

January 15, 2016

City Hall, 3rd Floor
453 West 12th Avenue
Vancouver, BC V5Y 1V4
Sent via email: gregor.robertson@vancouver.ca

Dear Mayor Gregor Robertson,

Re: Rezoning Application for 1755 W 14th Ave, Vancouver

I am writing you to share my support for a rezoning application that was submitted for 1755 W 14th Ave, Vancouver.

I currently live in the West End, and have lived in multiple downtown neighbourhoods over the years. As a renter, I know the struggle of having to find an apartment all too well. To put it bluntly, Vancouver is in dire need of more rental housing stock.

I work for Edgar Development and am familiar with the City of Vancouver's Rental 100 Policy. Edgar is also committed to providing new rental housing in the city. The proposal for 1755 W 14th Ave aligns with the Rental 100 Policy and would be a great addition to a neighbourhood that has seen no new rental stock in decades.

With Vancouver's population growth projections, you must think about where these people are going to live, and for those who can't afford home ownership, renting is the only other option. This proposal is a step in the right direction to solving Vancouver's housing problems.

Thank you,

Sarah Boshell

"s.22(1) Personal and Confidential"

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 11:00 AM
To: Public Hearing
Subject: FW: Letter in Support of Application for 1755 West 14th Avenue

From: Tim Grant [".s.22(1) Personal and Confidential"]
Sent: Friday, January 15, 2016 5:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter in Support of Application for 1755 West 14th Avenue

Hello,

I am writing in support of the application to add 116 dedicated rental apartment units at 1755 West 14th Avenue. As a neighbourhood resident, I understand first hand how constrained the rental supply is in this desirable area. Further, the family-oriented units will provide a good opportunity for families to locate in close proximity to strong area amenities, including multiple parks and schools.

Thank you for your consideration.

Tim Grant

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

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 11:01 AM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Andrew Grant "s.22(1) Personal and Confidential"
Sent: Friday, January 15, 2016 6:02 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

Mayor and Council,


I am writing to express my support for the proposed 100% rental building at 1755 West 14th Avenue. Dedicated residential rental is in short supply in Vancouver, and the addition of 116 secured market rental units at 1755 West 14th Avenue would be of significant benefit. Family units in this new rental building would provide a relatively affordable opportunity for families to locate in this desirable and well established neighbourhood.

I support this development proposal.

Regards,

Andrew Grant

"s.22(1) Personal and Confidential"



Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 11:01 AM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Armin Tehrani ["s.22(1) Personal and Confidential"]
Sent: Saturday, January 16, 2016 11:32 AM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

Hi there,

My name is Armin Tehrani and I live on ["s.22(1) Personal and Confidential"]. I'm writing to show my support for 1755 West 14th Avenue. I've lived in the neighbourhood for two years and I love the diversity of the community. There is a real shortage of new development and units available for rent, so I would welcome the addition of 116 rental units in the area.

Thank you for your consideration,

Armin Tehrani

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

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 11:05 AM
To: Public Hearing
Subject: FW: 1755 West 14th
Attachments: 1755 West 14th 2016-01-06.pdf; ATT00001.txt

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

From: Jose Borges Ferrer ["s.22(1) Personal and Confidential"]
Sent: Sunday, January 17, 2016 1:31 AM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th

Mr Robertson and Council,

I'm writing in to you to express my support in the proposed development at 1755 West 14th. I'm a 23 year old hospitality professional in Vancouver, And have had a very hard time finding livable and affordable housing in the city. Bentall-Kennedy is a reputable corporation with an exemplary record of offering rental housing, fully support the densification of the south Granville neighbourhood.

Regards,
Jose Rafael Borges Ferrer

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 11:06 AM
To: Public Hearing
Subject: FW: 1755 West 14th Ave

From: Dawn Moore [REDACTED] "s.22(1) Personal and Confidential"
Sent: Sunday, January 17, 2016 11:35 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Ave

Dear Mayor and Council,

My name is Dawn Moore and I'm a renter living in the downtown core.

As young professional, it is increasingly difficult find it to find an adequate unit for rent in the downtown core or the South Granville area. Both areas are very desirable places for me to live.

I am writing to show my support for the development proposed at 1755 W 14th avenue. Adding 116 market price rental units will mean people like myself can live in a new building in a great neighbourhood where the current vacancy rates are below 1%.

I feel that if thoughtfully developed, the addition of this new building will add the diversity the South Granville neighbourhood has to offer.

Thank you

Dawn

January 14, 2016

His Worship Mayor Gregor Robertson and City Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Dear Mayor and Council,

Re: Rezoning 1755 West 14th Avenue/ Purpose-Built Rental Project

With the continued chronic low vacancy rates for rental housing in Vancouver, the addition of 116 purpose-built rental units plus, the retention of an existing 134 unit secured rental building, is a welcomed and badly needed addition to the City of Vancouver rental stock, and that is why LandlordBC strongly supports the rezoning of 1755 West 14th Avenue.

The location of the proposed project will be a tremendous addition to the community particularly with its close proximity to the Vancouver General Hospital and the healthcare hub immediately surrounding VGH. This project will provide a badly needed source of rental housing for the large contingent of individuals working and living in the area, many of whom currently struggle with options and especially security of tenancy due to their being forced to rent from the strata/condo market. In addition, by adding new purpose-built rental supply, the development will help ease the demand on existing, older rental stock in the community and broader City. Furthermore, this development is ideally situated relative to transit and local amenities. This will encourage tenants to walk and seek alternative modes of transportation to the automobile, which is good for the environment and also reduces tenant's transportation costs.

Infill opportunities are typically complicated and difficult for both the City and developers. In addition to the 116 rental units and retention of the existing 134 secured units, this development is a great example of an infill project that fits the scale and character of the community and, integrates existing amenities and shared open space for residents in both the new and existing rental structures to enjoy. Achieving this outcome in an infill project is generally very challenging and rare. The project will also provide further benefits through a significant Community Amenity Contribution of \$2 million and Development Cost Levies for the City.

LANDLORDBC

Vancouver
203 - 1847 West Broadway
Vancouver BC V6J 1Y6
PHONE: 604.733.9440
FAX: 604.733.9420
Toll free in BC: 1.888.330.6707

Victoria
830B Pembroke Street
Victoria, BC V8T 1H9
Phone: 250.382.6324
Fax Local: 250.382.6006
Fax Toll Free: 1.888.330.670

LandlordBC continues to be a strong voice for the alleviation of the housing challenges renters face in Vancouver today. Through our leadership in the formation of the Rental Housing Coalition, a collaboration with tenant advocacy groups and other like-minded housing stakeholders, we are aggressively seeking the support of the federal government to provide badly needed tax incentives for the building of new purpose-built rental and for the enhancement of existing rental stock to offset high land costs and construction costs.

At the same time, we are also encouraging cities, municipalities and the provincial government to play a more active role in the facilitation of the building of new purpose-built rental housing. Metro Vancouver has stated in a recent study that the region will need at least 6500 new units of rental housing in each of the next 10 years. The majority of that will be needed right here in Vancouver. By approving this development you are taking an important step toward providing badly needed rental housing in Vancouver and we encourage you to say yes. Thank you.

Sincerely,

"s.22(1) Personal and Confidential"

David Hutniak

"s.22(1) Personal and Confidential"

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 12:34 PM
To: Public Hearing
Subject: FW: Support for Rental Project in the Fairview area

From: Ellie Safari [s.22(1) Personal and Confidential]
Sent: Saturday, January 16, 2016 2:07 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Rental Project in the Fairview area

Dear Mayor and Council,

Please accept this letter in support of the West14 Project proposal to build a new rental building next to an existing rental building in the Fairview area.

I write to you with 7 years experience as a Greater Vancouver Realtor. With consideration of the recent years spike in the real estate market (especially this past year), I recognize there is a high need for more rental housing in Vancouver as too many individuals are unable to afford to make a purchase in this market. Therefore, many are faced with one of 2 common options: rent or move out of the city. Many have been considering renting, hence, rental inventory options is becoming considerably less. In order to help support these moderate income individuals to be able reside within the city, I believe there is a necessary need for more rental buildings due to these recent changes.

I see the West14 project being a way to address some of these rental needs while at the same time supporting individuals to remain within the city.

Thank you

Sincerely,

Ellie Safari

[s.22(1) Personal and Confidential]

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 2:41 PM
To: Public Hearing
Subject: FW: Support letter 14th and Burrard development

From: Angie Theilmann [s.22(1) Personal and Confidential]
Sent: Monday, January 18, 2016 1:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Support letter 14th and Burrard development

Mayor and Council or City Council -

I am writing In support of a rental project in the Fairview neighbourhood (Burrard & 14th).

It will add to the rental stock without displacing anyone.

Please consider this project as a positive addition to Vancouver.

Angie Theilmann

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 2:43 PM
To: Public Hearing
Subject: FW: Project at 1755 West 14th Avenue

From: Greta Kubiliute "s.22(1) Personal and Confidential"
Sent: Monday, January 18, 2016 2:26 PM
To: Correspondence Group, City Clerk's Office
Subject: Project at 1755 West 14th Avenue

To Whom It May Concern,

I am writing to you concerning the rental, 12 storey building project at 1755 West 14th Ave for which I would like to express my support.

My family currently lives at "s.22(1) Personal and Confidential" in Vancouver. Having lived there for several years myself, I am very familiar with the neighbourhood. I am currently studying at "s.22(1) Personal and Confidential", however when I finish school I plan to move back to Vancouver and rent out an apartment that is both situated close to my family *and* is in an accessible part of the city, therefore this project seems like a fitting future rent opportunity.

The city of Vancouver lacks great options for renting, and for many people such as myself, buying a place is not an affordable option. Therefore, a new rental building in the neighbourhood of West 14th Ave would be an ideal option for many, including myself when I move back into the city once finished school.

From personal experience, I know that this new rental building would be situated in an extremely convenient part of the city, in a friendly and vibrant neighbourhood that is in walking distance to shopping, parks, great schools, downtown, while also providing an easy commute to other parts of Vancouver such as the university and colleges for students. Throughout our years of living in Vancouver, my family had moved to different parts of the city quite a few times – "s.22(1) Personal and Confidential" has been by far the most excellent living location.

Let me know if you have further questions about my message.

Sincerely,

Greta Kubiliute

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 2:44 PM
To: Public Hearing
Subject: FW: Support Letter for Rezoning of 1755 West 14th Avenue

From: Shazeen Tejani ["s.22(1) Personal and Confidential"]
Sent: Monday, January 18, 2016 2:41 PM
To: Correspondence Group, City Clerk's Office
Subject: Support Letter for Rezoning of 1755 West 14th Avenue

To whom it may concern,

Please accept this letter as a submission of my support for the proposed rezoning of 1755 West 14th Avenue from RM-3 to CD-1 Comprehensive Development. It is my firm belief, grounded in an understanding of sound planning principles and an understanding of Vancouver's OCP goals, that this proposed development will positively contribute to the existing rental stock in Vancouver. Affordability in the city has driven people further from the core and into the surrounding suburbs to seek alternative housing options. This provision of 134 rental units not only permits the accommodation of those unable to invest in property within the city, but also permits people to live and work within the city, thereby reducing their carbon footprint. Further to my belief, these rental units will be welcomed in the neighbourhood where just next door, there is exists another rental building containing 116 units.

Thank you for accepting this correspondence as documented support for the proposed rezoning.

Sincerely,

Shazeen Tejani

"s.22(1) Personal and Confidential"