

Hildebrandt, Tina

From: Public Hearing
Sent: Tuesday, July 12, 2016 12:07 PM
To: Public Hearing
Subject: FW: I support - All July 12 rezoning's

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 9:49 AM
To: Public Hearing
Subject: FW: I support - All July 12 rezoning's

From: Stuart Smith **s.22(1) Personal and Confidential**
Sent: Tuesday, July 12, 2016 9:21 AM
To: Correspondence Group, City Clerk's Office
Subject: I support - All July 12 rezonings

Stuart Smith
s.22(1) Personal and Confidential

July 12, 2016

Dear Mayor and Council,

I'm writing to express my strong support for all rezoning on the agenda today. We need more housing for more people.

1. **REZONING: 106 - 116 East 35th Avenue**
2. **REZONING: 505 West 62nd Avenue**
3. **REZONING: 7807 Cambie Street**
4. **REZONING: 445 Kingsway and 2935 St. George Street**
5. **REZONING: 2805 East Hastings Street**

My only reservations are:

- all the projects could much larger and could serve many more new residents. I would remove any FSR or height limit.
- residential curb permit parking should be market priced, at least \$150/month and there should be no free/unmetered parking spots whatsoever, for any reason.
- bundled parking should be prohibited in any building, so that parking users are paying for their parking and not being subsidized by others.

The main objections people raise toward these rezonings and many others is traffic and parking, so let's regulate those, not the people living there.

Thank you

Stuart Smith

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 9:47 AM
To: Public Hearing
Subject: FW: 2805 East Hastings St.

From: ERNESTO SALVI s.22(1) Personal and Confidential
Sent: Tuesday, July 12, 2016 8:02 AM
To: Correspondence Group, City Clerk's Office
Subject: 2805 East Hastings St.

Dear Mayor and Council,

I appreciate the opportunity to share my opinions on the rezoning and redevelopment proposal for 2805 East Hastings, by PCI Development Corp. My name is Ernesto Salvi, and I've been a small business operator in the 2600 block of Hastings for over 15 years now – less than two blocks from this development site.

While change has been gradual in this area over the last 15+years, we are now seeing the positive impact of recent investment and renewal, and I see this project as another step forward in ensuring the social sustainability of the neighbourhood, as well as the economic sustainability of our local merchants.

It is no surprise that housing affordability is a top of mind issue for our community and offering secured market rental housing will provide the opportunity for working professionals and young families to live, and spend their money in this neighbourhood.

Finally, the site is unattractive and car-oriented today – this new retail streetscape along both Hastings and Kaslo will improve and further animate this section of Hastings.

I hope to see Council approve this project.

Sincerely,

Ernesto Salvi

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 9:46 AM
To: Public Hearing
Subject: FW: 2805 East Hastings Rezoning Application
Attachments: 2805 E Hastings - letter from Hastings Community Association.pdf

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

From: Sherry Breshears s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 10:44 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: 2805 East Hastings Rezoning Application

Dear Mayor and Council,

Please see the attached letter from the Hastings Community Association regarding the rezoning application for 2805 East Hastings.

Best Regards,

Sherry Breshears

President, Hastings Community Association



July 11, 2016

Dear Mayor Robertson and Council,

The Hastings Community Association Board has reviewed the proposed rezoning application for 2805 Hastings (two blocks from our Community Centre) by PCI Development Corp, and at our last Board Meeting on June 22nd, 2016 passed a motion in support of this project.

The Hastings Community Centre and Templeton Park Pool are jointly operated by the Vancouver Park Board and the Hastings Community Association. The Hastings Community Association ensures the community is represented at the Centre, at Templeton Park Pool, and in local planning and development issues.

As a family-focused Association, we acknowledge the need for more affordable and accessible housing in our community. We believe 91 units of secure, market rental housing, with over 40% of two and three bedroom units, will offer more opportunities for families to stay or relocate to our community.

Our neighbourhood elementary school, Dr. A.R. Lord Elementary, is facing potential closure. This community needs more families living here to support its future. We acknowledge six-storeys is above the current zoning, but believe it to be acceptable at this location for this particular project.

We encourage Council to approve this rezoning and allow our community to grow in a responsible way.

Sincerely,

A handwritten signature in black ink that reads 'A. Bushears'.

Sherry Breshears
President, Hastings Community Association

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 9:44 AM
To: Public Hearing
Subject: FW: 2805 E. Hastings Development
Attachments: Letter to Council Massimo Mandarino.docx

From: Massimo Mandarino s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 9:14 PM
To: Correspondence Group, City Clerk's Office
Cc: Massimo Mandarino
Subject: 2805 E.Hastings Development

Please Find attached my letter in support of the development on 2805 East Hastings Street.

If you have any further questions please don't hesitate to call me at s.22(1) Personal and Confidential

Thank you!!

Sincerely
Massimo Mandarino

Sent from my BlackBerry 10 smartphone on the Rogers network.

Massimo Mandarino
Paradise Coffee Co.
202-460 Nanaimo St.
Vancouver, BC
V5L 4W3

His Worship Gregor Robertson and Vancouver City Council:

As an active member of the Hastings Sunrise business community (EastVillage), I am writing to express my support for the rezoning of 2805 Hastings Street. I have reviewed the plans and believe this well-designed building will offer much more to the community than the site in its current state as a drive thru.

I grew up in this neighbourhood and have experienced the growth and change of the years. I recall shopping on Hastings with my mom as a child, Fields, London Drugs, Scardillos, getting my hair cut at Sorento Barbershop, Rocco's(which is no longer around) served many of our families functions. And of course the PNE parade. And now as a business owner I've seen the positive impact the new developments have had on the neighbourhood.

Change can be uncomfortable for some, however we need change to keep our communities strong, healthy and vibrant.

Housing affordability is a challenge in our City and the Hastings Sunrise community is equally affected by the pressures of constant cost increases and shortages of supply. I am glad to see this proposal will bring 91 units of much needed rental housing, however at this location along Hastings I would have supported even more height to deliver more rental units. In a family-friendly neighbourhood, with walking to schools, a community centre, and more, I am pleased to see the high number of two and three bedroom units to allow young families to live in this community.

This block today is in need of renewal. I support the retail wrapping around and down Kaslo and look forward to the new retailers this development will bring.

I believe this project will be a positive change for the area and look forward to its completion. I encourage Council to support this plan.

Sincerely,

Massimo Mandarino
Paradise Coffee Co.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 9:48 AM
To: Public Hearing
Subject: FW: 2805 E. Hastings Rezoning

From: Damian Murphy **s.22(1) Personal and Confidential**
Sent: Tuesday, July 12, 2016 8:49 AM
To: Correspondence Group, City Clerk's Office
Subject: 2805 E. Hastings Rezoning

Dear Mayor Robertson and Council,

Thank you for the opportunity to express my opinion on the proposed rezoning for 2805 East Hastings in front of Council next week.

As an area resident and advocate of secure, affordable housing options in our increasingly expensive community, I am pleased to share my support for the proposed six-storey building which I understand is above the current zoning. I believe offering modest additional height (and density) in exchange for purpose-built rental over stratified condominium is a good trade off.

I also understand that a sizeable portion of the new building will be 2 and 3 bedroom suites which will provide an excellent opportunity for young families to have affordable housing and remain in the city. Rental housing above new retail also seems like a much better use than the current vehicle-focused drive thru and largely empty parking lot.

Finally, the location along Hastings makes sense for additional height and density as it is well serviced by transit and is in walking distance to many shops and services.

I congratulate staff on a well-planned project and look forward to its completion.

Best regards,

Damian Murphy

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Karen Sawatzky s.22(1) Personal and Confidential
Sent: Tuesday, July 12, 2016 10:53 AM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: Support for rezoning 2805 East Hastings to build purpose-built rental housing

Dear Mayor and Council,

I write to support the rezoning of 2805 East Hastings to CD-1 zoning to permit a six-storey rental building with 91 secured market rental units.

I support this application for several reasons, the main one being the city's dire need for more purpose-built rental housing. As I know you're aware, the city's vacancy rate for private apartments like the ones proposed here was 0.6% as of late 2015 and in fact the city's vacancy rate has averaged under 1% for about the last 30 years. Industry and housing experts generally point to a healthy vacancy rate being as being at least three percent. The lack of rental housing has severe and far-reaching consequences for Vancouver's renters and also the city's ability to have a functioning economy, as was recently noted in the "Rent Race" report published by Vancity Credit Union. That report noted that renters are dispersed "throughout the entire economy—working as health and education professionals, in construction, finance, social assistance, and other industries" and that "renter workers making median incomes in several industries face the real possibility of being priced out of the communities they call home."

I would further like to note that renters are present in all age groups in Vancouver, making the lack of rental housing a problem that affects a wide segment of our local population. According to the report, the renter population is comprised of 33% millennials, 30% Gen X, 26% baby boomers and 11% those age 70 or older (page 4).

While currently just over half of Vancouver's households are renters, this percentage has declined since 1991 (when it was 59 percent, see page 24 of linked report). As a renter myself, I am concerned about this trend and what it suggests for the future of renters in our city. The city also has a low rate of purpose-built rentals per capita – less than other cities that have a lower percentage of renting households, which also points to the great need for rental housing such as is being proposed here.

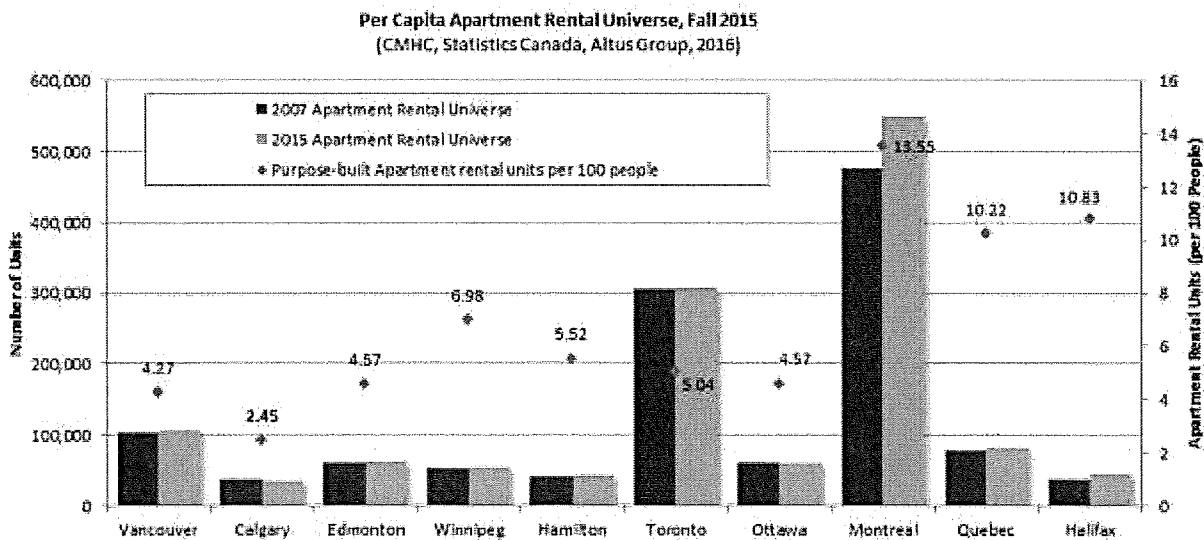


Image source: Ian Meredith, Altus Group, s.22(1) Personal and Confidential

Adding a lot more new secured rental supply is necessary to deal with our current shortages and in the shorter-term gives more choices to renters, which makes life easier for them and gives them a bit more housing security.

In terms of this specific application, I see that the proposed building would not displace any existing renters and that it would replace a fast-food franchise and a surface parking lot.

It's located in an area where there are many shops, services and public transit to meet the needs of the future residents. Those future residents will also be customers for the area's many small businesses. All these factors point to this building being a great benefit to our city.

I am also pleased to see that this project includes 34 two-bedroom and five-bedroom units, which will provide much-needed family-friendly housing. I see as well that, in keeping with the city's guidelines for housing families at high densities, this proposal includes common amenity space both indoors and outdoors and that is another reason why I support it.

I also note and support the condition of bylaw enactment (7(iii)) that says none of the units shall be rented for less than one month at a time, because this helps ensure that these units are not rented out as short-term rentals to tourists instead of serving their intended purpose as housing for residents.

For all these reasons, I support this project and urge you to do the same.

Sincerely,

Karen Sawatzky

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 6:03 PM
To: Public Hearing
Subject: FW: Council's Vote Tonight on 5 New Developments

Follow Up Flag: Follow up
Flag Status: Flagged

From: Robyn Gillrie s.22(1) Personal and Confidential
Sent: Tuesday, July 12, 2016 5:44 PM
To: Correspondence Group, City Clerk's Office
Subject: Council's Vote Tonight on 5 New Developments

Dear Mayor and Council of the City of Vancouver,

I understand that tonight, the City votes on the passing (or not) of 5 new developments that include about 200 units of market rental housing. Without knowing the specifics of each project, I nevertheless speak highly in favour/support of these developments - simply because I recognize the great need in this city for affordable rental housing.

I am a 33 year old, hardworking citizen of this city, and despite having paid off my student loans, despite being paid well, cannot afford to buy property here. I must therefore rent - and let me tell you how hard it is to find decent rental housing! Even with my stellar credentials and track record, it is no easy task getting into a good building because the competition is so fierce.

I urge you to consider the fact that you are slowly driving away innovation and talent in the younger populations - the people who are the future of this city - because they cannot find housing. I love Vancouver to pieces, but even I am considering packing it up and moving some place where I can actually get ahead. For me, this means investing in a home, whether that be an affordable rental space, or an affordable property. Vancouver just isn't cutting it anymore.

Please make some of your younger citizens proud tonight and prove you care about the issues of rental housing!

Regards,
Robyn Gillrie B.Des

Ludwig, Nicole

From: Andrew Henry s.22(1) Personal and Confidential
Sent: Tuesday, July 12, 2016 6:38 PM
To: Public Hearing
Subject: Re: FW: Rezoning Hearing

Both meetings. All and all the items relating to rezoning to higher density rental housing. Looking over the minutes, I think this would be all the items for tonight's meeting (little late) and Items 3 & 4 on the 19th.

Thanks :)

On Mon, 11 Jul 2016 at 09:35 Public Hearing <PublicHearing@vancouver.ca> wrote:

Good morning –

Just a reminder to please identify which Public Hearing you are referring to: July 12th or July 19th, and which Agenda item your comments relate to so I can distribute your comments to Mayor and Council before the meeting tomorrow evening.

Thank you

Tina Hildebrandt | Meeting Coordinator

CITY OF VANCOUVER | City Clerk's Office

604.873.7268 | tina.hildebrandt@vancouver.ca

From: Public Hearing
Sent: Friday, July 08, 2016 11:33 AM
To: s.22(1) Personal and Confidential
Subject: FW: Rezoning Hearing

Thank you for your comments.

Please confirm which Public Hearing you are referring to: July 12th or July 19th, and which Agenda Item(s) your comments relate to.

Thank you

Tina Hildebrandt | Meeting Coordinator

CITY OF VANCOUVER | City Clerk's Office

604.873.7268 | tina.hildebrandt@vancouver.ca

From: Correspondence Group, City Clerk's Office
Sent: Friday, July 08, 2016 9:21 AM
To: Public Hearing
Subject: FW: Rezoning Hearing

From: Andrew Henry **s.22(1) Personal and Confidential**
Sent: Thursday, July 07, 2016 9:59 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Hearing

Hi,

Im a renter in Vancouver and I'd like to register my strong support for this project. It will give my landlord some much-needed competition, and it will give 109 extra households the chance to live in east van.

Those are real, tangible, human benefits and I hope you approve this project and others like it.
Thank you for your time.

Andrew Henry