

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

May 8, 2017

Dear Mayor Robertson and Members of Council,

I am one of the owners of Chong Lee Market. We have been the local business owner for more than 23 years. I strongly believe that the rezoning and the redevelopment of the property at 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue, Vancouver is very important for the survival of the local businesses.

We simply need more retail spaces to fulfill the growing demand of the community. In addition, the old building needs to be replaced with a modern, aesthetical and energy efficient building.

Furthermore, the 98 rental units will make the neighborhood more vibrant and will support the local businesses. The 34% of 2-3 bedrooms units will also help the school across the street. Over all, the additional 98 rental units will help the younger generation in this neighborhood. Currently, we do not have any rental building in this community.

I'd like to state my strong support to replace the old building with a modern 6 storeys building.

Sincerely,

s.22(1) Personal and Confidential

Vincent Wong J

s.22(1) Personal and Confidential

Vancouver, B.C.

City of Vancouver
City Clerk's Office – 3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor Robertson and City Council,

I live at s.22(1) Personal and Confidential about 6 blocks away from the property at 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue, Vancouver. I am a supporter of the rezoning and the development for the following reasons:

- 1) We do not have any rental building in the neighborhood. The younger generation in our community finally will need this kind of affordable rental housing.
- 2) The current 42 surface parking is a mess. The new building will have 137 parking spaces and that is much more than that of required by the city.
- 3) The new one will be an energy efficient and beautiful building, compare to the existing grouse and ugly old building.
- 4) We will enjoy more retail and services.

Please note my support for the rezoning and development of 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue, Vancouver.

Sincerely,

s.22(1) Personal and Confidential

Richard Goh

May 8, 2017

City of Vancouver
City Clerk's Office – 3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4
May 8, 2017

Dear Mayor Robertson and City Council,

Re: Rezoning and development of 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue, Vancouver.

I have children who attend the Renfrew Elementary School, just across from the subject property. The development will help the school and the neighborhood in many ways, especially with 34% of 2-3 bedroom units. There will be more stable family oriented community and more business services.

The parking at the existing strip mall is crowded and a mess. The new building will have 137 parking spaces. That is 26 spaces more than that of required.

In addition, we need more affordable rental units in this extremely low vacancy rate environment.

I support the rezoning and development of the subject property.

Sincerely,

s.22(1) Personal and Confidential

Wei Hin Ng

s.22(1) Personal and Confidential

Vancouver, B.C.

City of Vancouver
City Clerk's Office - Third Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

April 30, 2017

Subject: Rezoning of 3868 Rupert Street

Dear Mayor Robertson and City Council,

**Subject : Rezoning and development of 3868-3898 Rupert Street & 3304-3308 East
22nd Avenue, Vancouver.**

I live s.22(1) Personal and Confidential Vancouver, very close to the subject property. I support of the rezoning of the subject property:

1. Many young people who grow up in the neighborhood are having difficulty in finding an affordable place to live in this community. Our neighborhood does not have any rental building. In current condition, young generation really need this kind of stable rental building that will last for 60 years. It will not change and become non rental units.
2. The building itself will help the community in many ways including replacing surface parking with underground parking, increasing foot traffic to the area to support local businesses. Moreover, it will be a beautiful, modern and energy efficient building.

Sincerely,

s.22(1) Personal and
Confidential

Alan Young

2017-05-06

City of Vancouver
Clerk Department
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor Gregor Robertson and Council Members,

I hope this letter finds you well. I am writing in support for the rental housing development propose for 3868 Rupert St., Vancouver.

The housing marking in Vancouver has reached crazy heights and it seems that there is little slowing down. Few people with similar demographics as myself and my fiancé are able to afford property in the city we grew up an currently work in.

There are many elements to consider, including the option to rent if purchasing is out of the question. It's great to know that there is this project that is underway that will provide quality units, in a central area, with goods and services conveniently below, and of a reasonable lease prices and policies that will be overseen by appraisers and a review panel.

The city can use more of these projects moving forwards

Sincerely,

s.22(1) Personal and Confidential

Valelie T.

s.22(1) Personal and Confidential

Home Address

May 7, 2017

City of Vancouver
City Hall- City Clerk Department
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor G. Robertson and Council Members,

I am writing in support of the project proposed for 3868 Rupert St., Vancouver

The city needs more rental housing for those that wish to stay in the city, but are unable to afford purchasing a home. It takes time to save the finances to be able to comfortably afford a home, even with the proper loans and investments in place.

Vancouver's housing market has been a very controversial thing and it appears as though, despite the discussions and conversations, there is without a doubt a major gap in the rental housing realm. If there are more rental housing developments, this will drive down the high prices of rent to a more reasonable level.

The city and the scarcity of available rental units should not be exploited for the capitalist natures of foreign investors and homeowners that are focused on profiting from their investment in property.

Sincerely,

s.22(1) Personal and Confidential

Rosalynn Chong

Address: s.22(1) Personal and Confidential

City of Vancouver
City Clerk Dept.
453 W. 12 Avenue
Vancouver, B.C.
V5Y 1V4

Re: Proposed Rental Housing Project for 3868 Rupert St., Vancouver

To the Attention of Mayor Gregor Robertson and the Council Members,

Conversion of the current land to be developed from that of solely goods and services oriented structure to that of a mixed used building would be beneficial from both a housing availability standpoint and also from a general business perspective.

Having the rental housing project supply units for tenants to occupy would address the high demand that the city is trying to address. By keeping vendors and services at that area, businesses can maintain familiarity and attract new clientele.

From a public support point of view, it is definitely easier to receive community encouragement for this project in comparison to a development that focuses only on the construction of condominiums and single family houses.

Sincerely,

s.22(1) Personal and Confidential

Jasmine Leong

Address:

s.22(1) Personal and Confidential

Date

May 1st 2017

City of Vancouver
City Clerk Department
453 W. 12th Ave.
Vancouver, B.C.
V5Y 1V4

Friday, May 5th 2017

Dear Mayor Robertson and Members of Council,

I am writing in support of the rental housing development project for 3868 Rupert St.

At this rate, it seems extremely unlikely that I will ever buy a home in Vancouver. Small single family dwellings are in the millions and apartments in my preferred neighbourhoods are also expensive to own. Recently having finished school, my student loans are high and I have not yet been able to secure a position at a health firm.

Even if I were to be able to save from a career as a RMT, I would still find it impossible to be able to one day own a home. The next and only option then is to rent, which I currently am doing with my partner at **s.22(1) Personal and Confidential**. Our space is considered affordable, but it would definitely be nice if there were other equality good options in case we ever considered moving to another location. As well, it never hurt to have the rent lowered if there is more supply, respectively.

Having more rental housing units available would make rental prices in Vancouver affordable for the majority of those looking. I am all for having more people come to the city and to make this their home.

Best Regards,

s.22(1) Personal and Confidential



Aliyah Muniff

April 29th, 2017

City of Vancouver
City Clerk Department of City Hall
453 W.12th Avenue
Vancouver, B.C.
V5Y 1V4

To the Mayor of Vancouver and Members of Council,

Hope this letter finds you well.

The current housing market leaves many people unable to afford a home in this city. In regards to the Renfrew/Rupert area, it has become highly sought after as it is conveniently close to the highway and walking distance to many community centres and schools. As most of the geography is consisted of single family dwellings, having this proposed project gives people another option rather than purchasing.

Secondly, more rental housing would allow for rental prices to be more competitive especially with the low supply and high demand we are currently experiencing in Vancouver. I am aware that there already are rental housing buildings in the city, but mostly in the city core- where vacancy is scarce and is not an ideal living area for those that don't actually work nor enjoy the congestion of downtown traffic.

Overall, I think it's wonderful that this project can soon be a reality and that more developments like this would be an extremely positive thing for the city.

Thank you for taking the time to consider my opinion on the matter.

Kindest Regards,

s.22(1) Personal and
Confidential

Jessica Chan

Mailing Address

s.22(1) Personal and Confidential

City of Vancouver
City Clerk' s Office - 3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

April 30, 2017

Dear Mayor Robertson,

I live s.22(1) Personal and Confidential The proposed six-storey mixed use building would benefit the neighbourhood.

Please take into account my support for the project at
3868-3898 Rupert Street & 3304-3308 East 22nd Avenue.

Thank you.

Yours Truly,

s.22(1) Personal and Confidential

Wen Fang Yan

s.22(1) Personal and Confidential

City of Vancouver - Clerk Department
453 W.12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor Gregor Robertson and Council Members,

My name is Carrie and I currently live at s.22(1) Personal and Confidential

I am writing in support of the proposed rental housing development for 3868 Rupert St., Vancouver.

I was lucky to have acquired my own apartment recently, but am aware the trivialities of finding a place to rent in this city. The bidding wars for tenancy is fierce competitive and landlords often disclose their openness to accept higher offers for candidates that are willing to pay the extra amount for the unit.

There's a major lack of proper standards when it is a privately owned individual unit for rent and no proper means to oversee how these agreements are carried out.

With a rental development dedicated to rentals and being surveyed by proper government channels and panels, we can supply a fair supply to the shrinking market that is renters are demanding more and more of.

Kind Regards,

s.22(1) Personal and Confidential

Carrie Au/ V

2017 MAY 3

Date

May 04, 2017-05-04

City of Vancouver
City Clerk's Office - 3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor G. Robertson & Council,

My full support for the rezoning and development of the property at
3868-3898 Rupert Street & 3304-3308 East 22nd Avenue to create more
affordable homes in the existing single family neighbourhood.

Thank you.

Sincerely,

s.22(1) Personal and
Confidential

Edward Shi

s.22(1) Personal and Confidential

Vancouver B.C.

City of Vancouver
City Clerk's Office - Third Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

April 29, 2017

Dear Mayor Gregor Robertson and Council,

My name is Jiang Liang Yun and I live at s.22(1) Personal and Confidential Vancouver B.C. I support the proposal for a six storey mixed use building at 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue, Vancouver for the following reasons:

1. Current surface parking at Chong Lee Market is chaotic and the new building's underground parking will greatly improve the situation.
2. The new building looks much nicer especially there will be better landscape.
3. More conveniences with more retail and services.
4. Increased foot traffic and create more vibrant community

Kind Regards,

s.22(1) Personal and Confidential

Jiang Liang Yun

Saturday, May 6 2017

City of Vancouver- City Clerk Dept.
453 West 12th Ave.
Vancouver, B.C.
V5Y 1V4

Dear Mayor Gregor Robertson and Members of Council,

I fully support the proposed development for 3868 Rupert St., Vancouver, BC.

I can appreciate many positive features of this project and how it can resolve the rental housing concerns that is often voiced for those wanting or are already living in this city. I currently live at Richmond, but have always been very invested in the trends of Vancouver housing.

s.22(1) Personal and Confidential

This project provides supply for a high demand of quality and affordable units for rent. There are many suites listed that are in bad condition and have high exorbitant costs attached to them. In that area of Rupert and 22nd, there is a scarce amount of apartment and condominiums for rent, having this building can spur momentum to have more projects like this in similar neighbourhoods that are outside the downtown core.

The building design can also potentially alleviate the congestion of traffic that often occurs in that intersection as patrons are trying to pull in and out of the car lot during rush hour periods. As the city attracts more people, the amount of vehicles will correspond and see an increase as well. Seeing as how the project would be close to busy routes that lead to and from highways and the city centre, having elements that would assist in the commute would definitely be a tremendous help.

I appreciate the time it took of you to consider my input. Thank you.

Kind Regards,

s.22(1) Personal and Confidential

Fiona Fung

City of Vancouver - Clerk Department
453 W. 12th Ave.
Vancouver, B.C.
V5Y 1V4

To Whom It May Concern,

This letter in support for the rental housing development planned for the intersection at 22nd and Rupert St. in Vancouver, address 3868 Rupert St., Vancouver.

Despite living in Coquitlan, s.22(1) Personal and Confidential I know that Vancouver rent has spiked in recent years. At the rate of which it is increasing, I would not likely be able to move into the city as an option.

The standard of living in Vancouver is considered fairly high in comparison to many North American cities with a similar demographic. The differences are prominent with food costs, produce prices, transportation fees, cost of services and entertainment, etc.

Our minimum wage is lower than most provinces, but the average expenses that we need to commit to on a regular basis are very drastically higher. There should be a solution to this inconsistency.

Having rental costs more competitive and essentially lowered would be a great stepping stone to making it more affordable to living in this city. After all, we do want to encourage more people to come, contribute, invest, and improve the overall quality and economy of Vancouver.

Kindest Regards,

s.22(1) Personal and Confidential

Linus Choo

s.22(1) Personal and Confidential

Vancouver, B.C. s.22(1) Personal and Confidential

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

Dear Mayor Robertson and Members of Council,

I am the owners of Beauty Salon at s.22(1) Personal and Confidential I operate the business for almost 20 years. I support the rezoning and the redevelopment of the property at 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue, Vancouver.

The new building would not only revamp this specific neighborhood, but also would attract more businesses and services. In turn, the foot traffic increase can render a lively atmosphere. A flourishing community is always a very positive and welcome environment.

Furthermore, the 98 rental units will be a good support for the local businesses.

Sincerely,

s.22(1) Personal and Confidential

Helen

May 10, 2017

Karen Ngo

s.22(1) Personal and Confidential

May 06, 2017

Mayor G. Robertson & Council
City of Vancouver
453 West 12th Ave., 3rd Floor
Vancouver, B.C.
V5Y 1V4

Dear Mayor Robertson & member of Council,

Re : Rezoning of 3868– 3898 Rupert Street & 3304-3308 East 22nd Ave.

I live not far from the subject property. I find the project planned for the corner of Rupert St & East 22nd Ave to be a very good plan.

I am glad that Chong Lee market is planning to stay in our neighbourhood. Moreover, the existing building is getting quite old and needs an upgrade. It will be wonderful to shop in a renewed Chong Lee market.

Please register my support for the above six storey mixed used building.

Thank you for your time.

Sincerely,

s.22(1) Personal and Confidential

Karen Ngo

s.22(1) Personal and Confidential

Vancouver, B.C

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

May 2, 2017

Dear Mayor Robertson and Council,

**Subject: Rezoning and Development of 3868-3898 Rupert Street & 3304-3308
East 22nd Avenue**

I support the rezoning and development of the above property. I spent my whole life in Vancouver and always want Vancouver to be a better place to live. However, the current price hike in real estate and rental rate make a lot of young people like me have difficulty to secure a decent housing unit. We simply need strong push on the supply side to mitigate Vancouver's housing problems. This six storeys rental building rezoning and development is a very good start especially for the neighborhood that does not have any rental building.

I hope that you will approve this development as it will give many people, especially young families an opportunity to live in this City. I believe the denser and more dynamic city is the future of City of Vancouver.

Sincerely,

s.22(1) Personal and Confidential

Hilber Yiu Jr

Kazakoff, Laura

From: Mayor and Council Correspondence
Sent: Tuesday, May 16, 2017 12:58 PM
To: Public Hearing
Subject: FW: May 16 Rezoning

From: Brendan Dawe s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 12:06 PM
To: Mayor and Council Correspondence
Subject: May 16 Rezoning

Dear Mayor & Councillors

I would like to voice my support for the proposed rezonings of 2153-2199 Kingsway and 3868-3898 Rupert St.

As an East Vancouver renter, I welcome more competition for my landlord, and while new rents in new buildings are not the most affordable option, they help drive rents down in older buildings and accommodate renters who would otherwise out bid less-well off renters elsewhere.

I do, however, have several complaints about current policy that I believe are blunting the impact of this program and contributing to the city's problems.

Firstly, it seems to be a matter of policy that new rental buildings should be built on arterials. Arterials are the most polluted and noisy of our streets and provide a less healthy living environment. It seems unjust that new renters should be forced by city policy to live in the areas with the greatest concentrations of diesel particulates. The rental incentive program should be expanded to cover most of the city, reducing the development pressure on the limited sites currently permitted. Further, it logically follows that by limiting these buildings to arterials, that this is artificially driving up the price of arterial land relative to off-arterial sites, and consequently the amount of taxes paid by arterial businesses. With reports of beloved local businesses being closed due tax pressure, perhaps it is time to reconsider the policy of concentrating development on polluted arterials.

Secondly, I understand that city council rezoning is an expensive and time-consuming process, and I am concerned that this drives up new rents and biases development towards large projects that can spread permitting costs over more units, and favouring fewer builders who are best able to navigate the city bureaucracy. As with similar proposals to empower the City Engineer to rework streets per policies made by council, perhaps it is time to allow such projects to proceed by right, on the basis of council policy rather than through individual council votes for each project.

Lastly, I feel that there is substantial evidence that city's continued insistence that several levels of underground parking be excavated for every new rental building is causing problems. Firstly, parking is expensive to excavate, driving up new rents and lengthening timelines. This required parking induces more car-use and brings more congestion to neighbourhoods that already have more than enough traffic problems. Given both the climate impacts of car usage and the embodied emissions in pouring the substantial amounts of concrete necessary, I believe that this policy is against the spirit of the City's climate policy goals, in addition to driving up the cost of shelter. Surely the parking issue could be managed with a more sustainable system of permits than by insisting on the excavation of a multi-story crater.

Overall, I support these rezonings, but wish that council policies will be more accommodating in the future.

Sincerely,

Brendan Dawe