow – go slow – don’t deal with this in an omnibus way. Break it down and consider the implications of each of the recommendations in the context of Planning. Do the proper planning first.

Thank you.

**From:** s.22(1)

**To:** "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

**Date:** 11/25/2019 9:02:04 PM

**Subject:** Support for Secure Rental in More Neighbourhoods!

Hello,

Im writing in support of rental housing in quiet areas off arterial streets. In particular:

- Apartment buildings are residential and should be allowed in all residential areas of the city. Forcing development onto arterial streets is inequitable, making rental more expensive by limiting available land while at the same time exposing renters to more noise and pollution.
- Please don't increase fees on apartment buildings! All DCL (development fee) waivers must be kept. The city's own analysis shows the waivers are necessary, and they are not nearly enough to offset the subsidies given to homeowners. DCL waivers are not even enough to offset the BC Home Owner Grant over 20 years, and that is just one of the many incentives offered to make ownership housing more profitable than rental. Doing so could cause rental construction to plummet.
- The changes being proposed to speed up and expand the construction of PBR apartment buildings are a step in the right direction, but they are not enough. The barriers to building rental housing will still be high and the city may not be able to meet its own targets.
- Vancouver has a shortage of rental homes. I support policies that encourage new PBRs across the City, in every neighbourhood.
- I support the City's Moderate and Low Income Rental Housing Pilot Project (MIRHPP), which allows for taller buildings to create more affordable housing.

Begin forwarded message:

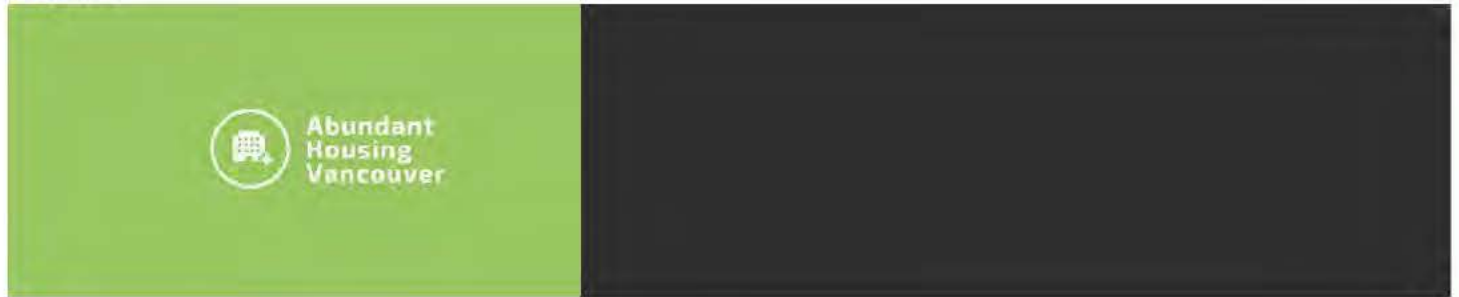
From: Abundant Housing Vancouver <info@abundanthousingvancouver.com>

Date: November 25, 2019 at 8:36:27 PM PST

To: s.22(1)

Subject: Secure Rental in More Neighbourhoods!

\u-257 ?



s.22(1)

I know it's late but if you have just a few minutes to spare, **now** is the time to [write](#) or [speak](#) to Vancouver City Council to support Vancouver's first use of Rental Only Zoning, along with secure, purpose built rental (PBR) on safe, quiet, non-arterial streets!

Figure 3. C-2 areas where regulations for residential rental tenure to allow 6 storey mixed-use rental are being considered



Figure 3: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas (Policy 2.4 in the Secured Rental Policy)



Last year, Council asked staff to review existing incentives for PBR construction. Staff's report, "[Rental Incentives Review Phase II Report Back](#)", is now out and will be considered by Council **tomorrow**, November 26. Yes that's tomorrow, about 12 hours away!

Please [write](#),—or, even better, [speak](#) at Council! Let them know you support rental in quiet areas off arterial streets, especially near parks and schools. Some points you might want to include:



- Apartment buildings are residential and should be allowed in all residential areas of the city. Forcing development onto arterial streets is inequitable, making rental more expensive by limiting available land while at the same time exposing renters to more noise and pollution.
- Please don't increase fees on apartment buildings! All DCL (development fee) waivers must be kept. The city's own analysis shows the waivers are necessary, and they are not nearly enough to offset the subsidies given to homeowners. DCL waivers are not even enough to offset the BC Home Owner Grant over 20 years, and that is just one of the many incentives offered to make ownership housing more profitable than rental. Doing so could cause rental construction to plummet.
- The changes being proposed to speed up and expand the construction of PBR apartment buildings are a step in the right direction, but they are not enough. The barriers to building rental housing will still be high and the city may not be able to meet its own targets.
- Vancouver has a shortage of rental homes. I support policies that encourage new PBRs across the City, in every neighbourhood.
- I support the City's Moderate and Low Income Rental Housing Pilot Project (MIRHPP), which allows for taller buildings to create more affordable housing. Please expand this policy!

**Speak at Council:**

<https://vancouver.ca/your-government/request-to-speak-at-meeting-form-1.aspx>

(you must sign up **before 9am on Tuesday Nov 26**; based on the agenda, we believe they will not hear speakers until late in the afternoon, but you must sign up before 9am. Follow [@vancityclerk](#) to check their progress.

**Write to Council** (mention Rental Incentives Review as subject):

<https://vancouver.ca/your-government/contact-council.aspx>

**Email Council** (mention Rental Incentives Review in the subject line):

[CLRbligh@vancouver.ca](mailto:CLRbligh@vancouver.ca), [CLRboyle@vancouver.ca](mailto:CLRboyle@vancouver.ca), [CLRcarr@vancouver.ca](mailto:CLRcarr@vancouver.ca),  
[CLRdegenova@vancouver.ca](mailto:CLRdegenova@vancouver.ca), [CLRdominato@vancouver.ca](mailto:CLRdominato@vancouver.ca), [CLRfry@vancouver.ca](mailto:CLRfry@vancouver.ca),  
[CLRhardwick@vancouver.ca](mailto:CLRhardwick@vancouver.ca), [CLRkirby-yung@vancouver.ca](mailto:CLRkirby-yung@vancouver.ca),  
[CLRswanson@vancouver.ca](mailto:CLRswanson@vancouver.ca), [CLRwiebe@vancouver.ca](mailto:CLRwiebe@vancouver.ca),  
[kennedy.stewart@vancouver.ca](mailto:kennedy.stewart@vancouver.ca)

Meeting Agenda: <https://council.vancouver.ca/20191126/regu20191126ag.htm>

## BACKGROUND

The report makes some excellent points that we hope Council takes to heart, including:

- Essentially no new PBR construction was built from 1980 to 2010, which has led to a persistent extremely low vacancy rate, forcing renters to compete with each other for too few apartments.
- The basic problem is that it is much more profitable for landowners to build and sell strata condos than it is to build and operate long term secured rental. This is because homeownership is subsidized at all levels of government: the provincial Home Owner Grant, Federal tax rebates and capital gains exemption for primary residences, first time homebuyer programs, and shifting property taxes to commercial property at the city level all make owner-occupied developments more profitable than rental developments.
- The City started to offer incentives in 2009, in the form of fee waivers (DCL waivers). These incentives are ESSENTIAL and EFFECTIVE – they've led to over 9,000 new rental homes since 2009.
- There is broad public support for PBR incentives, and for allowing more PBRs to be built in low-density areas of the City.

The report mostly recommends continuing the City's current policies for encouraging PBRs, but would streamline much of that into a "Secured Rental Policy". There are some positive new recommendations, such as allowing for "off the shelf" rezoning for up to 6-floor rental buildings in "low density transition areas", and using rental-only zoning to pre-zone some commercial areas for optional 6-storey rental building construction.

The report is hardly perfect. But if it is not accepted by Council it could lead to a huge setback for renters across the City and return us to the policies of the 80s and 90s, when essentially zero PBR was built.

Abundant Housing Vancouver

<http://www.abundanthousingvancouver.com/>



Abundant Housing Vancouver / Abundant Transit BC · Vancouver, BC, Canada  
This email was sent to s.22(1) To stop receiving emails, [click here](#).  
You can also keep up with Abundant Housing Vancouver on [Twitter](#) or [Facebook](#).

Created with [NationBuilder](#), software for leaders.



**From:** s.22(1)

**To:** "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**Date:** 12/6/2019 1:15:52 PM

**Subject:** Swanson amendment on rental replacement in C-2 zones

Dear Ms. Kirby-Yung,

Re: Swanson amendment on 1-for-1 rental replacement in C-2 zones

As the longtime owner of a 1950's-vintage commercial mixed-used property located at s.22(1) s.22(1) I believe that City Council erred when, on November 26<sup>th</sup>, it passed an amendment proposed by Councillor Jean Swanson to "Prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide."

My property, which was constructed in 1957, has the typical problems of the many old wood-frame mixed-use buildings in C-2 zones:

1. very poor energy efficiency by modern standards. Retrofitting can only somewhat ameliorate this problem at a time when climate change is a global emergency and Vancouver's official policy is to become the world's greenest city.
2. Outdated commercial units on the ground floor that lack air conditioning, have dated store fronts, low ceilings, and poor soundproofing and insulation. Such units can't attract high-quality tenants, bring down the level of the streetscape and are poorly equipped and ill-designed to help retail tenants compete with Amazon and other forms of internet commerce that threaten to devastate our neighbourhood shopping districts.

While I believe that the Swanson amendment regarding C-2 etc zones is well intentioned, extending 1-for-1 rental replacement to C-2 and similar zoned areas would significantly reduce the incentive to replace wood-frame buildings constructed from the 1940s to the 1970s with newer structures that are more energy efficient and are more suited to the needs of contemporary consumers and commercial tenants.

Aside from the fact that the Swanson amendment runs contrary to the recommendations of City staff, it was approved at the same time that City Council had the political courage to approve the construction of four-storey apartment buildings in Vancouver residential neighbourhoods formerly restricted to single-family housing, such as the one where my own building is located, Point Grey. This landmark decision by City Council means that many thousands of new rental units can be built around C-2 zones. As this is the case, it makes no sense for City Council to hinder successful redevelopment of struggling neighbourhood business districts by passing the Swanson amendment. I urge City Council to reconsider its support for this amendment in light of its many negative ramifications for the environment, for the attractiveness and sustainability of neighbourhood business districts, and for the survival of local businesses in the face of competition from internet retailers.

Yours truly,

s.22(1)



**From:** s.22(1)

**To:** "De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>

**Date:** 12/6/2019 1:01:00 PM

**Subject:** Swanson amendment re C2 zoning rental replacement

Dear Mz. de Gsnova,

Re: Swanson amendment on 1-for-1 rental replacement in C-2 zones

As the longtime owner of a 1950's-vintage commercial mixed-used property located at s.22(1) I believe that City Council on November 26<sup>th</sup>, it passed an amendment proposed by Councillor Jean Swanson to "Prepare a report for consideration for referral to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B, and other districts city-wide."

My property, which was constructed in 1957, has the typical problems of the many old wood-frame mixed-use buildings in C-2 zones:

1. very poor energy efficiency by modern standards. Retrofitting can only somewhat ameliorate this problem at a time when climate change is a global emergency and Vancouver's official policy is to become the world's greenest city.
2. Outdated commercial units on the ground floor that lack air conditioning, have dated store fronts, low ceilings, and poor sound insulation. Such units can't attract high-quality tenants, bring down the level of the streetscape and are poorly equipped and ill-suited to compete with Amazon and other forms of internet commerce that threaten to devastate our neighbourhood shopping districts.

While I believe that the Swanson amendment regarding C-2 zones is well intentioned, it significantly reduces the incentive to replace buildings constructed from the 1940s to the 1970s with newer structures that are more energy efficient and are more suited to the needs of contemporary consumers and commercial tenants.

Aside from the fact that the Swanson amendment runs contrary to the recommendations of City staff, it was approved at the same time that City Council had the political courage to approve the construction of four-storey apartment buildings in Vancouver residential neighbourhoods previously restricted to single-family housing, such as the one where my own building is located, Point Grey. This landmark decision by City Council means that many thousands of new rental units can be built around C-2 zones. As this is the case, it makes no sense for City Council to hinder the redevelopment of struggling neighbourhood business districts by passing the Swanson amendment. I urge City Council to reconsider this amendment in light of its many negative ramifications for the environment, for the attractiveness and sustainability of neighbourhoods, and for the survival of local businesses in the face of competition from internet retailers.

Yours truly,

s.22(1)

**From:** s.22(1)  
**To:** "Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
**Date:** 12/6/2019 1:07:53 PM  
**Subject:** Swanson amendment re C-2 zoning rental replacement

Dear Ms. Dominato,

Re: Swanson amendment on 1-for-1 rental replacement in C-2 zones

As the longtime owner of a 1950's-vintage commercial mixed-used property located at s.22(1) I believe that City Council erred when, on November 26<sup>th</sup>, it passed an amendment proposed by Councillor Jean Swanson to "Prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide."

My property, which was constructed in 1957, has the typical problems of the many old wood-frame mixed-use buildings in C-2 zones:

1. very poor energy efficiency by modern standards. Retrofitting can only somewhat ameliorate this problem at a time when climate change is a global emergency and Vancouver's official policy is to become the world's greenest city.
2. Outdated commercial units on the ground floor that lack air conditioning, have dated store fronts, low ceilings, and poor soundproofing and insulation. Such units can't attract high-quality tenants, bring down the level of the streetscape and are poorly equipped and ill-designed to help retail tenants compete with Amazon and other forms of internet commerce that threaten to devastate our neighbourhood shopping districts.

While I believe that the Swanson amendment regarding C-2 etc zones is well intentioned, extending 1-for-1 rental replacement to C-2 and similar zoned areas would significantly reduce the incentive to replace wood-frame buildings constructed from the 1940s to the 1970s with newer structures that are more energy efficient and are more suited to the needs of contemporary consumers and commercial tenants.

Aside from the fact that the Swanson amendment runs contrary to the recommendations of City staff, it was approved at the same time that City Council had the political courage to approve the construction of four-storey apartment buildings in Vancouver residential neighbourhoods formerly restricted to single-family housing, such as the one where my own building is located, Point Grey. This landmark decision by City Council means that many thousands of new rental units can be built around C-2 zones. As this is the case, it makes no sense for City Council to hinder successful redevelopment of struggling neighbourhood business districts by passing the Swanson amendment. I urge City Council to reconsider its support for this amendment in light of its many negative ramifications for the environment, for the attractiveness and sustainability of neighbourhood business districts, and for the survival of local businesses in the face of competition from internet retailers.

Yours truly,

s.22(1)



**From:** "Anne McMullin \ (President & CEO\)" <presidentandceo@udi.org>  
**To:** "De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
**Date:** 12/2/2019 1:00:43 PM  
**Subject:** URGENT ACTION REQUIRED: City of Vancouver Council Downzones C-2 Rental Properties



## URGENT ACTION REQUIRED: City of Vancouver Council Downzones C-2 Rental Properties

Dear Melissa

UDI, on behalf of its membership, had been supportive of the City's [proposed new rental incentive policy](#) (see [here for speech by UDI President/CEO, Anne McMullin](#)). However, we were extremely disappointed to see changes via 11<sup>th</sup> hour amendments on the floor of Council - against the advice of City staff - to request that they:

***“Prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide.”*** (See [November 26 Council minutes](#))

UDI wrote and spoke to Council to oppose the extension of the rental replacement requirement to C-2 zones last spring when a motion was debated (see [May 27 UDI letter](#)). UDI representatives are now meeting with City staff and have requested meetings with multiple members of Council about our serious concerns regarding this matter. We will keep members informed on an ongoing basis.

UDI recommends that members with properties within C-2 zones with rental units – or any who are involved with these properties – review the significant impacts of this change, and **contact members of Council and express the implications and risks of this new policy**. See their contact details below.

It is important to note that the key reason that Council passed this motion was an attempt to address the issue of tenant displacement and affordability. UDI is committed to continuing to work with staff to ensure tenants are protected while providing the diverse housing types that Vancouverites need.

Contact [Marissa Chan-Kent](#) for questions.

Council Contact Information:

Mayor Kennedy Stewart  
Phone: 604-873-7621  
Email: [kennedy.stewart@vancouver.ca](mailto:kennedy.stewart@vancouver.ca)

Councillor Rebecca Bligh:  
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Councillor Christine Boyle  
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Councillor Adriane Carr  
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Councillor Melissa De Genova  
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Councillor Lisa Dominato  
Phone: 604-873-7248 or 604-754-7290 (cell)  
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Councillor Pete Fry  
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Councillor Colleen Hardwick  
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Councillor Sarah Kirby-Yung  
Phone: 604-873-7247  
Email: [CLRkirby-yung@vancouver.ca](mailto:CLRkirby-yung@vancouver.ca)

Councillor Jean Swanson  
Phone: 604-873-7243  
Email: [CLRswanson@vancouver.ca](mailto:CLRswanson@vancouver.ca)

Councillor Michael Wiebe  
Phone: 604-873-7241  
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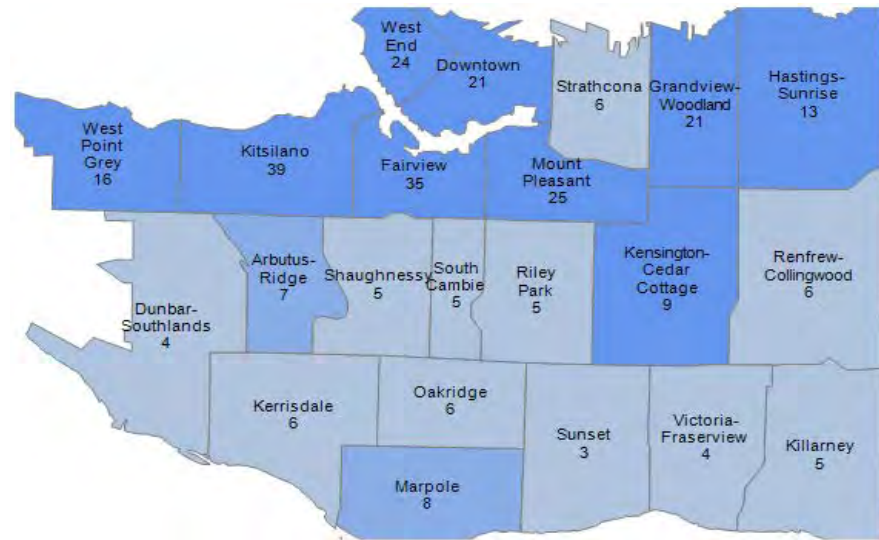
Thank you,



Anne McMullin  
President and CEO, UDI

**MC12 – Mayor and Council Feedback Case Details Report**

City Wide: 0 | "I don't live in Vancouver": 23 | N/A: 0 | Unknown: 87 | Total Cases found: 383



Reset Parameters

**Parameter Values**

Case Creation Start Date: **1/1/2019**  
 Level of Detail: **Full Details**  
 Category: **All**  
 Topic: **All**  
 Sort By: **Date - Newest on top**  
 Author: **All**  
 Council Item: **All**

Case Creation End Date: **1/22/2020**  
 Include Chart and Map: **Yes**  
 Neighbourhood: **All**  
 Status: **Both**  
 Keyword Search: **Rental Incentives Review Phase II**  
 Correspondence Type: **All**

\*Note: Keyword Search applies to Concern and Case Details. Case insensitive. Use % to separate keywords, e.g. license%permit)

**Case Details:**

Category	Topic	Details	Case Details	Action Taken	Additional Details
Housing and Homelessness (382 Cases)	Homelessness (1 Case)	Nbrhood: <b>West Point Grey</b> Concern: <b>Rental Incentives Review Phase II Report Back</b> Council Item: <b>In Support</b> Status: <b>Closed</b> Author Type: <b>Individual</b> Created: <b>11/25/2019</b> Correspondence Type: <b>Original Feedback</b> Name: <b>s.22(1)</b> Ph #: <b>[REDACTED]</b> Email: <b>s.22(1)</b> Case ID: <b>101013537908</b>	Dear Council,  RE: Rental Incentives Review Phase II Report  As an NPO who is attempting to get a lower than market rezoning through, on very high value west side land, we would concur with the issues and challenges outlined by staff re: the MIRHPP in the report pages 25-27. Frankly, these are the same issues that we have made plain to staff and have held up our project since coming forward with our project for rezoning many years ago.  Regarding the challenges and issues found in the MIRHPP pilot and outlined in the report to Council. We would also add:  * requiring NPO's to cover significant costs of offsite utility (sewer/water) upgrades and streetscaping on low density, lower than market rent projects is prohibitive. * Housing Agreements: Please see attached, provided to BCNPHA, regarding a certain case example that requires flexibility in HA's.  It is not clear from what has been outlined in the report, as to the timeliness and effectiveness of policy changes that will significantly address the MIRHPP issues identified in the report in the near term.  Our hope going forward in the very near term, is that staff will have the flexibility to innovate and adapt according to more site specific parameters in order to expedite essential non-market housing. There is not time to wait until 2021.	Agent Finished: Case Closed. Closed date : 2019-11-25 15:49:19.293 Service Provided Hello <b>s.22(1)</b>  Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.  Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.  You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.  For more information about Council meetings and to sign up for agenda updates, you may visit the website here.  Thank you again for your feedback; your comments have been received by the Mayor and Councillors.  Sincerely,	Please see 1 attached 1 web attachment
Rental Housing (380 Cases)	Rental Housing	Nbrhood: <b>Mount Pleasant</b> Concern: <b>Rental Incentives Review Phase II Report Back</b> Council Item: <b>Not Applicable</b> Status: <b>Closed</b> Author Type: <b>Individual</b> Created: <b>12/18/2019</b> Correspondence Type: <b>Original Feedback</b> Name: <b>s.22(1)</b> Ph #: <b>[REDACTED]</b> Email: <b>s.22(1)</b> Case ID: <b>101013605497</b>	Reference: 101013543899 Wow! I received a 14 paragraph response that did not answer my question! I suppose the answer is that you don't know. I repeat that the difference between an 80k household and a \$50ks households ability to pay rent is huge. I hope there will be enough for families on the lower end of that spectrum.	Agent Finished: Case Closed. Closed date : 2019-12-19 14:37:58.003 Acknowledged	Citizen has received previous response via case 101013543899. No web attachments.



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Open</b>                  Author Type: <b>Individual</b>                  Created: <b>12/17/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013603419</b></p>	<p>Dear Kennedy Steward,                  I am one of Vancouver renters horrified by the housing situation in the city! The more talks and promises from all levels of the government, the less action!</p> <p>I regret to inform you that your end of the year fundraiser fell on deaf ears in my household, especially after the recent article by Jean Swanson. Please, explain the logic behind your decision to abandon tenants and give in to the Landlord BC lobby.</p> <p><a href="https://bit.ly/38L4rY1">https://bit.ly/38L4rY1</a></p> <p>While answering my question, please, pay particular attention to the following statements:                  "City staff had recommended that council approve at its November 26 meeting" a grant to Landlord B.C., a landlord lobby group, to administer an energy retrofit program for older apartment buildings that would make this critical rental stock better for the environment while keeping existing tenants in place."</p> <p>However, "Literally a few minutes after Landlord B.C. complained, the mayor and council changed a vote to do what the landlord lobby wanted".</p> <p>Do you really expect me to support you and the city council when it took you minutes to surrender to Landlord BC lobby" How many votes do Landlords and their lobby represent versus 36.3 % of Vancouver residents who rent"</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Updated Case Details: Reallocated to queue: MO_Mayor Feedback                  Reason for reallocation: MO - Devc 17 - Sent to Mayor's Office for response</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/17/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013604402</b></p>	<p>Please see attached citizen comments regarding the Rental Incentives Report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-17 15:28:44.193                  Acknowledged</p>	<p>Entered by Correspondence Clerk. Please see 1 attached. 1 web attachment</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/13/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013592269</b></p>	<p>Very concerned about the opposition to new housing, in particular to new rental housing. We are in a housing crisis. Rental housing is under supplied and remains tenuous due to rising rental rates, very low vacancy and a near complete lack of rental homes for families (we are a family of 4 in a 2 bedroom rental).</p> <p>Please extend zoning to these new builds before you. We also support extending zoning across the city to make it easier to build new higher density homes for purchase and rent.</p> <p>We know we have more people than housing. It's time to act.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-16 15:19:43.253                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/10/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013584348</b></p>	<p>Jean Swanson's proposals to safeguard the rights of renters with rent control legislation is an essential move to protect renters in these turbulent times where there is a shortage of housing. Your council rescinding the legislation that she sponsored is a cowardly act once more protecting real estate sharks at the expense of renters' rights. It's essential you reintroduce these rent control measures to protect the poorest in our community. <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-16 14:40:21.367                  Service Provided</p>	<p>Refers to Cllr Swanson's amendment in the Rental Housing report, which was rescinded                  No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/09/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013580595</b></p>	<p>Three more businesses will be closing their doors on W 10th Ave. A Starbucks, a Cycle store and a Vegetable Market. This was once a vibrant shopping area however it is slowly dying especially (at least a dozen business have closed with in a few years) accelerating after Safeway closed its doors. The West Broadway shopping area has similarly been abandoned though not as badly.</p> <p>These areas need densification to survive and the following proposals are what is needed:                  Modifying the existing Affordable Housing Choices Interim Rezoning Policy (AHC IRP), more rental rezonings will be allowed within 150 metres off an arterial road, instead of the previous regulation of 100 metres. The project spacing requirement of no more than two projects within 10 blocks along an arterial street will be abolished. Residential zones within 400-metres from parks, schools, and shopping can also be considered.</p> <p>For greener and vibrant communities these changes need to occur.</p> <p>Best Regards,  <b>s.22(1)</b>  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-16 13:38:40.566                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Strathcona</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/05/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013568116</b></p>	<p>Non-market rental has to be the focus of your term. Enough is enough with luxury condos. Why would such places be built when they're priced far above the threshold of "affordable" for the people who "serve" the downtown workforce AND give this City its heartbeat?</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-12 14:23:05.567                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/05/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013569301</b></p>	<p>I want every city planner and councilor to read this article. <a href="https://bit.ly/2OYIONf">https://bit.ly/2OYIONf</a>                  I see that in the rush to densify Vancouver, you are also erasing people who have lower incomes than a city planner or councilor. You must stop ignoring the realities and contributions of the great diversity of people with below median incomes!!! "Not surprisingly, these on-the-ground realities were missed in the 236-page city policy document. Jargon like C-2, FSR and "residential rental tenure" obscure the richness and challenges of the people and businesses in these neighbourhoods. Instead, the city simply calls them "low density transition areas."                  " Please stop allowing developers to take the lead! I applaud council's recent defining of the meaning of "affordable housing" which had been stolen by developers and city staff. Now, change planning policies and stop gentrifying and taking housing away from those who can't afford new-built condos and apartments. "When real estate developers pack a public hearing at Vancouver's City Hall and the head of the Urban Development Institute shows up, you know the development industry wants something real bad."                  Where are you driving people to live when you plan to demolish low-cost housing and replace it with non-affordable new buildings" Who is going to take over those neighbourhoods, and where will the displaced people go""?" Please give this deep and full consideration, and make changes in the planning departments to include social planning and neighbourhood -community planning. It's not just about planning facilities. You MUST realize and explore what life is like for people who don't have your income level, and stop planning only for those with secure well-paid jobs or investment income. I am a very active senior living on a very modest pension income which I supplement with a part-time job when my health allows. I also give a tremendous amount of hands-on support to my two median-income daughters and their children, and I contribute hugely through voluntary community agencies. I am threatened with homelessness if housing under 1000 a month is not available. I am one example of hundreds I can tell you about that I personally know of. Please get down to the level of working class and vulnerable people in your relentless planning. We must have housing too.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-12 14:24:32.223                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/04/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013566676</b></p>	<p>Rental Incentives Review Phase II Report Back                  I wish to complain that Mr. Garrison, the contact person for the council report in question, is unresponsive to my email inquiry sent December 2. It is apparent that Mr. Garrison lacks necessary resources to manage the public process. You may regard this as feedback to council on the report to council.                  Please provide a response to my inquiry.                  Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:41:57.37                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/04/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013568001</b></p>	<p>I'm a Vancouver homeowner who wants to offer tenants a decent and dignified place to live. Landlord BC doesn't represent my interests in the least. I want you to stand up for renters, and reject the Goodman Report. I can't be the only Vancouverite who'll be pissed if you rescind these two amendments to the Review of Vancouver's Rental Incentive Programs:                  That Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.                  That staff report back on the possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:42:28.867                  Service Provided</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Strata Bylaws</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/04/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013568102</b></p>	<p>Good morning, I just received the "Rental Incentives Review Phase II Report Back". Most of the solutions involve building new rental units, but there is no mention of existing rental stock that is locked out of the market due to strata rental restrictions.</p> <p>What about the proposal to ban these strata rental restrictions, so people with vacant property can contribute to the rental supply? Did that get discussed at all"</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-12 14:14:43.497                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/03/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013562272</b></p>	<p>I support Councillor Swanson's two amendments to the Review of Vancouver's Rental Incentive Programs:</p> <p>That Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.                  That staff report back on the possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.</p> <p>Please stop corruption and developer lobbyist control of City Hall. We as citizens are very concerned about this increasing power of special interest groups such as real estate developers of controlling the Mayor and specific Councillors and informing the staff planning processes. It is shameful.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:38:06.88                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/03/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013562402</b></p>	<p>Dear Mayor Stewart &amp; Council,</p> <p>I'm deeply concerned by Council's recent decision to rescind Councillor Swanson's amendments (below) to the Review of Vancouver's Rental Incentive Programs after having passed them previously. City Council bending to the will of Landlord BC and their lobbyists demonstrates weakness on the part of Council in terms of their commitment to Vancouverites and keeping this city affordable. You have a fiduciary duty to pass policies which benefit Vancouverites - not the Landlord lobby! Please reinstate the amendments below - having passed it once, it's rather embarrassing that they've been rescinded since pressure came from Landlord BC!</p> <ol style="list-style-type: none"> <li>1. That Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.</li> <li>2. That staff report back on the possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.</li> </ol>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:38:59.863                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/03/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013562932</b></p>	<p>Hello Mayor and Council,</p> <p>As a resident of Vancouver, and a renter, I ask you to stand up for renters, not the Goodman Report. Ordinary Vancouver residents like me will be hurt, and justifiably upset if you vote to rescind Councilor Swanson's two amendments to the Review of Vancouver's Rental Incentive Programs.</p> <p>I request that council:</p> <ol style="list-style-type: none"> <li>1. instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.</li> </ol> <p>and that:</p> <ol style="list-style-type: none"> <li>2. staff report back on the possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.</li> </ol> <p>Land developers want it cheap (profit, more land, etc.) and easy, but without proper regulations, their profit comes at the expense of ordinary peoples livelihoods. We're not going to take it anymore and you're going to help protect us from their greed, or we'll vote you out next election.</p> <p>Thank you for your time and attention.</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:40:29.637                  Service Provided                  Nov 25 - Sent email response to citizen for case #101013537535</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/03/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013563375</b></p>	<p>Mayor and Council Please enact rent control!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:41:08.16                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kerrisdale</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/02/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>10101356128</b></p>	<p>In response to the 'low density transition area' I understand that most sites probably won't meet the criteria to be able to construct Rental projects due to lack of size or access. In an effort to increase rental units available for public in the quiet street why not let homeowners who live on the quiet street, any quiet street, to have a chance to provide rental units by giving them incentives to rent out their property via renovation or new construction by giving them extra density, extra square footage, extra height and number of units as long as they agree that the space is for rental only even if these properties are not close to the arterial, park, school or shopping This will open up a lot of possibilities even on the nice quiet street that only a few can afford.</p> <p>We can do this in the r8 r7 and rs maybe enabling them to build 3 story single family house which is very common among old heritage houses with 3 levels. I feel the city can go up one level instead of the 2 story that is common to new construction.</p> <p>The scale is proportional and still very much in keeping with most of Vancouver neighborhood. I would argue that the scale of a 3 level house is quite compatible to the tall boulevard trees usually existing in the Vancouver old street.</p> <p>A lot of those old tall 3 level homes are triplexes and provides a lot of rental spaces. And for heritage conversion or old house retention don't limit them with number of units instead give them extra square footage and units to encourage homeowners to keep heritage houses and public to consider buying and renovating this heritage houses. I know that the current limitations of heritage houses has discourage public acquiring them as there's a lot of hurdles to get the project to work economic wise and most of them are getting really old and run down</p> <p>The city should really try to encourage the public to take on these projects by giving real incentives and cut out red tape especially if it's for rental purposes This will be good for the heritage retention for the city at the same time provide more housing for renters This might blend in much better with the existing stock rather than the 4 story building. This way you don't have to fight the existing neighbours as the scale would still be acceptable For houses that are small in scale but have heritage value like the bungaloids, it's hard to see good retention project. Trying to get the square footage by adding dormers ( too much dormers ) doesn't provide nice products and doesn't provide the square footage that make projects viable . Might have to give up this small houses without penalizing new built with really low square footage if they are really under utilized to make room for more square footage to accommodate demand for housing for renters or end user. This is really underutilizing the land in really nice areas like Kitsilano )Nice beaches and existing infrastructure )</p> <p>This should be considered in the city wide plan</p> <p>Thanks</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:35:50.617                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/02/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013557249</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city. I encourage speeding up development times and reducing fees to help build housing that families and workers can afford close to parks, schools, and shopping centres. I support using incentives to make sure we build a higher percentage of rental buildings</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:36:19.743                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Dunbar-Southlands</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/02/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013558396</b></p>	<p>Dear Mayor and Council</p> <p>Council's endorsement of the Nov 26, 2019 Staff Report on Rental Housing Inventives and the new C-2R zoning Schedule was an important step to incentivize new rental housing supply.</p> <p>HOWEVER, the amendment to direct staff to extend Rental Replacement requirements to C-2, C-2C, C-2B, and C-2B-1 zoning districts city-wide constitutes a DOWNZONING for older commercial properties with three or more rental apartments. If the Rental Replacement policy is enacted it will bind these properties to rate-of-change limits and require owners to replace those rental apartments upon re-development, including when re-developing to four storey condo.</p> <p>This reduces the residual land value of these commercial properties and amounts to a downzoning. I urge council to consider reversing this decision and to work with the industry to ensure tenants are protected while providing the diverse housing types that Vancouverites need.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:37:20.993                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/02/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013560271</b></p>	<p>It is time to stop the developers from ruining Vancouver. We need strong rent controls in Vancouver. Please listen to Jean Swanson and her call for truly affordable rentals and public housing!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-12 12:44:03.327                  Service Provided</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Killarney</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/30/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013553726</b></p>	<p>Dear Mayor and Council:</p> <p>The City's rental policies are admirable--and the need for more affordable housing is significant--but I believe that the execution of these changes will contribute to a deterioration in community harmony and quality of life for residents of single-family neighborhoods. I don't see any indication that due consideration and planning are given to the extra demands that additional residents will make on the resources and infrastructure of such neighborhoods--even for something as basic as street parking.</p> <p>Please read the attached brief document for a description of the parking problem that already exists in our neighborhood -- one which is sure to be exacerbated with the completion of a newly permitted duplex on our block. I have included some suggestions for parking policy changes that could help alleviate the extra parking burden that unsupported densification of single-family neighborhoods will inevitably create.</p> <p>I look forward to the City taking additional steps to address the demands densification exerts in neighbourhood and community so as to ensure that Vancouver really works well for everyone.</p> <p>Yours truly,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:35:00.587                  Service Provided</p>	<p>Please see 1 attached                  1 web attachment</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/29/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013552171</b></p>	<p>Please see attached citizen letter requesting amendment to the Rental Incentives Report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:34:31.96                  Service Provided</p>	<p>Entered by Correspondence Clerk. Please see 1 attached.                  1 web attachment</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/28/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013547353</b></p>	<p>I am deeply concerned about the rental situation in the lower mainland. I have been looking for a suitable and affordable one bedroom unit for more than 2 years now. Each month the rentals become more expensive and less accommodating. A room is offered in shared situations for \$750 and higher. I actually saw a shared rental for a bachelor pad without a fridge or stove. That is completely unacceptable to share a small room with a stranger. Something needs to be done.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:33:55.04                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/28/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013547815</b></p>	<p>It is great that you are trying to help with the housing crisis. Unfortunately, you are still missing the mark big time. You keep talking about affordable housing for people making between \$30,000-\$80,000, but there are so many more people that are making less than that. They are the people who have been horribly displaced by the gentrification of Vancouver. When you think that \$2,200/month for a one bedroom is affordable--you are not in tune with a huge portion of the population. How are people on fixed incomes making less than \$2000 a month supposed to afford that" Should they share with three or four other people to afford a one bedroom" I think you will be able to see how unrealistic this is. If \$4000 a month is considered affordable for a three bedroom--how can a family possibly afford to raise a family and pay this much rent. This applies to people making at least double the minimum wage. These numbers are not realistic for far too many people.                  You need to provide REAL AFFORDABLE housing. The average wage earner cannot afford to live in this city. I am trying to find housing to move back into the city.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-11 12:15:46.24                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013544060</b></p>	<p>Dear Mayor Stewart,                   My name is <b>s.22(1)</b> I have volunteered for you in the past and I am pleased to hear of this news. However, I am extremely dissapointed to hear that the developments will only reserve 20% of their available rentals to "affordable" standards. Vancouver is in Crisis; thousands of people live homeless and in vehicles due to unaffordability in rentals. A council that acts in the interst of the people at its core would prioritize and reserve development of multi unit rental buildings to non for profits and BC Housing to cool the market. The creation of 80% market rental housing continues the problem by pushing average earners out of their neighborhoods and being out bid on rentals as well as home sales. I urge yourself and the council create 100% affordable housing cooperatives or to partner with non profit organizations to save the thousands of vancouverites who are living homeless and falling victim to gentrification.                   Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:28:35.0                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Killarney</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013544477</b></p>	<p>I support Kennedy Stewart's plan for tackling the rent crisis in Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:29:04.35                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Oakridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013544584</b></p>	<p>I'm very happy the City is finally beginning to address the chronic rental issue. Providing suitable, permanent, and hopefully, attractive housing will diminish the long-term commutes to the city, create a happier workforce, and keep our city vibrant, green and thriving. At the same time, I think it would be wise to consider what keeps neighbourhoods happy, and that includes short walks to small stores. Strathcona is a case in point. Built before cars became the dominant rulers of the road, you can get everything you need within a 4-block radius in the way of grocery stores, parks and public transport, which makes it an excellent choice for young families, seniors, the disabled, etc. without the need for cars. Unfortunately, Strathcona is not affordable any more - but there's some of the reasons why! Not to mention its bike lanes, proximity to the City "Centre" (actually, do we have one!) and it's a perfect example of what the City should be aiming to recreate.</p> <p>That said, the City needs to consider addressing some of the antiquated regulations that prohibit innovative rental units in houses. For example, there's a lovely old house in Strathcona that had to cover up and remove its 3rd floor rooms, which, with a lovely skylight over the stairs not only gave charm to the whole house but provided a potential for a third floor flat. I thought we have a rental shortage in Vancouver - the word "crisis" has been used - but the City can't see that limiting existing floor space in a building is short-sighted and frankly stupid. Now, I don't know all the details of the house in question, so it may have been a choice of the builder. But regardless, it seems short-sighted. Also, there is no need for indoor parking spots when you have an area where all you need is EVO! But the City still wants garages used for cars - whereas we know that Coach Houses are very desirable living spaces and many people can't afford the \$250,000 -plus it takes to convert a garage to a coach house. Imagination and common sense required here. The space is there though - the City just needs to re-evaluate all the regulations. And stop harassing its citizens who are just trying to figure out a way to solve the crisis in housing!</p> <p>I would have loved to sit on one of the Boards you talked about needing volunteers for, <b>s.22(1)</b>. The house in question was beautifully renovated in the '80's, and has needed a lot of maintenance work lately. The city inspector has tried to be helpful but his hands are tied by regulations that don't concern themselves with a housing crisis. The fact that human faeces are left in the lane behind the house from time to time is just proof positive that people desperately need homes. But we seem to find cars more important! Good luck to you and the Council this week.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:29:33.587                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013544823</b></p>	<p>Thank you for these actions addressing housing needs and homelessness. After so many years of government not addressing the housing needs of Vancouverites it is refreshing to see this Council in action. My hope is that this Council continues making these kind of changes for many years to come. Your actions are much appreciated.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:30:14.857                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546104</b></p>	<p>Dear Mayor and Council,</p> <p>I support to giving renters more choice by building secure rental in more parts of our city.</p> <p>I believe that speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centers.</p> <p>I support using incentives to make sure we build rental buildings - not expensive condos.</p> <p>Thank you for your excellent service.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:30:43.037                  Service Provided</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546854</b></p>	<p>Please see attached citizen opposition letter to the Rental Incentives Report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:31:14.19                  Service Provided</p>	<p>Entered by Correspondence Clerk. Please see 1 attached. 1 web attachment</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546864</b></p>	<p>November 25, 2019                  Dear Mayor and City Council</p> <p>I am writing to express my opposition to allowing apartment buildings in RS and RT zones. Yours is a very complex report that requires careful analysis. I am particularly focusing on allowing four story buildings in the RS and RT zones. In West Kitsilano, the character zoning that has been so successful in retaining the character of our neighbourhood while encouraging retention of rental units and 'densification without demolition?'. Your report refers to our neighbourhood as a "transition area". We are whole, and we are at home here! The report proposes that rental apartment buildings will be considered in virtually all of our neighbourhood. Land assembly will be required. Heritage and character houses and many affordable rental units will be demolished. Sunlight and green space will decrease and uncertainty over development will create instability for us and our neighbours. I request that you reject the recommendations of this report. Please ask planning staff to allow our neighbourhood to take part in a collaborative and open consultation process to determine the best way and locations to provide more rental housing.</p> <p>Thank you, <b>s.22(1)</b>  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:33:09.253                  Service Provided                  Dec 6 - Sent email response for case #101013541781</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546879</b></p>	<p>Please see attached citizen letter in opposition to the Rental Incentives Report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:29:45.357                  Service Provided</p>	<p>Entered by Correspondence Clerk, please see 1 attached 1 web attachment</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546894</b></p>	<p>Dear Mayor and Council:</p> <p>Please find attached my letter relating to the captioned recommendations that I was told today are to be considered at your meeting tomorrow.</p> <p>I much regret that I am unable, due to a prior engagement, to attend such meeting to address you in person.</p> <p>I earnestly request that you consider my letter, do not give hasty approval of your staff's recommendations but refer them to a fair process of consultation fully involving the citizens of our city.</p> <p>Respectfully, <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:28:46.927                  Service Provided</p>	<p>Entered by Correspondence Clerk. Please see 1 attached. 1 web attachment</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546899</b></p>	<p>Please see attached citizen opposition letter to the Rental Incentives Report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:17:12.427                  Service Provided</p>	<p>Entered by Correspondence Clerk. Please see 1 attached. 1 web attachment</p>
<p>Nbrhood: <b>Strathcona</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/27/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013546938</b></p>	<p>I strongly support the motion for the COV to focus on building affordable rental housing - not high end condos.</p> <p>Please focus on speeding up the development permit process for these priority housing projects.</p> <p>Ideally increasing density in neighbourhoods like Dunbar, Cambie and others that are full of detached homes - allow townhouses in these neighbourhoods - not just on the arterial street but on those quiet streets - allowing more access to living on quiet streets with less pollution.</p> <p>Finally, take steps to consider building housing on city owned golf courses - this would be a much better use of those green spaces rather than for a sport that only serves a small population.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:16:05.677                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540167</b></p>	<p>November 26, 2019</p> <p>Mayor Kennedy Stewart                  City of Vancouver                  453 W 12th Ave                  Vancouver, BC                  Canada V5Y 1V4</p> <p>RE: REQUEST TO NOT APPROVE THE RECOMMENDATIONS OF THE RENTAL INCENTIVES REVIEW PHASE II REPORT WITHOUT COMPREHENSIVE, BROAD-BASED PUBLIC ENGAGEMENT</p> <p>Dear Mayor Stewart,</p> <p>I am writing you today on behalf of WeLoveKits, a community group with 600 members of which I am the founder.</p> <p>We wish to thank the City of Vancouver for coming up with new options for purpose-built rental housing. However, we request that you do not approve the recommendations of the Rental Incentives Review Phase II Report, dated November 15, 2019 without a comprehensive, broad-based public engagement.</p> <p>While the Report is a good initiating step, and provides a good summary for identifying eligible city blocks for purpose-built rental housing in this city, we would like to stress that there is the clear need for comprehensive, broad-based public engagement in order to fuller and better define some of the ideas put out in this report and in order to establish confidence in the process. The neighbourhoods of Vancouver want to be involved and further, need to be involved in the development of these types of broad-based initiatives.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:41:19.607                  Service Provided</p>	<p>Please see 1 attachment                  1 web attachment</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540169</b></p>	<p>I now have a <b>s.22(1)</b> son, and worry about our future in Vancouver, without rental housing, we could not afford this city. Please do more to favour the creation of more purpose-built secure-tenure rental housing, so that young families can stay in the city, and not be one sale or renovation away from no longer affording to live in the city.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:41:51.36                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540171</b></p>	<p>Greetings Mr. Mayor and Members of City Council,</p> <p>While I believe I would have been able to accomplish this within even 3 minutes, I am unable to make it to City Hall today to express my strong support for your staff's recommendations contained in the report of Phase 2 of the Rental Incentives Review.</p> <p>That's easy to do because their recommendations feel more like a baby-step in the right direction, rather than one giant leap for Vancouver's future. After all, allowing for 6 floor buildings on arterial roads is hardly ground breaking. Still, I am extremely thankful that these standard projects in C-2 zones will no longer require an open house or rezoning process, as they needlessly consume taxpayer resources.</p> <p>Furthermore, as council has already expressed a need to create new forms of housing off these high traffic roads. It only makes sense to add new family housing near schools and parks. Plus, with the large appearance of some of the new mansions being built in Vancouver's RS and RT zones, a 4 floor building hardly seems out of character.</p> <p>It may shock you, but as homeowner, the recommendation I support the most is to continue the DCL waiver program for rental developments. As someone who receives the homeowner grant, I understand all too well how much of a difference a few extra hundred dollars a year can make.</p> <p>It's for that reason that I feel this small expenditure of city funds is justified. I would rather pay a little extra in property tax, even as much as 8% next year, if it helped it create homes for my family and friends to live in Vancouver. I think if you stretched these waivers out over the life of a building, and divided it by the number of units, you would see a number close to what I get credited simply for having the ability to buy a home in our city.</p> <p>All too often, with our infrastructure and our climate, we have opted to do what is cheap today, even if it means paying a higher price tomorrow. I hope you will show true leadership and make the hard choice by forgoing a bit of money today to create the affordable homes of tomorrow.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:42:30.65                  Service Provided</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540174</b></p>	<p>I support the vision that is being put forward with the rental only housing push. Let's have a city that is for everyone, for now and the future!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:43:18.653                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Victoria-Fraserview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540180</b></p>	<p>Hello council and mayor,                   I live between SE Marine Dr and Boundary. It's loud and the air is subpar. I'm very excited for rentals to be allowed off of arterials. Please extend this policy to all of Vancouver. We need 6 storey rentals everywhere.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:44:01.37                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540181</b></p>	<p>Please direct staff to prepare a bylaw implementing the rental only zoning proposal. It's not enough, but it's a start.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:44:58.843                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540184</b></p>	<p>"While some homeowners have opposed the MIRHPP proposals and at least one councillor, NPA Coun. Colleen Hardwick, has already openly criticized the program, others, including the mayor, have hailed it as the city's best chance to build workforce housing."</p> <p>ISSUES REGARDING REPORT:</p> <p>LACK OF TIME AND NOTICE - There has been no public consultation and not enough time to consider the 236 page report. This is what Vision council did when bringing forward previous rental programs like STIR without consultation and this council was elected to do things differently.</p> <p>UNDERMINES CITY-WIDE PLAN AND CURRENT PLANS - The proposed land use policy changes should be considered through the City-wide Plan process and not overriding current plans without any public consultation that should be considered on a neighbourhood level as well as city-wide.</p> <p>HOUSING TARGETS ARE NOT REALISTIC - Staff have still not provided data and rationale on how they got their housing targets that are over double what can be justified by census data.</p> <p>BIAS TOWARDS NEW CONSTRUCTION - The small amounts for retrofit of existing rentals is not nearly enough to be viable. The new construction incentives will put existing rentals at risk, undermine character house retention incentives and heritage buildings at risk. Existing rental buildings and heritage listed buildings should be exempted from rental incentive programs. More should be done for character retention incentives to create more rentals through secondary suites.</p> <p>MIRHPP SHOULD BE SUSPENDED - It is flawed former Vision council policy that should be put on hold and reconsidered as part of the City-wide Plan.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 16:55:52.773                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Riley Park</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540192</b></p>	<p>Renters need more choice in both the quantity and quality of affordable options for housing in our city. I see this need first hand both in my own life, with myself and the people around me who are struggling to make ends meet and afford our rent, to my work as an outreach worker in the DTES. Some of the people I work with have steady, full-time employment and yet have become trapped in a cycle of poverty and reliance upon the shelter system because they simply can't afford to rent on close to minimum wage. I am also a student <b>s.22(1)</b> which, combined with the income I receive from my work in the non-profit sector has resulted in approximately 70% of my income being taken up in rent- and I live in housing that is cramped, cold and far away from the activities I carry out on a daily basis. However, I am childless, and the struggle is far worse for young families and single mothers. When I was growing up in this city, five of us lived in a tiny one-bedroom apartment, because that was all we could afford. Times have only continued to get much, much tougher.</p> <p>We need to be building rental units that are accessible to the average person, not expensive condos that serve only the top elite of our city. And we need to be doing it in the neighbourhoods that will work for people; those close to amenities, schools, parks, and accessible to reliable public transport. So many of the people I know have left the city to seek affordable housing elsewhere on the Lower Mainland, and some commute 3 hours a day simply to be able to access their work in Vancouver. This doesn't make sense that we are driving out the population who contributes so highly to our economy. It also doesn't make sense that council continues to honour the voices of NIMBY activists and those who oppose building larger buildings; there are ways to integrate affordable housing into neighbourhoods without jeopardizing the essential nature of them. People shouldn't have to choose between paying their rent and purchasing food or goods for their children, and unfortunately, this struggle is extremely real for working and lower-middle class families.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 16:56:31.537                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540227</b></p>	<p>Vancouver has a shortage of rental homes. I support policies that encourage new PBRs in each and every neighbourhood.</p> <p>I also support the City's Moderate and Low Income Rental Housing Pilot Project, which allows for taller buildings to create more affordable housing. Please expand this policy!</p> <p>Apartment buildings are residential and should be allowed in all residential areas of the city. Forcing development onto arterial streets is inequitable. Renters are people, not pollution- and noise-absorbing flesh bags!</p> <p>Please don't increase fees on apartment buildings! They city's own analysis shows DLC waivers are necessary, and they are not nearly enough to offset the subsidies given to homeowners.</p> <p>Staff's report, "Rental Incentives Review Phase II Report Back" makes some excellent points that I hope Council takes to heart, including:</p> <ul style="list-style-type: none"> <li>-Essentially no new PBR construction was built from 1980 to 2010, which has led to a persistent extremely low vacancy rate, forcing renters to compete with each other for too few apartments.</li> <li>-The basic problem is that it is much more profitable for landowners to build and sell strata condos than it is to build and operate long term secured rental. This is because homeownership is subsidized at all levels of government: the provincial Home Owner Grant, Federal tax rebates and capital gains exemption for primary residences, first time homebuyer programs, and shifting property taxes to commercial property at the city level all make owner-occupied developments more profitable than rental developments.</li> <li>-The City started to offer incentives in 2009, in the form of fee waivers (DCL waivers). These incentives are ESSENTIAL and EFFECTIVE - they've led to over 9,000 new rental homes since 2009.</li> <li>-There is broad public support for PBR incentives, and for allowing more PBRs to be built in low-density areas of the City.</li> </ul>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 16:57:06.46                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540252</b></p>	<p>RE: Rental Incentives Review</p> <p>There is still a severe shortage of rental housing. The last time I looked for a roommate I had over 50 people apply. Many were professionals in their 30s with good jobs. In any normal city with adequate rental supply and prices that matched salaries these people (and myself) would be living on their own.</p> <p>So, please vote for aggressive rental policies that encourage new PBRs across the City, in every neighbourhood. This is a problem of many decades of chronic under building, so much so that there is now substantial pent up demand that the problem will not be solved by timid half measures.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 16:57:56.187                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Killarney</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540280</b></p>	<p>City of Vancouver Rental Housing Incentives Review</p> <p>In regards the Six-storey rental housing zones proposed for Vancouver; this kind of rental building must be accommodated not only in main streets but also in strategically located corner lots in the Killarney/Champlain area of South Vancouver. Affordable Rental buildings that will accommodate a diverse community: seniors, and working class single, couples and married with children households are not enough in this part of the City. Although there are co-ops; there are long wait lists or none at all. There are residential accommodations like basements and laneway houses; again not enough. These rental buildings must also contain community amenity rooms that are suitable to be used as day care spaces for private or non-profit operators and functions/event rooms that can be rented out to building and area residents to allow for neighbours to get together and make connections. In particular, the corner of 49th &amp; Elliott; there are bus stops in the four corners leading transit users to the Canada Line Langara Station, the Skytrain Metrotown and 29th Avenue Station and even direct bus service to Richmond Centre. Residents in this area mostly take transit to get to work and mostly walk to stores and services in the neighborhood allowing for an environmentally friendly and healthy lifestyle. We should be replicating this kind of communities in all of Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 16:58:39.45                  Service Provided</p>	<p>1 web attachment</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540297</b></p>	<p>RE: Rental Incentives Review Phase II Report Back</p> <p>I am writing to express support for the policies and proposals set out in the staff report entitled Rental Incentives Review Phase II Report Back.</p> <p>As a City we desperately need new rental housing stock to ensure that current and future residents have an adequate supply of secured, professionally managed, purpose built rental to choose from.</p> <p>I am especially encouraged to see the recommendation that rental rezoning be allowed in lower density neighbourhoods when they are located close to transit, schools, shopping, and parks - all amenities that renters should be close to.</p> <p>My only criticism of the report, is that it does not go far enough with incentives to encourage new rental housing development. According to the reports authored by City Spaces and Coriolis the current suite of incentives is barely sufficient to ensure that even market rental projects are built.</p> <p>I would urge council to support the recommendations set out in this report and to look for additional ways to provide incentives to encourage purpose built rental development in the City which might include relaxations on property tax, additional fee waivers, or expedited approvals for rental projects (e.g. rental project proceed straight to DP based on the "off-the-shelf" zoning being proposed by staff.</p> <p>Thanks to both you and staff for all the hard work involved in bringing these recommendations forward. I hope to see unanimous support on council.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 16:59:26.91                  Service Provided</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540312</b></p>	<p>I support the rental zoning going in front of council. I believe the city needs to be doing more to ensure that we are replacing sfh with multifamily units. This way you can retain existing rental stock as affordable option while introducing new options for those that can afford it. I also support the pre zoning, the city needs to do all it can to ensure that rental housing can be built. Further I support council zoning rental on quiet residential streets as opposed to arterials since rental housing needs to be high quality.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:47:48.31                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540501</b></p>	<p>Hello. I've attached a letter in response you your email titled: URGENT: I need your help to build more rental housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:48:51.303                  Service Provided</p>	<p>Please see 1 attachment                  1 web attachment</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540715</b></p>	<p>Many Owners have vacant units that they wish to rent out, but are prevented from doing so by the Strata. The waiting list to rent out currently contains about 1/5th of the units in my strata.</p> <p>These restrictions (unfairly) portray renters as transient and irresponsible liabilities, but given the housing crisis, many renters are households who should have been able to afford to purchase by now. I even know some who are making six-figure incomes, who are still renting.</p> <p>Our stratas are effectively preventing us from providing available units even though individual owners wish to do so. Many of us have units available not because we plan to be professional landlords but because of circumstance - I am pursuing education abroad, others are returning to family elsewhere, and some are forced to leave due to reaching the household limit (i.e. having another child, or a pet).</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:53:25.193                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540860</b></p>	<p>Rental units now</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:54:00.723                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540948</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. The Jericho Lands planning will already add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.  <b>s.22(1)</b> Vancouver</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:54:49.347                  Service Provided</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Riley Park</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540963</b></p>	<p>I do not agree with this alarming proposal without proper consultation. I found out from I neighbour that my house is included. Thanks for the heads up! What the hell? Did you ever hear about the premise, - let's talk about it" - How about putting the breaks on this till we find out just what are the ramifications to future taxes, resale , etc....these are people's lifesavingS you're playing with.                  Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:55:31.557                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540971</b></p>	<p>Mass Zoning Changes and social impacts - please see attached letter.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:57:10.04                  Service Provided</p>	<p>Please see 1 attachment                  1 web attachment</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540979</b></p>	<p>Mayor and Councillors of Vancouver,</p> <p>I completely understand the need for more rental housing in Vancouver however I question the wisdom of such an all encompassing rezoning rather than considering each neighbourhood for the merits of such development as well as consideration of how these changes will impact the current residents, traffic and quality of life.</p> <p>Also, there is a claim made by the City that there was citizen input on this report being tabled yet neither myself or anyone in my neighbourhood is aware of any opportunity for input being offered.</p> <p>Therefore I oppose the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>On the one hand the City of Vancouver endorses a program of livability but the increased density and the traffic that will come with it does not contribute to a climate of livability.</p> <p>Respectfully yours,  <b>s.22(1)</b>                  East Vancouver</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 15:57:54.867                  Service Provided</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540990</b></p>	<p>This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:07:46.72                  Service Provided</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Shaughnessy</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540997</b></p>	<p>There are reasons.</p> <p>This is a massive change in Vancouver. It is being pushed strongly by a number of people who have very little vested interest in the city. These people make a lot of noise because of their skill at using social media tools, but they do not represent the views of the people who actually invest in this City. I believe this also includes our mayor.</p> <p>It has been presented with very little true consultation. None of the negatives such as wide open 'spot? zoning have been discussed.</p> <p>It has not been presented to neighbourhood groups, nor does it take into account the tens of thousands of unpaid hours put in by members of the public on community plans.</p> <p>It does not properly take into account viability of rapid transit systems.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>There are good reasons why people want to maintain single family neighbourhoods and it is not just to maintain class distinctions.</p> <p>Fundamentally, there are many good reasons to vote down this proposal and only a very few highly political reasons that favour it.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:08:53.19                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541016</b></p>	<p>Please mark us down as Opposed to this.</p> <p>Thanks,</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:09:53.227                  Service Provided</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541070</b></p>	<p>Hi,</p> <p>I'm writing to express my support for the proposals in the city report on rental incentives. None of this information is new to anyone on council but the rental vacancy rate is so low and the construction of new rental properties is so far behind the target numbers that these new incentives are greatly needed. In particular, allowing rental buildings on residential side streets is a much needed change that I think should be extended to all residential areas.</p> <p>The other aspect of this report that I think is really important is the suggestion for higher default zoning in these areas so that council's time isn't dominated with individual upzoning discussions. It is absurd that your valuable time is taken up discussing whether a townhouse complex should be allowed on a large plot of land in Shaughnessy. I think this is a very positive change.</p> <p>Please look into a land value tax!</p> <p>Thanks for listening to my concerns and I look forward to following the discussion tonight.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:10:34.423                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541099</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:11:13.767                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541102</b></p>	<p>I completely support the letter of opposition to these changes sent to you by the West Point Grey Residents Association.</p> <p>If indeed there has been no consultation , or lack of adequate time to consider these proposed zoning changes, this is deplorable.</p> <p>Lack of consultation aside, the idea of stuffing more and more people into the limited geographical area of Vancouver is nuts. That is, unless Council is prepared to actually do something meaningful regarding public transit. Building bike lanes is a joke when my wife and I are <b>s.22(1)</b> years old.</p> <p>It would be more appropriate if council concentrated on making the the lives of people who currently live here better, rather than greatly diminishing our quality of life through greatly increased density. If I wanted to live in a high density neighbourhood, I would live in the West End. But I don't, and I don't want my neighbourhood to became like the West End.</p> <p>Please get away from focussing on the wishes and demands of developers and pay attention to the citizens who live in the city.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:11:58.227                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541107</b></p>	<p>To the Mayor and Councillors,</p> <p>I hope you have had more time than the majority of citizens to read, absorb and reflect on the implications of the Planning Report on rental incentives that you will be considering today.</p> <p>Protection and encouragement of rentals in commercial areas is a positive measure, particularly if the zoning is such that the "best and highest use" tax regime can be prevented from further banishing small businesses with the misfortune of being in the wrong zone at the wrong time.</p> <p>About <b>s.22(1)</b> ago, my Kitsilano home, with all the others in my block, was built to accommodate a single household. All of them have evolved to accommodate two or three households with little outward change to the heritage streetscape and relatively little contribution to landfills. I would be a hypocrite to not support similar densification elsewhere; it was worked very well here.</p> <p>I am firmly opposed to blanket rezoning of residential streets so that mid-rise apartments can be built. Here is what scares me about it:</p> <ul style="list-style-type: none"> <li>- the spectre of assemblies of houses emptied of their tenants growing derelict in weedy gardens while awaiting destruction (as we've seen in the Cambie corridor and elsewhere)</li> <li>- the notion that my home and all others in the target areas would be subject to the "best and highest use" tax grab that would see us all paying more because it might be in somebody else's interest to demolish our homes and redevelop the land we had the bad luck to choose for its proximity to an arterial</li> <li>- needless loss of perfectly good places that people are now living in</li> </ul> <p>There are chunks of land along West 4th that have been vacant for years, if not decades. There are other chunks now presumably awaiting development with empty</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:12:58.97                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541111</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back                  With this letter we express our opposition to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:13:59.65                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kerrisdale</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541120</b></p>	<p>To our Mayor and city council,                  Retired and limited income people are taxed out of their homes; taxes are going to be raised over 8% next year.                  Single family homes will be on the chopping block, developers and speculators will make the money and rezoning will not make homes more affordable for our young people.                  The greenest city in the world will be a pipe dream with cutting all the trees down that are in the way of the new building envelopes for those dense developments.                  The infrastructure like community centers, pools, schools and transportation are not sufficient for the massive increase of population.                  The city wants to collect more tax money and the quality of life, green space, clean air and water can only be maintained at a high cost                  Tomorrow the city will be presenting their new zoning changes without first consulting with the representatives of the different neighborhood groups.                  Please make your opinion known and write to your elected city counselors or show up at city hall.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:15:22.253                  Service Provided</p>	<p>Entered by                  Correspondence Clerk, please see 1 attachment                  1 web attachment</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541144</b></p>	<p>To all Involved in this decision making :                  We have lived in this area for many years and we are vehemently OPPOSED to this outrageous proposal suggesting 4- 6 story buildings. Since when did Cityhall become this Municipal Dictatorship?! You are destroying the very essence of what makes Vancouver a beautiful city!                  The destruction of hundreds of "affordable homes" (and the surrounding greenery) across the city with new brand new gigantic homes, many which sit empty or under occupied is a travesty. There is a massive majority that are outraged and shocked by how little or too late city hall approves of these massive life- altering changes. Stop and listen to your constituents that you are supposed to be working for. There are ways to densify without destroying our beloved homes and neighbourhoods (as I write I can hear the total destruction of a lovely home and 3 enormous evergreen trees being obliterated from our West 13th Avenue hamlet) You are responsible for these decisions...this is not affordable. Small scale duplexes, triplexes, laneways suit this area and would be far more affordable. You are kowtowing to developers that are salivating like hyenas.                  Please stop this madness and vote down this outrageous proposal. Thank-you for listening to your voters.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:16:27.383                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541151</b></p>	<p>We object to such major rezoning without public consultation.</p> <p>Mayor Stewart                  Do not forget we voted you in, and can vote you out.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:19:03.447                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541193</b></p>	<p>Dear Mayor and City Council</p> <p>Re: Rental Incentives Review Report,</p> <p>I am writing to express my strong opposition to the adoption of this report. Proper neighbourhood based planning must happen before neighbourhoods and communities are rezoned. I am especially opposed to the report's recommendation allowing 4-storey apartment buildings in RS and RT zones.</p> <p>In the case of West Kitsilano, the existing RT zoning, that has been so successful over many years in retaining the character of our neighbourhood, while encouraging retention of rental units and 'densification without demolition', will be discarded. This report refers to this long-term stable community neighbourhood as a "transition area?".</p> <p>The report proposes that rental apartment buildings will be considered in virtually our entire neighbourhood. Character and scale-destroying land assembly will be encouraged. Heritage and character houses and many affordable rental units will be demolished. Sunlight and green space will decrease, and uncertainty over development will create instability. Such zoning as is being proposed will stimulate land speculation and exacerbate un-affordability.</p> <p>This long and complex report requires more careful analysis than time allows.</p> <p>I hope that you will reject the recommendations of this report, particularly those that relate to densification in "transition neighbourhoods" and not refer these misguided and harmful policies to public hearing. Instead, please ask planning staff to allow our neighbourhood to take part in a collaborative and open consultation process to determine the best way and locations to provide more rental housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:19:39.963                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541199</b></p>	<p>I'm in complete agreement with all of Kennedy Stewart's proposals on rental housing being presented to Council.</p> <p>There's a pressing need for movement on this issue. The quality of life for many people hangs in the balance.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:20:17.503                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541200</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>I live in the <b>s.22(1)</b> We have a very close-knit and neighbourly block of residents. Twice a year, one or another of the neighbours offers to host a block pot luck. I am emailing to voice my opposition to some of the recommendations in the 263 page report that propose major changes to zoning without consultation. This undermines the City-wide Plan and overrides neighbourhood-based planning processes. In particular I am concerned with the disregard of the West Point Grey Community Vision that my neighbours and I participated in and which was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. Many of the homes on our block, including mine, were built in the early 1920s.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p> <p>Some of us have already been approached by a developer to consider a "land assembly". I think, without consultation, the closeness and connectedness of neighbourhood will be lost and <b>s.22(1)</b> I will face starting a new life in a new or changed location.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:20:57.837                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541213</b></p>	<p>Dear members of the Vancouver city council:</p> <p>Vancouver City Council is once again trying to push major citywide zoning changes through with almost no consultation with it's citizens.</p> <p>The measures outlined in a long-winded document that the city expects almost no one to read, called the Rental Incentives Review Phase II Report, part of the new City-wide Plan process trots out a multitude of rezoning plans to facilitate new construction of so-called low rental units of up to 6 storeys in neighborhoods such as West Kitsilano, traditionally protected from such developments to maintain heritage houses and character streetscapes of the area.</p> <p>The document of course stipulates that this initiative is important to help diffuse the housing crisis in Vancouver, claiming that their proposed initiative will bring reduced-cost rental housing to our neighbourhood. While every responsible citizen in Vancouver, including those of us in West Kitsilano, embrace the idea of increasing affordability in Vancouver, the assertion that this will solve the problem in West Kitsilano is laughable.</p> <p>Moreover, not only have the local homeowners been largely ignored in any consultation around the rezoning plans, but as usual, City Council provides zero data to support how their plans were derived. For example, they detail a series of what appear to be arbitrary numbers as to how far the rezoning extends, such as 150 metres from major arteries. Where are these numbers coming from?</p> <p>There are many other mechanisms to increase accessibility and density, such as allowing more rental suites within existing houses, or building more duplexes or other multi-family rental housing units, rather than erecting a monster apartment building that doesn't fit with the feel of the environment and only benefits the pockets of the developers. Those alternative solutions also don't require any rezoning of the area.</p> <p>I strongly and emphatically oppose this proposal. Please listen to the people that you represent at city hall, and consider other options starting with a City Wide Plan which was promised to us.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-28 14:07:08.74                  Service Provided                  Nov 25 - Sent email response:                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541218</b></p>	<p>Dear Councillor,</p> <p>The major city-wide zoning changes as proposed in the recent report raises major concerns by residents of Kitsilano, including myself.</p> <p>I am torn since on one hand I am aware of the need to increase density in Vancouver to make housing more affordable. On the other hand areas such as Kits are pretty unique, even in North America, and give the city pockets of character. Loosing them will turn Vancouver into just another North American metropolis without character. And I am not only thinking about the loss of trees and birds.</p> <p>Please consider that the streets in these areas are so narrow that already now traffic is highly constricted. Now multiply the number of cars due to higher density and consider delivery trucks clogging the streets while delivering dozens of parcels every day to these new 4-6 storey buildings. The result is a total collapse of traffic and significantly increased pollution.</p> <p>I urge you to reconsider this proposal and consider preserving certain areas of Vancouver with their unique character.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:21:40.48                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541228</b></p>	<p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:24:22.0                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541231</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council,                  This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:27:19.793                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541236</b></p>	<p>Dear Mayor Stewart and Council,                  I am deeply opposed to this report which proposes sweeping changes to zoning without any consultation or notification of citizens, which does not reflect a non-existent cohesive City wide plan and which overrides neighbourhood planning processes which have involved much time and input.                  Once again, no thought or care to location with regard to quality of existing housing stock and especially no thoughtful regard to design of any apartment buildings has been contemplated. You have already embarked on a gentle densification process through the Character home incentive program which seems to be wildly successful. Why not expand this concept to new development. This report flies in the face of this incentive as it targets areas which this initiative affects and destroys character and heritage homes. Expanding stratification possibilities and density using these methods retains the character of our beautiful City. Who do you think will want to live here if the current level and quality of densification continues? I fear you do not understand the meaning of a Liveable City. I implore you all to read Jane Jacobs, it should be required reading for anyone sitting in your seats.                  I deeply resent this sweeping proposal/report which affects the zoning of my own home being brought before council without any notification to affected homeowners. I find this attitude to personal property rights frightening. To have to have read about this report in the paper, which I might easily have missed, I find deeply offensive and non transparent. I will absolutely never again vote for for any of the councillors who support this report and therefore the concept that so much staff time and tax dollars be put into a study which ignores all recent community planning/visioning.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:28:19.463                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



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<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541241</b></p>	<p>Dear Mayor and Council:</p> <p>I am writing to strongly oppose endorsement of staff's Rental Incentives Review Report because:</p> <p>It recommends a radical rezoning of my neighbourhood of Upper Kitsilano and other neighbourhoods in the city with no regard to promised consultation through a city-wide planning process. This lack of process shows a total lack of respect for both long time homeowners and renters. The beneficiaries of this report would be the larger developers and the city looking to increase their tax base. We need to plan for the future but that does not give the city the right to force people from their homes as if they were expendable. People who live here have the right to have input into their own neighbours. Staff are recommending that rental apartments proposed along the city arterials no longer have to go through rezoning which entail public hearings as a way of saving time. This circumvents the rights of citizens and undermines the democratic process.</p> <p>There is no guarantee that this plan will provide affordable rent for tenants but forcing land values down through long-term rental tenure will certainly benefit developers who stand to make large profits at homeowners' expense when the city attempts to force citizens out through up zoning. Developers have been wanting to get into the choice areas of Vancouver for many years because of the enormous profits to be made through high rents or the sale of condos. The city will have no control over the very high rents developers will charge. Many of the former gas station sites throughout the city have already been purchased by developers in anticipation of the enormous profits to be made. For years city councillors approved one large condo development project after another. These were often sold and continue to be sold to overseas investors to the detriment of local renters and homeowners.</p> <p>The mayor's recent survey was something organized by him. The questions appeared to be slanted to get respondents to answer in a particular way much like the Talk Vancouver surveys. My understanding is these questionnaires were sent out to respondents on his email list. Whether this survey is a true reflection of how the general population feel is questionable. Although the mayor is determined to get the subway extended to UBC funding has not been approved although he is behaving as if it has. Considering the tremendous cost involved this may or may not ever happen. Although the Vision dominated council was voted out of office by the electorate many members of the current council continue to adopt the Vision's platform and their top down autocratic approach which many citizens find extremely distasteful.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:29:41.9                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Victoria-Fraserview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541250</b></p>	<p>To Mayor and all Council members,</p> <p>As I am presently out of the country for an annual vacation, I will be unable to attend the above noted Public Hearing on Planning's 263 page report for Council's vote this coming Tuesday for proposed City-wide changes to RS, RT, &amp; C2 zoned areas.</p> <p>I would like to express my complete disapproval, total outrage, and astonishment that our current City Council is continuing to enable Planning, and is now also considering participating and proceeding tomorrow in council hearings with this unadvertised rezoning exercise that many residents like myself feel is designed to merely hoodwink property owners, ratepayers, and the general Vancouver public on an unprecedented, unsolicited, and major rezoning proposal.</p> <p>The various City-wide proposals in question being put forward by Planning are totally unacceptable to many of Vancouver's existing residents and will only further increase land speculation and will also undoubtedly only encourage helter skelter development across our City's neighbourhoods. Also, unequal and properly shared neighborhood growth will very likely occur based on a variety of different real estate valuations and realities in different areas of the city, as well as, potentially destroying any future public trust in civic planning engagements.</p> <p>Additionally, none of you, to the best of my knowledge, campaigned on doing such City-wide rezoning changes like this during our last civic election, and especially in a very obvious preconceived manner like this. The proposals also conveniently ignore any token degree of what should be considered historically manitory, as well as, minimum based levels of stakeholder and public consultations on such major City-wide rezoning issues.</p> <p>Shame on you for allowing and supporting all of this and abusing the public trust that's been historically entrusted to our elected civic officials that are supposed to represent the broadbased interests of 'all' citizens, even the mass majority of those citizens who didn't vote in the last election, close to 60% of the public I believe, and those remaining engaged citizens who hadn't even perhaps specifically voted for you.</p> <p>The reality that the City and current Council only posted this 263 page report a few days ago only further highlights the ongoing 'Vision Vancouver' like politics that the</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:31:26.563                  Service Provided</p>	<p>Entered by                  Correspondence Clerk, please see 1 attachment                  1 web attachment</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541253</b></p>	<p>To my/our representatives at City Hall, in regards to re-zoning RS, RT, C2 for rental incentives,</p> <p>This letter is opposed to the report proposing major zoning changes. To push this re-zoning through without public consultation and planning is entirely unacceptable and contrary to the ethos of public office in a city such as ours; specifically given the City-Wide Plan and Community Vision for West Point Grey set out in 2010 for 30 years.</p> <p>For the sake of responsible due diligence to your elected office, the future health of our neighbourhoods, and the support of your constituents do not rush to re-zone behind closed doors.</p> <p>Public engagement and consultation is a cornerstone of democratic process, and transparency in public planning at this level is paramount to the longevity and viability of building our neighbourhoods.</p> <p>Thanks to organizations such as West Point Grey Residents Association for calls to accountability (cc/d above) particularly as these plans affect the future development of the Jericho Lands - a project the City of Vancouver purports to be partnering with in the neighbourhood planning processes - as well as the amenities in the adjacent blocks, including churches, schools, and the sensitive Jericho park and wetland.</p> <p>Mayor, City of Vancouver Council, do not add to the legacy of dysfunctional and congested transportation routes (for example 4th Avenue from Alma to MacDonald), gutted high streets struggling to remain viable, the defection of our young people, and the growing pains suffered for years in Vancouver for the sake of fast development and condos built for profit rather than planning for sustainable long term city-building and living neighbourhoods.</p> <p>Consult openly and engage in constructive dialogue with your constituents regarding city-wide planning before jamming through these "incentives?".</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:32:19.32                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b></b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541256</b></p>	<p>Dear Ladies &amp; Gentlemen,</p> <p>I oppose to the report recommendations proposing major changes to zoning. We should have the public consultation process for such changes.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:32:54.093                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b></b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541263</b></p>	<p>Opposed to proposed rezoning.                  This re-zoning is proposing a massive change to Vancouver without considering the inevitable effects such as livability: moving people, park and recreation spaces, shopping, schools, property values, public safety and pollution - and destruction of heritage places and buildings.                  Casually dropping large scale density into an area requires careful thought. Yet its potential problems are not being debated or addressed. Instead measures are being brought into play to muffle neighbourhood input.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>Neighbourhoods give any City it's character and is particularly true here in Vancouver.</p> <p>The city is rapidly changing without solving the housing issue. My understanding was that council was in favour of a city plan. Blanket rezoning is not a city plan.</p> <p>There are many reasons for maintaining diverse single family neighbourhoods and livability is large tenuous one. Massive irreversible change requires careful thought not knee jerk reaction to ill perceived 'solution?'.                  i urge Council to think before making such a massive change.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:33:35.44                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b></b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541273</b></p>	<p>Dear Councillors</p> <p>I am opposed to the proposed Secure Rental Policy Program for Upper Kits. (Rental Incentives Review Phase II Report Back-RTS13427) This is the first time I have even heard about a rezoning for this area of kits.I know a number of my neighbours on my block have no knowledge that this is even happening and is this is probably true for many of the other residents affected by this proposal.Every Residential dwelling in the affected area should have been notified about what was being proposed and have input. But this has not been the case . Most of this community is unaware of the drastic zoning changes. The rezoning will change the existing neighbourhood and the current community. The people who live in the affected area need to have a voice but they can't do that if the City Staff doesn't make their plans transparent to every single resident in the affected community.</p> <p>I just recently heard about this from someone in the neighbourhood. This proposal is in Phase II and I have never received anything in the mail about such changes to my community. The community needs to be consulted and every means of contacting each individual must be a priority of the City staff involved in this. Was the city staff planning to Blind side the community and try to pass proposal through without the voice of the affected community?</p> <p>The city needs to consult or at least let every single resident in the community what the proposed plans are and listen to the community concerns . We live in a democracy and should use the process!</p> <p>I don't support this proposal to go any further until all affected residents have been notified .Right now this is all being carried out with the knowledge of the community.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:34:45.44                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Shaughnessy</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541275</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back                  This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:35:24.27                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541277</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back                  This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.                  The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:36:06.12                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541293</b></p>	<p>Dear members of the Vancouver city council:                  Vancouver City Council is once again trying to push major citywide zoning changes through with almost no consultation involving key local stakeholders; i.e. those who own houses in the affected areas and who have been paying high taxes for years.                  These Draconian measures are outlined in a long-winded document that the city expects almost no one to read, called the Rental Incentives Review Phase II Report, part of the new City-wide Plan process. This document trots out a multitude of rezoning plans to facilitate new construction of so-called low rental units of up to 6 storeys in neighborhoods such as West Kitsilano, traditionally protected from such developments to maintain heritage houses and character streetscapes of the area.                  The document of course stipulates that this initiative is important to help diffuse the housing crisis in Vancouver, claiming that their proposed initiative will bring reduced-cost rental housing to our neighbourhood. While every responsible citizen in Vancouver, including those of us in West Kitsilano, embrace the idea of increasing affordability in Vancouver, the assertion that this will solve the problem in West Kitsilano is laughable. Imagine what a top floor North-facing apartment on 3rd Avenue West of MacDonald Street will fetch in rent, with an ocean and mountain view. Yes, they claim that 20% of the units will be for low to medium rentals, but what is the evidence that this is what will actually happen, and in a sustainable manner? What stops the landlords/owners from simply jacking up the rent after the first renter leaves and the next tenants come in? None of us believe that the city has any means in place to monitor and prevent such activities.                  Moreover, not only have the local homeowners been largely ignored in any consultation around the rezoning plans, but as usual, City Council provides zero data to support how their plans were derived. For example, they detail a series of what appear to be arbitrary numbers as to how far the rezoning extends, such as 150 metres from major arteries. Where are these numbers coming from?                  Finally, neighbourhoods matter. Ones such as ours are important for retaining at least a small footprint of charm and character in a city rapidly being sold off to outside interests and profit-mongering self interest groups.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:36:48.403                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541296</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes. Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead. New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work. Currently we have all these unsold units on one street which defies the city's vision of density. There has to be more consultation within neighborhoods and neighbors as to how to continually make the city liveable with the right amount of densification.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:56:53.137                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541301</b></p>	<p>I have deep concerns about the proposed designation changes and development plans put forward for the incentives phase 2 with the city. for a neighbourhood in which I have been a resident for over 15 years, this plan would have troubling impact. I write in opposition to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood based planning processes, including WPG Vision that was approved by Council in 2010 for 30 years. The proposal is not only inconsistent with WPG community Vision, it is void of vision at all, except in the area of profitability (although measurement of community loss is not a factor). . My concerns are founded in worries about infrastructure planning and in neighbourhood engagement. This summer, I received a note after the fact about a proposed building at Alma and Broadway (14 story). The project claimed to have consulted at length with my community. This is false and I wrote a letter to that end. Not one of my neighbours <b>s.22(1)</b> had once been contacted. Similar to this notice which I received today, the decision seems to be organized with a suggestion of consultation but consultation must offer neighbours an opportunity to voice concerns...not a quick meeting and quick decision without design. The process of consultation is being fast tracked. A plan that ignores the WPG Community Vision that was designed and agreed upon is not a plan. In my opinion this plan has no public consultation at the core of its interest.</p> <p>The mere fact that my neighbourhood is about to see large density changes in the near future with the Jericho lands which involve massive building with no clear indication of street parking or infrastructure design seems wholly to be ignored in this proposal. Moreover, this community will be dealing with a rail expansion that will cause terrific chaos to an area, allowing for density growth at the same time will create devastating chaos in this area.. The density explosion in this area will destroy a community and precious land. To add to this with RT and RS zone changes along with multi level buildings seems to be about exploiting land opportunity and to designate residents of this area as carnage of the plan.</p> <p>We chose to live in an area where beach access was a dream, where views not threatened were of the fantastic natural beauty of this city. The city will be changing residents investments in their homes, in their communities. High rise buildings, high density plans with no clear infrastructure plan is highly problematic. Ignoring a community plan that had city endorsement is highly troubling. This city once heralded by city planners around the world as a place that designs with vision and clarity and</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:57:32.41                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541308</b></p>	<p>Dear Mayor Stewart and Council,</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>The demolition, for new apartment buildings, of the quantity of houses contemplated by these zoning changes would result in substantial loss of trees and gardens including countless mature specimens that add considerably to the environmental needs of our communities. Input from neighbourhood- based planning would take this environmental travesty into account. I point out to you the City's own ambitious plans outlined in the "Green Vancouver" policy intended to respond to loss of biodiversity and reduce climate change.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>Please reconsider these recommendations in light of my comments and in support of our already threatened environment.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:58:10.333                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541315</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones, in particular, have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>In conclusion, we are against the 263-page report recommendation. There was no proper consultation process and - the most important - it is overriding the neighbourhood-based planning processes which are - we believe - unacceptable.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:08:06.167                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541318</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>I am opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form.</p> <p>I am totally opposed to tall rental buildings in my neighbourhood such as the 14-story one proposed for Alma and Broadway. Structure such as these which are a major departure from existing ones should be subject to extensive consultation with residents who will be affected.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:10:48.203                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541325</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:11:30.55                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541332</b></p>	<p>Dear Mayor and Councillors,</p> <p>I am writing to express my concern respecting the above Report. It is not clear how City Councillors who campaigned on public consultation would unilaterally rezone entire neighbourhoods without any neighbourhood input.</p> <p>This Report's recommendations would take away our neighbourhood. I can agree with high rises along arterial corridors but not on narrow streets that already have congested traffic and no parking.</p> <p>I also have difficulty believing that privately built rentals will constitute affordable housing. On my street alone there is a basement suite in every home, and several older houses are rented out - all at fairly low rent as these are older homes. New construction will do away with these rental units and new ones will be rented out at a much greater cost.</p> <p>Vancouver is losing its few remaining heritage areas. Go ahead and densify arterial roads that have few heritage buildings but don't open the gate to mindless demolition of the City's remaining older buildings in our neighbourhood. Better to provide incentives to densify existing lots with older houses or encourage more town homes and row houses .</p> <p>I don't know if anyone at City hall these days considers any views that don't align with the decisions they have already made. But I try to remain optimistic that some councillors will take into account that behind the blue zones on the Report are families and neighbourhoods that will be greatly impacted by a draconian blanket rezoning.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:14:44.8                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541342</b></p>	<p>Hello Mayor Stewart and Council</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form.</p> <p>Also there has been a lot of rental, affordable housing and condo apartments in Marpole area already. The Marpole residents already have a fair share!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:21:51.077                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541345</b></p>	<p>Hello! I live at <b>s.22(1)</b> in Vancouver. I am NOT IN FAVOUR of the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes. This is utterly and completely inappropriate and offensive. Unless community supported through neighbourhood-based planning to determine appropriate locations and form, new apartment buildings should not be allowed in RS and RT zones. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead. More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>A comprehensive, inclusive, and extensive community consultation process needs to be undertaken in a detailed and thorough process for planning both neighbourhood-based and City-wide prior to recommendations such as those included in the report being approved. Putting a report forward prior to community consultation taking place is actually backward and out of sequence from the process that needs to be followed. I am appalled that this process in this fashion is occurring and it is wrong to proceed in this fashion. What is going on here!" The process underway is not following appropriate and respectful process for citizens.</p> <p>Thank you for listening to my concerns.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:22:22.457                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541351</b></p>	<p>Re: Rental Incentives Review Phase II Report Back</p> <p>Dear Mayor and Council,</p> <p>I oppose the Report recommendations for the Rental Incentives Review that proposes changes to zoning.</p> <p>I am involved as a citizen of Vancouver in the Citywide Plan consultations.</p> <p>This report will override the City Wide Plan and make a mock out of the future Citywide Planning process.</p> <p>Please do not allow this zoning change to go through without further public consultation. It is being done too hastily.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:23:04.173                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541354</b></p>	<p>To the City Council Clerk, Mayor and Vancouver Council,</p> <p>Respectfully, as a resident of Kitsilano, I am to writing to vehemently oppose the adoption by City Council vote, on Wednesday 27 November, of the omnibus-style recommendations in the City Panning Report to send large scale rezoning to Public Hearings without full and transparent neighbourhood consultations in advance.</p> <p>Neighbourhood consultation is widely acknowledged as the bedrock of sound city planning - ever since Jane Jacobs' studies. Why is this tried and true method so disregarded at a crucial time in the city's planning for the future" I would have thought the city would take opportunity to enhance and facilitate neighbourhood consultation as best practice for community involvement in planning.</p> <p>In addition, to the recommendations for rezoning, I am deeply troubled by the ambiguities and of the map in appendix B. The short notice to respond to Wednesday's vote is also deeply concerning.</p> <p>Please give neighbourhoods time to have their say. We have not had input to these proposals, a chance collaborate on a plan for the places where we live. The sidelining of neighbourhoods at this stage of the process is alarming.</p> <p>I urge you not to vote in favour of this report and to postpone all public hearings on rezoning before neighbourhoods have their chance for input, as it is nothing less than best practice in urban planning.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:23:46.26                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541363</b></p>	<p>Dear Mayor and Council;</p> <p>My partner and I have been renting an affordable 1BR suite (\$1200 p/mth) in a <b>s.22(1)</b> house in Kitsilano for over <b>s.22(1)</b> We have watched almost all affordable rental properties on our block be demolished and replaced with unaffordable condos. Renters, particularly those on low and moderate incomes are being pushed out. So while I agree that more "affordable" rental housing is needed, what we need is more non-market housing, not unaffordable market housing. I have the following concerns and questions.</p> <ol style="list-style-type: none"> <li>1. How do the character house initiatives recently voted on by Council, with a review already underway, fit into these proposals" How will character houses be protected" Surely the character house initiatives are more likely to provide more affordable rentals in the short term than what is being proposed in this Report. Enacting these initiatives should be given top priority.</li> <li>2. Surely, much of what is being proposed in the Report should become part of the City Plan consultation that has just began?</li> <li>3. The proposals if enacted would put many current affordable rentals at risk as houses with affordable suites could be bought up for apartment assemblies, and renters demovicted with nowhere to go. No new rental incentive developments should be allowed to replace existing AFFORDABLE rental stock.</li> <li>4. I don't see how most of these purpose built rental apartments will be affordable, so who are they for?</li> <li>5. How will existing renters be protected under these proposals?</li> <li>6. It seems that the current rental incentive programs such as the MIRHPP have not been improved at all during the review process.</li> <li>7. The public consultation process should certainly not be eliminated.</li> <li>8. It's crazy to enact these proposals while still under the BC Assessment policy of "highest and best use". This will only serve to drive up prices and property taxes.</li> <li>9. Assembling enough lots to build an apartment building is a time consuming, difficult and expensive process. In many neighbourhoods such as Kitsilano, many homes already have rental suites or have been converted into multi-suite strata units or have been demolished and replaced by multi-suite condos, so finding enough lots to assemble would be a major challenge. I don't see how this is a quick solution to the rental crisis or affordability.</li> <li>10. For this reason, I'm somewhat dubious that many apartment buildings will result out of these measures, but considerable damage could be done in the process by inflating the already inflated housing market and driving up property taxes, while driving out low income renters and small businesses. All remaining local retail on 4th Ave,</li> </ol>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:24:20.757                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541365</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back                  This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while turning back on the City-wide Plan and ignoring neighbourhood-based planning processes.                  Heritage properties, in particular those listed on the Vancouver Heritage Registry, should be exempt from rental incentive programs to allow for more generous retention incentive options instead.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. It may also be far more effective to change RS zoned areas into RT zoned areas.                  Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be completed and implemented. That should be considered before large scale policy initiatives that would preclude this work.</p> <p>There are already too many unnecessary demolitions in many neighbourhoods. If Vancouver wants to be the greenest city the number of demolitions must be significantly reduced. It is preferable to reuse and renovate existing housing stock; the new policy would instead encourage more demolitions.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:24:50.117                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541386</b></p>	<p>"Please put me down as absolutely opposed.</p> <p>There are reasons.</p> <p>This is a massive change in Vancouver. It is being pushed strongly by a number of people who have very little vested interest in the city. These people make a lot of noise because of their skill at using social media tools, but they do not represent the views of the people who actually invest in this City. I believe this also includes our mayor.</p> <p>It has been presented with very little true consultation. None of the negatives such as wide open 'spot?' zoning have been discussed.</p> <p>It has not been presented to neighbourhood groups, nor does it take into account the tens of thousands of unpaid hours put in by members of the public on community plans.</p> <p>It does not properly take into account viability of rapid transit systems.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>There are good reasons why people want to maintain single family neighbourhoods and it is not just to maintain class distinctions.</p> <p>Fundamentally, there are many good reasons to vote down this proposal and only a very few highly political reasons that favour it. "</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:25:24.41                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541519</b></p>	<p>To: The Mayor and Members of Council                  Re: Rental Incentives Review Phase II Report Back</p> <p>I am writing to express my OPPOSITION to this proposal and to the lack of consultation in the process.</p> <p>In fact, I am opposed to what the City has been doing in zoning for the last decade. Maintaining a livable City with affordable housing for a diversity of incomes, is a complex challenge. And there are many variables. However, the kind of rezoning allowed and enacted in the recent past has transformed neighbourhoods, destroyed a lot of their character and all but eliminated many of the small neighbourhood businesses that have created identity and given character to our historic local areas. It is all very sad.</p> <p>More of the same type of blanket zoning, with the proposed increase in heights and expanse will only further this destruction... all in the name of providing affordable housing" And how's that been working so far" Even the controlled rents on protected units have increased 3 or 4 times by the annual allowable percent before they're built and occupied - and, as I understand it, the control lasts as long as the first tenant instead of being preserved with the unit. Other than old stock rentals and government built subsidized housing there is almost nothing newly built that is really affordable for a middle income family or young person starting out.</p> <p>Another consideration, as you seek to expand the housing stock, are the amenities and infra structure required to service new residents: transportation is already inadequate, traffic is out of control, planning for schools never seems to anticipate the needs of these new developments. The City must already start anticipating and planning for the increase in population resulting from the Jericho Lands development.</p> <p>Your proposal will leave us with even more arterial streets lined with basic nondescript units of rentals and condos, each of which leave a new tenant or owner with a disproportionate cost of housing that is anything but affordable. Your Proposal will result in even more of the same only higher and denser. Many other Cities manage to</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-05 10:25:54.497                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541525</b></p>	<p>To: City of Vancouver: Mayor Stewart and Council</p> <p>I hear there will be a discussion on Tuesday proposing changes to zones without any public consultation process. I think this needs to have further public consultation before any zoning changes get pushed through.</p> <p>Therefore, this email opposes the 263 page report and its recommendations that propose major changes to zoning without any public consultation.</p> <p>New apartments should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support much density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Also; the thousands of basement suites that exist could be modified and eased into code to offer a huge cost-savings in building and development, while keeping many of the existing old-timers.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>These and many other considerations are important for the citizens to have a say in the modification of any zoning at this time.</p> <p>Thanks for considering a public hearing first.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:05:57.997                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kerrisdale</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541533</b></p>	<p>Opposed to proposed rezoning                  Vancouver is a world class city, made so with careful informed planning. Its attributes are being risked by a single stroke of a pen. This re-zoning is proposing a massive change to Vancouver with ripple effects that are not being discussed or considered such as livability: moving people, park and recreation spaces, shopping, schools, property values, public safety and pollution - and destruction of heritage places and buildings.                  Casually dropping large scale density into an area requires careful thought. Yet its potential problems are not being debated, weighed or addressed. Instead measures are being brought into play to muffle neighbourhood input.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  Already allowed density has not yet been built and our transit system is staggering under the strain - ask the striking bus drivers whose issues are not only money. Neighbourhoods give any City it's character and is particularly true here in Vancouver.                  Will this solve the challenges of the Downtown Eastside" Or is this creating more potential challenges for future Councils"                  There are many reasons for maintaining diverse single family neighbourhoods and livability is large tenuous one. Massive irreversible change requires careful thought not knee jerk reaction to ill perceived 'solution?'.                  i urge Council to think before making such a massive change.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:07:01.11                  Service Provided</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541699</b></p>	<p>Attached is a letter of support for the rental incentives program. The letter is signed by Charles Gauthier on behalf of the Downtown Vancouver BIA. This relates to the November 26 meeting agenda item.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:08:14.533                  Service Provided</p>	<p>1 web attachment</p>



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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541781</b></p>	<p>I'm writing in support of rental-only zoning, as well as allowing apartments to be built along side streets. Any expansion of affordable rental options in Vancouver is crucial during this climate emergency. Let's support more people being able to live near where they work or study and close to transit!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:08:45.79                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541807</b></p>	<p>Dear Council,</p> <p>I am writing to voice my support for creating more rental housing. This city has a severe shortage of rental housing, which leads to people leaving, evictions, displacement and huge price increases. Thousands of families are cramming into far smaller spaces than necessary, because the cost of housing is so high. Furthermore, renters face a lot of uncertainty in their housing situation, since so many of us rely on condos rented by individual owners who could decide to sell at any time.</p> <p>My family is one of those affected by this rental housing shortage, we have seen our housing costs double over the past 3 years as market rents have exploded and we have had to make space for our new baby. Even though we have managed to stretch our budget to afford the rent, our landlord could move in or sell at any time. This is not a tenable situation for young families!</p> <p>I therefore urge you to support any and all incentives and programs to build more rental housing, especially the kind suitable for families - meaning on quieter side streets and near schools and community centres.</p> <p>Thank you</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:09:21.173                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013541983</b></p>	<p>The city's most recent proposal for rezoning as contained in "Rental Incentives Review Phase II Report Back" is a disaster. The process by which this report has been created and tabled for consideration is a disgrace.</p> <p>I DO NOT WANT TO LIVE IN A CITY MADE UP OF 4 STORY WALKUPS ABSOLUTELY EVERYWHERE. The charm of our single family home, or even laneway zoned neighborhoods is that these are family oriented neighborhoods. A radical increase in density without additional services will create the horrid lifestyle of apartments with people who drive to shop, then come home and sit in their apartment without socializing amongst the neighbors. Aside from a terrible social dynamic, IT WILL NOT SOLVE THE PROBLEM of affordable housing! If I can afford what these units will rent for, I don't need these units. In contrast this rezoning application may make the problem worse! A different proposal must be formulated and evaluated.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:54:35.223                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013542146</b></p>	<p>Dunbar 'guttred' by rental crisis, hopeful for Vancouver-proposed incentives</p> <p>by Toby Kerr</p> <p>Posted Nov 23, 2019                  Summary</p> <p>Bruce Gilmour is strongly in favour of the proposed changes as he says his neighbourhood is in crisis</p> <p>He says he doesn't blame developers for trying to turn a profit</p> <p>Gilmour believes major steps should have been taken sooner</p> <p>VANCOUVER (NEWS 1130) - A report that will go before Vancouver city council Tuesday contains new recommendations to get more rentals in the city quickly.</p> <p>Among them, a proposal to streamline the application process for developers and eliminate public hearings for new rentals along major arteries.</p> <p>Bruce Gilmour, President of the Dunbar Residents? Association, is strongly in favour of the proposed changes as he says his neighbourhood is in crisis.</p> <p>-It's now turning into a ghost town. Stores are closing and the stores are closing because the pedestrian traffic is declining and there's just a sense of disempowerment,? he says.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:55:17.513                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>Charles Gauthier</b>                  Ph #: <b>charles@dtvan.ca</b>                  Email: <b>charles@dtvan.ca</b>                  Case ID: <b>101013542574</b></p>	<p>Kindly find attached the DVBIA's letter of support for the above.</p> <p>Charles</p> <p>Charles Gauthier, MCP   President &amp; CEO                  Downtown Vancouver Business Improvement Association (DVBIA)                  Suite 325-1130 West Pender Street   V6E 4A4                  t/ 604.685.7811 x203 e/ charles@dtvan.ca                  Send me files at <a href="https://www.hightail.com/u/downtown">https://www.hightail.com/u/downtown</a></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:47:14.507                  Service Provided</p>	<p>Entered by Correspondence Clerk, please see 1 attachment 1 web attachment</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013542726</b></p>	<p>Dear Mayor and Council,</p> <p>I apologize for not being in attendance to speak today.</p> <p>I wanted to draw your attention to one important issue of the proposed Low Density Transition Area incentives.</p> <p>The incentives are not available in the Shaughnessy Heritage District. This is said to be on account of a recently completed ODP. On the second-to-last page of the ODP's First Shaughnessy ODP Heritage Design Guidelines is the following criteria for rental rezoning (<a href="https://bylaws.vancouver.ca/ODP/HCA_5of7.pdf">https://bylaws.vancouver.ca/ODP/HCA_5of7.pdf</a>):</p> <p>Consideration of rezoning proposals is limited to sites and developments that meet the following criteria:</p> <ul style="list-style-type: none"> <li>(a) the site does not contain protected heritage property;</li> <li>(b) the site does not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;</li> <li>(c) the site is located on West King Edward Avenue, Granville Street, or West 16th Avenue;</li> <li>(d) the site has a rear lane;</li> <li>(e) the application is based on city-wide policies seeking to increase the choices for affordable, rental, and special needs housing;</li> <li>(f) the proposed development demonstrates compatibility with adjacent development and with the heritage conservation area; and</li> <li>(g) the proposed development complies with the intent and objectives of these guidelines.</li> </ul> <p>There are +/- 25 or so half-acre lots along West King Edward between Oak and Arbutus, all with lane access. These were developed in the late 1940s and early 1950s for the most part - no heritage issues exist. These lots are ideal for rental development - and indeed there is currently a 35 unit purpose-built rental building under construction on one of them at 1037 W King Edward (<a href="https://rezoning.vancouver.ca/applications/1037wkinged/index.htm">https://rezoning.vancouver.ca/applications/1037wkinged/index.htm</a>). This building was built under the recently-closed AHC IRP.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:46:28.743                  Service Provided</p>	<p>Please see 1 attached 1 web attachment</p>

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<p>Nbrhood: <b>Dunbar-Southlands</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013542812</b></p>	<p>As a resident of Vancouver about to engage in the City wide planning process I question why the rental housing report is being considered today. I request that this report be deferred.</p> <p>The community consultation process that you are initiating is the best opportunity to determine the specific willingness of neighbourhoods to accommodate what types of increased density.</p> <p>You are diminishing the value of the forthcoming City wide consultation and making it difficult to engage my community in a fulsome and sincere sharing of neighbourhood expectations and opinions.</p> <p>Sincerely  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:45:37.38                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543173</b></p>	<p>Support more rental on safe quiet streets! don't forget townhouse and family friendly units.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:55:49.83                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543331</b></p>	<p>I understand that the the Council is reviewing a report this week which includes some of the consideration or recommendation.</p> <p>- Allowing 4 storey rental buildings along all streets within 150 metres of an arterial and within 400 metres of all school and parks.</p> <p>I feel this is lacks foresight and would fracture neighbourhoods, create a traffic and parking nightmare and would eliminate many already occupied rental units.</p> <p>A few notes:                  - Potential apartment sites include both sides of Third Avenue, Fifth Avenue, Eighth Avenue, and both sides of Alma St. and MacDonald St. The map does not show all of these arterials nor the potential sites around schools and parks.                  - Once the proposed areas around Tatlow Park, McBride Park, Volunteer Park, Bayview School and General Gordon School are included, there is virtually no area of West Kitsilano that will be exempt.                  - Land assemblies will be needed.</p> <p>Planners' economic analysis shows that the potential take-up in RT areas such as ours is high. There is no need to open up almost all the neighbourhood to apartments and land speculation. Local neighbourhood consultation should be used to identify appropriate areas if new purpose-built rental is identified as a City priority.</p> <p>Not only will this result in demolition of our heritage and character houses and the loss of our character streetscapes, it will lead to the loss of many affordable existing rental units, loss of sunlight, trees, and green space, and an increase in parking problems since parking in these buildings will not be required at all or not at current levels. And, in some places in the report, planners mention that 5 story buildings are also a possibility.</p> <p>Proper neighbourhood based planning must happen before neighbourhoods and communities are rezoned.                  Thank you,</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-04 16:26:24.437                  Service Provided</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543340</b></p>	<p>REGARDING CITY COUNCIL'S REVIEW OF THE REPORT TO CONSIDER THE FOLLOWING: Allowing 4 storey rental buildings along all streets within 150 metres of an arterial and within 400 metres of all school and parks.                  PLEASE ENSURE THAT A COORDINATED NEIGHBOURHOOD PLAN IS CONSIDERED BEFORE ANY THOUGHTS OF REZONING ARE CONTEMPLATED                  A few notes:                  Potential apartment sites include both sides of Third Avenue, Fifth Avenue, Eighth Avenue, and both sides of Alma St. and MacDonald St. The map does not show all of these arterials nor the potential sites around schools and parks.                  - Once the proposed areas around Tatlow Park, McBride Park, Volunteer Park, Bayview School and General Gordon School are included, there is virtually no area of West Kitsilano that will be exempt.                  - Land assemblies will be needed.</p> <p>Planners' economic analysis shows that the potential take-up in RT areas such as ours is high. There is no need to open up almost all the neighbourhood to apartments and land speculation. Local neighbourhood consultation should be used to identify appropriate areas if new purpose-built rental is identified as a City priority. Not only will this result in demolition of our heritage and character houses and the loss of our character streetscapes, it will lead to the loss of many affordable existing rental units, loss of sunlight, trees, and green space., and an increase in parking problems since parking in these buildings will not be required at all or not at current levels.</p> <p>And, in some places in the report, planners mention that 5 story buildings are also a possibility.</p> <p>Proper neighbourhood based planning must happen before neighbourhoods and communities are rezoned.                  Thank you,</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:57:13.74                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543349</b></p>	<p>Dear City Council Member                  I have a question. Are you becoming a Vision Satellite?                  We in Kits reside in a quiet, friendly neighborhood with old charm houses.                  When the City wanted lane way houses we complied. Now you want to rezone the neighborhood to include 4 story apt. You and I know that Developers get greedy and the 4 stories will become much higher. If you drive or walk around West Kits you will find wall to wall cars on both sides of our streets as a lot of the houses have converted to multi family dwellings with 3,4 and 5 suites. They keep the character of Kits.                  I voted for this council because I thought you were different from Vision and would consult with the residents who would be affected. This is a pet friendly neighborhood which helps people to stop and talk and get to know each other.                  I am disappointed that this council had been taken over by developers. I have seen this happen all over Vancouver. Take the monstrosity of the Cambie corridor. You will never change the homeless situation as any apartments that will be built will be out of reach for the normal working class.                  If you want to stay in office listen to the people who voted for you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:57:42.997                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543352</b></p>	<p>I have been a home owner in Vancouver for 30 years. Density increases bases on an ideological position (more density for rental accomadation.) will quite likey cause MORE problems than it solves. 4 story buildings along main streets seems sensible. More? Not so much .</p> <p>Please consider looking after the residents that live here and voted for you. The traffic congestion is shocking and frightful at times and the infrastructure has not kept up. (Think about the advance left hand turns that are in serious short supply)</p> <p>Pleas please consult the citizens these changes will affect. Please delay the passage of these zoning changes which have received ittle public input. Please, WHO benefits?</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:58:13.22                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543355</b></p>	<p>I am most in favor of the rezoning being proposed by the City to allow 4 with some 5 story residential buildings along residential streets.                  WHY: Because I am looking for housing which all but none existing in my part of Vancouver. It looks like I may need to leave the City to find housing after being here 44 years.                  Also the density proposed will add life to the residential streets.                  I would encourage the City to consider Coffee shops, Neighbourhood grocery stores, Seating at key intersections for locals to congregate and take in north shore views and Other amenities along these residential streets as well.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:58:46.707                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>South Cambie</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543364</b></p>	<p>This letter is opposed to the 263-page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding many years of neighbourhood-based planning.                  After the far-too-many years of Vision's insensitive and inept governance of Vancouver, it would be very disturbing to see the Council, which we elected last year to replace Vision, wipe out years of careful planning and consultation by approving this report. Why did I and my fellow citizens (and in my community that included developers and real estate agents) spend so much of our time working with the City to develop workable local plans that balanced diverse needs, including that of population growth" Don't our current City planners and civic politicians respect our knowledge and community spirit"                  Please do not approve this omnibus report, which is a Band-Aid solution for the many complex housing and other problems Vancouver is facing. Ask City staff to take the trouble go out and consult extensively with our communities.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 12:59:15.903                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543369</b></p>	<p>Mayor and Honourable Members of our City Council,                  Do you really want your legacy to be the City Council that destroyed Vancouver's character, heritage neighbourhoods? I would assume that if you have gone through the trouble, effort and expense to be elected as either a mayor or councillor in this city it is because you care about Vancouver and want to do your very best to see this city flourish.                  However, to quote a popular Canadian icon "You don't know what you've got till it's gone" and "They've paved paradise and put up a parking lot". That could potentially be you- our current city council. I totally agree that there is a deplorable lack of affordable rental housing in this city. Young people and their families are essential to the livability and vitality of our city and it is essential that we find a way to house and accommodate them.                  However I question the ways that you have decided to provide housing for the young families in our city. The current plans that you will vote on this coming Wednesday include rezoning changes to allow rezoning to four story buildings along both sides of Third Avenue, Fifth Avenue, Eighth Avenue, and both sides of Alma St. and MacDonald St. This is an important heritage neighbourhood. Please do not destroy it. There are other way to provide affordable housing.                  LACK OF TIME AND NOTICE - There has been no public consultation and not enough time to consider the 236 page report. This is what Vision council did when bringing forward previous rental programs like STIR without consultation and this council was elected to do things differently.                  UNDERMINES CITY-WIDE PLAN AND CURRENT PLANS - The proposed land use policy changes should be considered through the City-wide Plan process and not overriding current plans without any public consultation that should be considered on a neighbourhood level as well as city-wide.                  HOUSING TARGETS ARE NOT REALISTIC - Staff have still not provided data and rational on how they got their housing targets that are over double what can be justified by census data.                  BIAS TOWARDS NEW CONSTRUCTION - The small amounts for retrofit of existing rentals is not nearly enough to be viable. The new construction incentives will put existing rentals at risk, undermine character house retention incentives and heritage buildings at risk. Existing rental buildings and heritage listed buildings should be exempted from rental incentive programs. More should be done for character retention incentives to create more rentals through secondary suites.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:25:55.6                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543411</b></p>	<p>Re: General Location of Blocks That Can Be Considered for Rezoning in Low Density Transition Areas - 2nd and Larch, Vancouver, BC</p> <p>I understand that an omnibus-type Planning Report is heading to council this week.</p> <p>I am firmly against any rezoning city council is considering that will affect my Kitsilano neighborhood for the worst. Not only will this result in demolition of our heritage and character houses and the loss of our character streetscapes, it will lead to the loss of many affordable existing rental units, loss of sunlight, trees, and green space, and an increase in parking problems since parking in these buildings will not be required at all or not at current levels. We are already having issues within our neighborhood for parking, and densifying this area will NOT make it any better. This rezoning will change 2nd and Larch's inherent uniqueness that we all love and are accustomed to living within.</p> <p>The rezoning that your considering , CANNOT and SHOULD NOT, happen to our kitsilano neighborhood, specifically 2nd and Larch. There are plenty of areas within Vancouver that can be looked at for destruction, or as it seems to be phrased by city planners- gentrification. The Kitsilano area is unique and should stay that way. There is NO NEED for 5 story or higher buildings along our quiet streets, lined with heritage/character homes and other 3 story apartments.</p> <p>It is bad enough a privatized Thorofare (Point Grey Rd) was approved by the past VISION mayor and city council. Seemingly these elected city officials were not waiting for approval from residents, instead passed this quickly and quietly with what I can only assume was political payback. Is this new mayor and council possibly following in those footsteps?</p> <p>We who live in and around 2nd and Larch find your willingness to change our wonderfully quiet neighborhood to a place where affordability is out the door, parking will be even more of a nightmare, sunlight will be non-existent, and the peace and quiet will be a thing of the past.</p> <p>Please consider the request of this resident whose tenure <b>s.22(1)</b> years in the same home, TO STOP THE REZONING OF 2ND AND LARCH.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:26:32.12                  Service Provided</p>	<p>Please see 1 attached                  1 web attachment</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543876</b></p>	<p>I support rental only zoning keep going !</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:27:00.533                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543897</b></p>	<p>I support the 5 initiatives aimed at providing more, and more timely, rental units in Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:27:33.413                  Service Provided</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/26/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013543899</b></p>	<p>Great to hear about the plan to promote more middle income rentals. How many rentals will be for \$30k households and how many for 80k households? Based on rent being 30% of your net income the range in rents would be approx. \$750-\$2000/mth. That's a huge difference and if they're mostly priced towards the higher end of the spectrum I have my doubts about how helpful this policy will be for middle income singles and low income families.</p> <p>Good start!  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-06 13:28:00.9                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536327</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city.</p> <p>I support speeding up development times and reducing fees to help build housing that families and workers can afford close to parks, schools, and shopping centres.</p> <p>I support using incentives to make sure we build rental buildings - not expensive condos.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:37:18.107                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536346</b></p>	<p>Dear Council - while I understand the desire to streamline the approvals process for 6 floor rentals, I urge you to reject the notion of zero public consultation for those projects. Certain sites have issues that require adjustment, like areas where above 4 floors a building would destroy a critical viewcones. An example of that occurred on Burrard at West 5th. Without the consultation, the last views to the ocean would have been permanently erased. Engagement was the subject of a 2-day council focus meeting in March 2019. In the face of all the talk at that Special council meeting, it is shocking that you would even consider a no-engagement system. This was the direction the former council that was ousted leaned, and they were removed as a result. Too much damage is done by blanket top down decisions without community comment. Even worse, the vast bulk of the rentals you are building will far exceed affordability, just like the Rental 100 on 6th &amp; Fir that remains without sufficient tenants. The Cariolis report and the report before Council caution about certain barriers and issues - these are being ignored in the resolutions in Council's haste to produce 'numbers' instead of a successful solution. Too much is being improved before other plans are in place.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:46:00.687                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Sunset</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536703</b></p>	<p>Regarding the City's intention to densify single family residential areas in the upcoming report. Vancouver already has substantial areas that can or could be redeveloped if desired without further rezoning. As we have seen neighbourhood rezoning results in increased property speculation, empty houses awaiting redevelopment, lack of infrastructure, and overall a less desirable community. Council's recommendation should be to your Planning people for a creative and strategic approach and come back with a new plan to incentivize housing in existing higher density zoned areas with the accompanying infrastructure. Previous rezoning has been a failure and this is just more of the same.</p> <p>Examples. Drive down Oak Street and see the empty homes fenced off of the various land assemblies driven by property speculation and rezoning. Look at the empty lands at Jericho, Fraser River, Oakridge Transit, Little Mountain, the RCMP lands, and many other large tracts with little or no development. Also, encouragement should be for existing arterial commercial properties to build up with some form of tax rebate or fee waiver. Council should be announcing an empty land tax on developers holding empty properties rather than just pursuing individual home owners.</p> <p>Action is needed on the money laundering and other questionable/criminal activities that occur in the Vancouver property market. While an enquiry has been launched, Council should be directing the Premier and Prime Minister to take action to pursue the offenders and start seizing ill gained properties identified. Enough talk and studies.</p> <p>Another failure we see with Planning initiatives is the lack of proper infrastructure in place for densified development. Schools and transit are prime examples but that extends to community centres, libraries, health care and emergency services. City policy is also obstructive in construction and affordability by significant permit process delays and costs for new development. An example mentioned is the new Marpole Community Centre delayed 5 years after a decades long process. Two of those years are being attributed to obtaining a City permit!!!</p> <p>As for temporary housing a better system has to be created for turnover so accommodation is available to the next round of homeless. Operators should be evaluated on their success of integrating people back into the mainstream society quickly and incentives provided to tenants such as rebates for substance and criminal free success. Right now we are in an endless cycle of providing more temporary housing that will end up becoming permanent.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:46:41.48                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Please see 1 attached</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Business or Company</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536731</b></p>	<p>Please see letter attached regarding the Rental Incentives report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:38:18.607                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your letter has been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>Please see 1 attached                  1 web attachment</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536928</b></p>	<p>I am writing with respect to the Rental Incentives Phase 2 report, or at least the aspect of it that seems to allow for increased height and density, and change of use, without resident involvement or public hearing, defacto spot rezoning without even the need for formal rezoning or resident involvement. It's a complex and nuanced document, and perhaps the rental Incentives are intended only to supplement, not replace, resident involvement and public input in each individual case. However, unless I missed it, I find the lack of any specific statement to that effect disturbing.</p> <p>I suggest that all rezoning, even defacto rezoning, should always follow a consultative planning process with neighbourhood residents, and a public hearing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:38:52.537                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537083</b></p>	<p>Dear Mayor and Council:</p> <p>I'm in agreement with Councillor Hardwick's points with this issue. I respectfully ask that all of you do your due diligence. Rational and deep critical thinking is required by all of you to do right by the people of our city and allow for due process. I demand **real** public consultation. I'm completely opposed to just the few of you making decisions that hugely impact the future of Vancouver. It's undemocratic to say the least.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:40:06.183                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Sunset</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537118</b></p>	<p>This is to oppose the MIRHPP, which is going to benefit developers and property owners to the detriment of existing rental buildings, character homes and heritage buildings. It will only increase the cost of owning and/or renting a home in Vancouver. It will also be in conflict with CoV's environment friendly green initiative by contributing hundreds of thousands of tons of carbon emissions; causing traffic congestion and improper dumping of untreated sewage into waterways. It should be placed on hold and reconsidered, with due public consultation, as part of the City-wide plan.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:39:30.857                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your concerns have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537119</b></p>	<p>I think Gil Kelly &amp; his Planning Dept staff have gone out of their collective minds in putting forward the proposals in the 263 page Rental Incentives report. Why doesn't Council give owners of rental properties a break on property taxes instead of even considering these draconian changes to Vancouver's communities? Easing up on taxes would go along way to bringing more rental suites onto the market. Please do not approve this report.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:41:13.317                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537280</b></p>	<p>Dear Mayor and Council, Please find attached letter regarding the Rental Incentives Review Report. I strongly disagree with the FSR restrictions which have been implemented to rental redevelopment in RS/RT zones (on arterials). I am extremely confident that these FSR limits will result in no rental redevelopment whatsoever.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:43:49.373                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your letter has been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>Please see 1 attached 1 web attachment</p>
<p>Nbrhood: <b>Victoria-Fraserview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537301</b></p>	<p>What about incentives for hotels and short term rentals? With fewer mid-level hotels in Vancouver and ever-increasing demand to visit the city, the incentive for owners to, legally or not, rent their homes to tourists will continue to put pressure on the long-term rental market.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:44:26.177                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537323</b></p>	<p>Please vote yes for the new rental policies this week. We need to build small apartment buildings in areas zoned single family and have 20% of rental building units set aside for those making \$80K or less; and speed up development times and decrease fees for affordable rentals. We need to build rentals and affordable rentals for Vancouver residents to live in. If a Canadian with a full-time job can't afford to rent or buy where they work - where do they live?</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:45:21.627                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537535</b></p>	<p>The Mayor's plan to build more rental housing fails in two ways. First it doesn't include any social housing. We need buildings that are 100% subsidized for any reasonable housing plan in Vancouver. Vienna remains a shining example of what can be done with extensive social housing projects in this regard. Second, the Mayor's plan fails to understand that if we simply build more housing, it won't solve the problems of demoviction and renoviction or of high rents. Market prices will not magically be lowered if we build more rental housing. Rents may stagnate for a time but they will continue to rise at or above inflation, and continue to force average vancouver residents out of their neighborhoods. Landlords will still have the economic incentive to evict tenants with low rents, and raise rents one they are gone. We need real rent control where the rent is tied to the unit, and city rules that set rents based on maintenance costs, inflation, and current tenant income. Without these critical regulations, the rental affordability crisis will not go away. Period.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:47:19.983                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013537674</b></p>	<p>Please read the attached. I have objections about how all the side streets backing onto Trout Lake (John Hendry) park are allocated to rental-only zoning, where it is quieter. There needs to be an equitable opportunities for people to buy beside the quieter sections of the park too, and not just on the busier section near Grandview Highway or on one section of East 19th Ave. As well, please request from the planners how they can guarantee that there will be no land lift and that property taxes of affected homeowners won't suffer.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:48:33.6                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Please see 1 attached 1 web attachment</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>Dr. Paul Kershaw, Founder Generation Squeeze</b>                  Ph #:                  Email: <b>paul.kershaw@ubc.ca</b>                  Case ID: <b>101013538142</b></p>	<p>Re RTS NO.: 13427, VanRIMS No.: 08-2000-20, Meeting Date November 26, 2019: Rental Incentives Review Phase II Report Back.</p> <p>This letter is intended for distribution to City Council</p> <p>Generation Squeeze encourages the City of Vancouver to use city land zoned for residences more efficiently and fairly, starting by adopting staff recommendations in the report of November 15, 2019</p> <p>PLEASE FIND ATTACHED A SUPPORTING LETTER</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:50:00.587                  Service Provided                  Hello Dr. Kershaw,</p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Please see 1 attached 1 web attachment</p>

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<p>Nbrhood: <b>Oakridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013538145</b></p>	<p>We are a senior couple that rents. Please try to have some adult oriented buildings. Also, my <b>s.22(1)</b> had to move away because Vancouver is so expensive. We need to have them and their children stay with us when they visit. The rent of 2 to 3 bedrooms are out of this world! And, the vast majority of rentals do not allow all sizes of dogs. Our dog is a <b>s.22(1)</b>. I bet she is a lot quieter than a lot of the little dogs allowed! We must allow rentals for all sizes of dogs.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:50:41.353                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013538777</b></p>	<p>Re: Rental Incentives Review Phase II Report Back</p> <p>I have recently become aware of this report to be considered at your upcoming meeting. While I'd like to participate in this meeting, I note that it is held during working hours, so it is difficult for working people to contribute.</p> <p>I note further that this is a very lengthy report and I can't imagine that you have had sufficient time to digest its contents and review it with your constituents. I would respectfully suggest that the report be tabled until there is sufficient time to allow you to thoroughly study it and consider its implications and that you allow public submissions during a public hearing outside of regular working hours.</p> <p>One concern I have in my reading of the report is that it doesn't deal at all with preservation of heritage. The city's heritage policies focus on individual buildings and do not seem to consider heritage context. It's not enough to preserve only the heritage building without regard for context, otherwise we end up with the situation shown in the attached image (from Portland, OR). Exempting heritage buildings from new rental regulations would be a good start, but it is not enough -- the context of the heritage buildings within neighbourhoods needs to be preserved. Apartment buildings of the form described in the report should not be permitted in blocks containing designated heritage buildings.</p> <p>The changes proposed by the report are far reaching and will affect Vancouver for the next 100 years. Please give it the time it deserves.</p> <p>Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:51:28.037                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Please see 1 attached 1 web attachment</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013538822</b></p>	<p>Thank you Kennedy, for the new housing proposals. They all sound like positive steps toward solving our housing crisis, with the exception of "ONLY 20% of people earning under \$80K per year", which leaves out masses of moderate income residents desperately needing affordable housing now. My hope would be to go in this direction, but find a way to change those % and numbers around to support more moderate income citizens, and keep us all from facing an ever worsening crisis. <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:52:59.13                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539170</b></p>	<p>Dear Mayor Stewart:</p> <p>I appreciate the need to increase the supply of rental housing in Vancouver.</p> <p>However, this should not be done by high-handed City action to impose decisions on neighbourhoods without proper consultation. We have seen too much of that in the past from the Vision Council. This Council under your leadership is supposed to be different. Are you?</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Thank you for your attention to this letter.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:44:14.543                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk.                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539182</b></p>	<p>Dear City of Vancouver Mayor and Councillors,</p> <p>I am completely against the Rental Incentives Review Phase proposal!</p> <p>Removing the ability for public citizens and taxpayers to have any input whatsoever on the future development of their neighborhood is undemocratic, if not treasonous.</p> <p>This proposal appears to avoid rezoning hearings and circumvent public input by easily allowing development companies to move forward with their projects with no obstructions.</p> <p>More so, it appears that this proposal appears to be one that caters solely to development companies, all in the name of faster and increased density.</p> <p>Home owners in affected communities contribute significantly to the City of Vancouver's budget on an annual basis through significantly high property taxes. This should give them a stake in ANY or ALL decisions that may affect them or their neighborhood, and allow them the opportunity to contribute their opinion.</p> <p>I suggest that if the Mayor will consider seeking re-election in the future, he should abandon this ridiculous proposal (and his invalid and biased "survey"), and focus on serving the taxpaying constituents that elected him instead of appeasing development companies whose sole priority is to make money.</p> <p>Do the right thing and throw this ridiculous proposal (and the Mayor's supposed "survey") right into the same trash can it came from.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:45:47.903                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk.                  No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539192</b></p>	<p>Good afternoon,</p> <p>I strongly oppose the idea of apartments being built in the quiet residential areas of Kitsilano. We already have increased density by allowing lane way houses and rental suites in each new home being built. Why do we have developer orientated planning? It will change our neighbourhood for the worse.</p> <p>With all the increased density going on, why is there no new parks or community centers? How can our infrastructure support all this increased density that is going on? We all moved to this area as everything that made this area popular was here. There were many family owned stores and restaurants that we could walk to. Mechanics and collision repair stores were also in the neighbourhood.</p> <p>It will significantly change our neighbourhood without our participation in the city-wide planning process promised by every Councillor during the last election.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:46:19.76                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk.                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539193</b></p>	<p>Dear Mayor and Council,</p> <p>I wanted to express my support for greater density and higher building heights in all areas of the city. We should allow buildings of 6 storeys on all streets. As a renter who's struggling to stay in this city I support waiving DLC and increasing density for rental on everywhere in the city. I struggle to see councilors requesting funds from the both the federal and provincial government but are not willing to waive taxes on local projects that offer lower costs rent. I also strongly believe we should remove all parking requirements and encourage developments with zero parking. Seattle has been building numerous zero parking residential buildings with tremendous success. We have quality active transportation network, car sharing, and transit, many people in this city do not own cars and should have the option to live in buildings without parking. I hope everyone who voted for declaring a climate emergency takes action towards removing parking requirements and increasing density in all parts of the city.</p> <p>Thank you,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:46:51.92                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539200</b></p>	<p>I have just seen your proposal for rezoning of upper Kitsilano (Secure Rental Policy Program). This is a terrible plan and will result in the complete destruction of the Kitsilano neighbourhood as we now know it. I was also opposed to the 2016 plan of allowing the building of townhouses and apartments on our arterials. This latest program is even worse.</p> <p>The city is determined to ruin our neighbourhood and others in order to increase density with the obvious benefit of increased tax dollars to the city. The city has set a priority of building high density housing at the cost of the current residential community. What about our rights and concerns? The so-called "Consulting with the community" is a total farce. No matter what is opposed, the city just keeps plowing ahead with its own agenda.</p> <p>I would like to see other proposals that provide a compromise solution. Allow for some increased density while still retaining the character of our residential neighbourhood. I thought the opening up of secondary suites and the laneway home program were an excellent way of increasing density in a neighbourhood friendly way. When I bought my small Kitsilano home <b>s.22(1)</b> I immediately built a legal secondary suite and have had rented for <b>s.22(1)</b>. When the laneway program came in, I built a laneway home and have had it rented for <b>s.22(1)</b>. As a <b>s.22(1)</b> I needed the added income and felt I was doing my bit to provide rental housing in the community. I did it because I did not want to see the neighbourhood become a mass of townhouses and apartments. Now, a few years later, that is exactly what you are proposing.</p> <p>I completely oppose this program and ask that you go back to the drawing board and come up with a compromise plan that does not destroy the character of our neighbourhood.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:47:29.857                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539206</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes. Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead. New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.</p> <p>I have lived in Vancouver (Kitsilano) for nearly 14 years, and have seen the character of the city and my neighbourhood change almost beyond recognition over that time. Whole streets have seen beautiful character homes, which if renovated to original size, may have made a house purchase possible for someone like me (a dual income couple with no kids). But instead, they are demolished and replaced with huge houses that consume the entire lot, driving up prices. Or they are demolished for blocks of condos, thereby reducing inventory of single family detached homes, with the same result of driving up prices of detached homes. I'm convinced that the large scale demolitions of smaller character homes, has been a large contributor to the affordability issues of single family homes in Vancouver. I plead that city council see sense and stop the further degeneration in the character of Vancouver's neighbourhoods.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:48:01.55                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539211</b></p>	<p>I am strongly opposed to the 263 page report recommendations that have been proposed for major changes to zoning without any meaningful public consultation. In fact the City of Vancouver is undermining the entire current zoning plan and eliminating the neighbourhood-based planning process. New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. I am a born and raised proud Vancouverite and do not want to see neighbourhoods throughout the city destroyed. I agree we need more affordable rental housing and I think there are many to achieve this without ruining our city. The RS and RT zones especially off main arterial roads should not be places for apartment buildings. I support secondary suites and laneway homes which do add to our housing stock. I believe the City can create a great deal of housing by focusing on allowing greater density for rentals on main arterial roads. For example, Broadway especially on the east side is under developed. I have been trying to develop a rental 100 project on Broadway for 3 years now and we are only at the DP stage. We have run into roadblock after road block with this project which is completely insane! We are only allowed a 3.0 FSR which in my opinion isn't enough especially if you want to increase the number of rentals in this city. There are opportunities such as our project all over the city that could potentially allow more FSR to create more rentals which would reduce the need for rentals in RS and RT zones. I hope you will take my opposition to your report seriously.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:48:38.303                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539219</b></p>	<p>Dear Mayor and Council:                  I am writing to strongly oppose endorsement by Council of staff's Rental Incentives Review Phase II Report because:                  - It recommends a radical rezoning of my neighbourhood of Upper Kitsilano with no regard to promised consultation through a city-wide planning process;                  - the city-wide planning process was promised by every Councillor during the last election and was the basis of most Councillors' electoral support;                  - It is an elaboration &amp; expansion of a policy pushed through by a lame-duck Vision-dominated Council that was thrown out by the electorate;                  - It is a continuation of the former Vision-dominated Council's top-down, autocratic, developer-oriented approach to governance;                  - It describes my neighbourhood of Upper Kitsilano as a "transition area" without stating what my neighbourhood is in transition from. Are we to assume that this report anticipates re-zoning of the western portion of the Broadway Corridor to allow for high-rises" And is my neighbourhood of Upper Kitsilano thus described as "transitioning" from high to low-rises" If so, preparing to rezone my Upper Kitsilano in accordance with re-zoning of the Broadway Corridor that, at this point, is merely a glint in the eye of Vancouver's growth machine, is not only bad planning it is an outrage to democratic process.                  In 2016, residents of of Upper Kitsilano opposed the Interim Rezoning Policy / Affordable Home Ownership programs that proposed townhouses of 3.5 storeys &amp; apartments of up to 6 storeys within 100 metres of all arterial streets (West 10th, West 16th, Alma &amp; Macdonald. The Rental Incentives Report proposes a an even more radical rezoning of our neighbourhood in the form of the Secure Rental Policy program. This new proposed program would allow rental apartments within 150 m of arterials, and within 400 m of parks &amp; schools. As shown in the green areas of the attached neighbourhood map, this could result in 5 or 6 storey apartments in almost our entire neighbourhood. The green areas would be rezoned for automatic approval of applications for development, rather than each application going through a rezoning approval process with opportunities for public input.                  This would leave a small doughnut hole in the middle of Upper Kits that staff would then propose to upzone for continuity. The Upper Kits neighbourhood would be the mostly heavily impacted residential area in the entire City and this program would simply erase it along with the community that lives here.                  For many years, residents of Upper Kitsilano have pointed out that residential areas in Vancouver are already 3 family zones, allowing secondary suites &amp; laneway houses. There is good evidence that adaptive conversion of existing homes for more suites would allow greater densities without displacing existing residents, destroying existing communities and contributing to already overfull landfills. Current residents include rent</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:50:27.103                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk. Please see 1 attached 1 web attachment</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539223</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:51:17.157                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539230</b></p>	<p>Dear Vancouver City Council,                  I am writing with my objections to the council meeting tomorrow in which to discuss a blanket rezoning for Vancouver to allow for new density and high rise buildings. I object on several grounds were including increasing density without proper thought of the impacts.</p> <p>A quick decision that will impact the entire City for generations, at a morning meeting that gives people little time to prepare arguments or make arrangements to attend is so very wrong. I would love to be there to share my objections in public but cannot rearrange my busy work day for that. You have no respect for people's time or thoughts and I am sorry I voted for a lot of you, a mistake I will not make again.</p> <p>Vancouver needs more doctors and nurses as well as teachers and police. We have no transit system to support a huge influx of people and the poor service we do have is about to strike.                  We need the opioid problem addressed before rezoning.</p> <p>Work on essential services, amenities and infrastructure before cramming more people into a City that cannot handle a population increase.                  There are many buildings in the East End and even downtown, that will need to be demolished at some point soon, create affordable housing there, we do not need new buildings we need to renovate and fix what already exists in Vancouver.</p> <p>Affordable housing should be included in new builds near hospitals and public schools, not places like Kitsilano, a borough with a private hospital and several private schools.</p> <p>Do not make a sweeping decision on rezoning the entire City in the same fashion - if an area, for example Kitsilano is full of 4 storey condos, townhomes, single family homes and duplexes, only build 4 storey condos, townhomes, single family homes and duplexes. To do otherwise will hurt you at the polls, people do pay attention to the voting records of Council Members.                  Please forward to any Council members I have left off this email.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:53:14.187                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Oakridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539235</b></p>	<p>This letter is OPPOSED to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood based planning process.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighborhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density including rentals.</p> <p>This council needs to take a step back, take a breath and look at a long range plan for our beautiful city. Once you have destroyed the character and livability it is never coming back.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:53:45.63                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539238</b></p>	<p>This letter is strongly opposed to the 263 page report recommendations that propose major changes to zoning without consultation, while severely undermining the City-Wide Plan and virtually gutting and/or overriding the neighborhood-based planning processes that are so valuable to all citizens.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighborhood-based planning to determine appropriated locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>I am also very much opposed to changes to zoning bylaws that would allow 12 storey wood frame buildings.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:54:19.653                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539239</b></p>	<p>To City of Vancouver, Mayor Stewart, and Council,</p> <p>It's true that cities must and do change over time, and that sometime bold action must be taken. At the same time, actions without consultation and compromise are in my experience almost always a disaster.</p> <p>I OPPOSE the zoning recommendations of the Rental Incentives Review Phase II Report because there was little or no consultation with the neighbourhood where I live, within the West Point Grey area, because there is already a 30-year plan in place, because I don't see that the plan is much more than a conventional, generic, one-size-fits-all solution, and I'm not convinced at all that it will really benefit renters. If this plan is to be altered, I recommend that all those affected in the neighbourhoods be consulted and listened to and that a much more respectful consultation process be put into motion.</p> <p>Further, the very brief time for community consideration of the Report and the vote on City Council is unacceptable, don't you think?</p> <p>The neighbourhood will soon be altered by the Jericho Lands development, which I don't oppose, and the considerations of these new neighbours must be taken into account as well as those who live nearby. Our neighbourhood is already in transition, and I respectfully submit that any changes to the current plan should be approached after the Jericho Lands development has been completed.</p> <p>I can tell you right now that the rather dangerous intersection of 4th and Alma is not ready for more local or commuter traffic, and a 14-story tower, or several equivalent towers, plus the the Jericho Lands development, and the potential four-story apartment buildings on the side streets will create a bottleneck for the ages in a neighbourhood that will be much closer to the ocean thirty years from now than it is at the present.</p> <p>And will these developments get people out of their cars? I once thought so, but see no evidence of anything but the acquisition of larger and larger automobiles and trucks that now make some of the side-streets single lane traffic plugs. Current bike lanes are already affected.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:54:50.607                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539243</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:55:21.07                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539247</b></p>	<p>Mayor Stewart and Council of the City of Vancouver,</p> <p>I am writing to protest certain of the recommendations in the above report.</p> <p>A city is made up of a wide variety of districts and neighborhoods. Vancouver is blessed by a beautiful mix of attractive neighborhoods that are our pride and joy, and that are the envy of many other cities. I recognize that there is an alarming shortage of reasonably priced rental units that needs to be addressed. In so doing, let us not do away with the charm and livability of our existing residential neighbourhoods.</p> <p>I live in West Point Grey, and have done so for <b>s.22(1)</b>. It is my wish to continue to do so as I "age in place". To that end, I have participated in a long series of community planning exercises with the City that has resulted in the City-approved West Point Grey Community Vision in 2010. The citizens of this area strongly endorse RS and RT zoning, and equally strongly reject the encroachment of multistory buildings and commercial developments.</p> <p>Our ideal is to have quiet, sunny, tree-lined streets, with ground-based housing that is conducive to having grounds for children and adults alike to play, relax and cultivate green spaces. Surely Vancouver can manage its housing arrangements in such a way as to retain many such neighbourhoods. The alternate proposal seems to be a rapidly encroaching monoculture of high-rise areas across the city.</p> <p>West Point Grey is already entertaining the development of the Jericho Lands that will markedly increase the density of this area.</p> <p>I therefore urge the City Council to review the proposed report with the intent to sensitively respect and preserve the character of my neighbourhood and the lifestyle of its citizens.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:55:49.137                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539258</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:58:59.97                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your concerns have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539267</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>My wife and I have been residents of Vancouver for almost our entire lives. We accept the fact that housing (especially affordable housing) is a major issue in Metro Vancouver. We also accept the fact that rental housing is required and that densities need to be increased within Vancouver. However, we are totally opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 16:59:31.83                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539271</b></p>	<p>Dear Vancouver City Council,                  I am writing with my objections to the council meeting tomorrow in which to discuss a blanket rezoning for Vancouver to allow for new density and high rise buildings. I object on several grounds and allow me to list them in order.                  1) The lengthy report was only given to Council a few days ago there is not time for a proper analysis and it would be foolish to rush a decision.                  1b) Rushing a Council meeting with such a long term effect on the city and without public consultation is very underhanded and sneaky with Trumpian parallels.                  2) This decision will impact Vancouver for decades to come, rezoning applications should always be decided on a case-by-case basis.                  3) It using Affordable Housing as an excuse for tall buildings which will generate more income for Developers. Instead of selling off condos they will have a permanent income of rent.                  3b) Building rental units does not allow for people to own or buy their property; rental housing tells people they will never own, renting is the best they can ever do. Psychologically this is not a good decision, whether people realize it now or not, these housing developments breed long-term resentment.                  4) It does not consider the people who already live in these areas. I am one of the many individuals living <b>s.22(1)</b> where the development at <b>s.22(1)</b> would destroy my sunlight and have a tower of people able to see in to my back garden.                  4b) Why aren't these developments considered in areas without housing nearby, for instance Lake City or many other locations along the Millennium Line, where transit already exists.                  4c) Sunlight and privacy will be concerns within these developments as well as the surrounding areas.                  4d) Not all people who own property are rich and spoiled brats who deserve to have their "luxuries" of sunlight, calmness, and privacy taken away. These are actual comments I have found on Social Media.                  5) Mass rezoning has no positive impact on the environment. Any rezoning should include provisions for greening the buildings and area. Which again comes back to this needing to be decided on a case-by-case basis.                  5b) There is a shortage of doctors in a lot of areas of Vancouver. Not all areas, few in fact, can sustain an increase in population. Unless all developments come with doctors, police, teachers, and other amenities, we are back to the argument that rezoning has to be a case-by-case decision.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:00:17.473                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539275</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:00:46.91                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539281</b></p>	<p>Dear Mayor and Council,</p> <p>I have lived in Vancouver most of my life and am now disappointed and frightened by the authoritarian tone our mayor and city council are espousing. Citizens and land-owners must be respected.</p> <p>I am opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:01:21.183                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539288</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>We are strongly opposed to the recommendations that propose major changes to zoning without consultation with property owners and residents. We feel the dramatic increase in density undermines the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry and Character Houses should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:02:05.503                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539304</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p> <p>Despite what Mayor Stewart thinks, Council and staff need to start respecting the WPG Community Vision - which is representative of the residents and taxpayers of West Point Grey!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:03:13.663                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539309</b></p>	<p>Dear Mayor Stewart and Council, City of Vancouver,</p> <p>As a Vancouver citizen, I am writing to express my opposition to the subject report recommendations that propose major changes to zoning without neighbourhood consultation, and which threatens character and heritage home retention incentives. It concerns me that the recommendations will effectively undermine the recently initiated City-wide Plan and will override neighbourhood-based planning processes.</p> <p>While I am very sympathetic to the challenges facing the city to provide affordable rental solutions, I am deeply concerned that the proposed fast track approval and construction of 4 story apartment buildings on side streets without consultation with communities will significantly alter the character of Vancouver's neighbourhoods.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning and consultation on building form and design. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals, while in general managing to retain a sens of neighbourhood character.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors. Further, I recently read that the BC government has just changed the building code to expand options for secondary suites in duplexes, townhouses, rowhouses, and other multi-family dwellings. These are the types of options for increasing rental stock that should be implemented immediately as they will allow increased density without drastically changing neighbourhood character.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs. Instead, heritage retention incentive options should be promoted, to halt the erosion of distinctive local architectural styles that speak to the history and heritage of our city.</p> <p>Please continue to increase and implement incentives for character house retention with more rental suites, which I believe Council has already been considering. These previously well thought out options should be evaluated and where appropriate, implemented. Such measures should certainly be taken before recommending large scale policy initiatives such as out of scale four storey apartments in single family neighbourhoods, which will further greatly detract from the sense of neighbourhood character which makes our city unique.</p> <p>There are other ways to construct affordable rental units which would fit in much better into existing neighbourhoods, including multi-family units which are more house-like in appearance than a four story apartment block.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:05:03.01                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539313</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>RE: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.</p> <p>I have lived around the world <b>s.22(1)</b> and I have never seen the level of destruction of character homes and the impact on the surrounding community, as I have experienced in Vancouver in the <b>s.22(1)</b> I have lived here. In the city of Toronto, the duplex <b>s.22(1)</b> is still standing, and the homes built over 100+ years ago have been updated, and preserved, many converted to multiple family dwellings. The density of the city is supported via these multi-unit dwellings suit the neighbourhood, encourage community living, all without sacrificing heritage, character, and the environment (parks, sunlight, trees, etc.).</p> <p>The current rezoning proposal has impacted me personally. Having just moved into my new home <b>s.22(1)</b> where my street is full of young families, rental homes, and long term residents, I received a development proposal to remove 6 homes in order to build a SIX STORY apartment building. What would better suit the community: Laneway homes, and increased rental units within the existing properties. Even two to three story townhomes built to match character homes in the</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:04:23.71                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539336</b></p>	<p>City of Vancouver, Mayor Stewart and Council:</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p> <p>There are many flawed issues regarding this report. Just a few include the following:</p> <p>LACK OF TIME AND NOTICE - There has been no public consultation and not enough time to consider the 236 page report. This is what Vision council did when bringing forward previous rental programs like STIR without consultation and this council was elected to do things differently.</p> <p>UNDERMINES CITY-WIDE PLAN AND CURRENT PLANNING</p> <p>Please see attached citizen opposition letter.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:05:33.6                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539337</b></p>	<p>City of Vancouver, Mayor Stewart and Council:</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p> <p>There are many flawed issues regarding this report. Just a few include the following:</p> <p>LACK OF TIME AND NOTICE - There has been no public consultation and not enough time to consider the 236 page report. This is what Vision council did when bringing forward previous rental programs like STIR without consultation and this council was elected to do things differently.</p> <p>UNDERMINES CITY-WIDE PLAN AND CURRENT PLANNING</p> <p>Please see attached citizen opposition letter.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:06:09.563                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk, please see 1 attached 1 web attachment</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539342</b></p>	<p>Dear Mayor Stewart and Councillors:</p> <p>Re: Rental Incentives Review Phase II Report Back                  Agenda Nov. 26, 2019: <a href="https://council.vancouver.ca/20191126/regu20191126ag.htm">https://council.vancouver.ca/20191126/regu20191126ag.htm</a>                  Report: <a href="https://council.vancouver.ca/20191126/documents/p1.pdf">https://council.vancouver.ca/20191126/documents/p1.pdf</a></p> <p>The Character House Network is opposed to the recommendations in this 236 page report and the way in which it proposes dramatic changes that would substantially undermine character house and heritage retention options without any meaningful public consultation.</p> <p>The multi-year Character House Zoning Review consultation process showed very strong support for changes to avoid character house demolitions. These changes were unfortunately not implemented at the time, while current retention options are clearly not adequate. These proposed rental incentive changes would make that much worse.</p> <p>We have a petition on Change.org that is now over 8000 signers at the time of writing.  <a href="https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses">https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses</a>                  And the Vancouver Vanishes Facebook has 13,400 likes, indicating strong support for retention.  <a href="https://www.facebook.com/VancouverVanishes/">https://www.facebook.com/VancouverVanishes/</a></p> <p>Clearly the public wants to see policies that encourage character house retention, and the proposed changes undermine that objective. Encouraging adaptive reuse of existing character houses supports the City's objectives for environmental sustainability, affordability and complete communities with options including creating more rentals through secondary suites of main floor and upper levels as well as ownership options with infill.</p> <p>However, we are strongly opposed to allowing new apartment buildings in RS and RT zones unless community supported through neighbourhood-based planning. The</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:07:13.577                  Service Provided                  Hello Vancouver Character House Network,</p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539344</b></p>	<p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options inst&amp; beead. It is ridiculous to provide commercial access in every new building. We do not have the population to make this viable. In Kerrisdale along 41st/Arbutus/38th etc. we do have 30+ nailbars, spas y&amp; beautysalons, yet no 'proper' stores that would serve the reisdents and would eliminate driving long ways to get the necessities for daily life, as we were used to. Everybody is appalled by the ugliness of the buildings going in on the former Arbutus Mall without any setback. It seems that the most important criteria is that developers get the most for their money without any consideration for the quality of life for the future of Vancouver's citizens.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:08:29.077                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539346</b></p>	<p>City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>I am opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:10:06.77                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539347</b></p>	<p>Hello,</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:10:53.203                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539351</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this.</p> <p>Instead of continuing to destroy the city with hideous densification and insufficient infrastructure, please oppose the federal excess immigration policies (immigration without federal infrastructure support).</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:12:46.267                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539353</b></p>	<p>Hello,</p> <p>I am opposed to the report recommendations that propose major changes to zoning without consultation.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. This move will cause more land assembly, more gentrification and less affordable rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:13:21.53                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539357</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council,                  Re: Rental Incentives Review Phase II Report Back</p> <p>All members of my household (6 persons) are opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless they are community supported. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. These character home in fact supply a considerable amount of affordable rental housing that is essential to the city.</p> <p>Even more rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:15:03.27                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539364</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:15:38.33                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539368</b></p>	<p>Dear City Council:</p> <p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Please rethink a 14 story building on the corner of Alma and Broadway. It is so out-of-character with the neighbourhood and so inconsistent with the WPG Community Vision that we worked so hard to articulate years ago.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:16:04.86                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



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<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>Stuart Smith</b>                  Ph #:                  Email:  <b>stuart@abundanthousingvancouver.com</b>                  Case ID: <b>101013539374</b></p>	<p>Dear Mayor and Council, just a quite note to express strong support for the rental incentive report and it's recommendations.</p> <p>Ownership housing, single &amp; multi family, is heavily subsidized at every level of govt in Canada, giving landowners a strong profit incentive to build ownership housing and nothing else. Ideally we would scale back those subsidies - capital gains exemption, homeowner grant, property tax shift from residential to business, low interest rates, mortgage security backstops, etc - and I encourage council to advocate for that. However in the meantime, the rental incentives recommended are small steps that cities can take to level the playing field between those who can buy housing and those who cannot.</p> <p>Additionally, apartment and other forms of non-detached housing, are as residential as any detached house. People who prefer to live in apartments, or who cannot afford to live anywhere but an apartment must not be segregated by land use schedules.</p> <p>Abundant Housing Vancouver strong supports allowing more Vancouverites the opportunity to share it's lowest density areas and continued support of rental and other forms of non-ownership housing.</p> <p>Thank you</p> <p>Stuart Smith                  Abundant Housing Vancouver</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:16:38.333                  Service Provided                  Hello Stuart,</p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539376</b></p>	<p>Dear Mayor Stewart and Council:</p> <p>As a long time Vancouver citizen, I am strongly opposed to the 263 page report recommendations that propose major changes to zoning without consultation, while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey (WPG) Community Vision that was approved by Council in 2010 for 30 years.</p> <p>The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG, requiring added infrastructure and amenities.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p> <p>A more considered approach must be taken to achieve increased density, without destroying the character of neighbourhoods.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:17:07.523                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539377</b></p>	<p>I am writing to express my opposition to the proposed changes for zoning in RS, RT and C2 zones for apartment developments. I request Council to exempt heritage properties.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:17:47.94                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539380</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes. Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead. New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals. More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:18:26.253                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539384</b></p>	<p>Dear Council,                  I agree with the position of the Vancouver Character House Network.</p> <p>Please do not be hasty in changing zoning in RT. If you want to increase rental housing in this district you should consider the following 1st;</p> <ol style="list-style-type: none"> <li>1.Many older homes, considered "single family", are actually housing many people at affordable rates, either broken into suites, group living, multi-generational living. Improve regulations to make it easier to use these resources. These homes are the single biggest provider of affordable housing in the City. You must consider how many people are being housed, not the number of units.</li> <li>2. Inspectors close basement rental suites in this and other zones because they do not conform to today's code standards. Change this for older structures to accommodate the suites. I know of suites that have been closed simply because they have a structural beam. This is counterproductive.</li> <li>3. Relax the regulations for lane and infill housing and speed up the approval process. The requirements have tripled in the last 5 years.</li> <li>4. Request that the Provincial Government change the Strata Properties Act to remove the ability of Strata Corporations to have no rental policies. This has been done in other jurisdictions and would provide thousands of additional rentals in a few months.</li> </ol> <p>I have not even mentioned the cultural value that is created with older established neighbourhoods which would be lost with this rezoning. Please think carefully about this before implementing the change in policy. I know you feel there is a "housing crisis" (although I can show you a dozen articles over the last 50 years where Vancouver was considered to have a housing crisis) however you are considering throwing out the baby with the bathwater. Massaging the regulations to make the zone more rental friendly would be more effective than this proposal.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:18:57.65                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539387</b></p>	<p>Attention: Mayor Stewart and Council Members</p> <p>Re: Rental Incentives Review Phase II Report Back</p> <p>I am writing to express my opposition to specific recommendations in the report that will undermine character and heritage retention incentives - while also undermining the City-wide Plan AND ignoring neighbourhood-based planning processes.</p> <p>I am totally in support of more affordable rental options in the city, to increase access for all levels of income. But I also believe that Vancouver's unique identity and history is vested in its heritage houses - and they can't become the casualty in new measures to increase affordable rental stock.</p> <p>I believe it's vital that heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs, to allow instead for retention incentive options.</p> <p>New apartment buildings should not be allowed in RS and RT zones - UNLESS they are community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals of secondary suites in character houses.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:19:27.58                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539393</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  Re: Rental Incentives Review Phase II Report Back                  This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.                  Continue increasing taxes on empty homes, continue taxing and controlling short term rentals, continue fighting money laundering.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:19:56.4                  Service Provided                  Hello <b>s.22(1)</b>                  Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.                  Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.                  You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.                  For more information about Council meetings and to sign up for agenda updates, you may visit the website here.                  Thank you again for your feedback; your comments have been received by the Mayor and Councillors.                  Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539393</b></p>	<p>City of Vancouver, Mayor Stewart and Council                  This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:20:35.517                  Service Provided                  Hello <b>s.22(1)</b>                  Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.                  Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.                  You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.                  For more information about Council meetings and to sign up for agenda updates, you may visit the website here.                  Thank you again for your feedback; your comments have been received by the Mayor and Councillors.                  Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539404</b></p>	<p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes, including the West Point Grey Community Vision that was approved by Council in 2010 for 30 years.                  The proposal is inconsistent with the WPG Community Vision. There is also the Jericho Lands planning that will add significant levels of density to WPG requiring added infrastructure and amenities.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for more heritage retention incentive options instead.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:21:18.603                  Service Provided                  Hello <b>s.22(1)</b>                  Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.                  Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.                  You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.                  For more information about Council meetings and to sign up for agenda updates, you may visit the website here.                  Thank you again for your feedback; your comments have been received by the Mayor and Councillors.                  Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>



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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539406</b></p>	<p>To: City of Vancouver, Mayor Stewart and Council                  This letter is opposed to the report recommendations that would undermine character and heritage retention incentives while undermining the City-wide Plan and ignoring neighbourhood-based planning processes.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill. Although the recent motion to increase incentives for character house retention with more rental suites and a variety of options was not fully implemented as hoped, there are a number of those options council did direct for more work that has yet to be implemented. That should be considered before large scale policy initiatives that would preclude this work.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:23:11.837                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539408</b></p>	<p>I am opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.                  New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.                  More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.                  Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.                  Finally, council needs to be more transparent with regards to planning changes that affect our neighbourhoods. Attempting to sneak a massive rezoning initiative through on short notice and without proper neighbourhood consultation is cowardly and disrespectful to the people you're supposed to represent.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:24:09.843                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Kerrisdale</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539410</b></p>	<p>Dear Council                  I would like to thank you for the communication my wife and I received about the proposed four story rental apartment zoning changes especially as I gather my residence is in one of the proposed test areas. Informed consent and communication is of course the one of the hallmarks of a democracy and crucial in a civil society. Also I should thank you for informing me that tomorrow council will be voting on this very issue.                  Of course I am being facetious as my wife and I have received squat from the city council or planning about these impactful changes to our zoning.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:24:40.86                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>

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<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539413</b></p>	<p>This letter is opposed to the 263 page report recommendations that propose major changes to zoning without consultation while undermining the City-wide Plan and overriding neighbourhood-based planning processes.</p> <p>New apartment buildings should not be allowed in RS and RT zones unless community supported through neighbourhood-based planning to determine appropriate locations and form. The RT zones in particular have concentrations of character houses and already support a lot of density, including rentals.</p> <p>More rentals could be accommodated by allowing more character house incentives for secondary suites on main and upper floors and more ownership options for infill.</p> <p>Heritage properties listed on the Vancouver Heritage Registry should be exempt from rental incentive programs to allow for retention incentive options instead.</p> <p>Your "affordability" calculator is a joke and to use a faulty calculation to justify this proposal is insulting to the community intelligence.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:25:09.32                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk                  No web attachments.</p>
<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>  <b>s.22(1)</b>                  Case ID: <b>101013539592</b></p>	<p>Please read my attached letter re: Rental Incentives. Thank you.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:25:43.42                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Entered by                  Correspondence Clerk. Please see 1 attached.                  1 web attachment</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539630</b></p>	<p>Why are you going ahead with the rezoning near transit lines without having input from the public" You have decided as usual that council knows best! The public is treated as though we are ignorant. What happened to your promise before the election that you wanted to truly consult with use" No wonder the public does not trust politicians! I would attend Tuesday's meeting but realize it would be a waste of my time as the decision has been made. I have attended many meetings and know that some councils will not change their minds. <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 17:26:16.32                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>Duff Marrs</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539662</b></p>	<p>Dear Council,</p> <p>I have attached a letter (680 words) and images in regards to the Rental Incentives Review Phase II Report, dated November 15th, 2019.</p> <p>Thank you for your time!</p> <p>Duff Marrs, Architect AIBC, Principal at BHA Architecture.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 10:47:51.44                  Service Provided                  Dec 2 - Emailed response</p>	<p>Please see 3 attachments                  5 web attachments</p>
<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539713</b></p>	<p>I am writing to express my opposition to the Rental Incentives Review Phase II report which was undertaken without consultation while undermining the City-wide Plan. These proposed major changes to Zoning would override existing neighbourhood-based planning processes.</p> <p>New apt buildings should NOT be allowed in RS and RT zones unless supported through neighbourhood-based planning processes. The RT zones already support a lot of density, including rentals in character houses. Additionally, heritage properties on the Registry should be exempt from rental incentive programs, instead allowing retention incentive options.</p> <p>Again, it is wrong to propose major changes to zoning and thus overriding neighbourhood-based planning processes and undermining the City-wide plan.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 11:00:21.7                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539716</b></p>	<p>I am writing to express my opposition to the Rental Incentives Review Phase II report which was undertaken without consultation while undermining the City-wide Plan. These proposed major changes to Zoning would override existing neighbourhood-based planning processes.</p> <p>New apt buildings should NOT be allowed in RS and RT zones unless supported through neighbourhood-based planning processes. The RT zones already support a lot of density, including rentals in character houses. Additionally, heritage properties on the Registry should be exempt from rental incentive programs, instead allowing retention incentive options.</p> <p>Again, it is wrong to propose major changes to zoning and thus overriding neighbourhood-based planning processes and undermining the City-wide plan.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:48:54.32                  Service Provided</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539766</b></p>	<p>Re:Public hearing November 26th.Zoning.                  Why is this massive, controversial initiative even being considered before the city-wide community planning process that is supposed to be starting imminently has even begun? Passing this makes a sham of that whole proposed process and shows it up as a useless, designed only to make people unduly think they have a say in things.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:50:27.043                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Riley Park</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539776</b></p>	<p>I'm writing in support of the recommendations in the November 15 staff report on rental incentives.</p> <p>Vancouver has had a severe shortage of rental housing for many years now. The soaring housing market (especially in 2015-2017) means that home ownership is out of reach for many people. The lack of rental housing means that people can't find a place - it's like musical chairs. Businesses, schools, and hospitals have a hard time hiring people; renters end up in secondary suites and condos, where they have little security. Recent CMHC data shows that renters in Vancouver being forced to move is a major problem.</p> <p>Adding more rental buildings is a key part of the solution. Unlike secondary suites, they provide secure tenure. Unlike condos, they can't be absorbed by non-resident owners. The downside is that new rentals will be expensive - but they're still far more affordable than home ownership.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:56:29.45                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539918</b></p>	<p>My partner and I have been renting an affordable 1BR suite (\$1200 p/mth) in a <b>s.22(1)</b> 912 house in Kitsilano for over <b>s.22(1)</b> We have watched almost all affordable rental properties on our block be demolished and replaced with unaffordable condos. Renters, particularly those on low and moderate incomes are being pushed out. So while I agree that more "affordable" rental housing is needed, what we need is more non-market housing, not unaffordable market housing. I have the following concerns and questions.</p> <ol style="list-style-type: none"> <li>1. How do the character house initiatives recently voted on by Council, with a review already underway, fit into these proposals? How will character houses be protected? Surely the character house initiatives are more likely to provide more affordable rentals in the short term than what is being proposed in this Report. Enacting these initiatives should be given top priority.</li> <li>2. Surely, much of what is being proposed in the Report should become part of the City Plan consultation that has just began?</li> <li>3. The proposals if enacted would put many current affordable rentals at risk as houses with affordable suites could be bought up for apartment assemblies, and renters demovicted with nowhere to go. No new rental incentive developments should be allowed to replace existing AFFORDABLE rental stock.</li> <li>4. I don't see how most of these purpose built rental apartments will be affordable, so who are they for?</li> <li>5. How will existing renters be protected under these proposals?</li> <li>6. It seems that the current rental incentive programs such as the MIRHPP have not been improved at all during the review process.</li> <li>7. The public consultation process should certainly not be eliminated.</li> <li>8. It's crazy to enact these proposals while still under the BC Assessment policy of "highest and best use". This will only serve to drive up prices and property taxes.</li> <li>9. Assembling enough lots to build an apartment building is a time consuming, difficult and expensive process. In many neighbourhoods such as Kitsilano, many homes already have rental suites or have been converted into multi-suite strata units or have been demolished and replaced by multi-suite condos, so finding enough lots to assemble would be a major challenge. I don't see how this is a quick solution to the rental crisis or affordability.</li> <li>10. For this reason, I'm somewhat dubious that many apartment buildings will result out of these measures, but considerable damage could be done in the process by inflating the already inflated housing market and driving up property taxes, while driving out low income renters and small businesses. All remaining local retail on 4th Ave, Broadway and other arterials would be at risk due to either redevelopment or increased property taxes.</li> <li>11. At 236 pages, there simply has not been enough time to give this report proper consideration. The vote should be postponed.</li> </ol> <p>Thank you for your attention.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:57:15.66                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Renfrew-Collingwood</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539953</b></p>	<p>Deliver for Council meeting on November 26, 2019 re: Agenda item on Rental Incentives Review Phase II Report Back</p> <p>Dear City Council,</p> <p>My family has lived in Chinatown &amp; East Vancouver for five generations. I'm deeply concerned that the proposed market-rate rental zoning changes will risk displacing low-income, majority-racialized (visible minority) neighbourhoods in East &amp; South-East Vancouver.</p> <p>By allowing market-rate rental density in East &amp; SE Vancouver, the balance of a neighbourhood's composition will shift towards higher-income (above median) households, and the businesses &amp; services catering to them.</p> <p>As higher-income people are attracted to the area, there will be more pressure on housing for lower-income people (below median), and culturally-appropriate businesses &amp; services. They are at a higher risk of being displaced from their homes as landlords sell for more profit.</p> <p>There is growing evidence with warnings that market-rate density will displace lower-income residents. A recent New Yorker article "The Plight of the Urban Planner" by N. Saval is just one article of many.</p> <p>There are communities throughout Vancouver with lasting legacies whose voices deserve to be heard. I urge you to reconsider blanket market-rate zoning policies, and to respect the rights of low-income people to determine the policies that impact their communities.</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:03:32.8                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539966</b></p>	<p>My wife, <b>s.22(1)</b> are totally opposed to the recommendations to totally restructure our city in the "Rental Incentives Review Phase II Report Back". Regards.... <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:05:05.317                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013539974</b></p>	<p>As a resident homeowner in Vancouver, I support Colleen Hardwick. It's important to respect previous OCP's and give homeowners the chance to review and vote on any new plan.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:11:48.547                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540015</b></p>	<p>Dear Mayor &amp; Council,</p> <p>I am writing in regards to the Rental Incentives Review Phase 2 Report coming before you on November 26, which proposes several zoning and policy changes. Having read the Report, I am deeply concerned about the following:</p> <ul style="list-style-type: none"> <li>- the changes to C-2 zoning that will allow rental developments without public hearing,</li> <li>- the continuation of policies and programs that enrich developers at the tax payers' expense,</li> <li>- the sudden density these changes could create without consideration for new schools, parks, community centres, etc.,</li> <li>- the development of apartments in detached-home neighbourhoods without public hearing,</li> <li>- the vaguely worded changes that will allow taller buildings at arterial intersections, and</li> <li>- the increased speculation these changes will create (and are already creating) and its impact on land values, businesses and tenants.</li> </ul> <p>I agree with the Report's recommendation against "tech-enabled hotel rooms". Short-term rentals are a major contributor to the housing shortage and an expansion of short-term rentals would be both foolish and devastating. In fact, I suggest that the City implement a bylaw requiring that all rental leases be for a minimum one-year term (excepting legal hotels).</p> <p>I support the responsible and reasonable development of rental housing that is in keeping with neighbourhood character; however, zoning changes should always go to public hearing until the residents of neighbourhoods decide upon permanent zoning changes through a consultative process, like a neighbourhood plan or the City-Wide Planning process.</p> <p>Please reject the changes proposed by this Report and send it back to Urban Design &amp; Sustainability for removal of all zoning changes, and changes which allow increased height and density.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:17:00.303                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540077</b></p>	<p>Hi, I'm a part of a middle-class family who rents and I support the rental only zoning and rental zoning in low density transitional side streets. Also please consider ways to support existing rental stock, our apartment buildings need to be maintained, not forcibly evicted to stand vacant for years before being torn down, added to landfills, and replaced with less affordable housing even if it is rental stock. Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:17:37.22                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540084</b></p>	<p>I am very pleased to hear that council will be considering 4 story construction off arterials. This will be a great step forward in resolving the housing crisis.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:18:12.29                  Service Provided</p>	<p>No web attachments.</p>



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<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540096</b></p>	<p>Vancouver definitely needs more rental housing!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:19:54.063                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540114</b></p>	<p>I want to express my strong support for the proposed measures to encourage purpose-built rental construction in Vancouver.</p> <p>I support building small apartment buildings in neighbourhood areas close to parks, schools and shopping centres.</p> <p>We should keep existing incentives in place to encourage building rentals instead of condos.</p> <p>Pre-approved zoning for some rental apartments makes sense to reduce the barriers to rental construction.</p> <p>I believe the failure to build purpose-built rental in earlier decades has been a significant factor leading to the current crisis. So I strongly support these measures as a step towards redressing the current imbalance.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:22:50.757                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540117</b></p>	<p>I'd like to voice strong support for the proposed rental zones, especially those areas that aren't on busy, polluted corridors.</p> <p>As city councillors you also represent the half of the city that rents, and it would be good to see that reality reflected in support for this policy.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:23:41.857                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540119</b></p>	<p>I just wanted to write in support of the changes currently under consideration to increase the number of areas that rental apartments can be built in Vancouver, and more broadly to incentivize more rental housing to be built. Allowing 4 or 6 story apartments near shopping, parks, and schools seems like a wonderful and common-sense way to add liveable, gentle density that would take some pressure off of our scarce rental housing stock.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:24:16.927                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Shaughnessy</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540121</b></p>	<p>I am opposed to 4 or 6 story apartment buildings in RS and RT zones. This is being done without proper consultation with neighbourhoods or community groups. Many of the councillors ran on the basis of ensuring community consultation. The email from the Mayor setting out some survey that I have never heard of was very disturbing. Was this a personal survey by the Mayor or one sent out by the City? I hope that Council will not be making decisions based on that survey. Marie Linehan from the City met with our neighbourhood group (SHPOA) recently and we asked to be involved in the community plan, she said the City wasn't ready to meet with us yet, but might reach out in January. Neither the staff report nor the email from the Mayor seem to support that there will be real community consultation. Please do the right thing and ensure community consultation before making huge changes to our neighbourhoods that are not supported by residents.  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:24:55.707                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540127</b></p>	<p>Dear Mayor and Council,                  Please do NOT vote for the rezoning proposal this Wednesday. This needs to be done with more thought and with attention to planning of individual neighbourhoods. I can't understand how it is you can't see that this approach will not work to provide new and more affordable housing and will instead result in destruction of character, and green space and cause more traffic and parking issues. If you go ahead with this we will lose all of our character and heritage houses and buildings. It makes so much more sense to provide more incentives to the houses and buildings already in place... such as allowing 2 secondary suites, plus laneway or other infill housing, other incentives so that "multiplex" or other options can be created much more quickly while retaining character. and also leaving in place the much more affordable current walk up apartment buildings that also have local businesses in the ground floor and should be taxed at their current use not potential use.                  You will certainly destroy areas of Kitsilano if you go ahead with this- a part of the city much loved for its eccentricity, character and heritage and history, as well as the green spaces and light. Allowing so many apartment buildings with broad blanket zoning will also significantly cut down on the light in an already dark city. I am not against the concept of mixing apartments in with houses/duplexes, multiplexes, but not in such a blanket change of zoning way which is not thoughtful to the individual character of various neighbourhoods.                  There are just so many reasons this is not good planning. Please do not rush this through without giving it more thought and listening to your citizens.                  Regards  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:33:33.95                  Service Provided</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540135</b></p>	<p>I am writing to express my total opposition to changing RS,RT AND C2 ZONING without public consultation. As you are aware a 264 pages report was presented to council by city staff recommending passage of these changes without public consultation. I am absolutely opposed to this and call upon the Mayor and Council to reject staff recommendations until a complete consultation by the public has been completed.</p> <p>Yours Truly  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:34:25.143                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540137</b></p>	<p>Please approve all measures contained in the Rental Incentives Review report, to be debated on Nov 26th.</p> <p>The measures are tiny baby steps towards the rental housing the city desperately needs, but they're better than nothing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:35:03.857                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540145</b></p>	<p>Please approve Vancouver's first recommended use of Rental Only Zoning tomorrow!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:38:34.35                  Service Provided</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540148</b></p>	<p>Yes, build more rental housing now</p> <p>I was a renter in Vancouver until last April when I was lucky enough to buy a condo.</p> <p>Vancouver absolutely needs more rental housing, and I agree with the proposals:                  - 4 story rental buildings in the streets adjacent to busy streets and near schools (some west side schools are underenrolled like Queen Mary and Queen Elizabeth, and it makes a lot of sense to have more rental housing in that area)                  - 6 story rental buildings on arterial roads (on the west side I would include 4th, Broadway, 16th, King Edward, 41st, 49th; Blanca, Alma, MacDonald, Arbutus and so on)</p> <p>That said, I think it is essential to ensure                  - Larger units for families, at least two but also three bedroom suites                  - sufficient parking in the buildings themselves                  - That building doesn't destroy boulevard trees that keep the neighbourhoods liveable</p> <p>You will face a lot of local opposition, more so if you ignore the legitimate concerns for people to avoid overcrowded streets and to lose the character of their treed neighbourhoods.</p> <p>All the best in your ongoing efforts to ensure housing for Vancouverites.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:45:47.18                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540150</b></p>	<p>Dear Mayor and Council,</p> <p>I am writing to register my support of rental housing in the City of Vancouver. I am disappointed that this review did not result in a recommendation for a significant increase to the areas of the City that moderate density (6 storeys) and higher density housing can be built. Housing (including rental housing) will remain scarce for as long as the City continues to restrict the housing forms that can built on the vast majority of land within the City of Vancouver. If the City's goal is to increase the rental housing supply, then the proposed elimination of the utility DCL waiver also seems counterproductive.</p> <p>I support the proposed measures to shorten the approval process for rental housing projects. The elimination of the one per ten blocks restriction that existed under the AHC policy also is a positive change that could increase housing supply.</p> <p>I hope the City will consider permitting apartment buildings that are taller than four storeys in the off-corridor areas. Kerrisdale and the West End are two neighbourhoods with towers that have been built off arterials that are integrated into the community. In the North end of Mount Pleasant near me there are off-arterial buildings of six to approximately ten storeys. They provide much needed housing and are positive pieces of the neighbourhood.</p> <p>High land, construction, development, and regulatory costs will likely result in minimal uptake in the development of four storey rental buildings. The intent of this policy seems positive but perhaps the details could be reconsidered.</p> <p>To close I would like voice my support for the measures in this report that support the provision of rental housing in the City. I hope that staff and council will continue to work to draft and enact policy that supports all forms of housing including rental housing.</p> <p>Best Regards,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:45:09.287                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540153</b></p>	<p>I support the staff recommendations in the proposed amendments to the Secured Rental Policy developed as part of the Rental Incentives Review and encourage Council to approve the plan.</p> <p>Important aspects of the plan to me are:</p> <ol style="list-style-type: none"> <li>1) DCL waivers - City staff's analysis shows the waivers are necessary incentivize rental construction throughout the city (instead of only where land is cheap).</li> <li>2) Continued implementation of the City's Moderate and Low Income Rental Housing Pilot Project (MIRHPP) including taller buildings and greater density.</li> <li>3) Advancing construction of purpose-built housing.</li> </ol> <p>Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:44:27.51                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540154</b></p>	<p>As a young professional renting in Vancouver, I support rental in quiet areas off arterial streets, especially near parks and schools. Traffic noise and emissions is bad for our health.</p> <p>I currently live with four other adults in a single-family home. I cannot afford to rent a smaller apartment. Please allow us to have quieter, healthier, affordable housing options.</p> <p>I support the City's Moderate and Low Income Rental Housing Pilot Project (MIRHPP), which allows for taller buildings to create more affordable housing. Please expand this policy!</p> <p>Thank you for all your work.</p> <p>Best regards.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:34:08.833                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540155</b></p>	<p>Rental Incentives Review                  Dear the Mayor and Council                  I am happy to hear about the meeting tomorrow to review about Vancouver Rental problem in our city. We need it fix right now by action and no more talking. We need more affordable place for young people and families, and school need more kids to register year over year if not, Vancouver School Board will close that school. By agree to build more affordable house or building, we are build the future of this city.                  Thank you very much</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:33:35.833                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540162</b></p>	<p>Dear Mayor and Council,</p> <p>I am sending this note in support of the rental incentive report's recommendations, especially with regard to allowing 4-6 storey buildings within 150m of arterial roads.</p> <p>I think it's imperative that the City increases housing supply by streamlining the approval process. Allowing higher density development long arterial roads and off arterials at this scale is certainly a step in the right direction.</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-02 16:32:46.907                  Service Provided</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/25/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013540164</b></p>	<p>I'm writing in support of the rental housing incentives. More housing is desperately needed in this city, of all types, and all across the city. As a renter I am often faced with little choice. These incentives would help allow people to have choice and would free up older housing as people move into newer construction. Allowing more six story rentals as many cities across the world do would create more places for people to live and would bring prices down.</p> <p>I also think pre-approving zoning would speed construction up and allow housing to respond to demand more adequately as I am often shocked by how long the permitting process seems to take here.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 12:40:18.6                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Victoria-Fraserview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535176</b></p>	<p>I support the proposed rental incentive programs.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:38:16.41                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535177</b></p>	<p>Please. PLEASE address our absolutely insane housing crisis. This is critical.                  We need housing options for low income DESPERATELY. I live in Surrey, however my children live in Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:38:50.45                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535182</b></p>	<p>BC Rental Project. I received a email stating city council will be voting on building and making more adorable housing. As a mother of a <b>s.22(1)</b> this is such a surreal threat to the life of my <b>s.22(1)</b> I wish I had enough money to buy a house and live stress free, but unfortunately even the rich people are complaining things are getting tight. It is absolutely ridiculous, and it's gone on to far. How do we expect anyone to succeed when the wage of workers is the lowest in Canada but it's the most expensive place to live. Doesn't make much sense. We need a change and I'm sure more than enough people are willing to fight for it.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:42:04.74                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535252</b></p>	<p>I write in support of the proposal to allow 4 storey rentals on arterial streets and near arterial streets</p> <p>However, I do believe this proposal does not go nearly far enough. There is no need to protect single family zoning in this city. Single family zoning is an antiquated exclusionary zoning policy that increases the cost of living. Modest 4 storey buildings, including apartments, condos and townhouses, townhouses etc.. should be allowed across the entire city, in all neighbourhoods and should not be restricted to just arterials or near arterials.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:40:14.013                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535324</b></p>	<p>1. I support the housing develops outlined by the mayor.</p> <p>2. Please give put signs for street cleaning up at least 48 hours beforehand. I don't go outside every day and rarely use my car, so it was just lucky that I saw the workers putting signs up at 10 a.m. on Nov 19 for street cleaning on starting at 7 a.m. on Nov 20...less than 24 hours notice even.</p> <p>3. I think personal fireworks should be banned within city limits. It's not only noise pollution, but it's a potential hazard.</p> <p>Thank you.</p> <p><b>s.22(1)</b>                  Vancouver, BC</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:42:39.25                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535554</b></p>	<p>I'm writing in support of the amended Secured Rental Policy. We desperately need action to increase the variety and general availability of rental housing in Vancouver and this policy is great step in the right direction. I urge council to adopt this policy.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:43:23.503                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Strathcona</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Subject Matter Expert</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>  <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535686</b></p>	<p>I am a supporter for more affordable rental housing in Vancouver, and the changes necessary to zoning to make this happen.</p> <p>I also believe that there should be created an public REIT which could be used to construct and manage some of these projects. Local participation by citizens who support rental housing, and offer the return of an investment to the general public, rather than a single corporate entity.</p> <p>I have been involved the mechanical engineering design industry, and have designed new construction and renovations on many buildings in the lower mainland since 1990. Also I have lived in a wide variety of rental accommodations in BC and Alberta.</p> <p>Traditional construction for the sales market involves capital raised by developers who have a different profit model than a rental building has. An owner/operator of a building must take into account the operational costs, maintenance, and management of the building.</p> <p>When constructing buildings for the rental market, many of these operational factors will have to included at the design stage. Also duplication of design and structure to meet energy efficiency and other current requirements on a wide spread basis would be best served by a smaller base, with some form of minimum design criteria.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:44:05.983                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535756</b></p>	<p>RE: The Rental Incentives Review Phase 2 Report, I have the following concerns</p> <ul style="list-style-type: none"> <li>- Changes to C-2 zoning that will allow rental developments without public hearing,</li> <li>- Sudden density these could create without new schools, parks, community centres, etc.,</li> <li>- Development of apartments in detached home neighbourhoods without public hearing,</li> <li>- Unclear changes that will allow taller buildings at arterial intersections,</li> <li>- Increased speculation these create and its impact on land values, businesses and tenants.</li> </ul> <p>I support the responsible development of rental housing, however, zoning changes should always go to public hearing until the residents of neighbourhoods decide upon permanent zoning changes through a consultative process, like the City-Wide Planning process.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:44:50.947                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535831</b></p>	<p>To the Mayor and Council,</p> <p>I am writing in support of the Rental Incentives Review Phase II recommendations. Given the limited number of rental units built in recent decades, it is clear that something needs to change in order to allow more options for those looking to rent.</p> <p>Incentivizing developers to build affordable rental units in exchange for density bonuses is a strategy that complements municipal/provincial/federal plans to build non-market housing. Denser living is one of the most important ways we can meet our goals to mitigate the worst effects of climate change.</p> <p>Please vote in favour of staff recommendations.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:45:19.477                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535947</b></p>	<p>I am a resident and owner of a C2 class property in Fairview. I support rational and well-planned rental developments. However I oppose proposals to permit developments without public hearings. I also oppose development in affected areas before the Broadway plan has been approved. There is no point in making a plan if it is completely ignored ahead of time.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:46:18.307                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535963</b></p>	<p>We need more rental Stock you are pricing the seniors out of the market</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:47:57.08                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536107</b></p>	<p>I am exceeding distressed about the absolute priority being given to the construction of rental at the cost of everything that is good about living in Vancouver and the democratic process by which citizens of Vancouver are being ignored in the decision making process. I oppose changes to C-2 zoning that will allow rental developments without public hearing, sudden density these could create without new schools, parks, community centres, etc.and the development of apartments in detached home neighbourhoods without public hearing.</p> <p>I understand the need for additional rentals, but the price that is being proposed is too high. In addition, zoning changes should always go to public hearing until the residents of neighbourhoods decide upon permanent zoning changes through a consultative process, like the City-Wide Planning. Attempts to by-pass this process in order to avoid public opinion that might differ from that of those pushing for uncontrolled height limitations, the destruction of neighbourhoods and the avoidance of issues such as schools, recreation and services is undemocratic and dictatorial. In the name of increasing rental housing, the city is establishing ghettos and failing to recognize what makes Vancouver a "livable" city. I am concerned about the following:</p> <ul style="list-style-type: none"> <li>Changes to C-2 zoning that will allow rental developments without public hearing,</li> <li>Sudden density these could create without new schools, parks, community centres, etc.,</li> <li>Development of apartments in detached home neighbourhoods without public hearing,</li> <li>Changes that will allow taller buildings at arterial intersections,</li> <li>Increased speculation these create and its impact on land values, businesses and tenants.</li> </ul> <p>I appeal to the Council to stop the rush to build by avoiding public consultation, historical precedents and the democratic process.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:46:49.257                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536175</b></p>	<p>Hu there, I'm a <b>s.22(1)</b> <b>s.22(1)</b> His am I supposed to live in that when I have to pave a minimum of \$1000 for a one bedroom suit and that is JUST RENT! out of that same <b>s.22(1)</b> also have to pay for hydro and food and any else I may need during the month. I also have <b>s.22(1)</b> I have kitterally been looking for a home for over a year now. Either I cannot afford the rents or they DONT <b>s.22(1)</b> <b>s.22(1)</b> TYE RENTS ARE WAY TO HIGH! PERIOD! I live in <b>s.22(1)</b> and the duilds are going up like crazy here. These homes ate supposed to be "AFFORDABLE HOUSING" How can \$1200-1500+ be called "AFFORDABLE?". 5 years ago I could have lived off of the amount I get now. NOT NOW! SOMETHING BEEDS TO BE DONE!, people like me have just as much right to a home <b>s.22(1)</b> <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:47:20.387                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536187</b></p>	<p>Dear Mayor &amp; Council,</p> <p>I am writing in regards to the Rental Incentives Review Phase 2 Report coming before you on Nov. 26th, which proposes several zoning and policy changes. Having read the Report, I am deeply concerned about</p> <ul style="list-style-type: none"> <li>- the changes to C-2 zoning that will allow rental developments without public hearing,</li> <li>- the continuation of policies and programs that enrich developers at the tax payers' expense,</li> <li>- the sudden density these changes could create without consideration for new schools, parks, community centres, etc.,</li> <li>- the development of apartments in detached home neighbourhoods without public hearing,</li> <li>- the vaguely worded changes that will allow taller buildings at arterial intersections, and</li> <li>- the increased speculation these changes will create (and are already creating) and its impact on land values, businesses and tenants.</li> </ul> <p>I agree with the Report's recommendation against 'tech-enabled hotel rooms'. Short-term rentals are a major contributor to the housing shortage and an expansion of short-term rentals would be both foolish and devastating. In fact, I suggest that the City implement a bylaw requiring that all rental leases be for a minimum one-year term (excepting legal hotels).</p> <p>I support the responsible and reasonable development of rental housing that is in keeping with neighbourhood character, however, zoning changes should always go to public hearing until the residents of neighbourhoods decide upon permanent zoning changes through a consultative process, like a neighbourhood plan or the City-Wide Planning process.</p> <p>Please reject the changes proposed by this Report and send it back to Urban Design &amp; Sustainability for the removal of all zoning changes and changes which allow increased height and density.</p> <p>Regards, <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:48:41.027                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536219</b></p>	<p>Hi Kennedy. I absolutely support more rentals for Vancouver. And these should be low rise buildings that will promote community building and not isolation that so often happens with focusing on high rises.</p> <p>Also - WHERE IS THE INCREASE ON THE EMPTY HOMES TAX YOU PROMISED" And why isn't there more enforcement"</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:51:48.2                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the Rental Incentives Program and Empty Homes Tax in Vancouver.</p> <p>Council will receive presentations on the Rental Incentives Review Phase II Report Back and Report Back on Review of Fairness and Effectiveness of the Empty Homes Tax at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on these items, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Also mentions EHT                  No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536269</b></p>	<p>The City of Vancouver's definition of "affordable" rentals is distorted, and it leaves rental units so far out of reach for many. Vancouver is losing valuable members of society due to affordability, and causing significant harm to the city's most vulnerable.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:54:21.32                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/24/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013536306</b></p>	<p>I strongly urge the council to enact the recommendations in the report pertaining to "Rental Incentives Review Phase 2." As a young Vancouver resident hoping to stay in Vancouver and make a life in this lovely city, housing affordability is my biggest obstacle in this dream. Especially when it comes to the supply of rental housing in this city. Finding a home to rent has consistently been a challenge to me in this city, and bold measures need to be taken. The supply of new rental housing is lagging behind demand at a crisis level, and part of that problem is the prohibitive zoning and rezoning requirements that currently face developers trying to build new rental housing. I am especially keen on the proposal to preemptively rezone sites to allow rental construction without the long and expensive rezoning process, since this crisis has gone on far too long and the large increase in supply is needed years ago, so any steps that can be taken to speed up the rate of supply in rental housing is an amazing step. Please do not be swayed by worries about allowing 4 story rental housing in previously single family zoned blocks "ruining" the character of the neighbourhood. Plenty of cities allow much greater densities throughout their residential zones to no detriment to neighbourhood character. Personally I even prefer walking through streets lined with townhouses and apartments over rows of single family homes, as these neighbourhoods are alive with more residents and a larger community. I think the proposals here would be nothing but a benefit to the city in the long term, by allowing new residents in to our communities and helping families being pushed out by this housing crisis stay. I strongly support this resolution and hope my voice can be heard.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:55:25.89                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533800</b></p>	<p>Please do better by the poor, working or not, and by renters who are at the "mercy" of elitist, racist, segregationist, landlords who love money more than people.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:35:29.62                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Strathcona</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533803</b></p>	<p>I support these incentives. I'd like to see more co-op housing too to make truly affordable more available</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:32:49.943                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533809</b></p>	<p>We need more rental housing. Please approve the new report!! This is from myseld, my wife and my <b>s.22(1)</b> we are looking to rent a 3 bed apartment, it is close to impossible. We have been renting since we got married <b>s.22(1)</b> ago. Cannot afford to buy a place. But not enough inventory to rent.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:33:16.03                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533821</b></p>	<p>Please I beg you,create housing for the poor</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:33:43.78                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013534268</b></p>	<p>I've heard this Tuesday Nov 26th, Vancouver city council will vote on a step forward to build more small apartment buildings, add floors on rental apartments for affordable units, and speed up approvals. It's time to do the right thing, it's almost to late. I'm losing my home of 30 years to demoviction any day now <b>s.22(1)</b> and the city still hasn't found me an affordable place to live ... I'm sick with worry.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:34:16.673                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Group or Organization</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>Thom Armstrong (CHF BC)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>tarmstrong@chf.bc.ca</b>                  Case ID: <b>101013535087</b></p>	<p>Dear Mayor and Council,</p> <p>As the principal partners in Housing Central, British Columbia's strategic alliance of the co-op and non-profit housing sectors, we write to express our support for the recommendations included in the report titled 'Rental Incentives Review Phase II Report Back'.</p> <p>As the report correctly notes, Vancouver is in the grip of a rental housing crisis. We have not been able to move the dial on vacancy rates, new supply is well short of the targets set by Council, and existing rental homes are unaffordable to many Vancouver renters. Indeed, almost one in four tenant households in Vancouver spends more than half of its pre-tax income on rent and utilities.</p> <p>Clearly bold action is required, and the recommendations in this report move us in the right direction by tackling some longstanding zoning and other issues that have held up much needed progress for too long.</p> <p>We are particularly heartened by the report's proposals to:</p> <ul style="list-style-type: none"> <li>- Zone for residential rental tenure with increased height and density allowances</li> <li>- Pre-zone to allow for 6-storey mixed-use rental projects in commercial areas</li> <li>- Encourage purpose-built rental development in lower density neighbourhoods</li> <li>- Introduce more robust family housing requirements to reflect the needs of all Vancouver households</li> <li>- Look seriously at reduced parking requirements and taller mass timber buildings</li> <li>- Maintain the DCL waiver to make purpose-built rental development more competitive with strata tenure development. This is particularly important to encourage new rental supply on Vancouver's east side.</li> </ul> <p>We also support the proposed Energy Plus Reinvestment Pilot with CleanBC and Landlord BC.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:36:35.75                  Service Provided                  Hello Thom,</p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your letter has been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>Please see 1 attached web attachment</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535115</b></p>	<p>Dear Mayor Stewart and Council Members, I am pleased to see the announcement about more rental housing and methods proposed to expedite the building process. I am, however, concerned that we ensure ALL new building in Vancouver meets minimum requirements of accessibility. Experience shows that this will not occur without regulation and accountability. The need for accessible housing at all income levels, especially lower levels, is pressing. We need housing with level entry and universal design, e.g., building with wider door openings and infra-structure for safety grips. The Mayor of Montreal talks about 'affordable and accessible' housing in one breath. Our aging demographic demands no less in Vancouver. There was a housing task force established in the last Council and I am not aware of the current status of the great amount of work done by previous Advisory Committee on disability around housing, but I know that without vigilance we will not have the accessible housing required. I look forward to hearing how you will ensure this. <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:37:07.093                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/23/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013535168</b></p>	<p>I would like to express my support for the recommendations in the rental review report. I would encourage council to go even further than the zoning changes recommended in the report to increase density across the city, but barring that, to approve these recommendations ASAP.</p> <p>We need more rental housing stock and denser neighbourhoods intensely.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:37:37.467                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530174</b></p>	<p>The homeless problem is chronic, fuelled in part by the unjustified, poorly restricted granting of building permits for construction projects that enriched few, raised housing prices to senseless levels and did nothing to alleviate homelessness. If the promises listed here can be realized and the greed of developers frustrated, perhaps we can grow to deserve our appellation as a truly livable city!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:56:40.327                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>Anonymous</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530179</b></p>	<p>Improve tenants' rights programs as well as access to notice of availability of below market housing. Monitor ownership of rental housing more thoroughly.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:57:14.883                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Renfrew-Collingwood</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530194</b></p>	<p>I support the new rental policies as far as they go. I'd suggest integrating social housing as well as the 20% middle income units, rather than the portable ghettos. So, 20% social housing, 20% low income and 20 % middle income.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:57:43.73                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530195</b></p>	<p>Hi Stewart,                  Thanks for the update and open government approach. What is missing is a stance for us who live in Vancouver. I understand the dynamics of the real estate industry but we vote for our own government to inject checks and balances. Tearing down organic neighbourhoods to build "little Singapores" to cater to foreigners and speculators is simply wrong. I dread the destruction of Kits and the Broadway corridor to create more Cambie South Gettos.                  I voted for you hoping that you care about people who live here an make Vancouver a great city to live in. I understand the pressure you are under but we citizens will support you,                  I look forward to you thoughts.  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:58:16.057                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

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<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b></b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530199</b></p>	<p>We urgently need more affordable rentals. People should not be paying more than 30 percent of their income on rent. Please make sure that these will be affordable.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:58:46.79                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b></b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530261</b></p>	<p>Good Morning,</p> <p>I most definitely support giving renter's more affordable choices by building secure rental units within the city.</p> <p>I would love to afford living in the West End again! It is outrageous what is happening in Vancouver (and the entire lower mainland) in regards to the rent costs. We need affordable housing/rental options NOW. Please accelerate this process so that we can get back to THRIVING and not just surviving, pouring all of our money into rent.</p> <p>We do not need more expensive condos. We need affordable rental units for those of us with middle to low income. Downtown used be such a fun and vibrant place... now it feels drab, gray and filled with stress.</p> <p>Thank you for your efforts and for helping to raise Vancouver into a place where EVERYONE can thrive.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:59:14.47                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b></b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530268</b></p>	<p>I don't understand why we can't move to co-ops and other proven housing models such as Vienna, Austria</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:59:42.663                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Riley Park</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530283</b></p>	<p>As a long time resident and renter in Vancouver, I support the proposed new rental incentives and more broadly support more variety of housing types and tenures, throughout all residential zones, including RS1.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:00:14.027                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530299</b></p>	<p>Dear Council,</p> <p>Thank you for your continued hard work representing our wonderful city.</p> <p>I'm very excited about the proposals laid out for supporting Vancouverites needing solutions to the rental housing crisis.</p> <p>It is so important that Council backs this vision by reducing fees and removing obstacles to the development of new rental properties, helping speed up the process so that we begin to see real, visible progress.</p> <p>Even as a home owner myself, I find it really frustrating when I see a constant stream of "luxury condos" being built. These units are not built for local Vancouverites earning typical incomes, and is detrimental to the vision for building on our fabulous and vibrant communities. Affordable rental properties are crucial to keeping the wonderful, varied cultures within our city accessible to all. If enticing developers to build great rental accommodation requires financial incentives, then go for it. There are enough luxury condos out there...we don't need more!</p> <p>I am very enroucarged by the new energy the Council is bringing to the hoursing crisis in Vancouver. Please keep up the great work.</p> <p>Thank you.  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:00:51.123                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530303</b></p>	<p>Please save our affordable Co-operative housing which is on leased Vancouver City land and is in danger of being included in the Jericho Lands deal. I have lived here for <b>s.22(1)</b> and as a senior I am worried I will have to move when our lease runs out. I will be in my <b>s.22(1)</b> at that time and it scares me.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:02:06.76                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530313</b></p>	<p>I support the implementation of the results of the 2019 Vancouver Housing survey including:</p> <p>building small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres;</p> <p>introducing rental-only zoning to help build six-story rental homes along main streets; pre-approving zoning for some rental apartments to shave off a year or more in the development process;</p> <p>keeping critical incentives in place to encourage building rentals instead of condos.</p> <p>However, I believe that Vancouver should allow more six-story apartments with *50%* of units set aside for middle-income households (less than \$80,000 a year) as this demographic is the majority of the population.</p> <p>Thank you for your consideration,</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:02:38.553                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530453</b></p>	<p>Dear Mayor &amp; Council, I urge all of you to support the plan to build affordable rental units as outlined in the Mayor's plan. The need is desperate and we can't afford to wait a moment longer. I would welcome these units in my neighbourhood which is mostly single family. You have shown you can work together so please make this happen. Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:03:31.847                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530727</b></p>	<p>I will keep this message short... Please find it within yourselves to support the Mayor with regards to the housing your city desperately needs. Thank - You.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:04:22.31                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530743</b></p>	<p>Affordable housing is urgently required ! Thanks.</p> <p>-"???""?""?""?"</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:04:55.663                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530746</b></p>	<p>As a <b>s.22(1)</b> renter that earns a "moderate income" I highly support the recent recommendations as they are in the Rental Incentive Review. This is a game changer so folks like me are not in 30-person line-ups paying for old over-priced housing or commuting a large distance living in a sun-less basement suite. We just want to be able to live in a reasonable apartment in the quiet neighbourhoods that are full of exclusive single family homes and walk to our daily needs. Renters have just as much a stake in this City as homeowners do and we are increasingly pushed off as a second class of citizenry as homeowners want to preserve their neighbourhoods as-is and decry new apartments won't be "affordable" and refuse more height to make them more affordable or refuse apartments in their areas in general. The City is for everyone, and this policy before council makes that more of a reality.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:05:25.49                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530758</b></p>	<p>I agree with and fully support the new set of rental policies as outlined in your e-mail. My main concern, however, is that rental accommodations must be affordable for all renters and not only for those with an household income of \$80,000.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:05:53.74                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kerrisdale</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530786</b></p>	<p>Dear Mayor and Council</p> <p>I support your attempts to build more rental housing.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:06:25.113                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>South Cambie</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530834</b></p>	<p>Rental housing is crucial to the well being of Vancouver. Social housing is equally important. I live near modular housing (Olympic Village Station) &amp;, in spite of what some have said, there is a great sense of community.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:08:01.913                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530879</b></p>	<p>Let's build higher density throughout the city. Low/Mid income housing should be put in up and coming areas not in established expensive areas such as Yaletown and Coal Harbour.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:08:49.83                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530887</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city. I wrote in the recent survey that speeding up development timelines and reducing fees will ultimately reduce rental rates by adding more supply. I support the city using incentives to build more rental buildings. However, I am uncertain about the implementation of rental-only zoning and how this is equitable/fair to land owners. The city has the capability to incentivize developers to build rental over condo without implementing rental only zoning.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:09:20.85                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530919</b></p>	<p>I support continuing to increase affordable rental housing in Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:09:56.447                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530937</b></p>	<ul style="list-style-type: none"> <li>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres</li> <li>- Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</li> <li>- Introduce rental-only zoning to help build six-story rental homes along main streets</li> <li>- Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down</li> <li>- Keep critical incentives in place to encourage building rentals instead of condos</li> </ul>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:10:27.08                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530967</b></p>	<p>My thoughts on the following from Kennedy Stewart -                  "So that's what we're going to do. Next week City Council will vote on a new set of rental policies that will help more of our friends and neighbours stay in Vancouver by building thousands of more rental homes that are more affordable in more parts of our city. We'll do these things by taking action on what you told us to:                  - Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres                  - Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)                  - Introduce rental-only zoning to help build six-story rental homes along main streets                  - Pre-approve zoning for some rental apartments to shave off a year or more in the building process - saving money and keeping rents down                  - Keep critical incentives in place to encourage building rentals instead of condos"</p> <p>Please define 'rental' clearly.                  Our city needs to articulate whether "rental" includes only long term rentals, or does it also allow for rentals like air bnb? Most Vancouverites' intention is for long term rentals only.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:11:01.27                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531014</b></p>	<p>My family supports this:                  We'll do these things by taking action on what you told us to:                  - Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres                  - Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)                  - Introduce rental-only zoning to help build six-story rental homes along main streets                  - Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down                  - Keep critical incentives in place to encourage building rentals instead of condos</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:11:27.217                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Oakridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531232</b></p>	<p>As a Senior with no pension living (on GIS) with my disabled son, I struggle with finding a 2-BR place at or under \$1500/mo. The demolition of 1960s bungalows with basement rentals forces out people like me - then huge McMansions are built with a lot of concrete all around. Lots of condos available, completely out of my range of course. I'd be happy with a small place. Currently my son and I live in an 800 square foot 2-BR basement suite with ability to grow veggies outside - a big benefit. Close to library, shopping, buses.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:12:14.647                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531404</b></p>	<p>I fully support Mayor Stewart's rental housing initiatives as I've been a Vancouver-area renter most of my adult life. I've been very lucky to have lived in great &amp; affordable buildings. Without children to house it's been easy. Please vote to move forward!!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 11:43:43.49                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531424</b></p>	<p>I think the rental incentives are a great start to solving the rental problem. I would say more floors more areas!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:06:39.57                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531478</b></p>	<p>I support the rental incentives recommendations.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:07:17.78                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531696</b></p>	<p>I definitely support the construction of more rental apartment buildings in single family neighbourhoods to enable more families to live in Vancouver. Since we need more affordable housing as soon as possible, approval times should be reduced to speed up the development process. I also support using incentives to encourage the development of more rental apartment buildings. We have a housing crisis in Vancouver and need to take action as soon as possible.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:07:46.66                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Arbutus-Ridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531880</b></p>	<p>I support the new rental policy</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:08:17.223                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013531884</b></p>	<p>We require more housing. All kinds. The site lines are too suffocating. And the shading is stupid, we have trees that do the same thing. The lot at the corner of Seymour and Davie should allow a building of 35 stories.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:08:46.747                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Could not locate rezoning application for lot at Seymour and Davie. No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Killarney</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532069</b></p>	<p>I support mayor,</p> <ul style="list-style-type: none"> <li>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres</li> <li>- Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</li> <li>- Introduce rental-only zoning to help build six-story rental homes along main streets</li> <li>- Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down</li> <li>- Keep critical incentives in place to encourage building rentals instead of condos</li> </ul>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:09:20.173                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532692</b></p>	<p>I'm about to be sleeping in my car, I can see this happening in the near future, you keep building that are top notch and not affordable to people</p> <p>Does that tell you something?</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 15:36:05.553                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Shaughnessy</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532693</b></p>	<p>Definitely OPPOSED. This would be a drastic change on very short notice with little consultation. Home owners are beginning to feel insecure about their properties because of the many changes in zoning and taxes. Allowing 6 storeys (even 4) adjacent to homes in single family neighbourhoods is an appalling imposition on the families involved. Too much, too fast. Please don't make these sweeping changes to the whole city without a lot more notice and input.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:10:09.293                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your concerns have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532713</b></p>	<p>Re: Proposed vote on 'new Rental Policies' by the Mayor on November 26, 2019</p> <p>I am writing to express my concern regarding the direction the Mayor and the planning department are trying to take the City of Vancouver without proper public consultations other than biased unscientific surveys that are not representative of the population's opinions at large.</p> <p>I urge all Councillors to vote NO on the 'new set of Rental Policies' proposed by the Mayor. Either open up these policy reports to public debate before any vote is taken, wait for the City Wide Plan or call a general referendum on the rental housing issue.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:10:41.33                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532716</b></p>	<p>Vote YES to build more small apartment buildings, add floors on rental apartments for affordable units, and speed up approvals.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:11:15.653                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532728</b></p>	<p>I am desperate to find a place to live. I am <b>s.22(1)</b>. I need reasonably priced rental apt. So many new bldgs. being built but am unable to afford any of their apts. Most have bachelor apts starting at \$1,695. This is ridiculous. I live alone and I cannot afford this. I presently live in a basement suite with mold problems; elderly landlords. I really need to find another place. The rent is \$1200/mth but this is half my mthly salary. More independent/subsidised appts need to be built as baby boomers are becoming seniors en masse. If something is not done soon, we'll all be living in tent cities. Please please do something!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:13:00.967                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532883</b></p>	<p>I would like to express my hope that council will vote in favour of the recommendations of the Rental Incentives Review. It is critical that this and further policies, particularly around rezoning, are enacted to tackle the housing crisis.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:13:44.913                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Killarney</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532910</b></p>	<p>We need to make affordable rentals a priority. Vancouver is becoming a city where only the wealthiest can live. We need more affordable rentals for families!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:14:16.447                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532924</b></p>	<p>I am commenting on council's upcoming vote on a new set of rental policies. As a resident of of the Grandview-Woodland neighbourhood, I strongly support all of the proposed policies. I hope council can move forward with this set of policies that will increase available rental housing and help control rental prices.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:16:17.64                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013532959</b></p>	<p>Something needs to be done.</p> <p>I'm a <b>s.22(1)</b> <b>s.22(1)</b> However, due to the housing shortage. We're soon going to be living in a shelter as we can not afford travel, hotels, fuel, car payments and high rent.</p> <p>I wrote this, and share my story, because there are a lot of families with children in my position. Housing for high risk women, mental health and addictions, etc etc etc. ... but what about us?"?"                  Personally, I've had to take that apartment awhile back that was in a second stage housing complex. This happens. I subjected my innocent children to the high risk lifestyle other mothers love, because of the lack of affordable housing.</p> <p>I also would like to mention <b>s.22(1)</b> I also worked as <b>s.22(1)</b> <b>s.22(1)</b> I've wrote the MLA, the Premier, wrote complaints to BC Housing... there is no amount of housing to be built that is going to relieve our crisis. What NEEDS to be done, is rental supplements offered, with no cap, to highly screened individuals.</p> <p>I'm unable at this time to attend meetings, but I'd love to be on board.                  Oh, and if you do have any connections to help my family personally regarding affordable housing? Pls consider reaching out.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:22:34.99                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your story with Council and I am sorry to hear about your current situation.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>If you would like to find more information about housing in Vancouver, you may visit the website here.</p> <p>Thank you again for your feedback; your concerns have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>Citizen also requests assistance for her current housing situation <b>s.22(1)</b>                  No web attachments.</p>
<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533031</b></p>	<p>Thank you, this is long over due but a start it is. Please please make he rents that start below \$1000 so people like myself <b>s.22(1)</b> can live and not have anxiety and depression. My spouse works but no pay increases to keep up with the demands of just trying to live. Landlords have become very greedy and maybe even there is less demands for renters they will have to lower their rents.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:23:36.07                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533119</b></p>	<p>Affordable rent incentives are needed across the lower mainland. Young people are not able to move out of their parents houses without 3 or more roommates. People that work minimum wage jobs for 40+ hours a week shouldn't have to spend 80% of their income on rent!!! Unbelievable that we have to fight the powers that be to make enough affordable spaces for all. We do not need more foreign investors buying houses and keeping them empty. This is a huge part of the problem.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:24:09.87                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>South Cambie</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533239</b></p>	<p>I do not consider \$80,000 middle income. Of my friends, \$60,000 is considered a high salary. Does that mean that everyone I know is at the poverty level? I think you need to lower what you consider middle income. Also please don't build 6-storey bldgs around parks or open spaces. The sky is over-filled enough, not to mention the loss of the mountains.                  But yes, rentals, but realistically affordable. Listen to Jean!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:24:42.4                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533258</b></p>	<p>This Tuesday Nov 26th, Vancouver city council will vote on a step forward to build more small apartment buildings, add floors on rental apartments for affordable units, and speed up approvals.                  This sounds like a good idea.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:25:37.767                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533347</b></p>	<p>Good afternoon. I am writing in order to offer my full support regarding the new rental housing initiatives proposed by Mayor Stewart and I hope with all of my heart city council will pass these proposals expediently! Thank you all at city Hall for focusing on the housing problems in this city and working to rectify them.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:26:09.503                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533348</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city.</p> <p>I support speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres.</p> <p>An I support using incentives to make sure we build rental buildings - not expensive condos.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:26:38.783                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533381</b></p>	<p>I enthusiastically support the recent staff report on expansion of rental housing. As a homeowner in a relatively low density neighbourhood (east Grandview Woodland), I would welcome more rental housing specifically suitable to families (3+ bedrooms). I am further looking forward to measures that would encourage and facilitate non-profit rental housing which is the only way to guarantee affordability.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:27:07.297                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533406</b></p>	<p>I support giving renters more choice by building rental in more parts of our city.</p> <p>Please speed up development times to build housing that families and workers can afford close to parks, schools, and shopping centres. I support using incentives to make sure we build rental buildings - not expensive condos.</p> <p>By the way I also support more high rise towers for rental and for purchase being built in many areas of the city near transit,</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:27:40.99                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533475</b></p>	<p>I support the following policies and believe that Vancouver City Council should move forward on them as soon as possible - homelessness is costing us a bundle.</p> <ul style="list-style-type: none"> <li>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres</li> <li>- Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</li> <li>- Introduce rental-only zoning to help build six-story rental homes along main streets</li> <li>- Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down</li> <li>- Keep critical incentives in place to encourage building rentals instead of condos</li> </ul>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:28:10.587                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533498</b></p>	<p>Get going alright. You want rental housing and you want others (private sector) to build them then give them some reasons to build them for Vancouver. You have to understand that the tenancy act is scaring a lot of property/building owners away! So incentivise these builders .. they need to make money too.. and then there'll be more rental housing for Vancouver!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 11:48:15.63                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533570</b></p>	<p>To whom it may concern,</p> <p>I cannot understand why low income housing units still remain unbuilt. Is it an issue like Michigan, U.S.A where the planners, developers and city counsellors are not making any money or is the issue that if you are of low income you do not matter as much. That line between rich and poor is becoming larger with each passing year. Everyone deserves an affordable roof over their head. It should not be all about the mighty dollar and we should get back to humanity. Empathy doesn't pay the bills at the end of the day but at least one can look at oneself in the mirror and be proud of oneself at the end of the day. Also sleep better at night knowing that you have helped a family or two with children have decent accomodations without having to starve or forgo electricity and heat. Have a heart and start rebuilding a beautiful BC again. Thank you for listening.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:29:23.48                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533605</b></p>	<p>To All Vancouver City Councilors,                  As a renter in Vancouver, as a worker in Vancouver, but most of all, as someone who cares about Vancouver, I implore you to please vote in favour of the rezoning measure on Tuesday November 26.</p> <p>For those of you concerned about the state of housing in Vancouver, please support the measure, as it will allow the creation of more low-rise rentals in more places.</p> <p>For those of you who want to cut red tape, please vote for the measure, as it will potentially cut the building process by a year.</p> <p>For those of you who worry about the use of housing as an investor asset, please support this measure because it can only result in rental units, not condos.</p> <p>For those of you concerned for the most marginalized in Vancouver, please support this measure, as a an attempt to raise the chronically low 1% vacancy rate (cognizant that low vacancy rates disproportionately negatively affect the most marginalized).</p> <p>For those of you concerned about greenhouse gas emissions, please support this measure, so that more people who work in Vancouver, can live in Vancouver, reducing the transportation emissions of commuting.</p> <p>And for those of you that love Vancouver, and love living in Vancouver, please support this measure, so that more people have more options to live in the city they love too, rather than let it turn into a playground for the wealthy and established.</p> <p>So when the measure comes to a vote on Tuesday, please vote to rezone for low rise rentals, for the Vancouver we all love. Thank you and take care!</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:30:43.103                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Subject Matter Expert</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533660</b></p>	<p>I have lived here since 1973. Vancouver policy for the past 50 years of relying on for-profit developers to build for-profit condos and houses and for-profit rental units will NEVER match the needs of the population ie affordable housing, and rents not exceeding 30% of income. The European model requires that City land be made available on a 99-year Lease to qualified coops, developers etc and that the rents be controlled. Best example is Vienna (Austria) but Netherlands, UK and others use similar programmes. For the sake of our young people, seniors, and disadvantaged low-income employees who cannot afford to live where they serve in Metro - PLEASE DO IT!</p> <p>Here is just one LINK for you to understand the principle: <a href="https://www.theglobeandmail.com/real-estate/vancouver/what-vancouver-can-learn-from-the-vienna-model-for-affordablehousing/article35128683/">https://www.theglobeandmail.com/real-estate/vancouver/what-vancouver-can-learn-from-the-vienna-model-for-affordablehousing/article35128683/</a>In Vienna, 60 per cent of the population lives in social housing and rents are set so that people pay no more than 30 per cent of their income. There is no housing shortage, no years-long waiting lists for subsidized housing, no mad scramble to pour money into a real estate market that feels like a Ponzi scheme.</p> <p>When the city releases land for new development, architects, developers and non-profit groups compete to come up with designs that demonstrate how they will create attractive living spaces and a socially integrated community.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:31:26.237                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013533751</b></p>	<p>Vancouver needs more affordable housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:34:59.2                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/22/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID:</p>	<p>I live in a neighbourhood, the West End, where high-end development has been rampant. There are few rental spaces being created, and those that are created are very very pricey. Our neighbourhood and the adjacent neighbourhood of Yaletown is pockmarked with sites that have been bought at extremely high prices, sit empty, and are not accessible to the diverse population that we need. An inner city where only the rich live and where there are few families with children would be a nightmare for the future. We have heard too long about our housing crisis without any real response to that crisis. Accordingly, I respectfully ask, indeed plead , that each member of council, approve the recommendations coming before it in the next week to address what it is so clear we need.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 12:32:18.477                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528871</b></p>	<p>I support the development of purpose built, committed rental, multi-family accommodation in all types of forms across all areas of Greater Vancouver. I believe will support the building of strong diverse communities and offer families positive housing options.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:30:12.96                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528872</b></p>	<p>I want to echo Mayor Stewarts statement that we need more rental housing buildings. I have been renting in Vancouver for 8 years and lived in 10 places - only one of them was an apartment building and that was at UBC. There aren't nearly enough rental units these days; I have lived in 5 straight dingy houses that are not maintained and eventually get torn down. Me and my partner are planning our careers assuming that we're leaving Vancouver in the next couple of years because we can't afford to raise a family here without living in one of these poorly maintained basement suites.</p> <p>Any incentives or pre-approved zoning that can help the construction of rental housing is needed. This isn't even touching on fixing the homeless problem, which is much more serious than my situation. At least I have the means to be able to move cities and switch job locations.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:30:59.2                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Oakridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528875</b></p>	<p>I support giving renters more choice by building secure rental options in more parts of our city. I believe speeding up development times and reducing fees will help to build housing that families and workers can afford close to parks, schools, and shopping centres. I also support using incentives to make sure we build rental buildings - not expensive condos.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:31:41.667                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528880</b></p>	<p>I especially like the idea of rental only zoning and small apartment buildings close to parks, schools and shopping centres.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:34:34.76                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Hastings-Sunrise</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528884</b></p>	<p>I am emailing to express my support for giving renters more choice by building rental in more parts of our city.</p> <p>Speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres. We need to reduce administrative burden, and get more housing OF ALL KINDS built. It is urgent.</p> <p>We must build thousands of new homes in existing neighborhoods. I strongly support pre-approved up-zoning. Blocking people out of Vancouver through exclusionary zoning is a travesty - it slows economic growth, increases inequality, and harms the environment. Please build homes.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:35:16.217                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528887</b></p>	<p>We rented in Vancouver for years but cannot afford to do so anymore. So we and our children have moved to Van Island. You are really missing out on community oriented people who would contribute their talents to make Vancouver the community it once was.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-12-03 10:30:29.28                  Service Provided</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528904</b></p>	<p>To all Vancouver council members</p> <p>I am a native Vancouverite. My father was born here, and my mother lived here as a child after the family moved to Canada from <b>s.22(1)</b> many decades ago. I have been living overseas, <b>s.22(1)</b> and recently returned to Canada <b>s.22(1)</b></p> <p>I was shocked, dare I say electrocuted, by the cost of rental housing in the city, and what it has become. Although the super-high housing costs are not unique to Vancouver, it is nevertheless ranked as the second-most unaffordable city to live in, in North America, after San Francisco. People rent rooms in shared houses for \$800, \$900, sometimes even \$1000 per month, and a studio apartment costs upwrds of \$1500. The city has paid the price of entering the world stage by becoming a have for very rich people, pricing many out of the market altogether, forcing them to move up the Fraser Valley, or elsewhere in the province.</p> <p>This, in my opinion is scandalous. Housing in Canada, like medical care, should not be a priviledge, it should be considered a basic human right. If not, we are no better than Third World countries, where the wealthy live in homes, and even the "middle class" and under, live in cramped shared quarters, or sorse, in the street.</p> <p>I applaud Mayor Stewart's initiative and hope that affordable housing can once again become a reality. This will no doubt need the co-operation of the Provincial Government, and all civic leaers of the Metro region, but I think it is urgent.</p> <p>It must be done. I applaud your initiatives, and support you 100%.</p> <p>Yours Sincerely,  <b>s.22(1)</b></p> <p>ps: I live out of town, as living in Vancouver is an impossibility for me now.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:43:27.64                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Shaughnessy</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528907</b></p>	<p>We support your rental housing proposals.                  Please develop the land at 33rd near Main.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:44:15.547                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>Potentially pertains to <a href="https://rezoning.vancouver.ca/applications/littlemountain/index.htm">https://rezoning.vancouver.ca/applications/littlemountain/index.htm</a>                  No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528909</b></p>	<p>Dear Mayor and Council,</p> <p>We are in the midst of a housing crisis and I support giving renters more choice by building secure rental in more parts of our city. Here are some things you can do:</p> <p>Speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres.</p> <p>Support using incentives to make sure we build rental buildings - not expensive condos.</p> <p>These new policies alone won't solve the housing crisis, but they will build thousands of new rental homes help make Vancouver a city that works for everyone.</p> <p>Thank you for your support,</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:44:58.12                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528918</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city. Great initiative Mayor Kennedy.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:45:46.74                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528939</b></p>	<p>Families, low and moderate income citizens, citizens with disabilities and senior citizens need access to TRULY AFFORDABLE HOUSING in vibrant healthy neighbourhoods. Time for council to bring the community development concerns of your constituents to the forefront and move forward with the construction of such buildings and neighbourhoods.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:46:25.357                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528942</b></p>	<p>More rentals are required with a maximum of 6 floors - Buildings for renters - not expensive condos - Buildings for seniors renting as well as families renting</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:47:12.157                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Marpole</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528945</b></p>	<p>I am voicing support for Mayor Stewart's plan to build more rental-only housing.</p> <p>Building more 1 bedroom luxury condos to be snapped up by investors and amateur landlords is NOT a solution to the rental crisis. We desperately need more rental-only properties, we desperately need to increase density in zones filled with single-family homes, and we need these solutions yesterday.</p> <p>The fact that so many of our schools and transit hubs are surrounded on all sides by row after row of million dollar homes is the disgraceful legacy of Gregor Robertson.</p> <p>Voting for this measure is voting to give the working people of Vancouver a future, it's a vote for entrepreneurs, and it's a vote for companies who are currently unable to retain talent due to the cost of living in this city.</p> <p>After a decade of naked corruption in this city's governance, I hope you will take this opportunity to begin to right the wrongs of the previous council.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:48:12.613                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528947</b></p>	<p>My husband and I are among the more than 50% of people in Vancouver who rent. Although we are both well-educated professionals, we are unable to afford to buy property in Vancouver, and instead rent a charming laneway house. We are fortunate, but rental housing in Vancouver is very difficult to find and too expensive for many households.</p> <p>I support Mayor Kennedy's plan for more rental housing in Vancouver.                  I support giving renters more choice by building secure rental in more parts of our city. Speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres. I support using incentives to make sure we build rental buildings - not expensive condos.</p> <p>Mayor Kennedy is trying to implement the priorities that he was elected on and Council should support his mandate.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:48:58.357                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528950</b></p>	<p>We don't want to increase rental housing development. We want people who make minimum wage to be able to live in this luxury dystopian hellhole. We want co-ops for families. We want rent control. We want the word 'affordable' to actually mean something again. Densifying land that is already inflated will do nothing for affordability. Supplyism has been widely debunked. Building "lots of units" is misguided. We want the right kind of units and we want non market solutions because clearly the market has failed. The status quo has failed. Build on city land. Expropriate delinquent landowners. Tax the hell out of vacant land. Fulfill your campaign promise to triple the empty homes tax.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:50:34.897                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your concerns have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528954</b></p>	<p>I am very supportive of building more rental units in Vancouver with a goal of improving affordability. I am a long term resident of Vancouver and fortunately I bought real estate over 25 years ago. Now my children and their friends are leaving Vancouver on mass because they cannot afford to live here. They cannot afford to buy a condo and rents are very high. By building many more rental units in 6 story buildings we can maintain communities and improve affordability. Please adopt the proposed policy initiatives put forward by the Mayor. Thank you</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:51:18.223                  Acknowledged                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528969</b></p>	<p>I attended one workshop and feel that the highest priority is to build more affordable and subsidised housing units.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:52:15.41                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528987</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city.</p> <p>I believe that speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres. And I support using incentives to make sure we build rental buildings - not expensive condos.</p> <p>Also,</p> <p>I hope none of your are receiving donations from people affiliated with the Chinese Communist Party. This includes attending dinners hosted by the consulate or affiliating yourselves with developers who rely on investments from Chinese nationals.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:52:59.487                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013528999</b></p>	<p>Dear Council,</p> <p>As I am sure you are aware, housing in Vancouver, for both renters and home buyers, is the most expensive in the land. Given that over 50% of people who live in Vancouver are renters, it is imperative that we provide more AFFORDABLE housing. I have seen the standards for what is affordable and to whom. These standards are way out of whack with the reality. We are in a crisis because we have led this issue for at least. Please act.</p> <p>Thank You</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:00:34.77                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529010</b></p>	<p>Middle income is now \$80,000?!!! Wow. Funny how so many of us who thought we had good wages were so far off the mark. <b>s.22(1)</b> trying to live in the West End on <b>s.22(1)</b> and trying to deal with my annual increases in rent and everything else. You've got to realize that there are so many of us in this income bracket and get reasonable in the rents you allow landlords to charge us. I've not long to go before I'll need a <b>s.22(1)</b>. We don't have many of those to choose from, so it's in the City and Province's interest to get more actually affordable rentals on the market. It's that or more people sleeping on the streets.</p> <p><b>s.22(1)</b></p> <p>Vancouver, B.C.  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:53:34.413                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p> <p>Office of Vancouver City Council</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kerrisdale</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529013</b></p>	<p>I rent in Vancouver, am on PWD, and work part-time for a small local business. I want to live without intercity commute, so affordability means a lot. We need incentives and relaxation on limits for building developers creating new rental housing. I support the Mayor's vision, and encourage discussions to make affordable, life quality assured housing for disabled, low income, and moderate income renters. No more illegal basement suites!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 09:54:07.703                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email:                  Case ID: <b>101013529028</b></p>	<p>As per live chat:                  I support urgent action on housing initiatives that give renters safe, secure and authentically affordable options in more parts of the city. Please speed up development times and reduce fees to help construction happen quickly. Please also take steps to ensure that quality, family-appropriate rental buildings and co-ops for middle and lower income renters are built INSTEAD of expensive condos. I also encourage the City to help citizens throughout Vancouver understand the need for truly affordable housing, for those lacking appropriate housing options now and also to accommodate those who will be coming to Vancouver because their former homelands are no longer safe or habitable. To strengthen social cohesion and nurture truly cooperative and resilient communities, I also strongly support the expansion and acceleration of neighbourhood planning processes throughout the City of Vancouver, that specifically include information on changing societal needs in the context of global climate emergency, planetary degradation, and economic volatility. I trust that City residents can be assisted to understand that although urgent steps may be necessary in uncertain times, nonetheless participatory neighbourhood planning leads to meaningful plans.</p>	<p>Agent Created Case: Agent Updated Case Details: Reallocated to queue: CS_Mayor and Council Feedback                  Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:00:56.193                  Acknowledged</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529047</b></p>	<p>Creating more housing is essential for Vancouver to thrive. I think that Kennedy's idea to build small apartments in single home neighborhoods is a good one.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:01:33.237                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,                  Office of Vancouver City Council</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529054</b></p>	<p>I support initiatives to bring more rental housing to Vancouver. Pre-approving zoning for rental-only buildings will save time and money. Pre-zoning rental-only along main streets, and allowing low-rise apartments in current single-family zones are just a few of the ways we can get more rentals built. None of these areas should be built as luxury condos. Fewer towers will also mean less pressure on utilities, amenities and traffic. Better to spread buildings of 2 to 6 stories throughout the city's single-family neighbourhoods, many of which need younger populations to keep schools and other facilities balanced.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:02:06.213                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529065</b></p>	<p>I support the initiatives for more rental housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:02:54.79                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529069</b></p>	<p>I support rezoning and more rental properties in the Grandview-Woodlands neighbourhood. This includes speedier approval for Rezoning and development permits along Clark and Hastings street</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:03:45.85                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529072</b></p>	<p>Please vote for the new set of rental policies that will help more of our friends and neighbours stay in Vancouver by building thousands of more rental homes that are more affordable in more parts of our city. I am particularly concerned about elderly people finding suitable, reasonably priced housing, so they may remain in Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:04:19.23                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529118</b></p>	<p>Regarding the proposed rental policies that will be voted on next week. I do not support these policies. Some will work in some neighbourhoods. The crucial thing is neighbourhoods are distinct and residents need to be consulted. Wait for the City-wide plan.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:05:09.57                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your concerns have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529123</b></p>	<p>Barely anybody from here can afford to live here anymore, we need affordable, not "market value" rentals.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:13:50.75                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Dunbar-Southlands</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529132</b></p>	<p>Dear Vancouver City Council,</p> <p>I am emailing to express my support for the following:</p> <p>Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres</p> <p>Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</p> <p>Introduce rental-only zoning to help build six-story rental homes along main streets</p> <p>Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down</p> <p>Keep critical incentives in place to encourage building rentals instead of condos</p> <p>Yours sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:14:33.453                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Renfrew-Collingwood</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529143</b></p>	<p>Hello, I agree with the new rental housing proposals that are being put forward to Council on Tuesday, November 26th. Please approve them and also waive city fee requirements on rental housing, and actually allow more height on busy streets!                  Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:15:36.423                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529150</b></p>	<p>Council members,</p> <p>As a Vancouver resident, and former <b>s.22(1)</b> resident, who has advocated for affordable rental housing in both cities, I urge you to do all you can to quickly and massively increase the amount of truly affordable rental housing in our city. Our city in particular has experienced an accelerating decline in affordable rental stock over the last few decades as the developer business model has become solely accustomed to and dependent on "luxury" branded condos marketed to those beyond the means of the local economy. While it is the business of developers to create housing, it is the business and responsibility of civic government to create the framework that guides the development of a balanced and healthy market. The current increasingly catastrophic crisis is the failure of government to guide development towards a healthy and balanced market over the last several decades. Lack of policy has led to a developer cartel where only the greediest has survived; sustainable and affordable development has been priced out for all but a few charitable non-profit band-aid developments. I am fortunate to live in one, but reliance on the non-profit sector to fix this with their depleted resources is ridiculously unsustainable. Government action and policies to correct the developer business model are long overdue. Strong measures are urgently needed. Affordable housing is the root cause of many of the crises (addiction, mental health, physical health, employment, disability, etc.) for all levels of residents from professional class to working class to seniors to families to the disabled to the poor to the homeless. In upcoming decisions, please vote in support of the measures to quickly halt and reverse the trend of affordable development in our city. I don't mind decisions that support middle income development either, because those middle income earners will then displace lower income folks in housing. Please do not hold up housing development decisions for small quibbles. And please seek to development housing that truly matches the income levels in the city. 20% devoted to low to middle income is not enough.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:16:09.713                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529157</b></p>	<p>I strongly support the increase of rental housing with a strong need for housing for people with incomes under \$80,000.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:16:47.69                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529190</b></p>	<p>Good day,</p> <p>I understand that next week City Council will vote on a new set of rental policies that help enable the building more rental homes that are more affordable in more parts of the city.</p> <p>I strongly support this initiative and hope that council members will support this necessary policy.</p> <p>I live in east Vancouver, in a condo that I own. My neighborhood is a mix of single family homes, and low rise rental and condo buildings. I welcome increased density in my area, and believe that the increased density supports local business, and contributes to vibrant neighborhoods.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:17:23.23                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529215</b></p>	<p>It is my understanding that Council will be voting on new rental policies next week. I look forward to seeing these motions approved; we NEED more rentals in this city, we need more gentle density through 4-6 story buildings, we need more support for middle-income families.</p> <p>In particular, I hope Pete Fry sees the good these policies will bring, instead of voting in favour of zero rentals as he has done during his tenure on Council so far.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:18:01.687                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529224</b></p>	<p>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres - yes                  - Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)                  - what about people with less than \$50,000, less than \$40,000, retired people living on guaranteed minimum income                  - Introduce rental-only zoning to help build six-story rental homes along main streets - yes but not just on main streets. Renters like to live on quiet streets too.                  - Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down - need more info re what will not be done when pre-approval is given                  - Keep critical incentives in place to encourage building rentals instead of condos - yes                  Also I would like to see new co-ops added to housing stock</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:18:43.96                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529230</b></p>	<p>I support the building of more affordable rental homes. I think it's critical that the greater Vancouver area support the families and workers who help the city function by providing affordable places to live in the same communities they work in and/or grew up in. I've seen many friends that have moved to the interior of BC and Alberta to find affordable housing and to make a living with their children, so that their kids can become independent adults who are able to live and work in their community. It's sad to think that my child will not be able to afford a place of her own in the near future in the city she has grown up in.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:19:26.803                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Renfrew-Collingwood</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529248</b></p>	<p>To Vancouver Council,</p> <p>I <b>s.22(1)</b> support giving renters more choice by building secure rental housing in more parts of our city. More specifically close to skytrain stations. Renfrew, Rupert and 29th Ave. Stations for example are just ripe for development.</p> <p>The city needs to speed up development times and by reducing fees and red tape will certainly help build more housing. Vancouver families and workers need their homes close to parks, schools, and shopping centres. Preferably close to major skytrain hubs for densification. Burnaby has over taken Vancouver in terms of rental housing strategy. Eg Gilmore station, Brentwood and Edmonds to name a few.</p> <p>We do not need more laneway way houses! Try driving in the alleyway or residential roads, it is impossible due to the amount of parked cars on both sides. I only have to drive about three block in roads to get out onto the main road but it takes a while due to only one lane is usable because of parked cars. The backlanes are even worse. The garbage trucks sometimes will not pick up our trash due to blockage of cars that after them blasting their loud horns for 1 minute and giving up. Our neighbourhood were not designed to have this many rental units without designated parking spots for cars. That is why I support rental buildings with proper parking allocation.</p> <p>I totally support using incentives to make sure we build rental buildings and not expensive condos or more laneway houses. I have seen first hand the effect of unaffordable housing, at my place of work we keep losing young talent to other cities that 20 years ago most people will not even think of visiting let alone to live and raise a family. This is how expensive Vancouver is for young family starting out. I dread the day that the only demographic working and leaving in our city are the semi retired or kids leaving at home.</p> <p>Please take action now! So our next generation will still be able to call Vancouver their home.</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:20:05.437                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529268</b></p>	<p>Affordable housing urgently needed in my neighbourhood</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:20:38.637                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529275</b></p>	<p>Hello City council,                  I support giving renters more choice by building secure rentals in more parts of our city. Please vote for these initiatives!                  thank you</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:21:10.793                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529291</b></p>	<p>I did not support the survey regarding rentals that I received in an email today.                  Why am I included as supporting something I DO NOT SUPPORT. I want to see a City Wide Plan before any more decisions are made.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:21:38.237                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529328</b></p>	<p>I am writing to let you know that I fully support the following initiatives:                  - Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres                  - Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)                  - Introduce rental-only zoning to help build six-story rental homes along main streets                  - Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down                  - Keep critical incentives in place to encourage building rentals instead of condos                  PLEASE ACT TO ENSURE THAT DECENT AND AFFORDABLE RENTAL HOUSING BECOMES MORE AVAILABLE IN THE GREATER VANCOUVER AREA.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:22:13.363                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529399</b></p>	<p>i support:                  -apartment buildings in single-family home neighbourhoods                  -more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)                  -rental-only zoning to help build six-story rental homes along main streets                  -Pre-approve zoning for some rental apartments to shave off a year or more in the development process                  -Keep critical incentives in place to encourage building rentals instead of condos</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:22:47.87                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529431</b></p>	<p>Build more lower cost housing across all areas of the city! This is Vancouver's highest priority</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:23:19.007                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529449</b></p>	<p>This pertains to the "Rental Incentives Review Phase II Report Back" item at council on Nov 26.</p> <p>I would like to express my strong support for the staff recommendations, and urge you to accept them. I live in a C-2C1 zone and I have no issues with the proposed changes for the various C2 zones.</p> <p>The Secured Rental Policy looks generally good, I especially like that the project spacing requirement will be dropped. However I am concerned that SRP only applies near arterial roads - this furthers the inequitable approach of forcing renters to live near the pollution+noise of busy arterial roads. Rezoning for rental should be considered in all residential zones.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:23:51.003                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529464</b></p>	<p>Thank you City Council! This plan makes sense to me as it avoids building towers that isolate people, destroy neighbourhoods, small businesses and a civic sense of belonging where you live.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:24:18.21                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529491</b></p>	<p>Dear Mayor and Council:                  To alleviate the critical affordable housing shortage, I strongly urge you to implement your plans as follows:</p> <ul style="list-style-type: none"> <li>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres</li> <li>- Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</li> <li>- Introduce rental-only zoning to help build six-story rental homes along main streets</li> <li>- Pre-approve zoning for some rental apartments to shave off a year or more in the development process-? saving money and keeping rents down</li> <li>- Keep critical incentives in place to encourage building rentals instead of condos</li> </ul> <p>Thank you for all of the above suggestions and actions I hope you follow through with.</p> <p><b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:25:00.03                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529507</b></p>	<p>Hi Mayor Kennedy ,                  I think the plan to build more rentals is a great idea .                  I participated in the survey and I think six story rentals are a very good idea.                  Of course you know where I live eg. Burrard, Hornby, Howe, Richards, Pacific, Beach and Granville etc construction of high-rise Towers 50 plus has been non-stop for years now. They're squeezing every square inch they possibly can into high-density housing which is making the neighbourhood very sterile.                  And what about traffic! We have gone to town meetings voiced our opinions but to no avail... no one is listening.                  The Vancouver house project is right in front of our building and I'm wondering who they are catering to. And now I see that 601 Beach is coming up soon.                  Again we are being told ofcourse there will be more town meetings but basically we know once city hall has put up the proposed signs it's all going to go ahead. We've been writing letters etc but again to no avail. I realize it's the downtown core but it is gotten just too crazy.                  No sense of community.                  Regards, <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:27:18.843                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Dunbar-Southlands</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529508</b></p>	<p>There is land <b>s.22(1)</b> at the bottom of Highbury that houses only coyote dens! No one goes there - just coyotes and racoons. And what about all the land along Imperial Drive where neat little village housing could be put" What is this matter of having no land to build housing on" Musqueam Park itself is used mainly for dogs. Is this realistic when people need homes?</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:25:32.49                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529509</b></p>	<p>Please keep working on getting affordable housing for us in Vancouver. If you can work in partnership with the Province, perhaps we can get the cost of housing down for the poorer of us who are spending 75% of their income on rent.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:26:11.99                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Strathcona</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529530</b></p>	<p>I strongly support the Housing Vancouver Survey's recommended actions for small apartments in single family zones, rental incentives and streamlining development and permitting.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:26:47.76                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Grandview-Woodland</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529539</b></p>	<p>There are many exciting houses that have 3 suite where one may be illegal for no good reason. Other than some stupid rule. These place can house people and be safer than tents. MeanWhile if someone complains the city is shutting them down. I'm sure if upgrades were need to make them safe it could creat affordable housing. If you rip it down and rebuild it will never be affordable. You should be paying incentives to home owner who are willing to creat more housing in their building.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:27:50.91                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529581</b></p>	<p>YES!!! To housing build plans</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:33:42.373                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Riley Park</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529583</b></p>	<p>Dear Mayor and Council,</p> <p>As a long-term renter I'm writing to urge you to follow through on your promise to build more rental units that are truly affordable, in all parts of Vancouver. Our city is chock-a-block with condos and we don't need more of them. We do need rental units for individuals and families who can't or don't want to buy, and these apartments need to be SECURE. That is: not at risk of having their rents raised out of all proportion or of being renocted by landlords hungry for higher profit margins.</p> <p>I also urge you to do whatever you can to speed up development times and reduce fees, in order to build housing that people can afford in desirable neighbourhoods with walkable amenities.</p> <p>In addition, I support giving developers appropriate incentives to ensure they build affordable rental buildings rather than adding to the condo glut.</p> <p>Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:34:25.373                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>South Cambie</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529584</b></p>	<p>We need to expand public housing and co-ops in the city of Vancouver. This is urgent and will help house the homeless and low income workers and those on welfare and other benefits.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:36:14.083                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529604</b></p>	<p>I agree with your six options for rental housing here in Vancouver. It is sorely needed. I certainly do not want to see the Apartments in these area exceed the six stories, we have way to many highrises now., our skyline is gone.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:36:45.59                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Unknown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529638</b></p>	<p>I support council using incentives to support the provision of rental housing to developers and others. We urgently need relaxations to permit more rental housing quickly. Thank you, <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:37:20.0                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Renfrew-Collingwood</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529647</b></p>	<p>Regarding rental zoning policies in Vancouver, I would greatly like to see an increase to the amount of purpose built rentals in the city, especially near Skytrain stations. In particular, areas around Nanaimo and 29th station are woefully under built and would greatly benefit from being redeveloped into purpose built rentals instead of just single family homes.</p> <p>Additionally, ensuring that some of the rentals are actually affordable for middle income families is important, however I would like to see more transparency as to how they are distributed. For example, I have no idea as to how one can even apply to a current building that has suites designated for middle-income households. The process needs to be fair an open so its not just those with connections that are able to get subsidized housing. If it is only going to be a lucky few who get it in, it should at least be some sort of lottery system designed for locals.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:37:50.79                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529653</b></p>	<p>Surveys can be manipulated to pre-determined outcomes. Take Point Grey, how would like to try building six story apartment buildings to replace Point Grey residences" How do you think that will go over" How about a person who owns a single story or two story family home in a family home neighbourhood" Do they now have no say as to what is built next door"</p> <p>In the case of areas where low rise apartments already exist, or big old houses have been chopped up into small cramped over priced "shared units" or hideous underground "suites" with six foot high ceilings then those places are already a mess and an eyesore and slums by the low quality of life they provide. Vancouver is famous for this kind of awful slum dwelling. The Balmoral you just expropriated is the smartest thing this city has done, in decades. Tear the place down and its equally shameful regent, Cobalt, Astoria hotels. Stop letting slum lords destroy Vancouver.</p> <p>The City allowed this to happen. Where were the housing inspectors? The law" Health and safety" I mean for the last 30 years? But why did you, the Mayors of the past, let this happen? Where the building inspectors when property owners "remodel" with staircases that do not meet building codes?</p> <p>There are streets of apartment buildings that could be rebuilt into six story apartment buildings if that in fact is a reasonable and profitable thing and if it would actually house people for under a \$1000 a month. The SAFER cap is \$800. And what about the thousands of units that sit empty" A single family house from the street view but is actually several units already and the owner wants to build a similar height apartment building for rentals that are affordable for average workers then the City should subsidize that, the way the City subsidies SUCCESS, and its property management and property acquisition. 70% of the operating budget of SUCCESS is taxpayer money from three levels of government. And they are based in China. How is it that this much money goes to this organization"</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:38:24.563                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529660</b></p>	<p>Getting approvals through the city is costing developers (I'm not one) a WHOLE LOT of money and that money is being passed on to home buyers of course...compounding renters/buyers inability to pay for decent housing. Vancouver is getting a national reputation for the time taken for development processes and approvals. You can't broach this issue in casual conversations without hearing the tales of frustration. I'm sure that you would be in agreement that this is not a good thing. So, the question is for the council. Are you doing your part in reducing the cost of housing?                  The city's approval processes are part of the problem (the cost) for people trying to find good housing here. And that step is in your hands.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:38:55.213                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529663</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city, especially 6 storey apartments in single family zoned neighbourhoods                  Speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres is great                  I support using incentives to make sure we build rental buildings - not expensive condos.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:39:27.757                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529686</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city.                  I believe that speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres.                  I also support using incentives to make sure we build rental buildings - not expensive condos.                  Thank you.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:40:02.49                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529702</b></p>	<p>Affordable housing is Vancouver's main problem and I completely support your efforts to ameliorate it. Your initiatives are excellent ideas.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:40:45.087                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Strathcona</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529775</b></p>	<p>I wholeheartedly support the proposed set of new rental policies to promote affordable housing in the City of Vancouver.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:41:29.43                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>South Cambie</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529776</b></p>	<p>I support the Mayor and Council plans for more rental housing, including *small* rental apartment buildings in single family residential areas.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:43:33.88                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529822</b></p>	<p>I'm in full support of the motion re housing coming before council shortly, EXCEPT THAT IT DOES NOT ADDRESS THE NEED FOR HOUSING AFFORDABLE TO PEOPLE ON LOW INCOMES. Big big omission. Serious lapse. Yes, I know the city must work with prov and fed govts to build social housing? but not to commit to ANY social housing is a terrible omission. That is BY FAR the biggest need in this city at present.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:44:02.16                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529842</b></p>	<p>I support the building of more small apartment buildings in single-family home neighbourhood areas close to parks, schools and shopping centres;                  I support allowing more six-story apartments for middle-income households (less than \$80,000 a year)                  I support Introducing rental-only zoning to help build six-story rental homes along main streets                  I support Pre-approval zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down                  I support keeping critical incentives in place to encourage building rentals instead of condos</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:44:43.14                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529848</b></p>	<p>I believe affordable housing is the bedrock of a great city. It's very essence of participation, enjoyment and ability to create depend upon it. Having it builds wealth not measured, necessarily in dollars.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:45:44.68                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>I do not live in Vancouver</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529857</b></p>	<p>I support the suggested proposals to assist with the need for more affordable housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:46:20.93                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Oakridge</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529899</b></p>	<p>BUILD MORE UNITS, it is embarrassing how slow you guys are at this. Cambie was rezoned over 5 years ago and still hasn't been fully transformed. REZONE MORE, tax developers less, see more affordable homes and rentals. Walking distance from skytrains should be 20+ stories, all arterial roads should be 6+. And since I'm going to the trouble of writing this out, INSTALL MORE LEFT TURN SIGNALS, and make more turning restrictions on arterial roads.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:47:12.033                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Opposed</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>No Name No Name (ps)</b>                  Ph #:                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529932</b></p>	<p>Dear Council, please vote against the aggressive rental/development policy. Everything in it that the mayor has highlighted is about people not owning their homes. Home ownership is the only security most people can ever have. Otherwise they're just one step from living on the streets.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:47:52.77                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013529972</b></p>	<p>I would like to show my support for the Mayor's new policies regarding rental housing in the City of Vancouver including all the below points.</p> <ul style="list-style-type: none"> <li>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres</li> <li>- Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</li> <li>- Introduce rental-only zoning to help build six-story rental homes along main streets</li> <li>- Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down</li> <li>- Keep critical incentives in place to encourage building rentals instead of condos</li> </ul> <p>As someone who has both owned and rented here in Vancouver, I can say we desperately need more NEW rental supply in this City.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:48:23.33                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530002</b></p>	<p>To Council</p> <p>As a renter I strongly support the recommendations regarding rental accommodation which include the following:</p> <ol style="list-style-type: none"> <li>1. Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres;</li> <li>2. Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year);</li> <li>3. Introduce rental-only zoning to help build six-story rental homes along main streets;</li> <li>4. Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down; and,</li> <li>5. Keep critical incentives in place to encourage building rentals instead of condos.</li> </ol> <p>I have participated in several sessions called my Mayor Steward to assist with feedback that support more assistance for the development of affordable rental accommodation.</p> <p>Yours truly,  <b>s.22(1)</b>                  Vancouver BC <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:48:57.737                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530031</b></p>	<p>Hello,</p> <p>I believe that apartment buildings in single family zones, built along main roads, near schools and shopping areas, should be allowed. Further, these should be a mixture of 4-6 stories, and there should be 30% rentals with 10% reserved for those renters earning less than \$40,000/year. A mixture of shops on the bottom floors with rental above them is a proven method of keeping streets alive. If preapproval can be done for similar apartment building by all means please do preapproval to speed up the process. Please do anything you can to promote the building of apartments over condo. Finally I really think the city should look into row houses, coop houses, and other housing types so that older people can move in with others, who may be able to support them. Let alone others wanting to share housing. These could be put where no apartments are, perhaps a block or two back from the apartments as well as other areas within single family zoning.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:49:37.407                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>West End</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530060</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city.</p> <p>Speeding up development times and reducing fees helps build housing that families and workers can afford close to parks, schools, and shopping centres.</p> <p>I support using incentives to make sure we build rental buildings</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:50:21.577                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kensington-Cedar Cottage</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530098</b></p>	<p>As a 3rd gen Vancouverite I'm concerned about being displaced from my Vancouver residency. I'd like to see a significant turnaround in rental housing availability for lower and fixed [like me] income persons to have a home where we've worked and lived our lives, and raised our families. It should be a reality of zoning that we are an international city and we should have multiplex housing across the city, in all neighbourhoods--densification could be low rise buildings across the city of 6-8 storeys with incentives for developers who build primarily rental buildings. Row housing like the council buildings in the UK which are winning awards should be a good guide. Single family dwellings can co-exist with major redevelopment if the developers are incentivized to build with care for the community, giving it a new life and lasting feel.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:50:55.327                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530101</b></p>	<p>I support Mayor Kennedy Stewart's plan to build denser rental apartments quickly to alleviate pressure in the rental crisis this city is facing by:</p> <ul style="list-style-type: none"> <li>- Build small apartment buildings in single-family home neighbourhoods areas close to parks, schools and shopping centres.</li> <li>-Allow more six-story apartments with 20% of units set aside for middle-income households (less than \$80,000 a year)</li> <li>-Introduce rental-only zoning to help build six-story rental homes along main streets</li> <li>-Pre-approve zoning for some rental apartments to shave off a year or more in the development process - saving money and keeping rents down</li> <li>-Keep critical incentives in place to encourage building rentals instead of condos</li> </ul>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:51:32.267                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>



**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Fairview</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530106</b></p>	<p>Dear Mayor Stewart,</p> <p>Please consider rezoning such that it increases the volume of affordable residential rentals in the City of Vancouver. I am a <b>s.22(1)</b> Living in the most expensive city in Canada and earning a modest wage means that the majority of my income goes toward housing that is old and not as safe as modern housing. However, this is all I can afford after childcare, food and gas, all of which are some of the highest in the country. I am unable to save towards my own retirement or my child's post secondary education in any significant way. This means I am likely to accrue debt and require supplemental income provincially or federally in my future. If I could secure accommodation that is more fairly priced, I can have the financial flexibility to avoid such a burdensome future. Please consider further land allocation to affordable housing to meet the needs of the vast majority of the population of Vancouver. Thank you kindly.</p> <p>Sincerely,  <b>s.22(1)</b></p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:51:57.883                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Downtown</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Template</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530128</b></p>	<p>I support giving renters more choice by building secure rental in more parts of our city.                  Please speed up development times and reduce fees so as to help build housing that families and workers can afford close to parks, schools, and shopping centres.                  I support using incentives to make sure City builds rental buildings - not expensive condos.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:52:54.787                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530151</b></p>	<p>I absolutely support more rentals buildings in Vancouver. As a <b>s.22(1)</b> finding a place to live (when my building gets torn down) is a huge stressor. Constantly rising rents (out of the affordability) range means if I lose my current apartment, I will be forced out of the City, a place I have made my home, where I was born, where I have lived the past 12 years, where I have made friends and a community and where I am now raising my <b>s.22(1)</b> <b>s.22(1)</b> The lists for social housing are overflowing and the rents set for the 'middle-class' are beyond the average person's affordability. Does the \$80,000/yr figure assume everyone is a couple and a double income family" What about solo parents who don't make anywhere near that" What happens to the actual middle class families, the ones not making \$80,000/yr and not below the poverty level?</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:53:23.543                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>Neutral</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530152</b></p>	<p>your housing plan: transit transit transit if you build build build otherwise it will be a mess mess mess</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:53:55.603                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>West Point Grey</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530157</b></p>	<p>I support Council's initiatives to create affordable rental housing.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:54:26.87                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p>Nbrhood: <b>Kitsilano</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530162</b></p>	<p>I am delighted to read your decisions to build more affordable housing in Vancouver. Thank you for this, a move which our city so badly needs. It makes me very happy!</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:54:56.133                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>

**MC12 – Mayor and Council Feedback Case Details Report**

		<p>Nbrhood: <b>Mount Pleasant</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530169</b></p>	<p>I understand the difficulty of transitioning to a greener and denser society like europe when Canadian are so ingrained to colonial housing forms founded on segregation and exclusion. I'm surprised the city is taking a step away from exclusively scapegoating foreigners for the housing crisis. This is an important step toward material change for the better.</p> <p>Although single family housing was the defacto housing form in vancouver and an important voter base, I will be voting for better land use for as long as I live.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:55:35.3                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p><b>Social Housing</b> (1 Case)</p>		<p>Nbrhood: <b>Sunset</b>                  Concern: <b>Rental Incentives Review Phase II Report Back</b>                  Council Item: <b>In Support</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>11/21/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>[REDACTED]</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013530171</b></p>	<p>Apartment rentals close to sky train please. 29th avenue, Nanaimo station will be an example. All the houses nearby these two stations are poorly rented or single family homes. We need to increase the density of City of Vancouver residential areas.</p>	<p>Agent Finished: Case Closed.                  Closed date : 2019-11-25 10:56:03.817                  Service Provided                  Hello <b>s.22(1)</b></p> <p>Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.</p> <p>Council will receive a presentation on the Rental Incentives Review Phase II Report Back and discuss the staff recommendations at the Council meeting on November 26, 2019.</p> <p>You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live online. If you are interested in speaking on this item, you may sign up to speak online as well. Twitter updates are also available and the City Clerk's Twitter account is: VanCityClerk.</p> <p>For more information about Council meetings and to sign up for agenda updates, you may visit the website here.</p> <p>Thank you again for your feedback; your comments have been received by the Mayor and Councillors.</p> <p>Sincerely,</p>	<p>No web attachments.</p>
<p><b>Licenses and Permits</b> (1 Case)</p>	<p><b>Building and Renovating</b> (1 Case)</p>	<p>Nbrhood: <b>Renfrew-Collingwood</b>                  Concern: <b>3110 Nanaimo St</b>                  Council Item: <b>Not Applicable</b>                  Status: <b>Closed</b>                  Author Type: <b>Individual</b>                  Created: <b>12/09/2019</b>                  Correspondence Type: <b>Original Feedback</b>                  Name: <b>s.22(1)</b>                  Ph #: <b>s.22(1)</b>                  Email: <b>s.22(1)</b>                  Case ID: <b>101013579101</b></p>	<p>Further to your email of December 6, 2019, please advise whether the report to council implicates the property at 3110 Nanaimo Street.</p> <p>Re: Rental Incentives Review Phase II Report Back                  From: CouncilCorrespondence@vancouver.ca                  Fri 2019-12-06 1:42 PM                  Reference Number: 101013566676</p>	<p>Agent Updated Case Details: Reallocated to queue: PDS_Mayor and Council Correspondence                  Reason for reallocation: PDS - Dec 13 - Sent to Templar Tsang-Trinaistich for response:</p> <p>Citizen previously emailed Dan Garrison regarding the impact of the Rental Incentives Review Phase II Report Back on their property at 3110 Nanaimo St. Would PDS be able to respond back to the citizen and BCC CouncilCorrespondence@vancouver.ca in the response? Thanks!</p> <p>Agent Finished: Case Closed.                  Closed date : 2019-12-16 08:14:29.76                  Service Provided                  response sent</p>	<p>No web attachments.</p>