

June 11, 2012

To Mayor and Council:

I am writing today in support of the new development planned for 1401 Comox Street in Vancouver's West End community. As a resident of the area for the past three years, I welcome the addition of new rental accommodation with attractive amenities, an option not currently available in this wonderful, vibrant neighbourhood that I have come to love.

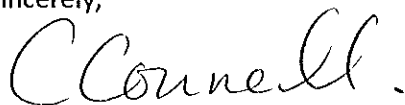
When my husband and I were looking to move into the area, we visited between 8-10 other units before settling on our current apartment. We were lucky to find a unit in a building that offered us an incredible view, excellent management and decent rent. Compared to the other units we saw, the majority of which were in disrepair, our apartment was the clear winner. As there were no options like the development being proposed, we felt that we couldn't have done better.

As middle-income earners in this city (I work as an advocate for a non-profit group, my husband is in IT), we constantly feel pressure to get into the housing market, but see small enough value in buying a 1-bedroom apartment for \$400,000. Alternatively, we have found limited options to rent in spaces such as the one proposed: new, modern developments with good amenities. Why should we have to leave this community in order to find that?

I can understand the hesitation of the residents who oppose this new development: a hesitation that is probably not unlike that felt in the 1960s and 70s when all of the current 20+ storey buildings went up. The fact remains that a new rental development has not been put up in the West End in over 30 years. This one is offering larger units for families and subsidized spaces for seniors. It's offering the chance for a new infusion of quality residents who don't have to settle for 30 year old unit in order to enjoy this fantastic neighbourhood.

Yes, it will look different. Yes, it's tall (though no taller than other, older developments in the area). But it is responding to a vital need for rental housing and is somewhere I would seriously consider relocating. Change has come before to this neighbourhood and has allowed it to develop into a place of diversity and strength. I support this new opportunity for change and look forward to seeing the results.

Sincerely,

A handwritten signature in cursive script that reads "C Connell". The signature is written in black ink and is positioned above the printed name.

Catherine Connell

June 5<sup>th</sup> 2012

To Mayor and Council,

RE: Rezoning and Development Permit Application - 1401 Comox Street (DE413347)

My name is Amrik Dhaliwal and I have been renting in Yaletown for the past two years. Prior to settling in Yaletown, I was eager to live in the West End due to its atmosphere and proximity to a variety of amenities. Finding a place to rent Downtown was difficult due to the lack of supply and abundance of users. I attended many overcrowded Open Houses where people would viciously fill out applications in hopes **of beating other interested renters. Locating a unit wasn't the only challenge; it was** even trickier finding a newer building with common amenities. I was uncomfortable with the lack of restoration in the West End buildings and repeatedly drawn to the newer buildings in Yaletown.

The West End needs more rental units and the 1401 Comox Street development will provide an additional 186 at market rate. It is very challenging for young individuals such as myself to purchase real estate in Vancouver and renting is our only option. Please consider this development as there are many people being turned away from an area that they call home.

Thank you,

Amrik Dhaliwal

S. 22(1) Personal and Confidential

[Redacted signature block]

Emily Howard

s. 22(1) Personal and Confidential

June 11, 2012

Dear Mayor Robertson and Council,

My name is Emily Howard, and I am writing to express my unequivocal support for the 1401 Comox Street project. I have lived with my partner at 1850 Comox, only a few blocks from the proposed development, for the last three years, and I am very familiar with the area as well as the history of the site. As a neighbour with a vested interest in the community, I took the time to look at the plans for the project, and I am very impressed with the development and the positive impact it could have on the neighbourhood.

As a renter in the West End, I can say with full confidence that there is a critical need for new rental housing stock in the community. Even as a middle-income earner I have struggled, like many others, to find adequate housing that falls within my financial budget. With the unattainable housing prices characteristic of Vancouver, even with a good paying job I know that I will likely be a lifelong renter. I currently live in a rented condo, where I am lucky to have responsible building management and a great relationship with my landlord. Unfortunately, I have recently received notice that our landlord would like to retain occupancy of her unit and we are now on the hunt for another apartment ideally of the same calibre in the West End. This prospect leaves me feeling nothing short of anxious, as I dread having to spend hours of my time searching for suitable housing, and wading through the limited options to find something that is not in a state of disrepair, and that offers the amenities and pricing that meet my needs.

I can appreciate the passion some people in this area have for architecture and the aesthetics of the buildings in the neighbourhood. My current building, built in 1968, has 27 storeys and 197 suites, making it larger and taller than the plans for the 1401 Comox building. In fact, towers like these are emblematic of the residential landscape in the West End, and are just as much a part of the aesthetic and community fabric as the neighbourhood's heritage homes and three and four storey walk-ups. Furthermore, I am really pleased to see that the 1401 Comox plans include large setbacks and a substantial amount of newly created green-space available to the community; the designers of this project have clearly put great consideration into maintaining the community's beautiful scenery. The West End has a vibrant mix of building types, and the plans for 1401 Comox will fit in well with the many other rental and condo towers that have been symbolic of the neighbourhood for over 40 years.

The rental stock is aging and in a neighbourhood where 80% of the residents are renters, this stock is in dire need of replenishment. The 186 units proposed for 1401 Comox are a great start. There is a clear and acute unmet demand for rental housing in the West End, and the 1401 Comox project has the potential to meet some of this need while also encouraging the further development of rental housing over the long term.

It is with these reasons in mind that I support the 1401 Comox project. Please support this application with me, and we can keep the West End a beautiful and vibrant community.

Yours Truly,

Emily Howard

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Roger Millen](#)  
**Subject:** RE: Como & Broughton  
**Date:** Monday, June 11, 2012 1:53:13 PM

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Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer. In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

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Thank you.

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**From:** Roger Millen s. 22(1) Personal and Confidential  
**Sent:** Monday, June 11, 2012 1:38 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Comox & Broughton

Dear Mayor Robinson and members of City Council:

I am writing to you to voice my support for the project at Comox and Broughton Streets, here in the West End.

Many young people have given up on ever owning a house or a condo anywhere in Vancouver or closely surrounding areas. Therefore, they are willing to pay more for some amenities, such as dishwashers, in suite laundry, modern energy efficient appliances as well as electrical systems required to run computers, etc. without the system overloading and changing fuses. In fact, many of the older buildings do not meet current code requirements for electrical or sprinkling. They are buildings just waiting to become firetraps.

This building has many positives including the open space proposed, and the fact that no current housing will be replaced. We need many more of these types of projects (100% rental) in the West End as well as all over the city.

D. Roger Millen

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Jenn Wallis](#)  
**Subject:** RE: 1401 Comox or Comox and Broughton  
**Date:** Monday, June 11, 2012 9:54:30 AM

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Thank you.

**From:** Jenn Wallis s. 22(1) Personal and Confidential  
**Sent:** Monday, June 11, 2012 9:47 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1401 Comox or Comox and Broughton

Dear Mayor and Council,

My name is Jenn Wallis, and I live at 1531 Beach Avenue. I support the development at 1401 Comox because the West End is in desperate need of rental housing, specifically rental housing that isn't falling apart and provide modern conveniences like in suit laundry.

I have lived in the West End for six years and have rented apartments in three different buildings during that time. While the buildings I lived in were far from perfect, I was quite frankly lucky to find them given the selection available. Most of the housing in the area was built so long ago that they lack the kind of amenities people consider standard these days. Worse, many of the buildings have not been well-maintained over the years and are noticeably degrading. In addition, many (if not the vast majority) of older rental buildings in the area do not accept pets. I hope this landlord will consider allowing pets.

Despite the difficulties finding adequate rental housing in the West End, I plan to stay here for a long time. It's a beautiful area with a great community that deserves to be cultivated and provided for. I am hopeful that this development will pave the way for more like it, and with any luck the influx of new rental housing will force prices in the area to go down.

The more people we can bring into this neighborhood, the more dynamic and vibrant it will be. New rental housing will go a long way to bringing more people of different backgrounds into the area and keeping people like me here to stay.

Thank you,

Jenn Wallis

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Evil Child](#)  
**Subject:** RE: 1401 Comox Street, Vancouver, BC  
**Date:** Monday, June 11, 2012 9:52:50 AM

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Thank you.

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**From:** Evil Child s. 22(1) Personal and Confidential  
**Sent:** Monday, June 11, 2012 8:40 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1401 Comox Street, Vancouver, BC

Dear Mayor and City Council Members

I am writing to you today in support of the above mentioned project. My reason is that with the current housing market, the possibility of owning my own place in Vancouver is very slim, my other option is to rent. I work downtown so this rental development is suitable as it would limit the need for me to drive to and from work (better for the environment) and like the downtown atmosphere and night live.

Thank you for your consideration in this matter.

Ivy Yung

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Troy Van Vliet](#)  
**Subject:** RE: 1401 Comox  
**Date:** Monday, June 11, 2012 9:40:18 AM

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Thank you for your comments.

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Thank you.

-----Original Message-----

**From:** Troy Van Vliet s. 22(1) Personal and Confidential  
**Sent:** Saturday, June 09, 2012 11:10 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1401 Comox

To whom it may concern:

I am a land owner at the corner of Robson St and Gilford St in the West End.  
I am aware of the development proposed at 1401 Comox and wanted to formally state my support for this project. I believe the West End truly benefits from projects such as this one.

Sincerely,

Troy Van Vliet

s. 22(1) Personal and Confidential