

From: [Nicholas Lauga](#)
To: [Public Hearing](#)
Subject: Re: PUBLIC HEARING Tuesday, July 12, 2016
Date: Wednesday, July 06, 2016 8:39:00 AM

Hi Jessica

I would like my comments to refer to all 5 zoning applications for the meeting on July 12th at 6pm.

Thank you
Nick

From: Public Hearing <PublicHearing@vancouver.ca>
Sent: July 5, 2016 5:10 PM
To: s.22(1) Personal and Confidential
Subject: RE: PUBLIC HEARING Tuesday, July 12, 2016

Hi Nicholas,

Would you please specify which item you are referring to ?

Thank you !

Jessica Yeung
CITY OF VANCOUVER | City Clerk's Office
604.873.7050 | jessica.yeung@vancouver.ca

From: Nicholas Lauga s.22(1) Personal and Confidential
Sent: Tuesday, July 05, 2016 3:34 PM
To: Correspondence Group, City Clerk's Office
Subject: PUBLIC HEARING Tuesday, July 12, 2016

Hello Vancouver Council

I would like to express my wishes that council please increase the densities and supply of 3+ bedroom apartments in the zoning applications for the meeting on Tuesday, July 12, 2016. I believe the zoning applications are too timid and that the city needs more supply as the city is in a housing crisis.

Please be much more aggressive and approve much taller buildings with much greater supply.

If nearby residents complain about increase in traffic, suggest the zoning applications to not include parking spots and people who live at the new buildings would not get access to an on street parking permit. I would gladly take an affordable apartment if that meant I had to sacrifice access to my own private car.

Thank you
Nick Lauga

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: Rezoning Application for 445 Kingsway and 2935 St. George Street
Date: Wednesday, July 06, 2016 11:27:12 AM

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

From: Reilly Wood s.22(1) Personal and Confidential
Sent: Tuesday, July 05, 2016 7:42 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 445 Kingsway and 2935 St. George Street

Hi, I strongly support this building. I live in the neighbourhood and we desperately need more rental housing. It's a great central neighbourhood with excellent transit accessibility, giving 109 more households the chance to live here is a huge win.

Thank you,
Reilly Wood
s.22(1) Personal and Confidential

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: 445 Kingsway and 2935 St. George Street
Date: Wednesday, July 06, 2016 11:37:07 AM

From: Daniel Holloway s.22(1) Personal and Confidential
Sent: Wednesday, July 06, 2016 11:17 AM
To: Correspondence Group, City Clerk's Office
Subject: 445 Kingsway and 2935 St. George Street

Dear Mayor Robertson and Vancouver Council,

I am writing to express my support for the rezoning to be presented before Council next Tuesday, July 12th for a six-storey rental building at 13th and Kingsway. As a renter in the neighbourhood myself (in new, purpose built rental building at 7th + Kingsway with the library), I am pleased to see the City is continuing to encourage and incentivize developers to build rental housing over condominiums. Having security of tenure in a purpose-built rental building is something I really value, and believe we need more of in this very tight market (something condo rental's do not offer.)

As a nearby neighbour, I received notices of the earlier public open houses and attended to view the plans. The way the architects have stepped the building from St. Georges seems courteous to the neighbouring commercial building and would seem to have minimal impact on the surrounding single family homes.

As a transit user and cyclist myself (I ride daily to my office in gastown), placing rental density at this location on a bus route and with secure bike parking makes sense, and is certainly a better use than a single storey car dealership with surface parking. I can say from my own experience down the street, my neighbours also tend to favour transit and cycling.

I trust you will give this project the green light on Tuesday and allow others to have the same positive living experience I enjoy down the street.

Sincerely,

Daniel Holloway

From: [Correspondence Group, City Clerk's Office](#)
To: [Public Hearing](#)
Subject: FW: 445 Kingsway and 2935 St. George Street - public hearing notification
Date: Wednesday, July 06, 2016 3:40:50 PM

From: McGregor Wark **s.22(1) Personal and Confidential**
Sent: Wednesday, July 06, 2016 2:02 PM
To: Correspondence Group, City Clerk's Office
Subject: 445 Kingsway and 2935 St. George Street - public hearing notification

Mayor Robertson and Vancouver Councillors,

I received the below notification of the 445 Kingsway project going forward this Tuesday for a public hearing and would like to offer my comments in support of this responsible proposal.

As a local resident in my mid-30s, I have been following this application with great interest, including attending both open houses. It is no surprise that our community is struggling with housing issues of both affordability and accessibility. With an vacancy rate of less than 1% in Mount Pleasant, I welcome the contribution of an additional 109 market rental units at this site. In fact, at this location right along Kingsway, I would have supported additional height for additional units.

I urge Council to move forward with this rental 100 project at 445 Kingsway and hope to see more follow in its footsteps.

Sincerely,

McGregor Wark
s.22(1) Personal and Confidential

From: Planning Info [<mailto:planninginfo@vancouver.ca>]
Sent: June-28-16 4:59 PM
Subject: 445 Kingsway and 2935 St. George Street - public hearing notification

You are in receipt of this email as a person who has expressed interest in the Rezoning Application for 445 Kingsway and 2935 St. George Street. Please find below information regarding the upcoming public hearing.

Public Hearing:
Tuesday, July 12, 2016, at 6pm
City Hall, 453 West 12th Avenue
Third Floor, Council Chamber

445 Kingsway and 2935 St. George Street

PID: 011-726-598; Lot L, Block 132, District Lot 264A, Plan 21842; and PID: 009-994-131; Lot 2, Except Part in Explanatory Plan 6822, of Lot A, Block 132, District Lot 264A, Plan 7272, and; PID: 010-671-919; Lot 1 of Lot A, Block 132, District Lot 264A, Plan 7272

To rezone 445 Kingsway and 2935 St. George Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building, containing 109 secured market rental units and retail use on the ground floor. A height of 23 metres (75.5 feet) and a floor space ratio (FSR) of 3.60 are proposed.

FOR MORE INFORMATION ON THIS APPLICATION:

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/445kingsway/index.htm>

Anyone who considers themselves affected by the proposed by-law amendments may speak at the public hearing. Please register individually before 5 pm, July 12, 2016, by emailing publichearing@vancouver.ca or by calling 604.829.4238. You may also register in person at the door between 5:30 and 6 pm on the day of the public hearing. You may submit your comments by email to mayorandcouncil@vancouver.ca, or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit vancouver.ca/publichearings for important details.

Copies of the draft by-laws will be available for viewing starting June 30, 2016 at the City Clerk's Department in City Hall, 453 West 12th Avenue, 3rd Floor, Monday to Friday from 8:30 am to 4:30 pm. All meetings of Council are webcast live at vancouver.ca/councilvideo, and minutes of public hearings are available at vancouver.ca/councilmeetings. (Minutes are posted approximately two business days after a meeting.)

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING REGISTERING TO SPEAK:

vancouver.ca/publichearings

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: Public Hearing - Tuesday, July 12th
Date: Thursday, July 07, 2016 9:19:48 AM

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

From: Rachel Empson s.22(1) Personal and Confidential
Sent: Wednesday, July 06, 2016 11:13 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing - Tuesday, July 12th

Dear Mayor Robertson and Councillors,

I am a renter in East Vancouver and I would like to voice my support for all of the proposed rezoning projects that are to be discussed at the council meeting on July 12th. I currently rent in a purpose-built apartment building in Mount Pleasant and the city desperately needs more buildings such as this one. We do not have enough rental stock in this city. New condos are regularly being built, yes, but the vast majority of these condos are high-end luxury units that are not affordable to many of Vancouver's citizens, even when they are rented out. We need to increase the supply of affordable rental housing in this city. I would love to speak at the council meeting to voice my support but unfortunately I am unable to attend the meeting because I work full-time while attending evening classes at Langara.

Please approve the rezoning for all five projects.

Thank you,

Rachel Empson
s.22(1) Personal and Confidential

Sent from my iPhone

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: Support for Rezoning for Rentals
Date: Thursday, July 07, 2016 9:20:40 AM

From: Grant Moore **s.22(1) Personal and Confidential**
Sent: Wednesday, July 06, 2016 11:47 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Rezoning for Rentals

Regarding the upcoming public hearing for the following rezoning application:

<http://council.vancouver.ca/20160712/phea20160712ag.htm>

I would simply like to voice my support for these projects. As a renter in this city who has struggled to find acceptable quality and affordable rentals units for many years, having been forced to accept a barely livable, mold-filled basement, for a number of year, you have my full support in modernizing this city and adding supply to the rental stock.

Local resident may be concerned and upset, but it's valuable for this city to continue to meet demand by allowing rezoning to be approved for the greater good.

Regards,
Grant moore

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: Public hearing July 12 - Support from renters
Date: Thursday, July 07, 2016 9:21:20 AM

From: Mike Rhone **s.22(1) Personal and Confidential**
Sent: Thursday, July 07, 2016 12:15 AM
To: Correspondence Group, City Clerk's Office
Subject: Public hearing July 12 - Support from renters

To whom it may concern,

I'm a family man, born and raised in Vancouver with a wife and two young children. I would like to throw my overwhelming support for the rezoning for new rental property, specifically the 5 being discussed at the July 12 hearing. We are currently renting in East Van but are hanging on by the skin of our teeth to stay in Vancouver. Our kids go to school in the area, and I would love to have some more open rentals in the event our landlord makes us move.

Please continue the push for more rental housing in Vancouver.

Regards,

Mike Rhone

s.22(1) Personal and Confidential



Public hearing:

<http://council.vancouver.ca/20160712/phea20160712ag.htm>

Specific rezoning locations:

106 - 116 East 35th Avenue (just west of Main)

505 West 62nd Avenue (62nd and Cambie)

7807 Cambie Street (also 62nd and Cambie)

445 Kingsway + 2935 St. George Street (car dealership at Kingsway and ~13th)

2805 East Hastings Street (Hastings-Sunrise near PNE)

From: [Correspondence Group, City Clerk's Office](#)
To: [Public Hearing](#)
Subject: FW: I support ALL of these applications
Date: Thursday, July 07, 2016 9:22:07 AM
Attachments: [image1.PNG](#)
[ATT00001.txt](#)

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

From: Kyle MacDonald [s.22\(1\) Personal and Confidential](#)

Sent: Thursday, July 07, 2016 1:49 AM

To: Correspondence Group, City Clerk's Office

Subject: I support ALL of these applications

I live in Vancouver and think we need to develop smart infill housing like this.

(Please see attached picture)

- *If you would like to speak at the Public Hearing please email publichearing@vancouver.ca or call 604.829.4238.*
- *You can also register on the day of the Hearing, between 5:30 and 6 pm, or 30 minutes before the hearing starts, at City Hall. For more information on Public Hearings, please visit vancouver.ca/publichearings.*
- *You can also communicate your comments to City Council by emailing mayorandcouncil@vancouver.ca.*
- *Visit <http://vancouver.ca/speaker-wait-times> or @VanCityClerk on Twitter for real-time information on the progress of City Council meetings.*
- *A live video stream of the meeting will be available at <http://civic.neulion.com/cityofvancouver/>. An archive of the video stream will be available the day following the meeting*

AGENDA ☰

ROLL CALL

1. REZONING: 106 - 116 East 35th Avenue

Summary and Recommendation ☰

Policy Report dated June 7, 2016 ☰

Draft By-law - Zoning and Development ☰

2. REZONING: 505 West 62nd Avenue

Summary and Recommendation ☰

Policy Report dated May 31, 2016 ☰

Draft By-law - Zoning and Development ☰

3. REZONING: 7807 Cambie Street

Summary and Recommendation ☰

Policy Report dated May 31, 2016 ☰

Draft By-law - Zoning and Development ☰

4. REZONING: 445 Kingsway and 2935 St. George Street

Summary and Recommendation ☰

Policy Report dated May 31, 2016 ☰

Draft By-law - Zoning and Development ☰

Draft By-law - Sign ☰

5. REZONING: 2805 East Hastings Street

Summary and Recommendation ☰

Policy Report dated May 31, 2016 ☰

Draft By-law - Zoning and Development ☰

Draft By-law - Sign ☰

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: secured rental housing
Date: Thursday, July 07, 2016 9:40:39 AM

From: Lorraine May **s.22(1) Personal and Confidential**
Sent: Wednesday, July 06, 2016 9:15 PM
To: Correspondence Group, City Clerk's Office
Subject: secured rental housing

45 Kingsway + 2935 St. George Street (car dealership at Kingsway and ~13th) 6 storeys,
109 secured rental units, FSR 3.6

I'm a renter in Vancouver who has had ongoing problems with a Vancouver slumlord and I'd like to register my strong support for this project. It will give my landlord some much-needed competition, and it will give 109 extra households the chance to live in this great area- perhaps without rats and mold, and this with a household income of \$160 000. Not cool.

Those are real, tangible, human benefits and I hope you approve this project and others like it. Thank you for your time."

Lorraine May

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: Rezoning hearing Tuesday, July 12, 2016
Date: Thursday, July 07, 2016 9:53:21 AM

From: David Barwin **s.22(1) Personal and Confidential**
Sent: Thursday, July 07, 2016 9:30 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning hearing Tuesday, July 12, 2016

I support the rezoning of each of the following proposed projects:

106 - 116 East 35th Avenue (just west of Main) 5 storeys, 18 units, FSR 2.3

505 West 62nd Avenue (62nd and Cambie) 6 storeys, 32 units, FSR 2.72

7807 Cambie Street (also 62nd and Cambie) 6 storeys, 27 units, FSR 2.7

445 Kingsway + 2935 St. George Street (car dealership at Kingsway and ~13th) 6 storeys, 109 secured rental units, FSR 3.6

2805 East Hastings Street (Hastings-Sunrise near PNE) 6 storeys, 91 secured rental units, FSR 3.72

They are appropriately sized for the areas, add valuable rental units, and have my full support as a resident of Vancouver.

From: Correspondence Group, City Clerk's Office
To: Public Hearing
Subject: FW: I support the rezoning proposals (July 12th public hearing)
Date: Friday, July 08, 2016 9:23:30 AM

From: Eric Bing s.22(1) Personal and Confidential
Sent: Friday, July 08, 2016 12:00 AM
To: Correspondence Group, City Clerk's Office
Subject: I support the rezoning proposals (July 12th public hearing)

Hi Mayor and Council,

I want to express my strong support for the proposed rezoning at 445 Kingsway + 2935 St. George Street. I'm a renter living at s.22(1) Personal and Confidential about 5 blocks away from this proposal, so I know how difficult it can be to find rental housing around here, and I think it's great that this proposal would give 100+ more renters the opportunity to live in this terrific neighbourhood. It's very walkable, bikeable, and transit accessible, and has an abundance of nearby shops and restaurants, so adding more housing to neighbourhoods like this is the right way to accommodate the city's population growth while minimizing the amount of additional cars on the roads.

I also want to express my support for the rezoning at 2805 East Hastings Street. Although it's not in my neighbourhood, it still matters to me because this city has low vacancy rates and a rental shortage which is driving up prices and creating hardship for renters, including many of my friends, so more rental housing is needed to address this. This proposal is on a walkable retail strip with many shops, restaurants, and other amenities, and it's in a transit accessible location, just a short bus ride away from downtown, so it seems like an appropriate location to add more housing.

For the sake of the 200+ renters who would live in these buildings, and the many others struggling to stay afloat in an ever more competitive rental market, I hope you will approve these two rental housing projects, and many more like them.

Thanks,
Eric Bing

From: [John Hsu](#)
To: [Public Hearing](#)
Subject: Re: Rezoning Proposals in East Vancouver
Date: Friday, July 08, 2016 11:41:13 AM

All the agenda items. In general, I support increasing the supply of rental housing.

On Fri, Jul 8, 2016 at 11:37 AM, Public Hearing <PublicHearing@vancouver.ca> wrote:

Thanks. Do your comments refer to a particular agenda item or all the agenda items?

1. REZONING: 106 - 116 East 35th Avenue
2. REZONING: 505 West 62nd Avenue
3. REZONING: 7807 Cambie Street
4. REZONING: 445 Kingsway and 2935 St. George Street
5. REZONING: 2805 East Hastings Street

Tina Hildebrandt | Meeting Coordinator

CITY OF VANCOUVER | City Clerk's Office

[604.873.7268](tel:604.873.7268) | tina.hildebrandt@vancouver.ca

From: John Hsu s.22(1) Personal and Confidential
Sent: Friday, July 08, 2016 11:29 AM
To: Public Hearing
Subject: Re: Rezoning Proposals in East Vancouver

Hi Tim,

They're relevant to the hearing on July 12th.

Cheers,

John Hsu

On Fri, Jul 8, 2016 at 11:22 AM, Public Hearing <PublicHearing@vancouver.ca> wrote:

Thank you for your comments.

Please confirm which Public Hearing you are referring to: July 12th or July 19th, and which Agenda Item(s) your comments relate to.

Thank you

Tina Hildebrandt | Meeting Coordinator

CITY OF VANCOUVER | City Clerk's Office

604.873.7268 | tina.hildebrandt@vancouver.ca

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 07, 2016 9:20 AM
To: Public Hearing
Subject: FW: Rezoning Proposals in East Vancouver

From: John Hsu **s.22(1) Personal and Confidential**
Sent: Wednesday, July 06, 2016 11:22 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Proposals in East Vancouver

Hi,

As a recent graduate of UBC and looking to stay and settle down in Vancouver, I strongly support the rezoning proposals to allow up to 277 new housing units, with the majority being for rentals.

I strongly believe that in order for Vancouver to continue to grow and prosper we need a place for those of us who grew and live up in the area to have an opportunity to contribute to the community we love - by living and putting down our roots there.

Cheers,

John H

From: [Brad Boyce](#)
To: [Public Hearing](#)
Subject: RE: Tuesday, July 12: Vancouver decides on 277 housing units (200 rental)
Date: Friday, July 08, 2016 11:43:02 AM

Hi there,

DATE: Tuesday, July 12, 2016

TIME: 6 pm

Council Chamber
Third Floor, City Hall

All 5 items.

thank you

106 - 116 East 35th Avenue (just west of Main) 5 storeys, 18 units, FSR 2.3
505 West 62nd Avenue (62nd and Cambie) 6 storeys, 32 units, FSR 2.72
7807 Cambie Street (also 62nd and Cambie) 6 storeys, 27 units, FSR 2.7
445 Kingsway + 2935 St. George Street (car dealership at Kingsway and ~13th) 6 storeys,
109 secured rental units, FSR 3.6
2805 East Hastings Street (Hastings-Sunrise near PNE) 6 storeys, 91 secured rental units,
FSR 3.72

From: PublicHearing@vancouver.ca

To: [s.22\(1\) Personal and Confidential](#)

Subject: FW: Tuesday, July 12: Vancouver decides on 277 housing units (200 rental)

Date: Fri, 8 Jul 2016 18:27:49 +0000

Thank you for your comments.

Please confirm which Public Hearing you are referring to: July 12th or July 19th, and which Agenda Item(s) your comments relate to.

Thank you

Tina Hildebrandt | Meeting Coordinator
CITY OF VANCOUVER | City Clerk's Office
604.873.7268 | tina.hildebrandt@vancouver.ca

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 07, 2016 9:40 AM
To: Public Hearing
Subject: FW: Tuesday, July 12: Vancouver decides on 277 housing units (200 rental)

From: Brad Boyce **s.22(1) Personal and Confidential**
Sent: Wednesday, July 06, 2016 9:09 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Tuesday, July 12: Vancouver decides on 277 housing units (200 rental)

I'm a renter in East Vancouver and I'd like to register my strong support for this project. It will give my landlord some much-needed competition, and it will give 109 extra households the chance to live in this great area.

Those are real, tangible, human benefits and I hope you approve this project and others like it. Thank you for your time.

Brad Boyce