

File No.: 04-1000-20-2020-409

September 11, 2020

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 26, 2020 for:

All completed comment forms from the City's Secured Rental Policy Open Houses. Date range March 12, 2020 to July 27, 2020.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-409); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



Tell us what you think

Thank you for attending! We want to hear your feedback on the draft proposed changes. Public input will be considered in the final proposals brought forward to Council.

Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

I think we need the buildings to be 6 stories to make it affordable. Need to find a balance between cheap, energy efficient boxes and more attractive features

Rental Housing in Low-Density Transition Areas

These areas will likely be a bit more expensive. I would like to see more attractive family oriented townhouses. Would prefer all parking to be underground (some for tenants/owners, rest public pay parking). If there is no street parking the street can be made more attractive

Actions Proposed to Implement the Secured Rental Policy

I would prefer all major arterial roads to be developed before the side streets. In the meantime we should not build new houses along those streets

Other Proposed Changes in All C-2 Commercial Areas

I think the commercial developments are generally ok.

Thank you! Please deposit your completed comment form in the drop box.

YN General

Pros

- Need more people to
- 1) people don't need to commute as far
- 2) local businesses profit
- 3) All income groups can live in the neighbourhood
- 4) Boxy homes are cheap, energy efficient - ugly
- 5) More attractive homes expensive - and not affordable
- 6) We don't want the Fraser valley and N. Shore to be further developed
- in general more climate friendly

Cons

- loss of attractive home
- loss of older affordable
rentals
- emotional cost

Loss of
neighbourhood
character

Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

When new rental housing ~~is~~ has been developed, with higher density, prices of rental units on the same land have typically gone up, not down (except for a small number of designated units). So typically, we can no longer afford to live

Actions Proposed to Implement the Secured Rental Policy

on the same street we lived on before. So new rental housing works against renters.

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Rental Housing in C-2 Commercial Areas

How will this change taxation?

Rental Housing in Low-Density Transition Areas

My ^{s22(1)} [redacted] rent out 3 Bedroom units to families at reasonable rates so that this remains a vibrant community. NO to shoebox, high rental appt. that do not take families into account. NO to being pushed out if property taxes are increased so only developers benefit.

Actions Proposed to Implement the Secured Rental Policy

You are putting the cart before the horse if you are deciding things BEFORE consulting people who have lived in this area for 60 years.

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



Tell us what you think

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

The proposed changes under the Secured Rental Policy do not meet with the needs and requirements of me or my community. The process is ~~not~~ how we want ~~our~~ community and neighbourhood to develop. We have not been properly consulted in this regard.

Rental Housing in Low-Density Transition Areas

This proposal will destroy the fabric of our community and it should be stopped now to allow proper consultation. This is being rushed through to satisfy the Mayor's agenda.

Actions Proposed to Implement the Secured Rental Policy

This needs to be stopped now and the community engaged as the Prime Stakeholder. This consultation and approval process is rushed.

Other Proposed Changes in All C-2 Commercial Areas

I oppose the secured rental policy. The City should consider other ways to improve rental opportunities within the Kitsilano area. I will vote against the ~~current~~ Council in any future elections should this ~~unconcerned~~ proposal go ahead.

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Tell us what you think

We want to hear your feedback on the draft proposed changes. Public feedback will be considered in the final proposals brought forward to Council.

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Current zoning on the main routes - 4-5 story buildings, great, just leave the houses alone

Rental housing in Low-density transition areas (Optional)

I am ^{s.22(1)} years old, I live in a house on ^{s.22(1)} with 12 other people. We love our house, it is affordable and located in the perfect place for young people making a life in this city. Your new policy will destroy the character of my neighbourhood, cause young professionals like myself to be displaced due to the higher rents associated with new development. → See back page

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

Your actions with this new policy will create more units yes, but it will also displace most young people from the area and before long the ~~area~~ nature of the neighborhood will resemble something similar to yaletown. A shame considering i've never herd anyone say how shit kitsilano is

Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

I feel that it takes away from why Kitsilano is Kitsilano.
I welcome using the space for Heritage rebuilds, laneway housing and townhomes.

Actions Proposed to Implement the Secured Rental Policy

- Keep apartments to the main roads.
- Rental incentives and secured rentals are important

Other Proposed Changes in All C-2 Commercial Areas

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Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

KITS HAS ~~HAD~~ FANTASTIC organic growth for 70 years with increasing density why risk that Neighborhood feel (one of the few left) where people know their Neighbours. OTHER High streets CAN TAKE FAR more density AND EXPERIMENTATION before the city goes INSIDE from the high streets. W 41st, W 33rd, KING Edward ALMA, ~~etc.~~ MACDONALD, W 16th.

Actions Proposed to Implement the Secured Rental Policy

POOR CHOICE & IN-EQUITABLE ~~vs~~ other Neighbourhoods. ~~THERE ARE~~
~~AND RENTALS up & down both~~ ^{vs.} ~~SIDES of my block at reasonable rates in~~
~~multiple older houses~~ →

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Tell us what you think

We want to hear your feedback on the draft proposed changes. Public feedback will be considered in the final proposals brought forward to Council.

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Rental housing in Low-density transition areas (Optional)

You are proposing to destroy existing low rental housing in Kitsilano. + replace it with less affordable housing. Destroying heritage buildings and green areas. Shocking!!

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Ridiculous! The program is for developers - not for people who need affordable housing. The developers should pay for needed infrastructure - parking, schools, roads

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

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Secured Rental Policy Information Sessions
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Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

Kitsilano character homes should be retained as is.
Limit your development to 4th & Broadway in Kits and
focus on other areas like Marpole

Thank you! Please deposit your completed comment form in the drop box.

Please use a bigger facility for these meetings & advertise it better

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Tell us what you think

We want to hear your feedback on the draft proposed changes. Public feedback will be considered in the final proposals brought forward to Council.

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

- p2
- People aren't shopping in person anymore or in the future, - think about that.
 - yes we need more rental units.
 - lower the taxes for small businesses

Rental housing in Low-density transition areas (Optional)

p4

Kits is already multi-family / multi-unit neighbourhood. Parking is a major problem. - What about the 1000's who will be living in Kits Pt. new Indigenous development? That seems dense enough for this area. There are other areas with more space.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

- p1
- 6 storeys is too high - limit it to 4 storeys
 - yes we need more rental zoning

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

p3

Yes we need wider sidewalks on busy commercial streets in Kits.

Thank you! Please deposit your completed comment form in the drop box.

such as Shaunessy/Dunbar/Dakridge/Mackenzie Heights
etc. - Perhaps the apts. (4 stoneys) could be developed
there,

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



I am opposed

Thank you for attending! Your feedback is important to us and helps us improve our engagement efforts.

Tell us what you think

We want to hear your feedback on the draft proposed changes. Public feedback will be considered in the final proposals brought forward to Council.

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

These questions are inappropriate
There are ERRORS in the presentation.

Rental housing in Low-density transition areas (Optional)

You need to stop this now
No consultation.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Inappropriate to be guessing
what is going on.

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

This is a complete disgrace
dishonesty and abuse of process.

Thank you! Please deposit your completed comment form in the drop box.

Hope this helps,

Dutch Bread Warm

flv 8

Dutch Bread Warm

flv 8

A hand-drawn diagram of a rectangular structure, possibly representing a building or a container. The structure is divided into several sections by horizontal and vertical lines. The left side features a vertical column of three rectangular boxes. The right side features a vertical column of two rectangular boxes, each containing a large 'X'. The central area is filled with heavy, dark scribbles and lines, suggesting a complex internal structure or a heavily damaged area. Above the structure, the text '150 m' is written. Below the structure, the text 'reza' is written. To the left of the structure, the text 'A4' is written. To the right of the structure, the text 'C-1' is written. The overall drawing is rough and appears to be a preliminary sketch or a field sketch.

Comment Form

Secured Rental Policy Information Sessions
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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Poor presentation for the amount of interested persons

Rental Housing in Low-Density Transition Areas

If this has been around since 2012, gov't has not been able to resolve this solution.

Actions Proposed to Implement the Secured Rental Policy

Leave heritage homes alone and not destroy the history & the neighborhood.

Other Proposed Changes in All C-2 Commercial Areas

This might be a farce as none of this will be taken seriously. It has already been decided.

Thank you! Please deposit your completed comment form in the drop box.

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Secured Rental Policy Information Sessions
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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

This has to stop!
You are not consulting with

Rental Housing in Low-Density Transition Areas

the residents.
Your words are "gobbledygoo"

Actions Proposed to Implement the Secured Rental Policy

You spin what you want.
This is not a process,

Other Proposed Changes in All C-2 Commercial Areas

You are dictators & autocrats

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

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March 3-17, 2020



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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

OK

Rental Housing in Low-Density Transition Areas

Actions Proposed to Implement the Secured Rental Policy

Specifically targeting Macdonald & 4th area is problematic. Keeping character of area esp off 4th is at risk. Keep changes & additions of rental stock off quiet neighbourhoods. 4th is fine,

Other Proposed Changes in All C-2 Commercial Areas

moving into 3rd 2nd & 1st avenue is not.

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Event Feedback Form

Secured Rental Policy Information Sessions
March 3-17, 2020

Kilbunny



Thank you for attending! Your feedback is important to us and helps us improve our engagement efforts.

EVENT FEEDBACK

1. Please indicate how much you agree or disagree with the following statements:

	1 Strongly disagree	2 Disagree	3 Neither agree nor disagree	4 Agree	5 Strongly agree
The information presented was clear and easy to understand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I understand how my input will be used in this process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I understand the proposed changes and policy directions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I had the opportunity to ask questions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I learned something new at this event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

2. On a scale of one to five, how would you rate...

	1 Poor	2 Okay	3 Neutral	4 Good	5 Excellent
a) Your overall experience at today's event?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
b) The organization of today's event?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
c) The information materials provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
e) The event format?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
h) The quality of the venue?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

3. After attending today's event, do you have any comments or questions about the Secured Rental Policy?

- I feel this policy should apply to Granville St, just like the previous policy did.
- Glad to see these changes. Believe buildings like this are the new Vancouver special, & shouldn't be caught up in rezoning. Unnecessary delay for housing that is desperately needed in the city. Also should not go to UDP - Station handle
- Transitions ^{zones} should be added around CD-1 zones & bike routes. this height/form

PLEASE TELL US A BIT ABOUT YOURSELF

YOUR HOUSING

What type of home do you currently live in?

- ☐ Apartment or condominium
- ☒ Townhouse
- ☐ Duplex/triplex/fourplex
- ☐ Single-family house
- ☐ Basement suite or laneway house
- ☐ Other: _____
- ☐ Prefer not to say

AGE

Which age category do you fall in?

- ☐ 19 years and under
- ☐ 20-29 yrs
- ☒ 30-39 yrs
- ☐ 40-49 yrs
- ☐ 50-59 yrs
- ☐ 60-69 yrs
- ☐ 70 years and over
- ☐ Prefer not to say

GENDER

Do you identify as...?

- ☒ Female
- ☐ Male
- ☐ Transgender
- ☐ None of the above. I identify as: _____
- ☐ Prefer not to say

Thank you! Please deposit your completed form in the drop box.

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



Thank you for attending! Your feedback is important to us and helps us improve our engagement efforts.

Tell us what you think

We want to hear your feedback on the draft proposed changes. Public feedback will be considered in the final proposals brought forward to Council.

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Linking the STATUS of CONDOS on major thoroughfares -
Hwy Broadway ~~etc~~ for example makes sense if that is
possible. Public transit is accessible, shops & services are
available. Assuming rents will only serve 50K earners up which is
unsatisfactory accommodation for 50K.

Rental housing in Low-density transition areas (Optional)

Rental Housing in Low Density areas, 1 1/2 blocks away
from a C2 seems like a poor idea in Kits due to
property values. Rents will still likely be quite unaffordable.
Mid to low market housing for rentals might be better achieved at
Burrard - (Burrard / O'Brien) + Terminal Ave - Marine Drive

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

- Secured rental is an important idea
- The Nov 2019 policy seems wiser than the 2012 policy in that 9 story builds will be prevented by the Nov 2019 proposal

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

The less than 50K earners - our preschool teachers, child care workers, etc are not going to be served by the proposed 4 story rental blocks.

Thank you! Please deposit your completed comment form in the drop box.

In Kits, Land is too expensive - City of Vancouver - FOI 2020-409 Page 21 of 65
rents to be affordable. Social Housing must be a part of the plan

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



THIS MEETING FORMAT is INADEQUATE

Thank you for attending! Your feedback is important to us and helps us improve our engagement efforts.

NEED STAFF SPEAKERS

Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

LOAN IT ACCESS
STAFF & INFO

Rental housing in Low-density transition areas (Optional)

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

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Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



Tell us what you think

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Developers should not be subsidized to build 6 story apartments on 4th Avenue, between McDonald + Alma. This is prime property and building to 5 or 6 stories will give them the best view in the city therefore enable them to collect Premium Rent - Not affordable rental!!

Rental Housing in Low-Density Transition Areas

~~I do not understand how~~
RT8 + RT7 should be excluded from this policy, as they already supply a heavy percentage of rentals. You are going to put existing renters at risk!!

Actions Proposed to Implement the Secured Rental Policy

I do not understand how you can implement policy change, when you have no clarity to the number of units or ~~houses~~ apartments that will actually be built from this policy.

Other Proposed Changes in All C-2 Commercial Areas

You need to involve the community
Top down management - doesn't work
and is Undemocratic

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Event Feedback Form

Secured Rental Policy Information Sessions
March 3-17, 2020

Killamney



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EVENT FEEDBACK

1. Please indicate how much you agree or disagree with the following statements:

	1 Strongly disagree	2 Disagree	3 Neither agree nor disagree	4 Agree	5 Strongly agree
The information presented was clear and easy to understand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I understand how my input will be used in this process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I understand the proposed changes and policy directions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I had the opportunity to ask questions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
I learned something new at this event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

2. On a scale of one to five, how would you rate...

	1 Poor	2 Okay	3 Neutral	4 Good	5 Excellent
a) Your overall experience at today's event?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
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h) The quality of the venue?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

3. After attending today's event, do you have any comments or questions about the Secured Rental Policy?

- I feel this is no more than a baby step in the right direction + there needs to be far more bold action
- It's very disappointing that the new SRP has ~~a smaller~~ ^{range of} ~~range of~~ than the AHCRP did, both in Kilarney + the city as a whole
- These projects shouldn't require Urban Design Panel review
- Look at creating new C2 nodes
- Transition zones should be added around CD-1 zones eg ^{Carroll Homes at} ~~SE Marine + Victoria~~ +

PLEASE TELL US A BIT ABOUT YOURSELF

YOUR HOUSING

What type of home do you currently live in?

- ☒ Apartment or condominium
- ☒ Townhouse
- ☐ Duplex/triplex/fourplex
- ☐ Single-family house
- ☐ Basement suite or laneway house
- ☐ Other: _____
- ☐ Prefer not to say

AGE

Which age category do you fall in?

- ☐ 19 years and under
- ☐ 20-29 yrs
- ☒ 30-39 yrs
- ☐ 40-49 yrs
- ☐ 50-59 yrs
- ☐ 60-69 yrs
- ☐ 70 years and over
- ☐ Prefer not to say

GENDER

Do you identify as...?

- ☐ Female
- ☒ Male
- ☐ Transgender
- ☐ None of the above. I identify as: _____
- ☐ Prefer not to say

Thank you! Please deposit your completed form in the drop box.

Bike
Routes

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

I BELIEVE THIS IS THE BEST OPTION. 50% OF UNITS PROVIDE VERY QUIET LIVING. WITH THE INTRODUCTION OF ELECTRIC VEHICLES, MAIN ARTERIES WILL BECOME QUIETER OVER TIME.

Rental housing in Low-density transition areas (Optional)

I DO NOT AGREE WITH THIS OPTION AS IT GUTS NEIGHBOURHOODS AND HOMESOWNERS STOP SPENDING ON THEIR EXISTING HOMES IN THESE AREAS.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

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Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

I am against ad hoc rezoning of the block either side of major commercial streets such as MacDonald. This will destroy the residential character of the neighborhood, result in an intolerable worsening of the parking situation, and increase traffic through residential neighbourhoods. It is a bad idea and having an open house with no opportunity for verbal feedback does not

Actions Proposed to Implement the Secured Rental Policy

→ constitute a consultation.

Other Proposed Changes in All C-2 Commercial Areas

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

I agree that rental homes and higher density buildings should focus on these areas first

Rental Housing in Low-Density Transition Areas

If an area is allocated for rental in low density the number of floors should not exceed and be less than what is present in the adjacent C2 area.

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

Please use these areas to build up first to keep a sense of proportionality in a neighbourhood.

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

Secured Rental Policy Information Sessions
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Tell us what you think

Thank you for attending! We want to hear your feedback on the draft proposed changes. Public input will be considered in the final proposals brought forward to Council.

Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

Strongly disagree with guiding one block of two main arterial rather would be worse addition to have 4 stories & even more was history like now

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Protect heritage buildings

Rental housing in Low-density transition areas (Optional)

Protect heritage buildings & houses

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

More public consultation in
smaller area groups

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Keep RT 5,7,8,10 (Character areas)
as is.

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

Not in Kitsilano neighbourhood - this is not appropriate rental use of an area with already many affordable rentals in single family homes - Laneway housing and heritage re builds are the only appropriate answer to streets currently at low density.

Actions Proposed to Implement the Secured Rental Policy

Secured rental is fabulous and needs to be developed but not at the expense of current residential lots and dwellings.

Other Proposed Changes in All C-2 Commercial Areas

There are many good sites on or near main roads in Kitsilano on which to build higher density apartment dwellings.

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Rental housing in Low-density transition areas (Optional)

RS is okay, RT is already accommodating multiple households in many character buildings and should not be rezoned

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

No character houses should be sacrificed for 4-story apartments on side streets in Kitsilano.

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

I feel ~~4~~ storey development only by major corridors
(commercial on bottom) on
should be permitted. To allow same along

Rental housing in Low-density transition areas (Optional)

Side streets would ruin the neighborhood of
bungalows, 6 stories would be too tall &
overshadow surrounding homes.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Further, the traffic congestion + inadequate
parking. Lease in point - the proposed side ad

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

4th + blaclara) are unsafe in the
neighborhood known for young families

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

I am opposed to all of it

Rental Housing in Low-Density Transition Areas

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

In opposition to rezonings on Kitsilano side streets:

In § 22(1) I bought a falling-down, ramshackle § 22(1) house at § 22(1) now in the "Low-Density Transition Zone," thinking I would fix it up. By 2001 I realized that it was in a very sorry state of repair, including the serious problems of support walls having been removed to allow the front and back verandas to become part of a living area. The only solution was to re-build it as it could not be "fixed up".

I had an architect draw up new plans as we had decided to build a really nice § 22(1) house and turn it into § 22(1) (A § 22(1) was a welcome addition to a neighbourhood where so many original houses have been converted to suites unsuitable for accommodating overnight guests like excited new grandparents coming to visit.) Naturally, being an architect, he embellished the old house quite a bit. Being a newbie at building a house I assumed that it would take less than a month to get a building permit, so I gave the § 22(1) tenants notice and applied to the City for a building permit in § 22(1). Despite the renovations meeting all city codes, without any requests for variances, I had to wait five months for a building permit.

Little did I know that we were on a designated heritage street and had to carefully take the house apart bit by bit, retaining all of what still existed of the interior and exterior. Thirteen months and eighteen 30-yard dumpsters after applying for a building permit we were able to start building, or at least start lifting the house up to blow away the foundations.

§ 22(1)

As it was a heritage area we needed to make the building look like it did in § 22(1) which included § 22(1) and, last but not least, a selection of city approved paint colours!

By § 22(1) after an expenditure of something over \$600,000 the house was now a beautiful § 22(1) § 22(1) house with over fifty custom-made § 22(1), in floor heating, re-cycled wooden floors and mouldings, etc, etc.

The Vancouver Heritage Commission was so impressed with our "adaptive reuse and rehabilitation" of § 22(1) that the § 22(1) § 22(1) These awards are very rarely given out for a single house.

Now it seems that the City is all keen that it should be bulldozed and replaced with a modern four-storey block.

This proposal is counter to everything that the City used to stand for regarding heritage and the retention of character houses.

§ 22(1)

and are not able to attend the March 11th meeting. If we could be there, we would have attended.

March 5, 2020

Re: Secured Rental Policy – Policy 2.4 Rezoning in Low Density Transition Areas

Approximately s.22(1) years ago, my wife and I sold our single-family home and purchased one unit in a heritage home that had been converted s.22(1)

s.22(1). Some of the attributes that attracted us to this neighbourhood are:

- Identified as a model of community-based development
- Retention of heritage and character homes
- Diversity of residents (affordable rentals, multi-unit homes, single family homes and apartments on major arteries)
- Most services within walking or cycling distance

I feel the proposal to allow four-story market rental buildings along local side streets is a mistake and am strongly opposed to it. I am in favour of increasing density along side streets, but the current proposal's building envelope will completely overshadow the current housing stock. This would result in:

- Reluctance to maintain or update existing residences
- Loss of existing affordable rentals
- Potential for land assembly
- Heritage homes (with large setbacks) being surrounded by four-storey apartments (with limited setbacks)
- If developers are not contributing funding to maintain, upgrade and create new community services there will be increased pressure on the existing services that are bursting at the seams
- Increased load on our landfills
- Reduced greenspace

There are many opportunities for increasing density in this area that will have far less impact on the neighbourhood. By using a more balanced approach on side streets (I am not opposed to increasing density on side streets, just not in the drastic manner you are proposing), continuing to add four-story apartments along the arterials, plus the development of the Jericho lands and the development near the Burrard Street Bridge an increase in density is very achievable.

Sincerely,

s.22(1)

s.22(1)

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

WISH IT COULD BE HIGHER. WHEN MASS TIMBER COSTS COME DOWN THIS SHOULD BE INCREASED IN HEIGHT.

Rental housing in Low-density transition areas (Optional)

WHY IS THIS NOT TARGETED TO RS ZONING. RT ZONING HAS PROVIDED SIGNIFICANT DENSITY AND SHOULD BE LEFT OUT OF THIS ZONING CHANGE! WHY NOT PUT FORWARD SEPARATE CHANGES FOR RT 7/B TO INCREASE ZONING OPTIONS BUILDING ON THE CHARACTER HOUSES.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

PLEASE STOP BEING DISINGENUOUS. YOU ARE CHANGING THE ZONING JUST NOT IMMEDIATELY. OFF THE SHELF ZONING IS A ZONING CHANGE. IT CANNOT BE OPPOSED OR CHANGED LATER. JUST BECAUSE IT IS NOT REGISTERED AT THE LTO

- IT IS STILL A ZONING CHANGE. PLEASE STOP THE LIES.

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

RENTERS WHO DESIRE RENTALS OFF MAIN STREETS ARE EXPRESSING A WANT NOT A NEED. THIS ZONING WILL RESULT IN FEWER LOWLY AFFORDABLE RENTALS IN CURRENT HOUSES REPLACED BY 4 STOREY NEW UNAFFORDABLES ONE'S

Thank you! Please deposit your completed comment form in the drop box.

MY FRIEND IS PAYING \$750 A MONTH AT 10th & OAK IN AN OLD HOUSE. IF THIS IS REDEVELOPED SHE WILL BE ON THE

EET. THIS SEEMS TO BE FOR THE BENEFIT OF DEVELOPERS. TAKING DOWN OLDER HOUSING WITH GOOD AFFORDABLE SUITES IS COUNTERPRODUCTIVE FOR THE RENTERS WHO LIVE IN THEM. YOU ARE CREATING MORE INSECURITY FOR RENTERS NOT LESS WITH THESE PROPOSALS.

PLEASE DON'T USE WALKABILITY AS AN EXCUSE FOR THIS ZONING. VANCOUVER WAS PLANNED IN THE 1910'S AS A WALKABLE CITY WITH ALL GRID STS 8 BLOCKS APART - SO ANYONE WOULD ONLY BE 4 BLOCKS FROM TRANSIT.

Comment Form

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Tell us what you think

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Design whole stically
and aesthetically

Rental Housing in Low-Density Transition Areas

Engage residents/public in a real and
robust and authentic design consultation
on scale of that Done for Jericho lands-
Eg design competition → no ugly bldgs
+ neighbor
needs

Actions Proposed to Implement the Secured Rental Policy

Include controlled below rental units.
market
and variety of rental types (eg incl. family sized)

Other Proposed Changes in All C-2 Commercial Areas

No buildings > 8 stories → consider
fit into existing surrounding
neighbourhood

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

OK. I'm fine with 4 to 6 story buildings on 4th & Broadway.
• Lack of time to consider good options for Kitsilano

Rental Housing in Low-Density Transition Areas

Replacing single family houses with 4 story apartments is only ONE idea. Could zoning South of 4th ave & West of Macdonald allow 75% to 80% site coverage to make for larger duplexes & triplexes? on 33' lots.

Actions Proposed to Implement the Secured Rental Policy

• This would increase housing of all types, ie density without spoiling the look & feel of this area. Current houses are TOO small for the land they occupy. No large single family houses either.

Other Proposed Changes in All C-2 Commercial Areas

No comment

Thank you,

§ 22(1)

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

*This is a well functioning neighbourhood
• walkable to daily needs - schools, parks, shopping
• abundant truly affordable housing
• many heritage homes - This will be lost in this plan.*

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

This is a great opportunity to improve some areas, which are underdeveloped and slowly dying. In addition, it is a good response to the planned Rapid Transit Expansion to UBC.

Rental housing in Low-density transition areas (Optional)

Similar to the C2, Housing has become unaffordable in this city, not only in the zones shown as well in many others. In order to address future growth and the ab, both on jobs and population, this policy makes a lot of sense.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Great plan to link the income to the rental housing. It seems like that the majority of people here at the hearing are ~~low~~ home owners and not renters so they are just afraid that over the loss of assessed value.

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

~~the~~ Overall: Great Plan! This part of the city should be much more vibrant so a mix of commercial and housing ~~is~~ along with Rapid Transit Expansion does make sense. In addition, it's a great response to current climate emergency!

Thank you! Please deposit your completed comment form in the drop box.

Comment Form

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

You are destroying the character
of character homes of the expense
of developers making money

Actions Proposed to Implement the Secured Rental Policy

This policy is ill informed
and will destroy Kitsilano

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

s.22(1)

s.22(1)

Rental Housing in Low-Density Transition Areas

I am a renter and I feel this "Rental Incentives" rezoning proposal north of 4th, (ie. rezoning to allow 4 storey boxes to replace beautiful old homes with yards and gardens)

Actions Proposed to Implement the Secured Rental Policy

threatens the loss of my rental home at
s.22(1) and is in no way feeling like
any kind of rental incentive to me. NOT ALL
RENTERS WANT TO LIVE IN

Other Proposed Changes in All C-2 Commercial Areas

BOXES! By encroaching south of
4th you will be removing the kinds
of rentals MANY RENTERS WANT.

Thank you! Please deposit your completed comment form in the drop box.

Many of us wish to live in homes that have character, with our pets and children. Boxes are fine for those who like them and they belong on arterial roads only.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Rental housing in Low-density transition areas (Optional)

Density FSR is TOO LOW $\frac{\text{FSR } 2.6}{\text{FSR } 3.}$ to

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

increase below market rentals

Rental housing in Low-density transition areas (Optional)

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

rental needs to include much more below market rentals.

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

daycare spaces needed
landscaping in many parts of Van is disimal!

Thank you! Please deposit your completed comment form in the drop box.

Have better landscaping. Protect green spaces for birds, bees and children & seniors

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

* No more than 4 storeys in total.
* Wdr rents be affordable - important to take care of local residents before Amazon starts the wealthy.

Rental housing in Low-density transition areas (Optional)

The community does not want to lose its distinct character - we don't want excessive construction like all over Vancouver. We don't want increased traffic - more congestion. This is a very big mistake. 10th Ave is ok to build, but not a few 2nd-level, not 6 story - leave big trees alone

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Very, very vague. Way too much density.
Stop building please!!

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

POU
got
open now
for public
access
housing

Comment Form

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Tell us what you think

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

Kitsilano's rentals are already many ~~sound~~ sound in character houses - with bird filled gardens. The lungs of the city. Please do not allow destruction

Actions Proposed to Implement the Secured Rental Policy

~~of these habitats~~ ~~that~~ ~~mere~~ ~~have~~ ~~not~~ ~~for~~
4 storey apartments. There are better places to build them than on these side streets. Thanks for reading this

Other Proposed Changes in All C-2 Commercial Areas

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

40 foot high buildings ^{4 unit} ~~on~~ ^{s.22(1)} [redacted]
^{s.22(1)} [redacted] would cut
off a tremendous amount of light
the footprint is too big

Rental housing in Low-density transition areas (Optional)

We should have had notice about this change.
We had notice about fast buses but not
about this policy.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

I am horrified by 6 story rental buildings near me
on 41st. As a home owner ^{s.22(1)} [redacted] away I wouldn't
^{s.22(1)} [redacted]

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

* The proposals do not seem to address the need to retain Heritage Buildings.

Rental housing in Low-density transition areas (Optional)

* same as above.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

* same as above.
* the city needs a more affordable "Affordable" housing system rate system.

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

2nd floor commercial ~~area~~ allowance is a good idea.

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

I think this is a very good change. We're stuck with large areas of Vancouver's residential land being somewhat separated from destinations and I think this will address that.

Rental housing in Low-density transition areas (Optional)

I am fully supportive of these changes & just wish they went further. These housing options should be available everywhere not just this limited area near arterials & other attractions.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

City of Vancouver Policy Comment Form

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

Rental housing in Low-density transition areas (Optional)

Density of 2.2 or 2.4 w/ 20% below market rental is not going to make sense for property owners. Essentially the marginal increase in value is way too little for any type of land assembly to happen. to sell to developer for rental project. ~~Minimum~~ Minimum 2.75 - 3 FSR should be considered for this to be a viable option!!

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

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Tell us what you think

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Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

A blanket rezoning proposal for the entire city is inappropriate. Each neighborhood's characteristics and needs should be considered and respected

Rental housing in Low-density transition areas (Optional)

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

Thank you! Please deposit your completed comment form in the drop box.

Secured Rental Policy Information Sessions
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Tell us what you think

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

NOT A GOOD IDEA - KINGSWAY + EAST HASTINGS WILL CONTINUE TO BE "DENSITY DUMP" WITH NO AMENITIES.
COV. FIGURES BASED ON FALSE PROJECTION. NO HEIGHTS / DRAFT BLOWN. 701 to 4,000 60' max.

POORLY THOUGHT OUT. NO CHARACTER HOUSE / HERITAGE
CONSIDERATION. ARBITRARY. NO DRAFT BYLAW. (72, 100 / 10 years)

Eliminating Spacing Regn would be a disaster
It's a giveaway. There's no guarantee C-2 won't accept (in guess affected)
There are much better ways w/ prov'dy density/harvesting.
→ Monoculture on EAST SIDE.

2016 CENSUS: 309,418 dwelling units
2006 CENSUS: 273,804 "

10 year - gain

35,614 dwelling units.

Thank you! Please deposit your completed comment form in the drop box.

4-7pm is an inaccessibile for many.

→ WHERE DID THE
72,000 UNITS / 10
year Figure Come From?

ment form in the drop box. THAT'S YOUR BASE

City of Vancouver - FOI 2020-0684-4360-65

PROVE IT.

City of Vancouver Policy Comment Form

Secured Rental Policy Information Sessions
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Tell us what you think

We want to hear your feedback on the draft proposed changes. Public feedback will be considered in the final proposals brought forward to Council.

Provide feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental housing in C-2 commercial areas (Optional)

- FOR SECURED RENTALS OF UP TO 6 STOREYS IN C2 ZONES IT SHOULD BE BASED ON DESIGN GUIDELINES LIKE THE NEW PARTHENON BUILDING ON BROADWAY, ABOUT 60' FT. HIGH, BRICK EXTERIOR WALLS, LARGE GLASS CANOPIES, SET BACK AT STREET FOR SEATING & REAR AT LAKE & TOP TWO FLOORS SETBACK ON FRONT & REAR.
- SHOULD REQUIRE FULL PARKING - NO RELAXATION - 1 CAR PER UNIT, MIN.

Rental housing in Low-density transition areas (Optional)

- APARTMENT BUILDINGS SHOULD NOT BE IMPLEMENTED THIS WAY IN RS OR RT AREAS. - NO RELAXATIONS FOR PARKING
- RENTAL HOUSING SHOULD BE INSTEAD ONLY BE CONSIDERED THROUGH THE CITY-WIDE PLAN, SHOULD BE ALLOWED TO TAKE DIFFERENT FORMS IN DIFFERENT NEIGHBOURHOODS, IN DIFFERENT LOCATIONS DEPENDING ON THE CONTEXT OF EACH NEIGHBOURHOOD. NEIGHBOURHOODS SHOULD

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

- DISAGREE WITH MURHP BECAUSE IT CREATES TOO LARGE OF BUILDINGS THAT ARE OUT OF CONTEXT WITH THE AREA & INFLATE SURROUNDING LAND VALUES, DISPLACE OLDER AFFORDABLE RENTALS.
- RENTALS SHOULD BE IMPLEMENTED THROUGH THE CITY-WIDE PLAN ON A NEIGHBOURHOOD BASED PLANNING, NOT AS PROPOSED.
- THIS IS NOT PLANNING. NO REGARD FOR PLANNING PRINCIPLES

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

- NO INCREASED HEIGHT OR DECREASED SET BACKS SHOULD BE OUTRIGHT, PROPOSED SHOULD BE CONDITIONAL ON DESIGN GUIDELINES OF BRICK FACADE WALLS EXTERIOR, LARGE GLASS CANOPIES OVER SETBACKS FOR WIDER SIDE WALKS. NO BENEFITS THAT MITIGATE ANY INCREASED VALUES THAT INFLATES ASSESSMENTS/TAXES.

Thank you! Please deposit your completed comment form in the drop box.

NOT ENOUGH ROOM ON THIS FORM !!

Comment Form

Secured Rental Policy Information Sessions
March 3-17, 2020



Tell us what you think

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Provide your feedback on how the proposed changes meet the desired outcomes of the Secured Rental Policy:

Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

This seems a very dangerous plan that will create a lot of animosity amongst people. Neighbourhoods will be ruined. This is not the way to create more rentals. Make it easier for people to convert their homes into rental units. The only people that

Actions Proposed to Implement the Secured Rental Policy

will win is the developers. Again, with your plan, I'm not sure who your urban planners are, but I wonder about their experience.

Other Proposed Changes in All C-2 Commercial Areas

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Rental Housing in C-2 Commercial Areas

Strongly in support to ALL proposed upcoming.

~~Rent is through the roof~~
Rent is through the roof, vacancies are low, we're expecting 50-100k new residents to come into the City every year. Retrofits + preservation of everything ain't gonna cut it.

Rental Housing in Low-Density Transition Areas

Plus Kitsilano is downtown-adjacent and cannot stay as a suburban paradise for much longer. We're going to have to densify, and we might as well get some affordable housing out of the picture.

Actions Proposed to Implement the Secured Rental Policy

PS: To Councillor Hardwick - I ^{and my family} ~~am~~ currently ~~renting~~ renting on Burrard Street at close to \$2300 for two bedrooms and would sorely appreciate a MIRHPP. I WISH I were being bribed by a developer.

Other Proposed Changes in All C-2 Commercial Areas

to say that.

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Rental Housing in Low-Density Transition Areas

I would like to see the boundary between the new proposed area for 4 story rental buildings and the RS areas continue to go down lanes rather than streets. i.e. Keep the proposed guideline that if a block face is not fully within 150 meters from the arterial, that block is not included as a higher density area. I think it is very important to keep our streetscape similar (in height and density) on both sides of the residential streets.

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

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Secured Rental Policy Information Sessions
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Rental housing in C-2 commercial areas (Optional)

PROPOSAL IS GOOD BUT IN C-2 THERE SHOULD BE CHANGE IN PROVINCIAL TENANT-RESIDENTIAL ACT. WHICH MAKES MUCH EASIER TO EVICT TENANTS BECAUSE PEOPLE THAT WILL RENT THERE ARE HOMELESS - WELFARE PEOPLE HIDING DRUG ADDICT

Rental housing in Low-density transition areas (Optional)

THIS IS EVEN WORSE AREA AND STRONG MANAGEMENT POWER IS REQUIRED FROM THE PROVINCE. OR WILL BECOME ANOTHER E. HAISTING AND MAINST AREA

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

THE MASSIVE DEMOLISH AND REBUILD COST IS SO HIGH THAT TENANTS WILL NOT BENEFIT ANY MORE THEN LIVING IN AN OLD BUILDING WITH A LANDLORD THAT WILL KEEP IF THE CITY CHARGE

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

REFER TO TOP C2 -

LESS PROPERTY TAX AND MORE DEDUCTIBLE EXPENSES LIKE CARPET ROOF

Thank you! Please deposit your completed comment form in the drop box.

LOVE AND CARE FOR TENANTS

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Rental Housing in C-2 Commercial Areas

Rental Housing in Low-Density Transition Areas

This proposal unduly penalizes the existing high density area surrounding West 4th, Broadway, & McDonald. The character of the neighbourhood will be destroyed and nearby properties livability & value impaired. Not good.

Actions Proposed to Implement the Secured Rental Policy

Other Proposed Changes in All C-2 Commercial Areas

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Rental housing in C-2 commercial areas (Optional)

OK TO INCREASE DENSITY AS LONG AS STREET LEVEL EXPERIENCE AND LIVABILITY INCLUDED, RECREATION SPACES, CORNER CAFE'S/STORES, GREEN SPACES, WIDENED SIDEWALKS, SHELTER FROM THE RAIN. STOP DEVELOPMENTS THAT CREATE LONG, STRAIGHT STRETCHES OF BLANK WALLS OR WINDOWS.

Rental housing in Low-density transition areas (Optional)

I DO NOT LIKE APARTMENT BLOCKS IN THE MIDDLE OF RESIDENTIAL HOUSES. CAN INCREASE DENSITY IN THESE AREAS WITH ADDITIONAL SUITES + INFILLS.

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

NOT SURE IF THIS IS THE CATEGORY, BUT I APPROVE OF DENSIFYING EXISTING RESIDENTIAL AREAS, ENCOURAGE MORE RENTAL SUITES IN HOUSES AND LANE INFILLS, BUT DO NOT ALLOW AIR BnB SHORT STAY RENTALS. WE CAN DENSIFY WITHOUT ONLY BUILDING APARTMENT BLOCKS

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

DO NOT CHANGE RT/RS AREAS.

Thank you! Please deposit your completed comment form in the drop box.

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Rental Housing in C-2 Commercial Areas

Sounds like a good idea - Rental housing is needed.

Rental Housing in Low-Density Transition Areas

We already have rental housing in our north of 4th homes - ^(RTHomes) Do not change the character of our neighborhood.

Actions Proposed to Implement the Secured Rental Policy

Seems draconian to go back 2 blocks for rentals to be built. Yes on main corridors - but not high ^(6 storey) apartment buildings. Lack of light, views gone etc., lack of parking etc.

Other Proposed Changes in All C-2 Commercial Areas

OK - but keep away from Kits.

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Rental housing in C-2 commercial areas (Optional)

Rental housing in Low-density transition areas (Optional)

RT7 and RT8 should be exempt. - these areas are already meeting a number of the cities objectives (density, high % of Rental & retaining Character) and because there exists a high number of arterial routes through Kitsilano in my humble opinion is unfairly penalized

Comment on the actions proposed to implement the Secured Rental Policy: (optional)

I would like to clearly understand the number of rental apartments you think should be designated for this area.
New Policy sets a two tier system, that is biased towards developers

Share any comments on the other proposed changes in all C-2 commercial areas: (optional)

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