

Mayor and Council,

1st. July 2014.

City Hall,

City of Vancouver,

453 West 12th Ave.,

Vancouver, BC. V5Y 1V4.

Dear Mayor and Council;

I am submitting my comments regarding the development at 60 th. and Cambie Street.

It is my opinion that the development proposed by South Street Development Group will create a positive change, with positive options and improved community resources in the neighbourhood.

My husband and I have been an active part in the South Cambie Gospel Hall, (Church of God.)since moving from Ontario to live in Vancouver in 1969. We would like to emphasize how important it is for the redevelopment of our church to move forward. Over the years the church has been very involved in the community and the neighbourhood. We have held Camps which has included kids from Native people, underprivileged homes ,as well from the neighbourhood. This activity has been taking place for the past 65 years. We would like to continue this activity and provide services for many families who will be coming to reside in this area. We have held ESL Courses for recent Immigrants. We have actively supported the activities of Union Gospel Mission. Some of whom have been helped by attending the church, and continue to do so regularly. These are to us some of the essential aspects of our social and spiritual welfare.

We hope that the new ,and more functional facility will help to expand the programmes and services we currently provide and grow our congregation so that people and community will benefit from the support and programmes we would continue to provide.

Thank you for the opportunity to share our views.

Sincerely yours,

Anne REobinson.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 04, 2014 1:26 PM
To: Public Hearing
Subject: FW: 60th and Cambie Development Proposal

From: jennifer turner s. 22(1) Personal and Confidential
Sent: Friday, July 04, 2014 12:01 PM
To: Correspondence Group, City Clerk's Office
Subject: 60th and Cambie Development Proposal

Dear Mayor and City Council. My name is Jennifer Turner, and I am writing to give you my opinion on a proposed development at 60th and Cambie I am a student at Langara and manage a clothing store in Kitsilano. As a renter I face many struggles living in the city of Vancouver. Fears of reneviictions, condo owners deciding to sell, and simply being able to afford to live in the city where I attend school. I appreciate that the city is acknowledging these issues and responding with more purpose built rental housing. The development at 60th and Cambie meets many of mine and the needs of my fellow students and renters. It is on a transit corridor and has a mix of suites for singles and families. One of the things I appreciate about it is the lower number of parking stalls to help bring down the costs of the project as well as encouraging transit use, for the benefit of all society by helping curb pollution. I also appreciate the bicycle stalls and a car share vehicle. The importance of mixing different types of people is often ignored by the media. We all hear that more housing is needed and people, for the most part, understand that the market dictates the price of rent so the more housing available, the less it will cost, but we don't hear about the social benefits of mixing people very often. In an age where people live in their homes and stare at computer screens, we surround ourselves with people just like us. They have the same beliefs and this causes people to not always see things from anthers point of view. This can cause a lack of compassion and understanding of others. This is one of the reasons why we need to show people the benefits of living among "others". People who own can sometimes fear people that rent, and they don't get as many chances to meet neighbours who are different from themselves. Please move forward with this proposal, and allow real neighbourhoods, full of a mix of people to intermingle among one another. This project will not only benefit students at Langara, renters in Vancouver, but also the surrounding neighbourhood.

Thank you for taking the time to hear my opinion

Jennifer Turner

s. 22(1) Personal and
Confidential

Dear Mayor Robertson and Esteemed Councilors,

My name is Jeremy Wijaya and I am a student at Langara College and SFU. I am supportive of the rental housing development proposed at 60th and Cambie and think the added housing diversity will benefit the community.

I've studied at Langara College for two years and am part of the Garuda Indonesian Langara Association. Through my time in the student club, I met and became friends with many students. We tried to support one another with our problems and that's when I learned a great deal about the difficulties of finding decent accommodations that were near the school, close to transit and services, and were affordable.

Vancouver's educational institutions have an excellent reputation and students come from all over Canada and the world to study here. Unfortunately, they may not have the financial means or the long-term outlook to buy a home and rental is a much more feasible option. Around Langara College, unfortunately, there are very few rental options available.

From my experience, many students live in the rental buildings by Nanaimo Station, those in the Joyce-Collingwood neighbourhood, and as far as New Westminster to commute to Langara College. Some later transfer to UBC to pursue a degree and must travel even further.

Not only do students have this problem, but people starting their careers and families also have a difficult time finding housing in Vancouver. Having more market rental housing in this neighbourhood will help any one that is looking for rental accommodation. I hope you will approve this proposal and more rental housing projects in the future.

Sincerely,

Jeremy Wijaya

s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 03, 2014 9:34 AM
To: Public Hearing
Subject: FW: 506 West 60th Avenue - Comments for the Public Hearing

From: Edwin Yee s. 22(1) Personal and Confidential
Sent: Thursday, July 03, 2014 9:14 AM
To: Correspondence Group, City Clerk's Office
Subject: 506 West 60th Avenue - Comments for the Public Hearing

Dear Mayor and Council,

RE: 506 West 60th Avenue – Comments for the Public Hearing

My name is Edwin Yee and in addition to my full-time job, I'm also a student at Langara College in the urban planning program. Thank you very much for the opportunity to submit my comments to you regarding the proposal by South Street Development for their project at 506 West 60th Avenue.

I would like to lend my support for rental projects in this city and endorse this particular project and how it fits into the Cambie Corridor plan. I am one of the over 50% of renters in this City and I live in a rental-only building at the transit-oriented development of Joyce-Collingwood. I am grateful to be living in a professionally managed rental-only building for a number of reasons. There's a quick response when things break down in the building; I have privacy and independence as I don't live in the basement suite of my landlord as a mortgage helper; and I have peace of mind that I won't be evicted because my landlord, their kids or relatives decide to move back into my apartment.

The 100% secured market rental building that is proposed here would provide new residents of this building the same benefits and securities that I currently possess. The availability of rental units in Vancouver is very low and I see this project's effort to increase the City's rental stock as a benefit.

In addition, I think the project that is proposed by South Street will suit the neighbourhood with its residential design. Its height and density conform to the Cambie Corridor plan and put more people close to transit, shops, and services.

The location of the project is also ideal for students of Langara, such as myself, and for families who would like their children to attend Laurier Elementary, Sexsmith Elementary or Churchill High School which are nearby. This project would allow a mix of incomes, ages, and household sizes to live in the Marpole-Langara neighbourhood and make Vancouver a more inclusive City.

Thank you for your consideration.

Best,

Edwin Yee

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

Richard Hutchinson

s. 22(1) Personal and
Confidential



June 30, 2014

RE: Proposed Redevelopment of 60th and Cambie and South Cambie Gospel Hall

Dear Council:

My name is Richard Hutchinson and I am writing to you in regards to the proposed development application for 60th and Cambie.

As a deacon in the church that meets in South Cambie Gospel Hall on the corner of 60th, I can attest to our long-term plans to be a positive and engaged part of the community.

Our congregation is excited by the possibilities presented by the re-zoning and are committed to making sure that the redevelopment is utilized to build stronger and more supportive communities in a new urban hub for Vancouver. People living in one locale don't form a community by default; it needs communal space, communal activities and a communal spirit to bind people into a true community - a church like ours can bring a lot to that table.

Secure, purpose-built rental housing will bring revenue into the area, help to grow the current population and build a stronger, more vibrant community. Moreover, the Cambie Corridor is slated to be a prime thoroughfare, with the Oakridge Mall redevelopment and a series of new residential developments in the area. The proposed development will help to encourage growth adjacent to a major public transit route and create the density needed to support nearby commercial space at Marine Gateway, Oakridge Mall and along Cambie Street.

Thank you for your time and consideration.

Sincerely,

Richard Hutchinson

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 30, 2014 2:13 PM
To: Public Hearing
Subject: FW: redevelopment at 60th and Cambie

From: Peoples Drug Mart s. 22(1) Personal and Confidential
Sent: Monday, June 30, 2014 1:44 PM
To: Correspondence Group, City Clerk's Office
Subject: redevelopment at 60th and cambie

To Mayor and Council,

My name is Frank Qi. I am the owner and operator of s. 22(1) Personal and Confidential Avenue. It's my understanding that a proposal is being considered to redevelop a nearby site at 60th and Cambie into a new rental housing development. As a local business owner, I would like to indicate my support as I think this development would be positive for the neighbourhood. There are several small businesses at the Langara Gardens development all of whom stand to benefit from new residents moving into the neighbourhood. Furthermore, I understand that the development will attract young professionals and families and Langara Gardens has many services such as pharmaceutical, convenience, etc. to meet the daily needs of this future population.

I look forward to new development along the Cambie Corridor as it will help revitalize the community. I hope this project is approved.

Sincerely,

Frank Qi

s. 22(1) Personal and
Confidential

Ms. Shirley Takemoto

s. 22(1) Personal and
Confidential

June 30, 2014

Honorable Mayor Robertson and Council Members
City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Re: 7645 – 7675 Cambie Street & 506 West 60th Avenue Development Application

Dear Mayor Robertson and Council Members:

I am writing to express my support and enthusiasm for the redevelopment of the property acquired by South Street Development at 7645 – 7675 Cambie Street and 506 West 60th Avenue.

My name Shirley Takemoto and I am an active member of the community through the Church of God, located on the proposed redevelopment site at 60th and Cambie, where I have been part of the congregation for 30 years. I currently live in Surrey but hope to live or rent in Vancouver after I retire in 6 years.

In particular, I support this proposal for the addition of new quality rental apartments in the Langara area. There is a demand for rental housing Vancouver, but more pointedly, there is a need for new, secure and well-maintained rental housing. Currently, much of the rental stock in the South Cambie area is dilapidated and in short supply, forcing many students, couples and families to turn to other municipalities to rent a home.

Additionally, it is critical to provide members of the community with more affordable options than home ownership, with features such as car-share programs that reduce costs, and a mix of unit types to suit the needs of diverse people with differing income levels.

Lastly, I am pleased with the amenities considered in the plans. I am looking forward to having a new 3,500 sq. ft. space for our church, which will allow us greater flexibility for our services and programs. I am also pleased to see that the building includes a courtyard space and children's play area, which creates opportunities for neighbors and community members to interact, socialize and develop relationships.

Thank you for your time, I hope you vote to approve this project and revitalize the property.

Regards

Shirley Takemoto

June 27, 2014

Mayor and Council
City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

My name is George Ratzlaff and I've been a resident of the Langara neighbourhood for 28 years.

I would like to state for the record that I support the proposed development application for new market rental housing at 60th and Cambie. As a neighbour of the proposed development, supporter of the Church of God and Board Member of the Union Gospel Mission, I have been following this proposal closely and am pleased to see it progressing, as I believe it will be a positive addition to our community.

The redevelopment of South Cambie Gospel Hall will provide our community with a range of services and offer a haven to the growing population of Marine and Cambie, as well as the broader Marpole and Langara area. The provision of proposed programs such as ESL language classes and youth groups through the church will also help to build a sense of community while offering needed services.

I strongly believe in providing more market rental units in our neighbourhood to help create housing for those who cannot afford to own a home. Currently, the neighbourhood of Langara is comprised primarily of single-detached homes, which are out of reach for many families in Vancouver.

It is also important to provide more studio to three-bedroom rental units so that students, young families, professionals and seniors with modest incomes can remain in the area and access public transit along a key travel corridor, reducing dependency on personal vehicles which can be very expensive.

Thank you for the opportunity to share my thoughts on this proposal.

Sincerely,

George Ratzlaff

Jenny Ratzlaff
s. 22(1) Personal and
Confidential

June 27th, 2014

Mayor and Council
Vancouver City Hall
453 W 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

My name is Jenny Ratzlaff and I am a long-time resident of the Langara neighbourhood with a home located at s. 22(1) Personal and Confidential Vancouver. I fully support South Street Development Group's application to develop the property at 60th and Cambie and would like to see Council approve the addition of new market rental housing, which is badly needed in our neighbourhood.

I am very pleased to hear that South Street Development Group has proposed to redevelop South Cambie Gospel Hall. Currently, the Church of God provides a range of services and social programs that directly impact the wellbeing of individuals, families and communities. The Church has deep roots in the area and ties to many local residents and community members, and as such, it is important that they are able to remain on the property and continue supporting the families and vulnerable people they have built relationships with.

Furthermore, providing new rental housing close to the Canada Line and bus stops on Cambie Street will provide options for people to commute to work by public transit, allowing people to leave their cars at home or opt out of car ownership and save a considerable amount of money. The car share program included in the application will also help to reduce vehicle use and create a quieter, less congested street environment.

This proposal will also allow families to live in the neighbourhood and access the considerable resources, such as Langara College, Churchill Secondary School and Marpole-Oakridge Community Centre, who otherwise could not afford a single family home in the area.

Thank you for your time, I hope you vote to approve this development application.

Sincerely,

Jenny Ratzlaff

June 27, 2014
Vancouver City Hall
453 W 12th Ave
Vancouver, BC V5Y 1V4

To Mayor Robertson and Council:

My name is Jim Bell and I have been a member of the Church of God, at 506 West 60th Avenue, since 1963. I have lived in the area for over 25 years and been an involved member of the community through my participation with the Church as Sunday School Teacher, elder and camp leader and as a teacher at Vancouver College. I am a trustee of our church.

I am pleased to take this opportunity to express my support for the proposed redevelopment application and to encourage Council to vote in favor of the proposal.

Having provided input to GBL Architects and South Street Development on the proposed South Cambie Gospel Hall, I have had the ability to review the plans in detail. I strongly believe that the proposed development offers many benefits, including quality, secure rental housing for families who may otherwise be priced out of the market and a new Church facility for the community.

It is vital to our congregation that we see the redevelopment of the Church move forward so that time and resources can be spent on the congregation and community, rather than aging infrastructure. In particular, it is important that services for youth, such as Sunday school classes and summer programs are able to continue in the community. The new 3,500 sq. ft. facility will allow our Church to provide important services long into the future and reach a broader population than is possible in our current space.

Located along a key transit route, the development also offers residents convenient and timely travel to the downtown core, commercial areas and the broader Metro Vancouver area. Additionally, the location will allow members of the Church to access the site easily by public transit. Should the Canada Line Station at 57th and Cambie be approved, the site will be even more convenient for tenants and congregation members.

For those tenants who cannot afford to own a vehicle or wish to reduce costs, the car sharing program will help to support their needs and alleviate parking issues by reducing dependency on a personal vehicle.

Thank you for your time, I encourage you to vote for this project and all the benefits it brings to the community.

Sincerely,

Jim Bell

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, June 27, 2014 11:37 AM
To: Public Hearing
Subject: FW: Support for the Redevelopment of Cambie St & West 60th Ave

From: Reta Smith s. 22(1) Personal and Confidential
Sent: Friday, June 27, 2014 7:59 AM
To: Correspondence Group, City Clerk's Office
Subject: Support for the Redevelopment of Cambie St & West 60th Ave

Reta Smith
s. 22(1) Personal and Confidential

June 27, 2014

Mayor Robertson and Council

Re: Support for the Redevelopment of Cambie St & West 60th Ave

Dear Mayor Robertson and Council,

My name is Reta Smith and I have been a congregation member of the Church of God, located at 60th and Cambie for 50 years. I have participated in many events and outreach programs in the neighbourhood as a member of the Church and would like to state my support for the proposed redevelopment of the property. In my earlier years we organized youth groups, Bible Education Time, and we as a community were instrumental in recruiting children for our Church Camps.

It is important that the project is approved so that the Church of God may continue to grow and expand its services in the community with an upgraded facility. I am looking forward to having a closer, warmer relationship with the community that would come with having the Church located within a residential development. The close proximity to tenants in the building will allow us to easily communicate with neighbours about community programs and events and build stronger relationships, while also helping to growth the congregation.

Moreover, I am very happy with the architectural plans for South Cambie Gospel Hall. The layout will allow for a greater range of programming, more comfortable stays for visiting evangelists and better acoustics in the worship space. I also look forward to a wider street on 61st, as at present it is only possible for one lane of traffic to drive through, because of parking on both sides.

Thank you for the opportunity to share my support for this proposed project.

Yours truly,

RETA SMITH

Kevin Jones
s. 22(1) Personal and
Confidential

Thursday 26th June 2014

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

Re: 7645 - 7675 Cambie Street/ 506 West 60th Avenue

Dear Mayor Robertson and Members of Council:

My name is Kevin Jones, I live at s. 22(1) Personal and Confidential Vancouver and have been an active member of the Church of God on Cambie Street for seven years and other Churches of God located in the UK for 35 years. As a neighbouring resident and engaged community member through the Church, I have been following the application plans and process in detail and fully support the redevelopment of the property. Amongst other things our location has allowed us to contribute to the Langara college in supporting their various Christian clubs that they run.

I appreciate the time and effort that South Street Development Group and City Planning staff have made to gather community input and create an application that offers a range of benefits to the community.

I hope that you vote to approve this project as it will allow our congregation to continue our religious and community services in the neighbourhood. The redevelopment of our Church into the new South Cambie Gospel Hall will allow us to focus our efforts and energy on Church services and programs, rather than replacing and maintaining an aging facility.

It has become increasingly difficult to afford a home in the Marpole-Langara neighbourhood. Skyrocketing housing prices and a high cost of living have made home ownership unattainable for many families, students, seniors and young professionals that would otherwise like to access the wealth of community resources, schools and public transit in the area. It is more important than ever to approve the addition of new rental housing in our area so that those with moderate incomes can also access quality housing and community amenities.

Again, I appreciate the lengthy community consultation process and the opportunity to share my input.

Sincerely,

Kevin Jones