

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:03 AM
To: Public Hearing
Subject: FW: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave

From: Paul Albrighton s.22(1) Personal and Confidential
Sent: Wednesday, June 22, 2016 9:16 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave

**RE: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave
June 22nd 2016.**

To: Mayor and Council

COMMENTS

I reside nearby in a single family house for the last 2+ years ,and received the Notice of Public Hearing in my mailbox.

I fully support this rezoning plan, and feel its a very positive move the area, this area needs more density to assist with the limited rental options, and to allow more inhabitants to enjoy the nearby amenities of: Trout Lake Community Centre and Park, nearby schools, and the major hub of Skytrain and Bus routes. I've reviewed the architectural plans, and feel the modern design concept while retaining 1 heritage home is great plan, and fresh look with this city needs more of.

Thank you,

Paul Albrighton

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:07 AM
To: Public Hearing
Subject: FW: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave

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

From: Stuart Smith s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 6:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave

Dear Mayor and Council,

I am writing to express my strong support of the rezoning application for 3365 Commercial Dr and 1695-1775 E 18th Ave.

Vancouver desperately needs more places for people to live and this project will provide some of those.

Thank you

Stuart
Stuart Smith
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:10 AM
To: Public Hearing
Subject: FW: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave

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

From: Jens von Bergmann **s.22(1) Personal and Confidential**
Sent: Thursday, June 23, 2016 9:49 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 3365 Commercial Dr and 1695-1775 E 18th Ave

Dear Mayor and Council,

I strongly support the proposal to create secured rental units on this site to give people that can't afford single family homes an opportunity to live in the neighbourhood.

My only concern is that setting aside 10 underground parking spaces for the 4 units on sub-area 2 seems excessive and counter-productive in supporting the city's transportation goals.

—jens

Jens von Bergmann

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:43 AM
To: Public Hearing
Subject: FW: rezoning application for 3365 Commercial Drive

From: Jeannette Montroy s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 10:39 AM
To: Correspondence Group, City Clerk's Office
Subject: rezoning application for 3365 Commercial Drive

Hello!

I just wanted to say that I am very much in support of this development.

I don't live in the immediate area however, I have many friends who do and I also know people across the city who are facing the consequences of the shortage of dedicated rental stock in this city - especially for 2 and 3 bedroom units.

I'd like to see more developments like this all over the city! Families that want to or choose to or have to rent should be able to find a place to live without extreme difficulty.

Thank you!

Jeannette Montroy
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:57 AM
To: Public Hearing
Subject: FW: Rezoning Application for 3365 Commercial Drive

From: Andrew Carne s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 10:46 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: Rezoning Application for 3365 Commercial Drive

To Whom it May Concern,

I'm writing to express my support for the rezoning application proposed for 3365 Commercial Drive. I will unfortunately not be able to attend the Public Hearing this evening, so I hope this will allow me to convey my views.

I am a 29-year old resident of Vancouver, and currently rent my accommodations. The thought of having to move and find a new rental place in the city absolutely terrifies me, as availability is so incredibly low. We desperately need higher density and more rental units in this city.

Commercial Drive is a major arterial road. It is therefore entirely reasonable to densify along it. The proposed building, with a maximum height of 6 storeys, is entirely reasonable given the location and nearby structures.

I encourage staff and council to approve this project and encourage reasonable increases in density - particularly all rental projects such as this - as we so desperately need them to help deal with the housing shortage.

Best Regards,
Andrew Carne

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 10:58 AM
To: Public Hearing
Subject: FW: support for rezoning application for 3365 Commercial Drive

From: David Sadler s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 10:47 AM
To: Correspondence Group, City Clerk's Office
Subject: re: support for rezoning application for 3365 Commercial Drive

Hello,

Just wanted to send an email in support of the rezoning application for 3365 Commercial Drive. I've lived on s.22(1) Personal and Confidential for many years, having both rented and now own a townhouse. I feel it is important to provide a range of housing options for people to live in the area and more purpose built rental developments are needed. Having different housing options is the only way the Drive will preserve it's diversity and eclectic nature that everyone who lives here loves. In my own little neighbourhood pocket further north on the Drive, rental buildings, modified single family homes, and condos can all be found on the same block and contribute to a interesting and vibrant landscape with many options for housing.


While I respect people's concerns about their neighbourhood - it is still strange to me that in a city with such challenges around affordable housing people are opposed to a purpose built rental building, how else can we make inroads on the problem? Perhaps they think housing units are going to magically float in the sky without being on the ground somewhere?

Thanks,

-David

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 11:05 AM
To: Public Hearing
Subject: FW: Rezoning application for 3365 Commercial Drive

 **From:** Augustine Shim **s.22(1) Personal and Confidential**
Sent: Thursday, June 23, 2016 11:02 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application for 3365 Commercial Drive

Hello,

I won't be able to attend the public hearing so I would just like to express my support for the rezoning application. Honestly anything that creates more rental property is welcome.

Regards,
Augustine Shim.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 11:59 AM
To: Public Hearing
Subject: FW: Rezoning application for 3365 Commercial Drive

From: Amy Fox s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 11:31 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application for 3365 Commercial Drive

I'm thrilled to see the possibility for more dense housing - and especially *rental* housing. Thank you City Council for taking real steps to deal with the biggest issues facing us - and thank you also for creating rental units on The Drive, an area that needs them.

Amy Fox
Local Resident

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 11:59 AM
To: Public Hearing
Subject: FW: Rezoning Application for 3365 Commercial Drive

From: Kelsey Taylor s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 11:36 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: Rezoning Application for 3365 Commercial Drive

Hi there!

This email is to express my **support** for the rezoning.

As a resident of Commercial Drive and Cedar Cottage, I believe that it is a small, vocal minority that is able/willing to attend City hearings and express their dissent. It is my belief that the majority of the neighbourhood would support this project. It is not out of scale with the rest of the neighbourhood, and maintains a character home. Most importantly, it provides much-needed rental housing which is a crucial step in helping to mitigate Vancouver's housing problems.

Thanks,

--

Kelsey Taylor

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 11:59 AM
To: Public Hearing
Subject: FW: Rezoning application for 3365 Commercial Drive

From: Brandon Yan s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 11:47 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application for 3365 Commercial Drive

I would like to voice my support for the addition of more secure rental units in the city. I therefore support the rezoning of 3365 Commercial Drive.

Too much of our conversation is about ownership when the rental vacancy rate is at all-time lows. Rents are more in line with incomes than purchase prices. Please do what is right and allow more rental units to be constructed in Vancouver.

Brandon Yan
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 12:00 PM
To: Public Hearing
Subject: FW: Rezoning application for 3365 Commercial Drive

From: Christopher Langmuir s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 11:51 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application for 3365 Commercial Drive

Good day,

I would like to express my support for the rezoning application for 3365 Commercial Drive.

I lived on s.22(1) Personal and Confidential for approximately ten years and I watched anti-densification sentiment push out renters like me as more and more renters had to leave as property values continued to rise and the area became more and more desirable to live in, pushing rents up and displacing renters such as myself.

Anti-densification activists like to claim condos will deteriorate a neighbourhood's character, but nothing could be further from the truth. All keeping density low does is ensure single family dwellings increase in value, meaning old residents protect their investments, and new residents are increasingly only the wealthy.

Commercial Drive's character comes from the artists and diverse cultural groups that call that neighbourhood home, not from the handful of lucky residents who bought their single family dwellings decades ago. Artists and immigrant populations are served by rental units, not by million dollar homes.

Please ignore the complaints of those protecting their investments under the guise of "character". Approve the rezoning application.

Thank you,

Christopher Langmuir

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 12:35 PM
To: Public Hearing
Subject: FW: rezoning application for 3365 Commercial Drive

From: Jennifer Bradshaw s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 12:22 PM
To: Correspondence Group, City Clerk's Office
Subject: rezoning application for 3365 Commercial Drive


Dear Council,

I fully support this rezoning, and others like it that adds much needed average-income housing stock. What this city does not need more of is single-family-detached-home owners trying to get even more return on their investment. As to "character," if these folks want Vancouver to look like a big retirement home in 20 years, they can continue on their warpath. Young STEM workers like me are on the cusp of leaving – many of us are headhunted often from outside of Vancouver. Local talent exodus will certainly lead to non-classist "character deterioration."

Best,

Jennifer Bradshaw

s.22(1) Personal and Confidential



Leckovic, Katrina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 12:21 PM
To: Public Hearing
Subject: FW: Rezoning Application, 3365 Commercial Drive and 1695-1775 East 18th Avenue

From: Taavi Weinberger **s.22(1) Personal and Confidential**
Sent: Thursday, June 23, 2016 12:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application, 3365 Commercial Drive and 1695-1775 East 18th Avenue

I support the rezoning of this location, and urge you to approve the application.

Rezoning Application, 3365 Commercial Drive and 1695-1775 East 18th Avenue

Thank you,

B.T. Weinberger

Leckovic, Katrina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 2:11 PM
To: Public Hearing
Subject: FW: rezoning application 12335

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

From: Kyle MacDonald **s.22(1) Personal and Confidential**
Sent: Thursday, June 23, 2016 11:45 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: rezoning application 12335

This one:

<http://council.vancouver.ca/20160623/phea20160623ag.htm>

On Thu, Jun 23, 2016 at 11:25 AM, Correspondence Group, City Clerk's Office <ccclerk@vancouver.ca> wrote:

> Thank you for your email. If you are able to reply with the rezoning application address, much appreciated.

>

> -----Original Message-----

> From: Kyle MacDonald **s.22(1) Personal and Confidential**
> Sent: Thursday, June 23, 2016 9:46 AM
> To: Correspondence Group, City Clerk's Office
> Subject: rezoning application 12335

>

> I am a resident of Vancouver and support this application.

>

> Let's do it !

>

> -kyle

>

> --

> Sent via the internet.

>

> Kyle MacDonald

s.22(1) Personal and Confidential

--

Sent via the internet.

Kyle MacDonald

s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 2:13 PM
To: Public Hearing
Subject: FW: Rezoning Application

From: Kate Phifer s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 1:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application

Hi,

I am writing to support the rezoning application for 3365 Commercial Drive. I am a 30 year old recent college graduate who had to move early in February. Not only was there almost nothing within my price range there was barely any rental units available at all. Please take into account the struggling youth of this city and the need for more rental options.

As I face entering the job market I wonder about even staying in Vancouver. This city is becoming more and more unlivable due to rising prices and housing is the worst of it all.

Thank you for your consideration!

Kate Phifer

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 2:14 PM
To: Public Hearing
Subject: FW: Rezoning 3365 Commercial Drive and 1695-1775 East 18th Avenue

From: Bob Ambardar **s.22(1) Personal and Confidential**
Sent: Thursday, June 23, 2016 1:30 PM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: Rezoning 3365 Commercial Drive and 1695-1775 East 18th Avenue

Dear Mayor & Council,

I previously attended and spoke at the May 24th public hearing in support of this project. I am a homeowner in the area and am disturbed by the lack of available rental housing in the City. I was inspired to speak after a recent experience renting out a suite that I own. I posted an ad at 11PM and had 6 responses by 6AM the next morning. I had 35 responses the first day and removed the ad just to be able to deal with the deluge of people needing a place to rent. There is a lot of media coverage these days about the lack of affordability for young people and families to buy a property in Vancouver. After my experience I am even concerned if my kids will be able to find a rental to live in when they are older., let alone somewhere to buy.

What struck me at the public hearing was how many people came up and proudly stated how long they lived in the neighbourhood, with 20+ years being common. These are people who are used to their neighbourhood and don't want change. It may have seemed like there were a lot of them but essentially it was the same kind of long term resident repeating of one side of the discussion around this development. But you as a council know there is a very very strong counter argument, which is that there is a desperate shortage of rental housing. Your challenge as our City's leadership is how to balance what you hear with what you don't hear but know is out there. No renters will speak up at a public hearing like this because they don't exist yet. The building is 3 years away so who would ever expect renters to come forward and speak at a public hearing. The May 24 hearing, and I assume this evenings public hearing, presents a highly skewed perspective on the development. Perhaps the developer should have allowed people willing to speak in support of rental housing to get on a priority list for a suite if they agreed to share their experience on how hard it is to find rentals. If I had 35 people interested in my single suite then I'm sure they would be lined up outside the council chambers and around the block to get into a 110 unit building.

At the public meeting I explained how I tried to take a balanced view of the development, because I wasn't sure if it was the right fit for the location. But after touring the site I noted that the highest density and building height was against the arterial road, Commercial Drive, which is standard for good planning policy. The development effectively steps down to the west to blend into the neighbourhood. I also noted that there is another multi family building on the north side, commercial on the south side, as well as several similar buildings further south. There is also a large church and school less than a block away, so this clearly a transitional area with many uses, not just single family.

I also was worried about the trees but it is clear from the arborist report that many of the trees are not viable

and that the developer will be planting a huge number of new trees. I'm sure all the anti-development group would have preferred no development at all. This would have led to 5 single family houses being built and all the trees cut down, with a fraction of the replacements if any planted. In terms of trees and thinking long term, I see this development as a huge positive for this area.

Lastly, there was a lot of venom directed to the developer for what I perceived to be the simple reasoning that all developers are bad. Like any industry there are good and bad ones. However for rental buildings you shouldn't look at Cressey as a developer as if it was a condo building. In a condo building the developer walks away after it is sold out but for a rental building the developer continues to have a vested stake in the neighbourhood, just as Cressey has for their other rentals around the corner. Developer is such a four letter word these days that I think they should just be referred to as a future business owner, which is exactly what they are. Doesn't sound so bad anymore does it?

In summary I think there is an overwhelming need for this type of housing and I believe City staff and the developer have worked hard to come up with a project that balances the conflicting needs of the community as best that they can.

I am in support of this development and I hope Mayor and council can look at all sides of the argument and support it as well.

Sincerely,

Bob Ambardar
s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 23, 2016 2:33 PM
To: Public Hearing
Subject: FW: Rezoning application for 3365 Commercial Drive

From: Ken Hamilton s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 2:22 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application for 3365 Commercial Drive

I live at s.22(1) Personal and Confidential I've owned in the neighborhood for 4 years, and rented in the area before that for 5 years. To say the least, I consider 'The Drive' my home. Rising rent prices and a lack of rental spaces in the neighborhood are making it increasingly difficult for others to call the neighborhood theirs as well. If we truly want to preserve what makes this area special, we need more densification and especially more rental units. Plugging our ears and stamping our feet will not change that fact, and it won't help us dictate the way that densification is implemented so as to preserve the spirit of the area. That is why I support the development at 3365 Commercial.

Thank you.

Ken Hamilton

Isfeld, Lori

From: Alistair Cook s.22(1) Personal and Confidential
Sent: Thursday, June 23, 2016 2:56 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application for 3365 Commercial Drive

Dear Mayor and Council,

I would like to show my support for the rezoning application for 3365 Commercial Drive. I would like to see more growth in our community and I believe that added density is the best solution to our rising housing cost situation. I am very happy to hear that there will be market rental units in the buildings

Thanks for your time,

Alistair Cook
Resident.