

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 14, 2016 5:24 PM
To: Public Hearing
Subject: FW: 1755 W. 14th Avenue

From: MICHAEL RYAN s.22(1) Personal and Confidential
Sent: Thursday, January 14, 2016 4:48 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 W. 14th Avenue

TO WHOM IT MAY CONCERN:

We support the rezoning of 1755 West 14th Avenue to permit a second residential building.

We live s.22(1) Personal and Confidential (Other members of our strata may object to the rezoning.)

There are a number of reasons to support this proposal.

This city needs more rental accommodation in most areas of Vancouver. The high occupancy rates in the existing rental buildings nearby attest to the need in this area.

Of course, this building will increase the densification of the area but nearly every area in Vancouver is experiencing greater densification as the city grows. Densification is a fact of life in any growing city.

The proposed building does not change the character of the neighborhood. There is a high-rise building directly across the lane from the proposed building, a high-rise building on 14th and Pine and many other high-rise buildings along 13th Avenue.

Our one concern revolves around parking spaces. We understand that the proposed building will not provide any additional underground parking. In theory people who rent are less likely to own cars than people who purchase units. However, there are many cars running in and out of the existing rental tower so there certainly is a need for some parking. We would like to know what percentage of the people in the existing tower own cars and how many unoccupied parking spaces (if any) are there. Parking in the area is tight and it would be quite disruptive to have another 50 to 100 cars added to the block.

Michael Ryan & Lauris Talmey
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 14, 2016 9:21 AM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue - Public Hearing January 19, 2016

From: Burrell, Keith s.22(1) Personal and Confidential
Sent: Wednesday, January 13, 2016 4:46 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue - Public Hearing January 19, 2016

Dear Mayor and Council:

I am writing to express my personal support for the proposed project at 1755 West 14th Avenue. The vacancy rate in the City continues to be very low and allowing rental units to be constructed on a site that has room to accommodate the project is worthy of Council support. I am confident that the developer will build an attractive project on this site. The fact that it will be a rental project is a welcome addition to the City. Given existing land prices, we must encourage anyone that is prepared to build rental.

Sincerely,

Keith Burrell

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 13, 2016 11:36 AM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Dietrich, Emily s.22(1) Personal and Confidential
Sent: Wednesday, January 13, 2016 11:07 AM
To: Correspondence Group, City Clerk's Office
Cc: Cannon, Darren
Subject: 1755 West 14th Avenue

On behalf of Darren Cannon, Executive Vice President at Colliers International and market-leading industrial real estate agent,

I would like to strongly express my support of the rezoning application for the above property to permit the development of new market rental housing. This project will help serve the keenly-felt need for more residential rental units across the City of Vancouver, and as the site is a vacant, undeveloped lot, there are no potential risks of displacement to existing occupants. Community amenities are already in existence, including gardening spaces and a children's play area, and the building will further be equipped with necessary amenities for families with children living in high-density housing. Furthermore, tremendous efforts will be made to design and develop the land in accordance with environmental sustainability standards.

I am very much in favor of approving this application and hope the public is in agreement at the upcoming Public Hearing. I look forward to reading the feedback.

Kind regards,

Emily Dietrich
s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

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Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 12, 2016 5:13 PM
To: Public Hearing
Subject: FW: 1755 West 14th Ave. Rental Housing Project

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

From: FR Jelfs s.22(1) Personal and Confidential
Sent: Tuesday, January 12, 2016 5:09 PM
To: Correspondence Group, City Clerk's Office; Naylor, Michael
Subject: 1755 West 14th Ave. Rental Housing Project

2016-01-12

Mayor and Councillors

Dear Sir/Madam:

I am writing to support the proposed development of rental housing at 1755 West 14th Avenue. It will add needed rental stock in a neighbourhood which has a large proportion of renters. It should ameliorate some of the loss of rental units as older homes and rooming houses have been re-developed and converted to strata units.

I am sure there will be complaints about "new" traffic and parking but 116 units will not add that much automobile traffic, to what are already busy arterial streets.

One concern is the lack of pedestrian-activated crossings on Burrard between 12th and 16th Avenues. Traffic regularly travels a higher than posted speeds along this corridor so some consideration should be given to improving pedestrian safety in the area.

Sincerely,

Rick Jelfs

s.22(1) Personal and Confidential

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 11, 2016 1:36 PM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Craig Langdon s.22(1) Personal and Confidential
Sent: Monday, January 11, 2016 11:54 AM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

To Vancouver City Council,

Please accept this email as my support for the proposed project at 1755 West 14th Avenue, Vancouver BC.

I'm very enthused by the project, as it adds some much needed rental units in Vancouver. It utilizes land which is not currently being used in an effective manner, no displacement of existing residents, and it's also designed to work within the design of the existing neighbourhood.

I would encourage more of these types of development projects in our city.

Kindest Regards,

Craig Langdon
Vancouver Resident and tax payer

Mayor and Councillors
City of Vancouver
City Hall
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4
Canada

s.22(1) Personal and Confidential

Canada

January 11, 2016

By mail and email

mayorandcouncil@city.vancouver.bc.ca

Re: Re-zoning application – 1755 West 14th Ave., Vancouver

To whom it may concern,

I am a resident of the building s.22(1) Personal and Confidential. My unit looks over the site mentioned above. I have been made aware of the several open houses held by the re-zoning proponent and the City. I have had the opportunity to make myself aware of the application, the Developer and the Owner of the proposed project.

I am also aware of the need for a wider variety of housing types in the City of Vancouver. Clearly there is a shortage of affordable housing and rental housing to accommodate our growing City.

While it is natural to want things to remain the same, our City is changing. We must take reasonable steps to accommodate these changes and to make accommodations for our younger and older generations so that they can share our community now and in the future. On a global scale, we must also accept (and welcome) the fact that others will want to move to Vancouver too. Quality, enduring new rental housing may help to respond to these changes.

I do not object to the above re-zoning application. And, as a neighbour, I am glad that the Developer and the Owner have a reputation for producing and managing high quality projects.

Sincerely,

s.22(1) Personal and Confidential

Wayne Deans

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 11, 2016 1:31 PM
To: Public Hearing
Subject: FW: multi-family rental project

From: Sonny Leong s.22(1) Personal and Confidential
Sent: Sunday, January 10, 2016 3:03 PM
To: Correspondence Group, City Clerk's Office
Subject: multi-family rental project

Dear Mayor Robertson and Council,

We are aware of the project at 1755 West 14th Avenue and the developer. We agree that Vancouver needs more rental housing immediately. Therefore, we support this project which is a positive contribution to this community, and providing a much needed rental housing.

Yours sincerely,

Sonny and Florence Leong
s.22(1) Personal and Confidential

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Friday, January 08, 2016 5:33 PM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Deanna Geisheimer s.22(1) Personal and Confidential
Sent: Friday, January 08, 2016 5:11 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

Dear Mayor & Council,

I just want to voice my support for the proposed rental building at 1755 W. 14th. More housing, particularly rental accommodation is sorely needed.

Regards,

Deanna Geisheimer
s.22(1) Personal and Confidential



Thank you for your referrals, they are always greatly appreciated!

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, January 08, 2016 2:59 PM
To: Public Hearing
Subject: FW: Rezoning Application for 1755 West 14th Avenue

From: Radanovic, Davorka s.22(1) Personal and Confidential
Sent: Friday, January 08, 2016 2:50 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1755 West 14th Avenue

Dear Mayor and Council,

I am writing to support the rezoning application for 1755 W 14 Avenue to allow a second apartment building to be built next to the Forte building. My husband and I are the Resident Managers of this building and we have lived here for 12 years.

As a long-term resident of this building and neighbourhood, the upkeep of this property is important to me. Sun Life, the owner, has shown a commitment to providing a well-maintained and well-managed home for residents since the time we moved in. During the 12 years I have lived in this building I have seen it go through a number of changes to keep it current and to make it a better place to live. Based on our experience so far, I believe the new building will be managed responsibly as well.

As a Resident Manager I have seen that people are generally very happy with the way our building is run and that there is high demand to live in the building. People want to live here because it's one of the best-run buildings in the neighbourhood, near to good schools and parks. We also have social events for the residents to try to make Forte a community for the residents.

The second building next to ours will provide an opportunity to update the landscaping around us, as well as adding new shared spaces, a barbeque area, and a children's play area that will serve the families in our building well. I only wish we would have had the play area when we first moved in here with our son when he was 5 years old.

By adding another building to the property, more people will be able to live in this neighbourhood and live in a building as well-run as this one. This new building would allow new people to move to the community who would not otherwise be able to do so.

I look forward to welcoming new neighbours to our community and hope City Council will support this application to make it possible.

Sincerely,

Davorka Radanovic
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 07, 2016 9:57 AM
To: Public Hearing
Subject: FW: 1755 West 14th Ave - Proposal

From: Zeljko Katana s.22(1) Personal and Confidential
Sent: Wednesday, January 06, 2016 10:01 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Ave - Proposal

Dear Mayor and Council,

My name is Zeljko Katana, I live with my girlfriend and her daughter at s.22(1) Personal and Confidential. We currently rent at that location and we love the area - with its proximity to daycare, shops, parks, and downtown. In May of this year, our lease will be up and we would like to find another rental in the same area.

We understand that there is a proposal for a rental building 1755 West 14th Ave. My girlfriend and I think the proposal is great as it provides an opportunity for us, as well as others to rent in the neighbourhood. We cannot afford to buy a place and would like to find something in the area that is clean, and newer. We know other people who would also like to move into the neighbourhood but are having a hard time finding rental units.

We would love for this new rental building to become part of this beautiful neighbourhood as it provides a great opportunity for so many people, like us.

Thank you for your time, and we really hope we can relocate to 1755 West 14th Ave one day.

Best,

Zeljko Katana
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 07, 2016 9:56 AM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue Rezoning application

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

From: Michael Flanigan s.22(1) Personal and Confidential
Sent: Wednesday, January 06, 2016 4:48 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue Rezoning application

Please accept this email as support for the approval of the abovenoted rezoning application. There is a critical need for rental housing in the City of Vancouver and in this area specifically, and we support the project proceeding.

Sincerely,

Michael Flanigan
Vice President - Development & Asset Strategies, BC Housing

Sent from my iPhone

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 06, 2016 3:23 PM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Chambers, Mark s.22(1) Personal and Confidential
Sent: Wednesday, January 06, 2016 3:14 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

I wanted to advise that I fully support this development.

Thanks.

mark

Mark Chambers*
s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 06, 2016 2:03 PM
To: Public Hearing
Subject: FW: Proposed Rental Building - 1755 W 14th Ave

From: Bob Watt s.22(1) Personal and Confidential
Sent: Wednesday, January 06, 2016 11:04 AM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Rental Building - 1755 W 14th Ave

Dear Mayor and Council,

I have been following with interest the plans for the proposed residential rental building @ 1755 West 14th Ave and I am in full support of the project. With the lack of Rental stock in Vancouver, the projects scale, design and sensitivity to the surrounding area and the fact the proposed project will not be displacing existing occupants, it makes sense in all respects.

Please contact me at the numbers below should you wish.

Sincerely, Bob Watt

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 21, 2015 9:12 AM
To: Public Hearing
Subject: FW: 1755 West 14th Ave., Vancouver

From: Daniel sung s.22(1) Personal and Confidential
Sent: Friday, December 18, 2015 8:25 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Ave., Vancouver

Dear Mayor and Council,

As residents living nearby, we' like to express our support for the proposed rental building at 1755 West 14th. Vancouver needs more high quality rental buildings and this neighbourhood has seen very few additions to the housing stock over the past decades.

I encourage you to approve this project.

Sincerely,
Daniel and Gloria Sung

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, December 18, 2015 3:41 PM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Jade Cheng s.22(1) Personal and Confidential
Sent: Friday, December 18, 2015 3:12 PM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

Dear Mayor Robertson and Council,

I'd like to express my support for the proposed rental building at 1755 West 14th Avenue. I have worked in this neighbourhood for over 20 years and believe it will greatly benefit from having more high quality rental buildings. I encourage you to approve this project.

Sincerely,
Jade Cheng
s.22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, December 18, 2015 12:25 PM
To: Public Hearing
Subject: FW: 1755 West 14th Avenue

From: Sinclair, Scott s.22(1) Personal and Confidential
Sent: Friday, December 18, 2015 7:23 AM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue

Mayor Robertson and Council,

Thank you for encouraging more rental buildings to be built in Vancouver. South Granville is a very desirable place to live and more people should have the ability to do so. I have lived in Shaughnessy for more than 10 year. I therefore support the proposed new building at 14th and Burrard. Right now, there are not a lot of options for those who want to rent in a newer building with many people renting condos where they have little long term security.

Kind regards,

Scott Sinclair
s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 22, 2015 10:28 AM
To: Public Hearing
Subject: Fw: 1755 West 14th Avenue - Support

From: Christina Chan s.22(1) Personal and Confidential
Sent: Thursday, December 17, 2015 10:07 AM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14th Avenue - Support

Dear Mayor and Council,

As a long-time area resident s.22(1) Personal and Confidential, I am in support of the proposed 100% rental project at 1755 West 14th Avenue. Residential rental is in short supply in Vancouver. A 100% rental project that can bring 116 new dedicated rental units to Vancouver's West side in an established, walkable and amenity-rich location, and which doesn't displace existing tenants, is a unique and rare opportunity.

I believe the scale is also appropriate for this neighbourhood, which already features a diversity of housing forms, including mid- and high-rise multifamily condominium and rental buildings.

Kind regards,

Christina Chan
s.22(1) Personal and Confidential