

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Friday, February 13, 2015 1:05 PM
To: Public Hearing
Subject: FW: Support for Duke Kingsway Rental Project

From: Angel Pui s.22(1) Personal and Confidential
Sent: Friday, February 13, 2015 12:16 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Duke Kingsway Rental Project

Hello Mayor & Council,

My name is Angel Pui and I have been a long time resident of the s.22(1) Personal and Confidential and have benefitted from the welcoming Main Street neighborhood.

I understand that there is a housing crisis in Vancouver and am supportive of the Duke Kingsway Rental project, as it will attract much needed amenities in this growing and diverse community! Looking forward to even more amazing growth and transformation to my neighborhood.

Thanks so much!
Angel

Angel Pui, Founder & CEO
Weddingful.com

s.22(1) Personal and Confidential

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MOUNT PLEASANT
BUSINESS IMPROVEMENT AREA

MOUNT PLEASANT COMMERCIAL IMPROVEMENT SOCIETY
301-3102 MAIN STREET, VANCOUVER, BC V5T 3G7
T: 604.874.9816 F: 604.874.9316 E: CONNECT@MPBIA.CA
WWW.MOUNTPLEASANTBIA.COM

February 12, 2015

Mayor Gregor Robertson & Members of Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Robertson and Council:

RE: Mount Pleasant BIA Support for The Duke at 333 East 11th Avenue, Vancouver, BC

The purpose of this letter is to advise that the Mount Pleasant Commercial Improvement Society (MPBIA) supports the development proposed by Edgar Development Corp to construct a mixed-use building at 333 East 11th Avenue (formerly 275 Kingsway).

We have attended an information session on this proposal and support the introduction of an additional 200+ units of rental accommodation and ground floor commercial space at the former location of a tire shop. The addition of more residents will provide increased clientele for our diverse mix of restaurants, retail and services.

The public art component is appreciated as are the improvements to the streetscape.

This project builds on the ongoing positive re-development of the area of Kingsway between 12th and Broadway, in the heart of Mount Pleasant.

Best regards,

s.22(1) Personal and Confidential

John Boychuk
President, MPBIA

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 17, 2015 11:00 AM
To: Public Hearing
Subject: FW: 275 Kingsway

From: Steve Commons s.22(1) Personal and Confidential
Sent: Tuesday, February 17, 2015 10:54 AM
To: Correspondence Group, City Clerk's Office
Subject: 275 Kingsway

Hello,

My name is Steve Commons, and I live at s.22(1) Personal and Confidential Vancouver. I am writing today about a project at 275 Kingsway. I am strongly in favour of this project as I believe that new rental buildings are needed in Vancouver and that this location deserves a project with the density that has been requested. I believe it is important for the City to promote and approve new rental projects, as condos are the typical type of projects that are built. Rental projects attract a diverse supply of renters from all sorts of different economic, political, social and cultural backgrounds, whereas condos usually depend on financial capacity first and the rest next.

Approval of this project "as-is" will send a strong signal to the real estate development industry that the City of Vancouver is committed to facilitating purpose built rental projects. This signal should attract further investment in improving and modernizing Vancouver's rental housing stock.

Thank you,
Steve Commons
Mount Pleasant Resident & Condo Owner

s.22(1) Personal and Confidential

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 16, 2015 11:37 AM
To: Public Hearing
Subject: FW: 275 Kingsway/333 East 11th Avenue

From: Casey Clarkson s.22(1) Personal and Confidential
Sent: Monday, February 16, 2015 9:39 AM
To: Correspondence Group, City Clerk's Office
Subject: 275 Kingsway/333 East 11th Avenue

Dear Mayor & Council,

I'm a Vancouver resident, living at s.22(1) Personal and Confidential as well as a business owner operating my consulting team at s.22(1) Personal and Confidential within a block from the proposed rental housing project. I'm writing you today in support of above noted proposal.

The Mount Pleasant neighbourhood is growing as a community, and I strongly believe the addition of 202 secured market rental apartments should be a welcomed addition to the neighbourhood.

I attended a public information meeting regarding the project, and felt that the development team were attentive and thoughtfully responded to my questions. I understand they are requesting some additional height and density, but feel it is strongly supported by the community benefit this project brings.

Sincerely,

Casey C.

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 17, 2015 12:37 PM
To: Public Hearing
Subject: FW: Rezoning 275 Kingsway Vancouver BC

From: s.22(1) Personal and Confidential
Sent: Tuesday, February 17, 2015 11:30 AM
To: Correspondence Group, City Clerk's Office
Subject: ReZoning 275 Kingsway Vancouver BC

Dear Mayor + Council,

I am writing in support of the proposed rezoning application for 275 Kingsway. As a commercial land owner and owner of an independent business on Mount Pleasant I am looking forward to this project being realized. Not only will this project bring much needed rental housing to the community it will also provide new commercial retail space.

As you are likely well aware it is difficult/competitive to run a small business in any City and the injection of more people and more animation to the neighbourhood our store calls home would be welcomed by my staff and me. In the past I have written in to share my support for other rezonings in the neighbourhood as I feel they are fundamental to creating a vibrant and diverse neighbourhood.

We look forward to a long future in a vibrant Mt. Pleasant and welcome this development, it's future residents and businesses to the community.

Sincerely,

Bill Tonelli

s.22(1) Personal and Confidential

February 16, 2015

City Hall
City Clerk's Office
3rd Floor, 453 West 12th Ave
Vancouver, BC V5Y 1V4

RE: 275 Kingsway

To Mayor and Council,

I am writing this letter in support of the 275 Kingsway project.

I am a resident of the Mount Pleasant neighbourhood living in the District condo building located at s.22(1) Personal and Confidential Currently, people are lining up to rent in my building. We have requests asking to rent in the building regularly posted on the bulletin boards. My neighbour had over 40 applications to rent a 525 square foot unit in the building last month. Studio's in the District rent for \$1,575 or more per month. Based on my research, studio units at 275 Kingsway will rent for approx. \$1,250 per month which is approx. \$300 of savings per month for the leaseholder (\$3,600 per year). The Mount Pleasant neighbourhood is in desperate need of more rental options and I believe the 275 Kingsway project will help fulfill this.

Secondly, I am in support of the design and architecture of the 275 Kingsway project and believe it will improve the look and feel of the neighbourhood. I think the height is in line with the community plan given its only 14 storey's (on a downward sloping lot) and the Independent development, located across the street, is 21 storey's.

Thank you for your time. I look forward to seeing the project come to fruition.

Yours truly,

Kristy Todd Millar

s.22(1) Personal and Confidential

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 17, 2015 2:22 PM
To: Public Hearing
Subject: FW: Public Hearing for Rezoning at 275 Kingsway

From: Kathryn Sharp s.22(1) Personal and Confidential
Sent: Tuesday, February 17, 2015 1:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing for Rezoning at 275 Kingsway

Dear Mayor + Council,

My name is Kathryn Sharp and I am writing to express my support for the rezoning/development permit application for 275 Kingsway. As an urban planner and consultant I was involved with this project for nearly two years. I have since moved on from working in the development industry and on this project, but am writing in the capacity as a land and business owner in Mount Pleasant.

I welcome this project for a number of reasons. First, as a resident of Vancouver and former renter I am a firm believer in the need for purpose built rental. As I'm sure you are aware rental housing is at a premium throughout the city. Purpose built rental provides secure, quality rental housing. As a business owner I am happy to see more housing and commercial being added to our area. For our business, more housing, equates to more potential customers not just for ourselves but for other businesses in the area. The proposed commercial space will also welcome new retailers to the community, further diversifying the range of shops and services that help shape our neighbourhood.

Thank you for your time and consideration of this project.

Sincerely,

Kathryn Sharp

s.22(1) Personal and Confidential



City Hall
City Clerk's Office
3rd Floor, 453 West 12th Ave
Vancouver, BC V5y 1V4

To Whom It May Concern:

As a neighbour and business associate serving as CEO of Portliving, I would like to give my full support to Edgar Development in the pursuit of developing 275 Kingsway. Edgar Development is first and foremost an excellent developer and is offering a great asset in advancing one of those most diverse and historical Vancouver neighbourhoods. They have an outstanding reputation for producing excellent projects and working with the community in which they are building within, through open communication and assisting with the municipality's goals. We are very pleased and excited to have The Duke as a neighbouring building because it will create positive effect for local rental opportunities as well as providing small business opportunities in the area. The Duke will also complement Portliving's development "VyaLiving", as we want to create an atmosphere of development that is community-focused and conscious of the area they live in. The Duke will be a great addition to the area and we are thrilled to be in close communication with Edgar Development, so that VyaLiving and The Duke can become two exceptional examples that will add to the vibrancy of an already an ever-changing neighbourhood.

s.22(1) Personal and Confidential

~~Toby~~/Reyes

s.22(1) Personal and Confidential

portliving

Kazakoff, Laura

From: s.22(1) Personal and Confidential
Sent: Tuesday, February 17, 2015 4:30 PM
To: Correspondence Group, City Clerk's Office
Subject: Project at 275 Kingsway

To whom it may concern I am a resident of Mount Pleasant s.22(1) Personal and Confidential in Vancouver.

I am a professional and a renter. I am fully in support of this project as it will offer a higher quality rental units at affordable rates. As a professional that earns a decent income most of the units in this area are older and / or basement suites or rental condos that are not affordable for a single person at upwards of \$1800 per month.

Thank you for your time.

Best Regards

Jill Meredith | Vancouver Office

s.22(1) Personal and Confidential

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Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 17, 2015 4:53 PM
To: Public Hearing
Subject: FW: Support for 333 East 11th (The Duke rental building proposal)

From: Christopher Vollan s.22(1) Personal and Confidential
Sent: Tuesday, February 17, 2015 4:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for 333 East 11th (The Duke rental building proposal)

Mayor and Council,

Please accept this letter of support for the proposed 202 suite rental building located at 333 East 11th at Kingsway.

Rize, as you may be aware, has a mixed-use project just down the street at 285 E. 10th (The Independent). Opening for previews this past weekend, we hosted over 1,800 Vancouverites through our presentation centre at Main and Broadway.

What we are hearing from our customers, as with our first project in this neighbourhood at Broadway & Quebec, is significant demand from Vancouverites to own or rent in Mount Pleasant. The demographic we are seeing includes young families (children in tow), parents purchasing for their children and/or as a family investment, downsizers and many first time home purchasers.

With adjacency to the downtown core, transit, the 10th Avenue bike route, and Main and Broadway Streets themselves as amenities, Mount Pleasant is a highly desirable neighbourhood for a very broad spectrum of our population. And, with extremely low availability causing rental rates to approach (and in some areas greatly exceed) \$3/sf, there is no question that our city, and certainly Mount Pleasant, has a very strong need for an increased supply of rental homes.

I encourage you to approve this proposed rental development.

Chris Vollan

Christopher D. Vollan
Vice President, Development
Rize Alliance Properties Ltd.

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