

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 09, 2015 9:18 AM
To: Public Hearing
Subject: FW: 1754-1772 Pendrell Street rezoning application

From: Sarah Bird s.22(1) Personal and Confidential
Sent: Wednesday, July 08, 2015 5:17 PM
To: Correspondence Group, City Clerk's Office
Subject: 1754-1772 Pendrell Street rezoning application

Mayor and Council,


Like many Vancouverites, I support affordable housing. I think Vancouver's housing market has reached a threshold of unaffordability that is taking a toll on young people, families, low-income individuals and renters. Vancouver needs to support developments that will add to the supply of affordable rental housing, and for this reason I fully support Westbank's development on Pendrell Street.

As a renter, I chose to live in Coal Harbour because I want the amenities that come with a newer building. Unfortunately, the West End has very few buildings that supply adequate modern amenities to their tenants and members of the community. This is a key market demand that the 1754 Pendrell project could speak to. The project will supply 26 much-needed units of below market rental housing to the area. Additionally, the project would add to the West End's public realm which on this block is in dire need of an upgrade. The proposed landscaping and public art features will be an improvement to the direct area. I believe this project fits within the goals and aspirations of the West End Community.

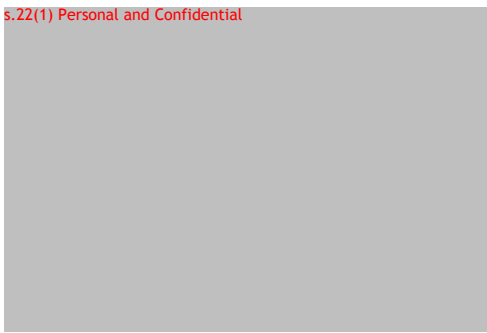
Sincerely,

Sarah Bird

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential



Please consider the environment before printing this email! This e-mail may contain information that is privileged, confidential and/or exempt from disclosure. No waiver whatsoever is intended by sending this e-mail which is intended only for the named recipient(s). Unauthorized use, dissemination or copying is prohibited. If you receive this email in error, please notify the sender and destroy all copies of this e-mail.

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 09, 2015 9:18 AM
To: Public Hearing
Subject: FW: 1754 Pendrell Street Comments

From: Sarah Elizabeth Barnes s.22(1) Personal and Confidential
Sent: Thursday, July 09, 2015 8:20 AM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell Street Comments

Greetings Council and Mayor Robertson,

This letter is in regards to the proposed development of 1754 Pendrell Street in the West End neighbourhood of Vancouver. I am emailing a letter of support for the proposed development, and would love to be in council to share my enthusiasm publicly, but am out of town.

To throw some context behind my support I will share with you a little bit about myself. I am a 22 year-old, female student at the University of British Columbia about to graduate this coming May. During my studies I spent a semester at CityStudio, working on the 'Ask Lauren' project, a pilot project aimed to address the issues of loneliness and lack of community within high rise buildings. This project allowed for me to work with Westbank, the developer of both this proposed building and The Lauren, where our project took place.

This experience pulled my heart towards the West End. Having lived in Kits for almost all of my university experience, it was the first time I really spent enough time in the West End to discover its treasures and its unique playfulness. Following our project, I continue to be drawn towards the West End, where I now volunteer at the Gordon Neighbourhood House.

I believe that buildings such as the one proposed, as well as The Lauren, add to the overall community. The developers will replace the current 26 units with more affordable housing, while also building an additional 152 units of market rental housing. As a young woman, and about-to-be recent graduate, Vancouver (let alone anywhere near a beach!) often does not afford me these options. My peers and I alike are restrained by student loans and debt, and with the rents in Vancouver being what they are, it is likely many of us may not be able to consider this city home for much longer after we graduate. This site adds much need rental units, which makes the city more appealing and more feasible for students and young families to live in.

Having worked in The Lauren, I can also vouch for Westbank in saying that they do want to create a sense of community within their projects. The people we worked with were keen and supportive, they attended our events, and were inquisitive about other ideas our team might have for future projects related to community building. Their interest in creating community allows for those living within the building to get to know one another, and creates a friendlier atmosphere overall in the West End community as a whole.

Thank you very much for taking the time to read my letter, and I wish you all the best.

Also, thank you for continuing to make Vancouver the city it is today. Your work is whole-heartedly appreciated, and I am inspired by your work and our city.

Yours Truly,

Sarah Barnes

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 09, 2015 10:12 AM
To: Public Hearing
Subject: FW: 1754 Pendrell St. Project

From: Ritchie, Bruce s.22(1) Personal and Confidential
Sent: Thursday, July 09, 2015 10:10 AM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell St. Project

Hello,

My name is Bruce Ritchie. I have been a resident of the west end of Vancouver for over 30 years, and currently own a condo at 1967 Barclay St.

I am e-mailing you to let you know that I fully support the rezoning application for 1754 Pendrell St.

I do a lot of walking through the west end and I believe developments like this one will greatly add to the aesthetics of our neighbourhood.

The public art feature in this proposal would be a great addition to our neighbourhood and would be well received by myself and other west enders.

Lastly, I wish to mention that I take pride in the diversity of the residents in my neighbourhood, and **do not** want the west end overtaken by luxury high rises. I support having accessible, affordable rental housing available in this community. Please consider approving this development. The community and I support it.

Yours truly,

Bruce Ritchie

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 09, 2015 1:08 PM
To: Public Hearing
Subject: FW: Public Hearing regarding the rezoning application for 1754-1772 Pendrell Street
Attachments: Public Hearing Rezoning 1754-1772 Pendrell - final.pdf

From: Stephen Regan s.22(1) Personal and Confidential
Sent: Thursday, July 09, 2015 12:46 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: Public Hearing regarding the rezoning application for 1754-1772 Pendrell Street

Dear Mayor and Council,

Please find attached WEBIA's submission regarding the rezoning application for 1754-1772 Pendrell Street.

If you have any questions or require further information, please feel free to contact me directly.

Best Regards



Stephen Regan, *Executive Director*
The West End Business Improvement Association

s.22(1) Personal and Confidential





Three great streets.
One amazing neighbourhood.
DAVIE. DENMAN. ROBSON.

July 7, 2015

Mayor and Council
City of Vancouver, City Clerk's Office,
453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4

Dear Mayor and Council,

Re: Public Hearing regarding the rezoning application for 1754-1772 Pendrell Street

Thank you for the opportunity to provide input into the Public Hearing process for this important residential development project. The West End Business Improvement Association (WEBIA) strongly endorses this project.

WEBIA represents the interest of property owners and businesses in our 21 block catchment. We have over 600 businesses and 197 property owners located on the three main commercial streets of the West End, namely Davie, Denman and Robson Streets. The residential area is the customer base for local businesses. In the past decade there has been very little growth in the residential population and this has impacted businesses. There was a growing sense of business stagnation.

In 2010, WEBIA embarked on a Streetscape & Design Guidelines Vision process for the commercial streets. After two years of consultation and design meetings with businesses, residents and stakeholders such as the City of Vancouver Planning Department, the vision process was brought to a close and a report was generated and shared with the city in 2012. This was WEBIA's response to the perceived stagnation of the West End business community.

The report was a key tool that guided WEBIA's input into the subsequent West End Community Planning process which launched in 2012. One of the five key principles of our vision is 'increasing density'. WEBIA endorses the idea that more people living and working in close proximity to the commercial streets supports local business. High density, we conclude, also supports more sustainable practices such as higher transit use, decreased automobile use and a more efficient use of the land base. Other principles included: a priority on economic viability on the commercial streets, a continuous and active ground floor, enhanced public transit and a celebration of gateways into/out of the West End.

We believe Westbank's proposal for increased density at 1754-1772 Pendrell Street will not only help local businesses become more economically viable, but will create more housing options in the area and add a strong and committed residential property owner/manager to the community. If you have any questions, please feel free to contact me directly at 604.696.0144 or at s.regan@westendbia.com.

s.22(1) Personal and Confidential

Executive Director, WEBIA
cc: WEBIA's Board of Directors & Westbank

THE WEST END BUSINESS
IMPROVEMENT ASSOCIATION

411 - 1033 Davie Street
Vancouver, BC V6E 1M7

phone: 604.696.0144
fax: 604.669.3323

Facebook.com/WestEndBIA
Twitter.com/WestEndBIA

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 09, 2015 3:14 PM
To: Public Hearing
Subject: FW: Rezoning Application 1754 Pendrell Street

From: David Schreiber s.22(1) Personal and Confidential
Sent: Thursday, July 09, 2015 2:58 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application 1754 Pendrell Street

Hello Mayor and Council,

Thank you for considering my email with respect to the rezoning application for 1754 Pendrell Street. It is my understanding that this rezoning is for a rental building that would offer 145 units of market rental housing and 26 units of subsidized rental housing.

I live in the West End and am a tenant at a newer rental building, similar to the one under consideration. I am a huge advocate for diverse rental housing and I think it's a great idea to add more rental stock in Vancouver, especially in the West End since it is such a diverse neighborhood.

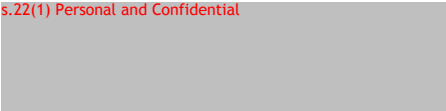
During my lifetime I have lived in all types of housing in different countries around the world, including Thailand, Hong Kong and the US. When moving to Vancouver, it was this diversity of people and incomes that attracted my wife and I to the West End neighborhood.

When this new building is built (and I hope it will be) I would like to encourage the owner/developer to take a hands-on approach with its tenants. This future building would be home to a lot of different people with different income levels and at different life stages. I hope an effort is made to manage the building in a way that is proactive and inclusive. Getting everyone to live in harmony takes a little work, but I believe this is one step in the right direction.

I appreciate the opportunity to share my comments. I encourage you, Mayor and Council, to approve this project, and I look forward to hearing the results of the Public Hearing.

Sincerely,
David Schreiber

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 09, 2015 4:03 PM
To: Public Hearing
Subject: FW: Support for proposed rezoning of 1754-1772 Pendrell St.
Attachments: PendrellRezoing2015-a.docx

From: Brent Granby s.22(1) Personal and Confidential
Sent: Thursday, July 09, 2015 3:47 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for proposed rezoning of 1754-1772 Pendrell St.

Dear Mayor and Council:

With the continued low vacancy rates for rental housing in Vancouver, the addition of 178 purpose-built rental units is a welcome addition to the West End and that is why I support the rezoning of 1754-1772 Pendrell St. Moreover, the proposal to have 26 of the replaced rental units to rent at rates 20% below the CHMC average rates for the West End provides West End residents a direct and tangible benefit to more affordable housing in this project.

The proposal's allocation of 43% of the units to be suitable for families has merit and is worthy of support. Housing for families for in the West End is scarce and these 75 units are a welcome and needed addition to the housing stock in this neighbourhood.

The building design and how it interfaces with street and the development of a new public realm on Prendrell St. will be an improvement on what currently exists.

The project proposal should be congratulated on the parking plan of only 82 parking spots and with addition of spaces allocated for car sharing. The building's proximity to public transit and the newly created active transportation greenway may even suggest further reduction to parking spaces. The allocation 219 biking parking spots is also an exciting addition to this project. With bike storage not often given much attention in the design of multi-unit building, it is encouraging to see this element in this project.

The 1754-1772 Pendrell St. rezoning has the potential to be a hub in a Neighbourhood Energy System, which is an exciting development for the West End and could in the future have a significant impact on reducing Green Housing Gas from this building and others in the West End and Vancouver.

As this rezoning project was submitted before the start of the West End Plan it is not guide by this work, but the project fits with many of the objectives of the plan and should be supported.

I moved to the West End 19 years ago with my partner. We were attracted to the vitality of the density of the West End and its proximity to incredible nature. We have raised our two children in a condo suitable for us to live and I feel fortunate and happy with our experience. The proposed rezoning will offer other families and individuals an opportunity to experience the vibrancy of the West End neighbourhood. I hope Mayor and Council will also support this project.

Yours truly

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 10, 2015 9:19 AM
To: Public Hearing
Subject: FW: Pendrell Street Rezoning

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

From: s.22(1) Personal and Confidential
Sent: Friday, July 10, 2015 8:36 AM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street Rezoning

Dear Mayor and Council,

I'm writing to register my support for the new rental housing development that is being planned for Pendrell St. near Denman St. in the West End.

My name is Gillian Ong and I am a West End resident and renter living at Nelson and Thurlow. I know first hand what it's like to struggle to find decent rental housing in Vancouver, particularly in the West End. Most of the buildings in the West End are older, with many in need of serious upgrades and most lacking amenities. And, with vacancy rates close to zero, options for people like me are very limited.

A new, purpose built rental building like the one being proposed on Pendrell Street is exactly the type of building I would love to move in to.

As a young professional, I'm looking for a certain level of features and amenities. Things like in-suite laundry and a communal rooftop space for residents, which I understand are included in the proposal, are wonderful features that are hard to come by in typical rental buildings. Furthermore, even though the building being considered would be new, I've seen the designs and know that it is similar to other buildings in the neighbourhood and would fit in well with the West End character.

In Vancouver there seems to be a lot older rental stock, and plenty of condos for those privileged enough to buy, however those looking for newer, market rental remain very much underserved.


People in my demographic are desperate for new market rental housing. Of course a reasonable price point is something we are looking for, but we also know that if we want more out of our housing, we should expect to pay a bit more. The benefits tend to outweigh the cost, which may be a bit higher at a new market rental building than at a typical older building in the neighbourhood.

Thank you for considering my comments. I hope you will vote to approve the project.

Sincerely,

Gillian Ong

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 10, 2015 3:22 PM
To: Public Hearing
Subject: FW: Support for the application located on 1754-1772 Pendrell Street

From: Kanapa Pitakpong s.22(1) Personal and Confidential
Sent: Friday, July 10, 2015 3:10 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for the application located on 1754-1772 Pendrell Street

To Whom It May Concern:

Please consider this email as my support/consent to the Vancouver City Council for an approval of the HPA rental residential building project application located on 1754-1772 Pendrell Street.

Best regards,
Kanapa Pitakpong
Resident in the West End

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 10, 2015 4:48 PM
To: Public Hearing
Subject: FW: 1754 Pendrell

From: Carmen Wong s.22(1) Personal and Confidential
Sent: Friday, July 10, 2015 4:47 PM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell

Attn: Mayor and Council

Re: Rezoning Application, 1754-1772 Pendrell St.

Dear Mayor and Council,

Please accept this letter as an indication of my support for the rezoning application for a new rental building on Pendrell St. in the West End.
From an architectural perspective, this development will be a beautiful and welcome addition to the community. I appreciate that the applicant has made an effort to design a contemporary, eye-catching building while also paying homage to the typical West End style and character.

The building being proposed is of comparable height and use (residential) as neighbouring buildings, and will therefore fit in well with its surroundings.

It's nice to see an injection of exciting new architecture in this part of the West End.

I urge Mayor and Council to vote in favour of this project.

Sincerely,

Carmen Wong
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 10, 2015 5:13 PM
To: Public Hearing
Subject: FW: 1754 Pendrell Street Rezoning

From: Philip Cornthwaite s.22(1) Personal and Confidential
Sent: Friday, July 10, 2015 5:07 PM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell Street Rezoning

Dear, Mayor, Council and City Staff,

My name is Philip Cornthwaite and I am writing to share my thoughts on the proposed development at Pendrell and Denman in the West End. I have been a resident of the West End for 7 of the last 11 years, most of my time here has been as a tenant in rental property.

Housing affordability and availability is reaching a critical point in the West End. As a renter here, I have first-hand experience around the challenges of finding adequate rental housing in this community. I firmly believe we need to invest in new rental stock of varying types, sizes and affordability in order to keep the West End a thriving, and diverse community.

This application proposes both market-rental as well as below-market rental which I believe will begin to address the housing needs in our community.

Much of the existing rental stock in the West End is old, and in poor condition (again, speaking from experience). 1754 Pendrell will help renew this aging rental stock (that will, at some point, expire) and will also offer existing and future residents of the West End the option to live in a contemporary rental building with amenities many of the older buildings do not offer (ie. in-suite laundry, gym facility, etc.)


Another added benefit to the community related to this (and other) new, market-rental projects is that I believe these well-maintained and well operated buildings will put pressure on other West End landlords to take better care of their buildings.

Lastly, from what I have seen of the plans, the landscaping proposed for this location looks beautiful and would be a vast improvement over what is there now.

Thank you for your consideration,

Philip Cornthwaite

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:32 AM
To: Public Hearing
Subject: FW: 1754 Pendrell

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

From: andrea MORK s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 8:45 AM
To: Correspondence Group, City Clerk's Office
Subject: : 1754 Pendrell

>>

>>> Dear Council,

>>>

>>> Thank you for the opportunity to comment on the application to redevelop 1754 Pendrell Street for a new, purpose built rental building.

>>>

>>> My name is Andrea Mork and I live at s.22(1) Personal and Confidential a rental building a few blocks away from the proposed project.

>>>

>>> As a long time West End resident, I am very supportive of the proposal. The West End would benefit from more rental housing as there is a shortage of viable options, which I know from my own personal experience as a renter in the neighbourhood.

>>>

>>> Prior to finding my current home, it took me 3 years to find an appropriate unit with suitable amenities - which was a very challenging experience. Not only was there a lack of suitable housing options available, but I found that I was discriminated against when applying for units. When I found my current home, which is also a new, well-equipped purpose built rental building very similar to the one being proposed, I was relieved to find housing that had suitable resident amenities and what I believe to be fair and reasonable rental rates. My experience since moving in has been very positive and I am happy that I was able to have access to new rental housing, which are few and far between in the West End.

>>>

>>> I also believe the creation of new, market rental adds to the affordability of the neighbourhood. My current unit - because it is brand new with modern appliances - costs more than my previous unit 2 blocks down the street; however has now opened up my less expensive previous unit for someone else to rent who may not have the ability to pay market rents in a new building.

>>>

>>> I especially like that the project includes a communal rooftop space and garden. This is a great way to enhance socialization and provides a space to get to know your neighbours. From my own experience, my only suggestion for improvements would be to encourage the developer to consider the need for a washroom and outdoor sink for residents to use in the rooftop area.

>>>

>>> I support the applicant in their proposal to deliver more secure market rental housing in the West End. The Pendrell Street proposal is similar to my current building in that it offers modern rental housing and provides its residents with decent amenities and a high quality of life. The applicant's initiative to include 26 units at a subsidized rental rate is another added benefit. The West End should be available to everyone, even those with a lower income.

>>>

>>> I hope Council supports this project and I look forward to hearing of your final decision.

>>>

>>> Thanks,

>>>

>>> Andrea Mork

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

>>>

>>>

>>>

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:32 AM
To: Public Hearing
Subject: FW: Support for 1754 Pendrell Street Development

From: sam levy s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 8:11 AM
To: Correspondence Group, City Clerk's Office
Subject: Support for 1754 Pendrell Street Development

Dear City of Vancouver,

My name is Sam Levy, and I live at The Lauren on Broughton and Comox – a purpose-built rental building

which was completed this past year under Council's rental housing policy.

As a West End resident, and as a renter, I have been following Westbank's proposal for 1754 Pendrell Street

over the last 8 months (including attending the City's Open House) and support it wholeheartedly. The West End

is a desirable community to live in and I understand is largely made up of renters. I believe The Lauren is one

of the first all-rental residential buildings built in the West End in the last 15 – 20 years and in my opinion has

been very successful. I am pleased to see another proposal for 100% rental at 1754 Pendrell as there is

absolutely a need.

I moved into the Lauren because of its modern amenities, location and the lifestyle. Yes, I am paying more

than others I know in the area living, usually, in much older units, but to me it is worth the extra cost for the

opportunity to live in the West End. The West End has an extremely low vacancy rate. This 1754 Proposal

will allow others the opportunity to move and rent in the West End, just as The Lauren did for me. It will also

offer the option for existing West End residents to live in a more contemporary tower in their

neighbourhood.

One of the most exciting features of this proposal in my mind is the significant offering of 2 and 3 bedroom

family orientated units. I see this as a real benefit to the community. Speaking from my own experience –

my personal situation is changing and I am now in need of a larger, 3-bedroom family oriented living space

and am finding it extremely challenging to find suitable accommodation in the West End. I applaud

Westbank for proposing 3 bedroom units at 1754 Pendrell – I just wish the project was nearing completion! I

hope I do not have to move out of this community to find suitable 3-bed accommodation.

Finally, as a user of the car share program at The Lauren, its great to see car share proposed for 1754 Pendrell

as well. I am able to spend slightly more on rent at The Lauren because I am not carrying an additional

monthly cost on a car. If and when I need a car, there is usually one available to rent in the building at a

fraction of the cost of ownership.

I urge you to approve this development without delay.

Thank you for the opportunity to share my opinions.

Sam Levy

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:32 AM
To: Public Hearing
Subject: FW: Proposed Rezoning of 1754-1772 Pendrell

From: s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 7:57 AM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: Proposed Rezoning of 1754-1772 Pendrell

Mayor and Council:

I am a resident of Pendrell Street and I am not against the redevelopment of this piece of property but could we not try to maintain some of the character of the West End and have some townhouses similar to the Yaletown area? We have a number of new Highrises going up in the Davie and Bidwell area & this is just Too much. We will be losing most, if not all of our view and the value of our property will of course be going down. We have not heard any mention of a Point Block type Building which tends to open up the view corridors more than conventional type structures.

Johanne Homer
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:34 AM
To: Public Hearing
Subject: FW: Pendrell Street rental units

From: Amanda Levy s.22(1) Personal and Confidential
Sent: Friday, July 10, 2015 9:43 PM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street rental units

Dear Mayor Robertson and Council,

My name is Amanda Levy and I live on Pendrell Street in the West End.

As I understand it, the Pendrell Street rental housing tower proposal is being heard at a Public Hearing next week. I would like my comments considered in the decision of this project.

I fully support the development of more rental and affordable housing options in the West End and am pleased there might be an additional 170+ units of secure rental housing in the neighbourhood. But more importantly will deliver 26 units of below market housing for seniors and families who cannot afford market prices.

As a senior, I can attest to the serious demand for seniors affordable housing. The West End has a high population of seniors on fixed incomes and see these 26 units as a great benefit to the community.

In a community with a large percentage of renters, more rental housing makes sense. I look forward to hearing of your decision.

Sincerely,

Amanda Levy

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:34 AM
To: Public Hearing
Subject: FW: Feedback - Pendrell Street Rental Building

From: Paul Crosby s.22(1) Personal and Confidential
Sent: Saturday, July 11, 2015 6:45 PM
To: Correspondence Group, City Clerk's Office
Subject: Feedback - Pendrell Street Rental Building

Dear Mayor and Council Members,

I am an active member of the West End community, and am writing to you in support of the development application for a 178-unit rental building on Pendrell Street.

Since I first moved to the West End eight years ago, I have experienced the lack of quality rental buildings in our neighbourhood. Very low vacancy rates, combined with aging buildings, make finding market-rental housing a challenge. With so many West End residents renting, this lack of units is a problem – and it's one I have experienced first-hand.

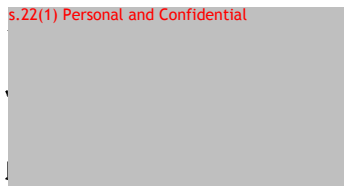
Creating 152 new market rentals in our neighbourhood would help take some of the pressure off renters. I'm pleased to learn that the project also includes 26 units of below-market housing, and 40% family oriented housing.

I urge you to support this much-needed development, and continue to support a sustainable, affordable, and diverse West End neighbourhood.

Sincerely,

Paul R. Crosby

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:35 AM
To: Public Hearing
Subject: FW: 1754 Pendrell Street Rezoning

From: jessica chae s.22(1) Personal and Confidential
Sent: Saturday, July 11, 2015 11:04 PM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell Street Rezoning

Dear City Council,

This letter is in regards to the proposed development at 1754-1772 Pendrell Street in the West End. As a West End resident myself, I would like to endorse this project for approval. I believe there are many aspects of this development that would add vibrancy to the West End community. For example, the development would add beautiful architecture and landscaping, along with a public art component, to the area. It would also add many family sized (2 and 3-bedroom) units of rental housing, which are hard to find in Vancouver. Please consider approving this project for development.

Sincerely,

Jessica Chae

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:49 AM
To: Public Hearing
Subject: FW: I wish to comment on the proposal for development at 1754-1772 Pendrell Street.

From: Jeff Grayston s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 11:23 AM
To: Correspondence Group, City Clerk's Office
Subject: I wish to comment on the proposal for development at 1754-1772 Pendrell Street.

Dear Mayor and Council:

I wish to comment on the proposal for development at 1754-1772 Pendrell Street.

Once again I have to wonder what happened to common sense in this city. We replace a rundown derelict property with a well-designed fully rental building of 171 units including 26 below market units, and wonder why this is not a slam dunk decision. I urge you just vote in favour of this well thought out proposal. And further, this should not be a party versus party decision but a unanimous vote that say yes to Vancouver, yes to our lifestyle, and yes to the future, thanks to this sensible densification.

Jeff Grayston

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:56 AM
To: Public Hearing
Subject: FW: Low Income Housing, Pendrell street

From: Tymithy Dawson s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 12:33 PM
To: Correspondence Group, City Clerk's Office
Subject: Low Income Housing, Pendrell street

To whom it may concern, I am a resident of Beach Avenue in West End and I wish to submit my comments of support for the proposed rental tower development at 1754 Pendrell Street. As a renter in West End, I advocate for this project because it provides newcomers to the area with choice and an opportunity to be a part of West Ends unique and diverse culture. I understand the project will offer 26 units at a rental rate 20% lower than average. I appreciate that these units are not all one bedroom and will include two – three bedrooms as well. This could encourage young families to the area which would be a huge benefit. I think that the proposed height of the building will blend in with the surrounding buildings and given its location along Pendrell Street, will not adversely impact on the look and feel of the area. The intended rooftop terrace will also compliment the development and openness of the surrounding area and will provide space for residents to meet, relax or tend to a community garden. This promotes the community culture that West End is all about. I welcome this development to the West End and would consider it a positive addition to this community and to Metro Vancouver as a whole. Please approve without delay. Regards, Tym Dawson

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:57 AM
To: Public Hearing
Subject: FW: Pendrell Street Proposal

From: Kemi Wells 5.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 12:49 PM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street Proposal

Dear City of Vancouver, I'm writing to express my support for the 1754-1772 Pendrell Street proposal which I understand has been referred to a Public Hearing. I'm a resident of West End and live on Beach Avenue. Westbank's Pendrell Street project would be a great addition to our community and would encourage more renters, like myself, to move into, and remain in the area. Providing rental housing in West End will ensure the area remains diverse, and affordable for all to enjoy. I specifically like the fact that Westbank is proposing a project that will feature secured rental housing and that some units will be below average market rents. This is a great idea and will assist those in Vancouver who struggle with the high cost of living in our City. I really like the look of the development and I think it would make a great modern addition to Pendrell Street and the English Bay area. I hope this project is approved at Public Hearing. Best, Kemi Wells

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:57 AM
To: Public Hearing
Subject: FW: pendrell street rezoning

From: Matthew Munn s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 1:28 PM
To: Correspondence Group, City Clerk's Office
Subject: pendrell street rezoning

Dear Mayor Robertson,

As a resident of the West End, I appreciate the opportunity to voice my opinion on the proposed rental tower redevelopment plan in front of Council for approval.

I have had the privilege of living (renting) in the West End for the past 5 years. Four of those years were spent living in a 100yr old studio apartment, and this last year I moved into The Lauren – a recently completed 100% purpose-build market rental building by the same developer of the proposed rental tower at 1754 Pendrell before you for consideration.

I now pay an additional \$175 / month in rent; however I live in a brand new 2-bedroom unit with a dishwasher, insuite laundry, access to car share, and a roommate. For me, the benefits outweigh the marginal additional cost per month. Also, I have now made available that 100yr old studio apartment for another West End resident who may not have the ability, or the interest, in paying additional rent for modern amenities. Obviously as a resident, I believe The Lauren to be a great addition to our community, offering a type of housing that was previously either simply unavailable or extremely difficult to secure. I believe this proposal on Pendrell Street will offer the name opportunities for others who are interested in paying a slightly higher cost per square foot for modern amenities.

I'm also very supportive of the 26 units provided in this proposal at below-market rates. In my opinion, the more low-income units we can create through developments of this kind, rather than waiting for federal or provincial dollars, is a great thing for our communities. One of the attractions of living, or visiting the West End is that it welcomes folks from all different socio and economic backgrounds. Projects like this will help preserve this character.

Finally, walking past the proposed site today, this section of Pendrell could use a face-lift. The landscaping and public realm areas at The Lauren were very well done in my opinion and I believe the surrounding neighbours appreciate the improvements and public art. I have seen the landscape plans for 1754 Pendrell and think it will have a similar positive impact on the surrounding area at the ground level.

I hope you vote in favour of this proposal.

Sincerely,
Matthew Munn

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:58 AM
To: Public Hearing
Subject: FW: Pendrell Street Rezoning

From: s.22(1) Personal and Confidential [REDACTED] **On Behalf Of** Vivian Lee
Sent: Sunday, July 12, 2015 6:14 PM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street Rezoning

Dear Mayor and Council,

My name is Vivian Lee and I live at s.22(1) Personal and Confidential [REDACTED]. I support the proposed development plan at 1754 Pendrell Street. As a new resident in Vancouver, I understand the difficulty of finding housing downtown, especially affordable housing. The West End is a great area for families to live in, and a new modern development by West Bank would be a great project for the community. I encourage Mayor and Council to support West Bank's new development!

Sincerely,

--
Vivian Lee

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:59 AM
To: Public Hearing
Subject: FW: Support for Rental Rezoning at 1754 Pendrell St: Public Hearing 13 July, 2015

From: Sharon Fritz s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 6:47 PM
To: Correspondence Group, City Clerk's Office
Cc: Gregory Borowski
Subject: FW: Support for Rental Rezoning at 1754 Pendrell St: Public Hearing 13 July, 2015

Gregory Borowski

s.22(1) Personal and Confidential

**Mayor and Council
City of Vancouver**

RE: PROPOSAL FOR NEW RENTAL BUILDING AT 1754 PENDRELL ST

My name is Gregory Borowski and I live at s.22(1) Personal and Confidential close to the proposed new rental tower at 1754 Pendrell St. Having lived with my family of four in the West End for 15 years, I **strongly support this initiative to build a new rental project in the neighbourhood.**

When we first came to live in the West End, we were motivated by living close to all the amenities of the Downtown, Stanley Park and the waterfront of Coal Harbour and English Bay. However, as a family of four, we quickly learned very **little rental housing is available suitable for our family.** Most existing rental buildings have a majority of one-bedroom or studio apartments, with a more limited number of two-bedroom suites, and **almost no three bedroom suites.** Two-bedroom suites sometimes carry a 'maximum three people' clause in their rental agreements, effectively shutting us out of that option.

The larger apartments are mostly in older low-rise wood buildings, very sensitive to noise-transfer. We quickly got complaints about our toddler running up and down the corridors. The downstairs neighbours actually moved out owing to the disturbance! Consequently, we moved into their place, with no one below us. The proposed new concrete building will make it significantly easier for a family to live in the West End, with much **less concern about noise-transfer.**

The proposed increase in number of rental units is a welcome addition to the neighbourhood, and the high-rise form is consistent with the eclectic mix of scales in the West End, and **well located with breathing room away from other taller buildings. I am also pleased that the project will**

include below-market rental units, a much-needed feature in the neighbourhood where a lot of recent immigrants make their home and are faced with high rental rates.

As an architect, I am also pleased that Henriquez & Partners are designing this building—including public art--to be **a handsome new addition to the architecture of a charming but aging neighbourhood**. Their other rental tower on Comox Street has provided a beautiful new greenway feature next to Gordon House where our son went to after-school care. He would have loved to play there had it been built at the time. He now enjoys it when we cycle past.

I encourage Council to support this project, and look forward to seeing it built.

Yours truly,

Gregory Borowski

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 9:59 AM
To: Public Hearing
Subject: FW: Proposed Development - 1754 Pendrell St.

From: Murray Fleming s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 11:15 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Proposed Development - 1754 Pendrell St.

Dear Mayor and Council:

As a 25+ year resident of the West End (property owner and renter) I am really pleased that more rental apartments will be built because of this new development proposed at 1754 Pendrell. The shortage of rental housing creates higher rental rates and more competition trying to get an apartment. I do hope this project is approved (and many more) to help the housing situation in Vancouver and particularly the West End.

Kind Regards;
Murray Fleming

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:00 AM
To: Public Hearing
Subject: FW: Pendrell Street Project Letter of Support

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

From: GHWA Paul Gallant s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 11:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street Project Letter of Support

To Vancouver City Council,

I support the application to develop a new building on Pendrell Street just east of Denman as it will improve on what is now an underutilized space with an aging building in desperate need of replacement.

I am supportive of anything to make this part of Pendrell Street look decent again and I'm happy to see that the building being considered would replace the existing below market rental units while also adding more new market rental units to the rental housing pool.

Additionally, we need more 2 and 3-bedroom rental units in Vancouver. I am very impressed with the number of 2 and 3-bedroom units included in this project.

Regards,
Paul W. Gallant, CHE

Sent from my iPhone

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:00 AM
To: Public Hearing
Subject: FW: RE..1755 Pendrell St.

From: jack rubinfield s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 11:28 PM
Subject: RE..1755 Pendrell St.

To: Mayor and Council
City Hall
Vancouver, BC

Dear Mayor and Council:

As a senior I know how hard it is to find decent rental accommodation in Vancouver.

I have looked at the development for 1755 Pendrell St.and I urge you to approve this project.

The below market rental units that are part of this project will ensure that all income levels will be able to live in the West End and enjoy the life style of being close to shopping, recreation and transit.

Jack Rubinfeld

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:01 AM
To: Public Hearing
Subject: FW: 1754-1772 Pendrell Street Project Proposal

From: Stephen Blore s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 11:29 PM
To: Correspondence Group, City Clerk's Office
Subject: 1754-1772 Pendrell Street Project Proposal

To whom it may concern;

I would like to show my support for the project at the above mentioned address. As a resident of West End for the last three years, and Urban Planner by trade, I feel that the current proposal will address a severe shortfall in housing options within the West End.

With a shortfall of newer rental housing options in the West End, I feel that this development, along with the Lauren on Comox Street are the types of developments that are needed in the neighbourhood to continue to serve the demographic profile of the community. From my own experience, we have had a lot of trouble in the past finding rental accommodation in West End that has such facilities as in-suite laundries and appliances that are newer and more energy efficient.

The location is a prime spot for a new apartment block as it is within close proximity to schools, hospitals, shops, beaches and public transportation. The benefits of locating the site in such a close proximity to efficient active and public transportation (#6 & #5 buses and the new Comox bikeway) would surely benefit its residents beyond that of many other locations in the City.

As a resident of a newer building in West End, I would strongly suggest increasing the number of secure bike storage facilities (178 apartments with at least 40% being more than one bedroom, and only 219 bike stalls! This means that there isn't even enough space for 2 bikes for every apartment). My building has recently changed the whole layout of the bike storage facility as there was such a high demand for space that even after they increased the space to account for at least another 40 bicycles, they were full within 24-hours. Additionally, with residents of newer buildings not being allowed to store bikes on their balconies, there is even more desire to provide an increased amount of space to encourage people to get out of their cars and walk or cycle around their neighbourhood.

I would however like to see the possibility of an improved internet and cable service in the West End, similar to that of Novus in Yaletown. It would provide residents with more affordable options, and improved service quality.

A plan/ assessment for a district energy system for the neighbourhood would also be a step in the right direction as new projects such as this one come online in the coming years. As a range of newer buildings are built in the area, the system could start to pay for itself, and offset the high initial costs of implementing the infrastructure.

The design and plot ratio is great, but there should be consideration that the shared space/ courtyard is functional space that is not in the shadow of the building for the larger portion of the day. I have seen similar types of developments where the courtyard is never used by residents as it is cold and dark from the shadow effect of the building.

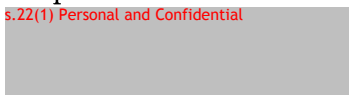
The design of the apartments should also ensure that residents are able to easily manoeuvre their furniture into their apartments. We have lived in a number of buildings where the configuration of the suite does not allow for furniture to fit through the apartment door and corridor let alone fit a bed larger than a double bed into the bedroom. If the apartments are being designed for families and couples, they should provide sufficient space to service the needs of growing children and the furniture that is needed to house a family.

I look forward to seeing this building added to our amazing skyline.

Regards

Stephen Blore

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the text below the signature.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:01 AM
To: Public Hearing
Subject: FW: Letter of Support for 1754-1722 Pendrell Street

From: Chad Nordstrom s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 11:43 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter of Support for 1754-1722 Pendrell Street

Dear Mayor and Council,

I live at s.22(1) Personal and Confidential and I would like my comments on the proposed development at 1754 Pendrell Street to be considered before the July 13th Public Hearing. I am a strong advocate for this project as it will help increase the amount of affordable housing options offered in the West End.

As a renter myself, I understand the difficulty in finding sound and available rental units in the area. The Pendrell Street project is proposing 26 units at a rate 20% lower than average West End rental rates, and 5 of those units as family orientated. This is a step in the right direction and will encourage young families into the area. The cost of living is getting higher and higher and I am very happy to see Westbank taking the initiative to help support our community in making sure its livable and affordable.

Please consider the community benefits of this proposal and how it will help West End in the long term!

King regards,

Chad Nordstrom

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:02 AM
To: Public Hearing
Subject: FW: Pendrell St hearing
Attachments: Westbank Letter - Pendrell St.doc

From: Garry Jobin s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 9:31 AM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell St hearing

Hi

Please accept my letter re: Westbank projects corp.

Garry Jobin



390 Main St Vancouver BC V6A-2T1

GARRY JOBIN, SENIOR COORDINATOR

PHONE: (604) 688-9116 CELL: (604) 818-3045 FAX: (604) 688-9146

July 8, 2015

RE: Westbank Rezoning Application – 1754 Pendrell

To Mayor and Council,

I am writing in support of Westbank's application to rezone the 1754-1772 block of Pendrell Street in the West End. I support the creation of affordable market rental housing, as well as the public amenities and community spaces the project will provide.

BladeRunners is an internationally-recognized award winning program that helps street involved youth build careers in the construction trades. Westbank has demonstrated for many years to be one of Canada's most passionate community builders by working with communities on projects such as the Woodward's redevelopment in the Vancouver's Downtown Eastside, which created 200 units of safe affordable housing for families and singles. Eighteen BladeRunners youth worked on the construction phase of Woodward's and many of them are still working in meaningful trade jobs today.

BladeRunners has also partnered with the City of Toronto's Hammerhead Program to place at risk youth on Westbank's Shangri-La Toronto project, once again providing opportunities to youth to change their lives for the better.

In recent years, we have partnered with Westbank on the construction of their Comox & Broughton project with Bladerunner clients beginning August 2013, as well as their 70th + Granville project, and most recently a project in Chinatown. One of our Bladerunners, who is a single mother of five, has worked on a Westbank project as a hoist operator, as well as one of our senior Bladerunners worked as a crane operator! Not too long ago, these individuals were without work and without much hope; today they are earning a steady income and contributing in a positive way to their greater community.

We wish the best to Westbank Projects Corp on this project.

Thank you,

Garry Jobin
Senior Coordinator Vancouver BladeRunners

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:03 AM
To: Public Hearing
Subject: FW: Pendrell Street Rezoning
Attachments: Matej Mekar - public hearing notes.docx

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

From: Matej Mečár s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 9:33 AM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street Rezoning

Hello,
I'm sending in my notes for this evening's public hearing.
Thank you
Matej

Dear Mayor and Council,

My name is Matej and I live at s.22(1) Personal and Confidential I've lived in the West End for over 2 years and I love it. My lease is coming to an end and trying to find a modern building in the West End, with similar amenities and cleanliness to the one I'm in now, is proving to be a challenge.

The West End is distinct in that it has a tight knit community feel amidst a large urban center. The neighborhood's eclectic mix of small houses and high-rises is unique in the downtown peninsula. Rental units in the West End however are aging and an upgrade is needed.

I support the 1772 Pendrell street redevelopment because it will add an affordable option for renters like me. The addition of 178 market rental units, 26 of which are below market price, is essential.

The design will include space for public art, a green roof terrace and an upgrade to landscaping, all of which will enhance the community. The LEED certification of the building complements the Greenest city initiative that the city of Vancouver is working hard to achieve.

Thank you

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:03 AM
To: Public Hearing
Subject: FW: Pendrell Street rental tower proposal

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

From: Amanda Moses 5.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 9:46 AM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street rental tower proposal

Dear Council,

My name is Amanda Moses and I live in East Vancouver. I would like to express my support for the rental tower proposed for Pendrell Street in the West End.

As a single parent I can vouch for how difficult it is to find affordable and suitable family style units in this part of our City. Despite working hard in a government job, I have needed to move further and further East to afford housing for myself and 2 children. I think the proposed Pendrell development will bring much needed affordable rental housing stock into the area and provide renters with more choice as far as amenities, location and price go. I note that there are 26 units which will be offered to lower income persons, 5 of which are 2-3 bedroom units. This is a great idea!

I also like that the development does not propose too many car parking spaces and places an emphasis on car share programs and bicycle transport.

I hope to hear of your approval soon.

Regards,

Amanda Moses

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:44 AM
To: Public Hearing
Subject: FW: 1174 Pendrell

From: Gwen Tang s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 10:06 AM
To: Correspondence Group, City Clerk's Office
Subject: 1174 Pendrell

Dear Mayor & Council,

I have been a resident of the West End for the past 4 years at s.22(1) Personal and Confidential and wish to share my comments of support for Westbank's 1754 Pendrell application to develop rental housing which Council is considering this evening.

As a neighbour interested in local urban planning, I attended the City's Open House for the project several months ago and was pleased to learn the project includes 100% rental apartments (26 of which I understand are slated for below market rents). In a City like Vancouver where our costs of homeownership continue to rise, it is critical that we continue to encourage and incentivize developers to replenish our rental stock. This is particularly critical in the West End as the community has a very high percentage of renters and the current rental stock is aging and much of it will be in need of serious repairs in the short near future.

I am also pleased with the architectural design of the building and think the pedestrian experience walking along Pendrell will be vastly improved upon completion of this project.

Please vote in support of this application.

Thank you,

Gwen Tang

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 10:45 AM
To: Public Hearing
Subject: FW: 1754 Pendrell Rezoning in West End

From: Ashley Kates (Atlantic Gold Corporation) s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 10:21 AM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell Rezoning in West End

To Mayor and Council,

I am writing to register my vote of support for Westbank's proposed rental tower on Pendrell Street in the West End. My boyfriend and I are currently renting at The Patina building at 1028 Barclay Street. We chose this building because of its convenient access to downtown (where we both work) and the parks + beaches of the West End, but also because it was a newer building. As a local person who was raised on the North Shore, graduated from UBC, is now a working professional in her early 30s, I want the comforts that come with a newer building, and slightly higher rents.

The West End is one of the most desirable neighbourhoods to live in Vancouver, except in my opinion does not offer adequate options for renting. The apartment buildings are older and many are becoming rundown. We would absolutely consider living in further west into the core of the West End if we found suitable accommodation with modern elevators, new appliances, new plumbing, etc. I think it's great that this proposal would bring some 170 new rental units into the market (with a good ratio of 2 + 3 bedroom units).

I also recognize that Vancouver is an expensive place to live, and as housing costs continue to rise, many singles, seniors, and families are being pushed out. I appreciate that this building will include 26 apartments at below market rental rates for those in need of support.

I hope Council supports this application.

Sincerely,
Ashley Kates

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 11:08 AM
To: Public Hearing
Subject: FW: Support for Rental Rezoning at 1754 Pendrell St: Public Hearing 13 July, 2015

From: Sharon Fritz s.22(1) Personal and Confidential
Sent: Sunday, July 12, 2015 4:02 PM
To: Correspondence Group, City Clerk's Office
Cc: Gregory Borowski
Subject: Support for Rental Rezoning at 1754 Pendrell St: Public Hearing 13 July, 2015

Gregory Borowski

s.22(1) Personal and Confidential

**Mayor and Council
City of Vancouver**

12 July, 2015

Dear Mayor and Council,

RE: PROPOSAL FOR NEW RENTAL BUILDING AT 1754 PENDRELL ST

My name is Gregory Borowski and I live at s.22(1) Personal and Confidential close to the proposed new rental tower at 1754 Pendrell St. Having lived with my family of four in the West End for 15 years, I **strongly support this initiative to build a new rental project in the neighbourhood.**

When we first came to live in the West End, we were motivated by living close to all the amenities of the Downtown, Stanley Park and the waterfront of Coal Harbour and English Bay. However, as a family of four, we quickly learned very **little rental housing is available suitable for our family.** Most existing rental buildings have a majority of one-bedroom or studio apartments, with a more limited number of two-bedroom suites, and **almost no three bedroom suites.** Two-bedroom suites sometimes carry a 'maximum three people' clause in their rental agreements, effectively shutting us out of that option.

The larger apartments are mostly in older low-rise wood buildings, very sensitive to noise-transfer. We quickly got complaints about our toddler running up and down the corridors. The downstairs neighbours actually moved out owing to the disturbance! Consequently, we moved into their place, with no one below us. The proposed new concrete building will make it significantly easier for a family to live in the West End, with much **less concern about noise-transfer.**

The proposed increase in number of rental units is a welcome addition to the neighbourhood, and the high-rise form is consistent with the eclectic mix of scales in the West End, and **well located with breathing room away from other taller buildings. I am also pleased that the project will include below-market rental units,** a much-needed feature in the neighbourhood where a lot of recent immigrants make their home and are faced with high rental rates.

As an architect, I am also pleased that Henriquez & Partners are designing this building—including public art--to be **a handsome new addition to the architecture of a charming but aging neighbourhood.** Their other rental tower on Comox Street has provided a beautiful new greenway feature next to Gordon House where our son went to after-school care. He would have loved to play there had it been built at the time. He now enjoys it when we cycle past.

I encourage Council to support this project, and look forward to seeing it built.

Yours truly,

Gregory Borowski

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 11:18 AM
To: Public Hearing
Subject: FW: Rezoning Application - 1754 - 1772 Pendrell Street
Attachments: 1754 Pendrell Rezoning(D.Malone_13.07.15).pdf

From: Dean Malone 5.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 10:51 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 1754 - 1772 Pendrell Street

Please find attached my indication of support for the rezoning of this site for a purpose built rental. Thank you.

Sincerely,

Dean Malone

July 13, 2015

To Mayor and Council:

RE: 1754 – 1772 Pendrell Street Rezoning

Good evening Mayor and Council. My name is Dean Malone and I live at s.22(1) Personal in a rented townhouse. I have lived in the West End for 18 years all of those as a renter. Over the first 9 years I lived in 4 different purpose built rentals and for the last 9 years my partner and I have been renting from a private owner. We anticipate that we will be lifetime renters in Vancouver as we find ourselves in the position that with rising home prices, we cannot afford to buy what we are prepared to live in. We are fortunate in that we are a dual income, professional family. We love the West End for it's easy access to not only the ocean, Stanley Park, downtown, but also the many great local businesses. We don't have to drive. It's all right at our door.

We have become acutely aware however over the last three years specifically that if the owner of the townhouse which we rent chose to sell, we will have limited options to remain living in the West End. Last year we started looking to move into a purpose built rental, but were unable to find anything within a reasonable budget and with the amenities we were seeking. We're part of the group some are referring to as "renters with a dishwasher". We saw two rentals that could provide the square footage that we were looking for, but one was in such poor condition that we could not imagine moving there and the owners of the building were not planning to do any improvements despite the fact that we could be long term renters. The second was beautiful, right on English Bay, totally renovated but our rental costs were going to increase by 50% for an apartment that although was renovated, included no other amenities and the building itself was pretty run down. It just didn't make sense to move. When considering our options, we realized we had to stay put. We have a great landlord, but do live with the uncertainty of his intentions for the property. At any time, we could be faced with a move which would result in a big increase in rental costs, choosing a different quality of rental, or having to leave the West End which we cannot imagine doing. We are prepared to pay more for a rental if we needed to, but not for a downgrade in our living conditions which is the current reality in the West End.

Last year, our community saw a huge benefit with the opening of The Lauren, a purpose built rental at 1081 Broughton Street. The building was quickly occupied with new people coming to our community as well as many people who were able to move from their current outdated West End apartments. The impact has been overwhelmingly positive. The community space created with the large setback is fantastic. All the time there are people using this space, likely some from the building, but many passers by. Because of the green space has and outdoor furniture in a bright sunny spot, which we do not have at our townhouse, we go up the street to read, play cards and just spend time. We have a couple new coffee

shops in the area and when I have gone I'm in awe when I see the new young people in the West End, many of whom are living at The Lauren. Our street and our community is so much better with that new building of renters. Not only on our street, but it is beginning to become evident that the resurgence of business on Denman Street is due in part to the addition of these renters to our community.

The rezoning of 1754 Pendrell to make it possible for 152 market rental units is greatly needed. The 26 below market units will also provide an opportunity for those without market incomes to remain part of our diverse community.

I have followed this site over the last 4 years and it's evolution from the previous owner's proposal for condos on this site to the now proposal of purpose built market rentals. This current proposal meets the intention of our community to see an increase in the rental stock supply but also provide our community with rental options that are not available to us unless we move to Yaletown, Coal Harbour, the Olympic Village or elsewhere. This new development will keep people in our community but will also make the West End more attractive to those seeking rentals with current amenities. This development will also have a positive impact on businesses on Denman Street and the surrounding area.

After 40 years of a stagnant rental stock we are finally seeing some positive changes in our community. I welcome this new building at 1754 Pendrell and encourage council to approve this rezoning application.

Thank you.

Dean Malone

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 11:19 AM
To: Public Hearing
Subject: FW: Pendrell Street Rezoning

From: Sam Morris s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 10:58 AM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Street Rezoning


To whom it may concern,

I currently live at s.22(1) Personal and Confidential in the West End in Downtown Vancouver. I am in favour of the proposed development by Henriquez Partners and Westbank at 1754 Pendrell Street and believe that the new building would be a good addition to the community. It is important that the City continues to add rental properties to the West End and furthermore, this particular area of the City is in need of modernization and redevelopment. In my opinion, the West End is one of the most desirable places to reside in Vancouver however, the lack of newer builds and access to modern units is something that the community is lacking and its ability to offer to potential renters.

Kind Regards,

Sam Morris

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 12:52 PM
To: Public Hearing
Subject: FW: Public Hearing - 1772 Pendrell Street

From: Jonathan Austin s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 11:35 AM
To: Correspondence Group, City Clerk's Office
Subject: Fwd: Public Hearing - 1772 Pendrell Street

Dear City of Vancouver Mayor and Council,

My name is Jonathan Austin and I live at s.22(1) Personal and Confidential, Vancouver. As a resident of the City of Vancouver for the past 5 years, I just wanted to send a brief note to express my wholehearted support for the proposed development at 1754-1772 Pendrell Street. With 152 rental homes, 26 below-market homes and a generous cash contribution tot the City it sounds like just the sort of development we need more of in Vancouver. I urge you to approve it tonight at the Public Hearing.

Also, I should note that I am not employed by any company involved with this project.

All the best,

Jonathan

--
Jonathan
austin

--
Jonathan
austin

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 12:53 PM
To: Public Hearing
Subject: FW: 1754 Pendrell - Letter of Support
Attachments: 1754 Pendrell(D.Stolz_13.07.15).pdf

From: Darren Stolz s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 12:22 PM
To: Correspondence Group, City Clerk's Office
Subject: 1754 Pendrell - Letter of Support

To whom it may concern,

Please find attached my letter of support for the proposed build at 1754 Pendrell in advance of the hearing this evening. I fully support the proposal and increase of rental property in the West End.

Thank you.

s.22(1) Personal and Confidential



July 13, 2015

To Mayor and Council:

Re: 1754 – 1772 Rezoning Application

My name is Darren Stolz and I live in a rental townhouse at s.22(1) Personal and Confidential a few blocks away from the proposed project.

I have lived in the West End for 10 years and have been a renter the entire time. I have lived in a purpose built rental and for the last 9 years have rented from a private owner.

I am in full support of the purpose built rental building proposed for 1754 Pendrell Street. With the majority of our community as renters, having new rental stock is of vital importance to the sustainability of our community. Many of the current rental buildings are advanced in their life span and although some are being updated many do not have current amenities and are in deteriorating condition. The addition of this new rental building will provide much needed, modern rental units.

Last year our community benefited with the opening of The Lauren at 1081 Broughton (1 block from my home). We have seen many new people come to our community adding not only to the vibrancy of our street but also to the local businesses. I also have several friends who were able to move from their older rentals into this new building. I enjoy visiting them, but also utilize the gardens and furnishings that were installed in front of the building for all of our community to use.

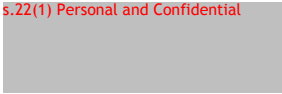
I have every confidence that the new rental at 1754 Pendrell will have the same positive impact for our community and I encourage you to approve this rezoning application.

Thank you.

Sincerely,

Darren Stolz

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 2:04 PM
To: Public Hearing
Subject: FW: 1754 Pendrell Rental Proposal

From: James Tod s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 1:39 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: 1754 Pendrell Rental Proposal

Dear Mayor and Council;

I am contacting you to voice my support for the proposal by Westbank Projects for a purpose-built rental building located at 1754 Pendrell Street in Vancouver's Westend. I am a Westend resident, my small business is based in the Westend, and I am a board of director for QMUNITY, one of the largest non-profit societies based in the Westend servicing the LGBTQ+ community since 1979. I, however, pen this not as a board member, but as an engaged Vancouver Citizen.

I would like to offer my full support for the proposed rental building at 1754 Pendrell Street. In context with the Westend Plan, its policies and the need for a renewal of rental housing in the Westend I need to voice that this building represents the right kind of structured growth and investment we should encourage for the Westend.

This proposal in particular strikes a balanced approach with its mix of below market rental and family rental housing. The height and building envelope conforms to the zone, and the environmental performance of the building ensures that it is a forward thinking design. For these reasons I would ask Mayor and Council to approve the proposal because the public benefits and uses proposed are the right mix for this location, in my opinion.

Thank you for your time and consideration.

Sincerely,
James Tod

James Tod

s.22(1) Personal and Confidential

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 2:04 PM
To: kaen@modo.coop
Subject: FW: Written submission for this evening's public hearing (July 13)
Attachments: Westbank - 1754 Pendrell - public letter of support.docx

Thank you for your email which has been forwarded to the attention of the Meeting Coordinator's Group, City Clerk's Office.

From: Karen New [s.22(1) Personal and Confidential]
Sent: Monday, July 13, 2015 1:22 PM
To: Correspondence Group, City Clerk's Office
Subject: Written submission for this evening's public hearing (July 13)

Hi there,

My name's Karen New, and I will be speaking this evening on behalf of Modo Co-operative, in support of the Westbank development at 1754–1772 Pendrell Street.

If it's not too late, I would like to attach my presentation as a written submission as well. Please find it enclosed.

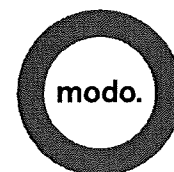
Thanks very much,
Karen

--

Karen New
Director of Information Systems
& Business Intelligence

s.22(1) Personal and Confidential





July 13th, 2015

LETTER OF SUPPORT FOR THE WESTBANK DEVELOPMENT AT 1754–1772
PENDRELL STREET, VANCOUVER

Over the past few years, Modo Co-operative has worked with Westbank Corporation on a number of local developments, including Telus Garden in downtown Vancouver, and The Lauren, a recently opened rental building in the West End. We are happy to work with Westbank again on its upcoming rental development at 1754–1772 Pendrell Street.

Modo is a two-way carsharing co-operative, founded in Vancouver in 1997, which now has more than 12,000 drivers sharing 400 cars throughout Metro Vancouver and Greater Victoria — including 46 in the West End alone. Our mission is to provide drivers with alternatives to the personally owned automobile in order to reduce the growing number of vehicles 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. Research on round-trip carsharing has identified that every carshare vehicle can take 10 or more privately owned vehicles off the road.

The West End is one of the first, the most popular, and the most innovative carsharing neighbourhoods in the world. It's where Modo began operations with our first two cars, and in 2001, together with the Mole Hill Community Housing Society and the City of Vancouver, it's where we pioneered the world's first carshare-based parking variance, in which half of a parking lot was replaced with a community garden. Working with Westbank, we're delighted to be part of a new tower whose residents will not need to own a car of their own.

Thank you for consideration, and we look forward to expanding carsharing even further within the West End.

Regards,

Karen New
Director of Information Systems & Business Intelligence
July 13th, 2015

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 2:05 PM
To: Public Hearing
Subject: FW: 1700 Block Pendrell St.
Attachments: 1754-1772 Pendrell St..docx

From: Roger Millen s.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 2:00 PM
To: Correspondence Group, City Clerk's Office
Subject: 1700 Block Pendrell St.

Please find attached my letter regarding this proposal.

D. R. Millen

Saturday 11th July, 2015

Mayor and Members of Council:

My name is David Roger Millen and I live in the West End at

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

I think 1754-1772 Pendrell St. will be a great addition to the architecture of the West End. Many of the older buildings are similar and we need some variety. I've seen the designs for this building, and I like that it brings something fresh and new to the neighborhood, while still respecting the architectural character of the West End with features like sculptural balconies and ribbon windows.

It would be great to see a project like this go forward, as it will provide not only much needed secure rental housing, but will also bring compelling and contemporary design to the community.

I fully support approval of this project and I hope Council will give the proposal the consideration it deserves.

D. Roger Millen

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 2:08 PM
To: Public Hearing
Subject: FW: Pendrell Development

From: Robert Capar 5.22(1) Personal and Confidential
Sent: Monday, July 13, 2015 2:07 PM
To: Correspondence Group, City Clerk's Office
Subject: Pendrell Development

Mayor and Council
Vancouver City Hall
Vancouver, BC

Dear Mayor and Council:

As a long-time resident and renter in the West End, I applaud the proposal for development of 1754 – 1772 Pendrell Street. The totally rental building will add to the rental stock available and the below market units will ensure that people of many income levels will continue to be able to live in this wonderful neighbourhood.

Robert Capar

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 13, 2015 3:32 PM
To: Public Hearing
Subject: FW: Rental Tower Rezoning - 1754 Pendrell St.

From: Michael Kwag s. 22(1) Personal and Confidential
Sent: Monday, July 13, 2015 3:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Rental Tower Rezoning - 1754 Pendrell St.

Dear Vancouver Council,

I am fortunate to have called the West End home for the last 3 years. I am currently living at Comox & Cardero, and much like my friends and colleagues in the West End or other parts of downtown, I am a renter. As Vancouver housing prices continue to climb, I am seeing more and more of my friends shifting in their mentality that homeownership is the end goal. I believe this mindset will likely continue to resonate with younger generations as they also begin to face challenges with homeownership in this City.

The alternative is renting – which is “the norm” among the vast majority of my peers. In order to sustain this growing need for rental accommodation, it is important that we encourage and enable the development of more purpose-built rental. Yes, condos can also be a source for renters, however there is no security for a renter in a condominium. I fully support this proposed development at 1754 Pendrell as it will bring an additional 178 units of secure, market-rental into the West End.

I also believe there is a real need for more diversity in the West End’s rental housing market – whether that be unit size, amenities offered, etc. The existing rental buildings in the West End are largely much older, and as a result do not offer modern amenities which I believe many, including myself and many of my friends, are willing to pay for. I am also glad to see this proposal includes a such a range in floorplans, including a significant number of 2 and 3 bedrooms (which are difficult to come by in the West End.)

Lastly, as someone who walks through the West End on a regular basis, I believe this new building will help beautify the southern edge of Pendrell on this block and help in the much needed revitalization of Denman Street with some 300+ new residents.

Thank you for the opportunity to share my opinions.

Michael