

Castro, Maria

From: Viking Projects "s.22(1) Personal and Confidential"
Sent: Friday, November 10, 2017 9:35 AM
To: Public Hearing
Subject: Letter 8615 Laurel St.
Attachments: Dinomite Support Letter 8615 Laurel St.docx; ATT00001.txt

City Hall
City Clerk's Office
3rd Floor, 453 West 12th Avenue
Vancouver, BC, V5Y 1V4v

RE: 8615 Laurel Street

Dear Mayor and Council:

Today, I am writing to you in support of the rezoning application of 8615 Laurel Street.

I think that the City has done an excellent job in trying to promote and accommodate the growth of rental development in recent neighbourhood plans and policies. In my opinion the development of these projects is not moving fast enough to adequately meet the needs of residents.

The current building at 8615 Laurel Street appears to be nearing the end of its useful life and the property could accommodate more rental housing than it does today. The approval of this project will provide a reliable and safe building giving the city more rental suites than the current building provides. A net gain in 39 rental suites should be welcomed.

Thank you,

Dino


Property Owner of "s.22(1) Personal and
Confidential)"

Castro, Maria

From: Richard Wittstock "s.22(1) Personal and Confidential)"
Sent: Friday, November 10, 2017 4:43 PM
To: Public Hearing
Subject: FW: 8615 Laurel letter of support from Modo
Attachments: Modo - Domus Homes - 8615 Laurel Street - Letter of Support.pdf

Please find attached a letter of support for 8615 Laurel.

"s.22(1) Personal and Confidential)"



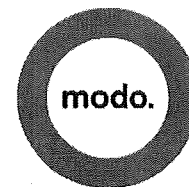
From: Richard Wittstock
Sent: November-10-17 2:28 PM
To: Sam Baron; Erdman, Scott
Cc: Samantha Potter
Subject: 8615 Laurel letter of support from Modo

Hi Sam and Scott,

Please see letter of support for our project from Modo car-share, attached.

Have a great weekend,
Richard

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November 10, 2017

LETTER OF SUPPORT FOR THE DOMUS HOMES DEVELOPMENT AT 8615 LAUREL STREET,
VANCOUVER

Dear Mayor and Council,

As the Business Development Manager for Modo Co-operative, I am writing to you in support of Domus Homes rezoning proposal for 8615 Laurel Street under consideration at the upcoming Public Hearing on November 14, 2017.

Modo is a two-way carsharing co-operative, founded in Vancouver in 1997, which now has more than 19,000 drivers sharing 600+ vehicles throughout Metro Vancouver, Greater Victoria, Nanaimo and Sidney — including 350+ in Vancouver alone. Our mission is to provide people with alternatives to owning a vehicle in order to reduce traffic, pollution and parking demand in our region. Two-way, or round-trip carsharing is part of a multimodal transportation network, supported by walking, cycling and transit infrastructure: an environment in which people can walk or cycle to neighbourhood amenities, and take transit or a carshare vehicle to go farther afield. Academic studies published by UBC researchers have identified that on average households using Modo reduce their vehicle ownership by 47%, resulting in only one in three "Modo households" owning a vehicle. They also identified that a "typical family with children" reduces its GHG emissions by 34% when switching to Modo over vehicle ownership. And if the family also chooses to increase use of public transit, walking and cycling, their emissions can be reduced 13% further.

The social, financial and environmental benefits of Modo's carsharing services for our communities are indisputable, and a time where the City of Vancouver is facing significant challenges in terms of affordability, transportation and land use, it is more urgent than ever that we leverage opportunities offered by two-way carsharing to create a more affordable, inclusive and sustainable city.



With that in mind, Modo is pleased that Domus Homes is planning to include two publicly accessible carshare vehicles and parking stalls on-site. These vehicles will allow Marpole residents to reduce their dependency on privately owned vehicles while encouraging the use of public transit, walking and cycling.

In addition, I would like to applaud Domus Homes for the quality of the proposed layout for the underground parking in regards to integrating publically accessible carshare stalls. Their design could serve as an example for architects, developers and planners to illustrate best practices.

I strongly encourage the approval of the rezoning of 8615 Laurel Street, as it will allow more Vancouverites the ability to adopt car-free or car-lite lifestyles in support of a more liveable Vancouver

Thank you for you consideration.

Regards,

"s.22(1) Personal and Confidential"



Sylvain Celair
Business Development Manager

Castro, Maria

From: Reilly Wood "s.22(1) Personal and Confidential"
Sent: Monday, November 13, 2017 12:57 PM
To: Public Hearing
Subject: REZONING: 8615 Laurel Street

Hello,

I would like to voice my strong support for the proposed rental building at 8615 Laurel Street. I'm a renter in Vancouver and it's always great to hear that my landlord will have more competition.

Best,
Reilly Wood

Castro, Maria

From: Ashley Belzil "s.22(1) Personal and Confidential)"
Sent: Monday, November 13, 2017 9:57 PM
To: Public Hearing
Subject: Rezoning Application for 8615 Laurel Street
Attachments: 8615 Laurel Street_Support Letter_Ashley Belzil.pdf

Hi there,

I would like to register to speak at the public hearing tomorrow (Nov 14) about the rezoning application for 8615 Laurel Street. Please find attached my letter in advance of tomorrow's hearing.

Regards,
Ashley Belzil

November 13, 2017

Re: Proposed Rezoning of 8615 Laurel Street, Vancouver, BC

Dear Mayor and Councillors,

Vancouver is consistently praised for its economic growth and cultural development, attracting foreign and domestic interests and expanding as one of the most livable places in North America. The associated benefits are inevitably accompanied by the now-worn discussion of challenges in affordability for current residents. However, many are quick to turn to urban sprawl as a solution, before (and often, instead of) sufficiently encouraging the densification of our city. This leaves young professionals, students, and those looking to grow their families here, with limited housing options – both rental, and most certainly, homeownership.

Marpole is a quickly growing community itself, offering residential security, atmosphere, and moderate seclusion from busier commercial districts – while remaining connected to the downtown core and the rest of central Vancouver through the Canada Line and major routes of Granville Street, Oak Street, and Cambie Street. With Vancouver's growing population of young professionals and nascent families, the need for improved and increased rental stock *here* is unmistakable. Developing careers and balanced livelihoods should not be mutually exclusive simply because we live in Vancouver; and yet, the majority of developments today cater to an exclusive audience, with different budgets, and these are often concentrated in location. While expected changes along the Cambie Corridor propose to appeal to realistic incomes and would serve some of the Marpole community, these are far from reach today. We need to focus on increasing housing stock, growing our communities, and encouraging affordable and sustainable developments – sooner than later.

My review of the subject rezoning and project details have determined that this proposed purpose-built rental development at 8615 Laurel Street will provide exactly what we need. It acknowledges the importance of providing family-appropriate two and three bedroom units in a rent-controlled, secured rental building, in addition to offering smaller one bedroom suites and various shared spaces. Marpole's community of ageing buildings, public spaces, and residents will thoroughly benefit from the added diversity of rental stock and community members. I hope that the City will consider this and similar developments as positive additions to the long-term development of Vancouver, as more than a place to live, but a place to grow.

I appreciate the time that both the Planning committee and City Council have committed to engaging the public in the review process of developments such as this one. If you require further information, please do not hesitate to contact me.

Kind regards,

Ashley Belzil

Castro, Maria

From: Susan Dhillon "s.22(1) Personal and Confidential)"
Sent: Monday, November 13, 2017 11:38 PM
To: Public Hearing
Subject: CD-1 Rezoning: 8615 Laurel Street

Please accept this email in support of the CD-1 Rezoning: 8615 Laurel Street project (the "Project").

I have reviewed the information available for the Project and I believe the proposal by the builder will have a positive impact within the Marpole community by making available further rental units in a city that is hurting for rental units.

There are schools, parks and other amenities closely available. For families with children, there are athletic and non athletic clubs within the Marpole community for families to participate in and keep children busy. The location is close to public transit so there is greater ease of mobility within Vancouver and to outside municipalities. Projects like this encourage people to live and work within Vancouver and spend less time commuting.

In addition to the much needed rental units, The Project is going to help clean up and modernize the area while staying within the Marpole Community Plan. We look forward to this project and further projects like this that will help to revitalize our community.

Regards,

Susan Dhillon
President, Marpole Soccer Club
www.marpolesoccer.com



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From: Rebecca Hartley
Sent: Tuesday, November 14, 2017 1:02 AM
To: Public Hearing
Subject: 6. REZONING: 8615 Laurel Street -Support

"s.22(1) Personal and Confidential"

Greetings Mr. Mayor and Members of Council,

I am writing today to voice my support for the proposed rezoning of 8615 Laurel St. I hope to speak at the Public Hearing on November 14th, but in case I am unable to attend I have chosen to submit a written copy as well.

I believe this project should be commended, as it follows the principals of the Marpole Community Plan very closely, and shows great respect for the community that proposed it. It relates well to the design of an era gone by by incorporating the blue tiling that I love on other Vancouver rental buildings. It's typology and design fit with it's neighbours, while ensuring they remain unencumbered by it's new height. It even manages to achieve a LEED Gold rating.

Though what good is all of that if it does not also support it's own internal community. This project excels at that, with it's compelling design, it splits it's massing into two separate buildings. By doing this, it fosters an environment where community members will bump into each other in the courtyard; On their way to or from the amenity space or hauling groceries from the elevator instead of taking the stairs.

No proposal can be perfect; when we confine density to redeveloping old stock rental buildings, there will be displacement. It is a comfort to know that Vancouver, unlike Burnaby, has a wonderful tenant relocation policy that will see current residents, depending on their circumstance, compensated with 2-6 months of rents as well as \$750 in moving costs. That policy also ensures residents are given options to live in our city and, more importantly, in their own neighbourhood. Years from now, when this project is finished, they will have first right of refusal to move back at a reduced rate.

I have no doubt that those who spend that time starting a family will be grateful for the fact that, when this new building is finished, it will not only increase the current unit count by 150%, including an increase from 1 two bedroom unit to 23 family geared homes. This is impressive, as this almost equals the total amount of units in the current building. Hopefully by that time the local parks will continue to see improvements, so that Eburne Park becomes more than just 4 tennis courts by a bridge loop. While Ebisu park is great, a family friendly park closer to home is always better.

Location is important to this building. It lays not only near busy arterials with connections to the industrial jobs along the Fraser River, but it is also just a ten minute walk from the Canada Line at Marine Gateway. From there, all sorts of employment opportunities await. No wonder the applicant has had the foresight to offer 87 bike stalls and 2 ride share spots, in addition to parking spaces for residents and guests.

Because community is important, the further setback of this building will allow for the community to benefit either from a widening of 70th avenue or even another row of trees. However, I will leave that choice up to your department of engineers for another day.

Today, however, I urge you to make the hard decision and approve this application. As I said, residents will see disruption to their lives but, as this project has rental rates lower than average in the West Side, and with rent for the family units even lower than the City average. Perhaps they will be able to choose to return here in a new building with their new family. A Vancouver not only for today, but for tomorrow's generation.

Thank you,

- Rebecca Hartley
Sent from my iPhone

Castro, Maria

From: David Hutniak "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 10:21 AM
To: Public Hearing
Cc: David Hutniak
Subject: 8615 Laurel Street
Attachments: doc20171114103808.pdf

Please see attached.

David Hutniak
Chief Executive Officer
LandlordBC - BC's top resource for owners and managers of rental housing

"s.22(1) Personal and Confidential)"

Website: www.landlordbc.ca



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LANDLORDBC

BC's top resource for owners and managers of rental housing

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Sent via email: publichearing@vancouver.ca.

November 14, 2017

Mayor Robertson and Council
City of Vancouver

Subject: Purpose-Built Rental Rezoning 8615 Laurel Street

Dear Mayor and Council,

I am writing to urge you to approve the rezoning application that would allow the responsible repurposing of the existing 50+ year old purpose-built rental building at 8615 Laurel Street for 65 units of safe, secure, sustainable rental housing (and a net gain of 39 units).

My name is David Hutniak and I am the CEO of LandlordBC. LandlordBC is the professional industry association representing owners and managers of rental housing in British Columbia. LandlordBC is on public record for encouraging the maintenance and enhancement of existing rental stock. At the same time, we recognize that a significant portion of our existing rental stock has reached the age where it is at the end of its useful life. It is our view that the building considered in this rezoning application would require significant and costly upgrades and choosing to not approve this application would represent a missed opportunity to add additional new units of secure, long-term, rental housing.

A healthy and robust rental housing market contributes to overall community health and well-being and is an important contributor to dynamic local economies. This project recognizes this important contribution by ensuring that family-oriented housing is a key focus of the project. Furthermore, the proponent has committed to ensuring current tenants are treated fairly and with respect.

LandlordBC supports the approval of this rezoning application and we look forward to the proponent securing the necessary permits in an expeditious manner to proceed with the project.

Sincerely,
"s.22(1) Personal and Confidential"

David Hutniak
CEO, LandlordBC