

Burke, Teresita

From: Abundant Housing <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, February 19, 2018 7:46 PM
To: Public Hearing
Subject: RE: 6 West 17th Avenue (Turner Dairy)

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Mary Corbett <[REDACTED] s.22(1) Personal and Confidential">

Hello,

I am writing regarding my support for 6 West 17th Avenue (Turner Dairy). I'd like to live in this area in the future but am having trouble finding a home here. I currently live nearby, and I spend a lot of time in Mount Pleasant.

I'm looking forward to 6 West 17th Avenue (Turner Dairy) for the following reasons:

- I would like to move to Mount Pleasant someday, and that will be easier if there are more homes there
- This project will make Mount Pleasant a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

I have some suggestions for improvement that do not detract from my overall support:

- Building homes near homes shouldn't require a decision from council.

In short, council should approve this project.

Regards,

Mary Corbett

[REDACTED] s.22(1) Personal and Confidential"

Burke, Teresita

From: Abundant Housing <[REDACTED] "s.22(1) Personal and Confidential">
Sent: Monday, February 19, 2018 5:13 PM
To: Public Hearing
Subject: RE: 6 West 17th Avenue (Turner Dairy)

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Ryan Monsurate [REDACTED] "s.22(1) Personal and Confidential"

Mayor and Council,

This is just a short note to express my support for 6 West 17th Avenue (Turner Dairy). Someday I'd like to live in the area.

I support 6 West 17th Avenue (Turner Dairy) for a number of reasons including the following:

- I would like to move to Mount Pleasant someday, and that will be easier if there are more homes there
- I don't want to be priced out of Mount Pleasant
- I want my friends and family to be able to live in Mount Pleasant, and they won't be able to do that if there aren't enough homes
- This project will make Mount Pleasant a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

I do have some ideas for improvement:

- I'm disappointed that the project doesn't have even more units
- The project could have more family-friendly units
- It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it!

Best,
Ryan Monsurate

Burke, Teresita

From: Abundant Housing <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, February 19, 2018 10:15 PM
To: Public Hearing
Subject: Please approve 6 West 17th Avenue (Turner Dairy)

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Matthew Stonkus [REDACTED] s.22(1) Personal and Confidential"

Dear Mayor and Council,

This email is about 6 West 17th Avenue (Turner Dairy), which I support. The project is near my work in Mount Pleasant. Some of my friends and family live in Mount Pleasant, and I want the best for them.

I'm enthusiastic about 6 West 17th Avenue (Turner Dairy) because of the following reasons:

- Projects like this will make it less likely that I am priced out of Mount Pleasant
- I want my friends and family to be able to live in Mount Pleasant, and they won't be able to do that if there aren't enough homes
- This project will make Mount Pleasant a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

6 West 17th Avenue (Turner Dairy) deserves to be approved, but some things could be improved:

- The project could have more family-friendly units

I urge you to approve this project.

Regards,

Matthew Stonkus

[REDACTED] s.22(1) Personal and Confidential"

Burke, Teresita

From: Abundant Housing <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 20, 2018 8:47 AM
To: Public Hearing
Subject: Public comment for 6 West 17th Avenue (Turner Dairy)

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Colin McCann <[REDACTED] s.22(1) Personal and Confidential">

Hello,

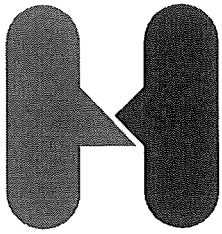
I am writing regarding my support for 6 West 17th Avenue (Turner Dairy). Someday I'd like to live in the area.

6 West 17th Avenue (Turner Dairy) is a good project for the following reasons:

- I would like to move to Mount Pleasant someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Mount Pleasant, and they won't be able to do that if there aren't enough homes
- This project will make Mount Pleasant a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

In Vancouver, we have seen to have no sense of true "preservation". Adaptive reuse like this is preservation. Forcing something to either stay exactly as it is isn't. The end result of that ultimatum is the building being torn down and replaced with another building anyway. We may as well preserve our buildings AND increase housing when given the chance. That's what a true "world class" and "greenest" city would do

Best,
Colin McCann



Heritage Vancouver

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PO Box 74123, Hillcrest Park PO,
Vancouver, BC
V5V 5C8

February 20, 2018

City of Vancouver
453 West 12th Avenue, Vancouver, BC V5Y 1V4

Re: Public Hearing – 6 West 17th Avenue (Turner Dairy)

Mayor and Council,

We are writing on behalf of our membership **to support the proposed adaptive reuse project** at 6 West 17th Avenue, also known as the Turner Dairy complex. We are pleased to see that the applicant has carried out a thorough review of the significance of this important remnant of Vancouver's industrial heritage and has proposed a detailed heritage conservation and rehabilitation plan.

On top of this good work we strongly recommend the following additional efforts:

- Ensure that these type of projects **continue to support the character of the Main Street area** as a diverse, mixed income area through affordability.
- **Require the heritage designation of this property** as a condition of the rezoning and redevelopment process in order to help protect this important site into the future.
- **Include interpretive signage** or other means of communicating both the rich history and commendable rehabilitation efforts carried out by the proponent.

We are strongly encouraged to see that the proponent is honouring the existing streetscape, materials and internal site organization while also making an effort to provide energy and envelope upgrades appropriate to a contemporary residential project. We are also pleased to see that the historic elevator and truss structure is being rehabilitated as much as is feasible.

The Turner Dairy complex has a long history of supporting industrial and manufacturing uses in the heart of a single family neighbourhood. We note that in recent years this type of manufacturing use has declined due to a number of pressures, perhaps most notably the changing character of the Main Street neighbourhood from a historically mixed-income, mixed-use working class area into a wealthier single/multifamily residential area.

While we recognize that maintaining the overall character of a neighbourhood is not the responsibility of single project we highly encourage the City to require an affordable aspect for these type of projects so as to help maintain the historic mixed-income character of these historically diverse neighbourhoods such as around Main St. and Mount Pleasant. We are encouraged that the proponent has included a variety of unit types with multiple bedrooms, which hopefully will help maintain the vibrancy and diversity of the neighbourhood.

We appreciate your consideration of our comments.

Respectfully submitted,

Stewart Burgess
Heritage Vancouver Society

Burke, Teresita

From: Abundant Housing <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 20, 2018 9:37 AM
To: Public Hearing
Subject: More Neighbours Please! I am in favour of 6 West 17th Avenue (Turner Dairy)

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Terry Sidhu [REDACTED] s.22(1) Personal and Confidential"

Hello,

This email is about 6 West 17th Avenue (Turner Dairy), which I support. I would love to live in Mount Pleasant someday. I have friends and family in the neighbourhood.

I'm looking forward to 6 West 17th Avenue (Turner Dairy) because:

- I would like to move to Mount Pleasant someday, and that will be easier if there are more homes there
- If there are more homes like this, it's less likely that I will be priced out of the area
- This project will make Mount Pleasant a more vibrant, exciting neighbourhood

Of course in an ideal world, things would be a little different:

- 20 parking spaces is probably too high for this development. I am worried that this will set a precedent that any infill housing initiative will become too onerous for a builder to consider. The result will be a builder looking for an easy solution like a duplex/subdivision rather than engineer underground parking spaces. This will constrain solutions that are being brought forward in Vancouver's newest Housing reset policy.

I urge you to approve this project.

Thank you for your time,
Terry Sidhu

[REDACTED] s.22(1) Personal and Confidential"

Burke, Teresita

From: Abundant Housing <"s.22(1) Personal and Confidential">
Sent: Tuesday, February 20, 2018 10:51 AM
To: Public Hearing
Subject: Please approve 6 West 17th Avenue (Turner Dairy)

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Vincent Pierce "s.22(1) Personal and Confidential"

Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for 6 West 17th Avenue (Turner Dairy). I have friends and family in the neighbourhood.

This project is worth your support for the reasons listed below:

- I don't want to be priced out of Mount Pleasant
- I want my friends and family to be able to live in Mount Pleasant, and they won't be able to do that if there aren't enough homes
- This project will make Mount Pleasant a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

I would also like to see the following if possible:

- I'm disappointed that the project doesn't have even more units
- I would like the project to have more family-sized units

In conclusion, 6 West 17th Avenue (Turner Dairy) is a worthy proposal and I urge you to approve it.

Thank you for your time,
Vincent Pierce

Burke, Teresita

From: Jeremy Stone "s.22(1) Personal and Confidential"
Sent: Tuesday, February 20, 2018 2:04 PM
To: Public Hearing
Subject: Rezoning Application - 6 West 17th Avenue (Turner Dairy)

Dear Vancouver,

I am a resident of 17th Avenue nearby the proposed rezoning of the Turner Dairy location. I thoroughly support the rezoning of this property for the following reasons:

- 1) Our quality of life in this city depends on a spectrum of housing for workers, single-mothers, artists, students, entrepreneurs, etc. Our economy cannot last without our full range of citizens, and our culture and creativity depends on a vibrant and diverse population. The additional density on this site is necessary, yet manageable for its location. This is a minor burden to ensure that more housing is created in Vancouver.
- 2) Along these lines, the planning and architectural choices of the City have been questionable over the past decade, with an over-emphasis on mid-rise and high-rise towers on arterials or in lower-income neighborhoods. Rather than concentrating density into single areas like Olympic Village or Middle Cambie, we should consider more subtle injections of density across all geographies. The Turner Dairy rezoning is a model in this regard by increasing density while not drastically increasing the pressure on local amenities and resources like parking, schools, parks, etc.
- 3) With the ongoing assault on Vancouver's heritage buildings through the city, it is refreshing to have a compelling application for adaptive reuse that ties together heritage structures with contemporary uses. This kind of development is necessary for the maintenance of our culture and history in the city.
- 4) Our neighborhood will benefit from the influx of new residents, especially during our own cultural events like our annual block party.
- 5) The stretch along Ontario from 17th to 18th has often been very dark and uninhabited during the wetter portions of the year. Developing the site into more residential dwellings will hopefully add some vibrancy and foot traffic to the neighborhood, which will increase safety on the block.

Thanks so much for being a great city.

Jeremy

Jeremy Stone
Executive Director

"s.22(1) Personal and Confidential"

