

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 28, 2016 5:01 PM
To: Public Hearing
Subject: FW: 155 East 37th Ave Public Hearing

From: Bruce Fougner s.22(1) Personal and Confidential
Sent: Tuesday, June 28, 2016 4:34 PM
To: Correspondence Group, City Clerk's Office
Subject: 155 East 37th Ave Public Hearing

Dear Mayor and Council,

This proposed development is perfect in every way. It will support existing businesses in the area and provide the type of housing which is much needed. With access to bike lanes it will also provide great incentives to the local population to stay out of their vehicles on the way to and from work.

A great green development.

Bruce Fougner

s.22(1) Personal and Confidential



Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 04, 2016 10:10 AM
To: Public Hearing
Subject: FW: 155 East 37th Avenue (Little Mountain) Public Hearing July 19th

From: Galt Wilson s.22(1) Personal and Confidential
Sent: Sunday, July 03, 2016 10:50 PM
To: Correspondence Group, City Clerk's Office
Cc: Gerda Wilson
Subject: 155 East 37th Avenue (Little Mountain) Public Hearing July 19th

Public Hearing concerning 155 East 37th Avenue (Little Mountain), July 19th.

Re. the proposal to develop 14 residential and 3 mixed use buildings, including approximately 1,573 dwelling units (including 282 social housing units)

We have lived in the area for seven years and strongly believe the development should proceed immediately. It is a matter of fairness. Thousands of people move to Vancouver every year to contribute to our community. They need somewhere to live.

The construction and influx of residents that will follow will no doubt be disruptive to our neighbourhood. This is something we simply must accept. A number of factors contribute to unaffordability in the Vancouver housing market, but severely constrained supply is the primary one. We need many thousands of new units. We have waited too long for these.

Please approve the proposal without further delay.

Galt and Gerda Wilson
s.22(1) Personal and Confidential



Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 9:51 AM
To: Public Hearing
Subject: FW: Rezoning Application for 155 East 37th Avenue (Little Mountain)


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

From: Wood Reilly s.22(1) Personal and Confidential
Sent: Saturday, July 09, 2016 4:19 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 155 East 37th Avenue (Little Mountain)

Hi, I'd like to register my support for the Little Mountain rezoning. We desperately need more of all types of housing in Vancouver, I fully welcome both the social housing and the market rate components of this project.

Thank you,
Reilly Wood

s.22(1) Personal and Confidential



Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 9:58 AM
To: Public Hearing
Subject: FW: Little Mountain Rezoning Application

From: Brian Sampson s.22(1) Personal and Confidential
Sent: Sunday, July 10, 2016 5:47 PM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain Rezoning Application

Hello! I may not be able to attend the upcoming hearing, but wanted to email to commit my full support for the development application. My only regret is that it is not four times the size.

I am a teacher at the elementary school in that neighbourhood. I am concerned that without more "vertical living", housing prices will become cost-prohibitive for young families.

This development is only half of the battle; more measures need to be taken to ensure affordability than just approving denser development projects. But besides wishing it were taller, I think this one is appropriately designed for neighbourhood-conscious mixed use and I'm excited to see it go forward.

Brian Sampson

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 9:58 AM
To: Public Hearing
Subject: FW: Little Mountain rezoning

From: Dave Harder **s.22(1) Personal and Confidential**
Sent: Sunday, July 10, 2016 6:15 PM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain rezoning

I firmly believe the Rezoning must happen for maximum new dwellings. The absurd short sighted NIMBY mentality opposing it is a detriment to this city and we can't let them hold us back.

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 10:00 AM
To: Public Hearing
Subject: FW: Little Mountain Rezoning

From: David Barwin s.22(1) Personal and Confidential
Sent: Sunday, July 10, 2016 10:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain Rezoning

Has my full support. As many units at possible please.

David

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 10:02 AM
To: Public Hearing
Subject: FW: Little Mountain Housing

From: Christopher Porter s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 5:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain Housing

Dear Mayor and Council,

I'd like to register my strong support for the rezoning and increased density at Little Mountain. As someone renting in Vancouver and trying to raise a young family, I think we need more housing options like this.

My only feedback is there is too much parking included. With the rise of car sharing options and given the sites proximity to buses on Main and the Ontario bikeway, this should be an opportunity to reduce costs and limit parking. But otherwise it is a great proposal.

I would also like to quickly add my full support to the recent changes to require that new developments have more 2 BR and 3 BR units.

Now, if only we could fix the affordability problem. But I think that will need to wait until the next provincial election.

Sincerely,
Christopher Porter

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 10:03 AM
To: Public Hearing
Subject: FW: Little Mountain rezoning

From: Elchuk, Ashley s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 9:00 AM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain rezoning

Hi there,

I would like to register my strong support for the Little Mountain rezoning application. As a young single woman in Vancouver, I can very much appreciate the lack of housing options. I am lucky enough to have found an apartment to rent in East Vancouver at a (relatively) reasonable price, but only because of a personal connection to my landlord, and I have been there for several years now so am also lucky enough to have found it before this last year when rental prices have skyrocketed. Now when I look around at vacant apartments in my neighbourhood, there is not a single one available within even \$100/month of what I currently pay. Many of my friends have not been so lucky as I. And as I'm sure everyone can appreciate, the purchase of a home is not at all within my reach, even though I have a university education and a good-paying job. This city has such a dearth of affordable housing, and large influxes of new housing units like the ones this rezoning will provide are essential to the future of this city.

Please do not be swayed by the complaints of nearby homeowners who are concerned for the "character" of the neighbourhood. The only way this city will be able to handle our population is to create these high-density mixed-use communities. We know that these kinds of developments actually *increase* market value of the homes nearby, and we also know that we need more housing, period. These factors should be enough to outweigh any concerns the homeowners have about the "feel" of their neighbourhood. Things need to change, and we need to focus on the future.


In a Vancouver Sun article, one resident stated, "The planning process took three years and it was as if we spent a lot of the time talking to ourselves [...] What is the point of public consultation (if) the public tells you something and government says, 'Thank you very much and we think we know better?'"

Here I am, a member of the public, telling you that I am fully in favour of the development as proposed. In fact, I would love if it were even bigger.

Thank you for your consideration,

Ashley Elchuk

s.22(1) Personal and Confidential



Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 10:46 AM
To: Public Hearing
Subject: FW: Little mountain rezoning

From: Lucas Mitchell **s.22(1) Personal and Confidential**
Sent: Sunday, July 10, 2016 3:47 PM
To: Correspondence Group, City Clerk's Office
Subject: Little mountain rezoning

Hi,

I'm writing to express my strong support for the little mountain rezoning proposal. As professionals in our early 30s, my partner and I struggle to imagine how we can afford to raise a family in Vancouver.

Dramatically increasing the supply of housing is a good first step, and this proposal will support that goal. I trust mayor and council will stand up to any self-interested opposition and do the right thing for the young people who get sick wondering how they'll ever be able to have enough space to build a family.

Lucas Mitchell

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 10:46 AM
To: Public Hearing
Subject: FW: Little Mountain rezoning

From: Charles Montgomery **s.22(1) Personal and Confidential**
Sent: Sunday, July 10, 2016 3:49 PM
To: Correspondence Group, City Clerk's Office
Subject: Little Mountain rezoning

Dear Mayor and Council,

As author of the book, Happy City, and the consultancy of the same name, I am writing to express my support for the Little Mountain site rezoning.

The latest plan reflects strong qualities of healthy, happy and connected urban places. It will provide desperately needed housing. I am especially impressed with the plans for social and gathering spaces including the public plaza.


Moving forward, I hope you will empower staff to ensure that the plaza has fine-grained activity around its edges (IE: no to big box, big drugstore, long stretches of blank wall or glass, and yes to small lease spaces for community-serving businesses).

Thank you,

Charles Montgomery

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential



Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 11:02 AM
To: Public Hearing
Subject: FW: 155 East 37th Ave.

From: Everett Lew s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 10:59 AM
To: Correspondence Group, City Clerk's Office
Subject: 155 East 37th Ave.

Firstly, I would like to say I grew up in this area and quite upset that no activity has occurred on the property for quite some time.

It's a shame it has taken this long to develop the property. All existing families were moved out and yet the property has sat empty and undeveloped for who knows how long.

Granted there is already one structure already built at the corner of 37th and Main. In my opinion, the completion of this building took ages to complete and still does not look finished. The parking lot is partially paved and requires more finished work.

I do not know who the contractor was but other developments twice as large in other areas of the city took less time to build.

Let's hope the developer awarded the contract can complete the project within a reasonable time frame and build a world class residential/community/commercial complex.

Get on with it and not let the property sit idle for another 10 plus years.

Everett Lew
A long-time resident of Little Mountain area.

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 11:33 AM
To: Public Hearing
Subject: FW: I support Little Mountain rezoning

From: Arash Dowlati s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 11:18 AM
To: Correspondence Group, City Clerk's Office
Subject: I support Little Mountain rezoning

I'd like to register my strong support for the Little Mountain rezoning application. We desperately need more housing of all types in Vancouver, and this is a great start.

Arash Dowlati
Vancouver Resident

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 11, 2016 3:30 PM
To: Public Hearing
Subject: FW: Support for Little Mountain rezoning application

From: Peter Sanford s.22(1) Personal and Confidential
Sent: Monday, July 11, 2016 3:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Little Mountain rezoning application

Good afternoon,

I would like to register my strong support for the little mountain rezoning application. As a working Vancouverite, I recognize how valuable it is to add more housing to Vancouver, of all types. I strongly support increasing density in this neighborhood.

Thanks
Peter

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Peter Sanford
s.22(1) Personal and Confidential

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 9:48 AM
To: Public Hearing
Subject: FW: I Support Rezoning Application for 155 East 37th Avenue (Little Mountain)

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

From: Stuart Smith [s.22(1) Personal and Confidential]
Sent: Tuesday, July 12, 2016 9:13 AM
To: Correspondence Group, City Clerk's Office
Subject: I Support Rezoning Application for 155 East 37th Avenue (Little Mountain)

Stuart Smith
s.22(1) Personal and Confidential

July 12, 2016

Dear Mayor and Council,

I'm writing to express my strong support for the rezoning of 155 East 37th Ave (Little Mountain)

My only reservations are:

- the project could be 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 \$100/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 this rezoning and many others is traffic and parking, so let's regulate those, not the people living there.

Thank you

Stuart Smith

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 10:56 AM
To: Public Hearing
Subject: FW: Support for Little Mountain Rezoning Application

From: Tyler MacWilliam **s.22(1) Personal and Confidential**
Sent: Tuesday, July 12, 2016 10:39 AM
To: Correspondence Group, City Clerk's Office
Subject: Support for Little Mountain Rezoning Application

I would like to voice my support for the rezoning application for Little Mountain (<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/littlemountain/index.htm>). If there is any downside to this application it is that there aren't more taller buildings in the plan. This is a prime location in the City of Vancouver and with the affordability crisis currently plaguing this city we need to do everything we can to encourage a greater supply of affordable housing as well as buildings available for families (not just 1 or 2 small bedrooms).

I am an IT consultant in this city, and my wife is a nurse; exactly the type of people City is wanting to attract. We've both lived in Vancouver for 14 years, but are moving next month because even on our above average salaries we still could not afford to find a place to raise our growing family. We would love to return to live in the city but council's inability to help expedite the creation of a greater supply of 3+ bedroom dwellings is really hurting the city. We have no problem living in apartments and had a downpayment to cover a 1M property, but there wasn't anything liveable above 1200sqft for that price.

Even though we know we won't be able to take advantage of the buildings under this rezoning application we feel it is important that Council knows there are people supporting this application. Every additional unit of affordable housing and increase in supply of buildings that can house families is an important step in our opinion.

Thank you,

Tyler MacWilliam

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 12, 2016 5:24 PM
To: Public Hearing
Subject: FW: Registering my support of Rezoning Application - Little Mountain (155 East 37th Avenue)

From: Adrian Crook s.22(1) Personal and Confidential
Sent: Tuesday, July 12, 2016 5:19 PM
To: Correspondence Group, City Clerk's Office
Subject: Registering my support of Rezoning Application - Little Mountain (155 East 37th Avenue)

I am writing to express my support for the housing project at Little Mountain.

My family and I currently rent a privately owned condo in Yaletown. We and others like us desperately need more available housing and increasing housing security in this city. The overall tightening of the real estate market is squeezing renters as well, hurting our already dire rental vacancy rate, leading to renovictions, and raising rents.

While there is no purpose built rental as part of this development, that's my only misgiving with the Little Mountain project. As someone who has watched the price of new developments - especially units suited for families - sail past the point of affordability, we need more secured rental to provide options for families that can't buy into the market at today's prices.

But if there's not to be purpose built rental in this building, perhaps as a city we can take steps to at least ensure that most of these new units are used to house residents, not rented out via AirBnB or sold to investors (foreign or otherwise). It's policy changes toward these ends that we need before simply flooding the market with more supply that ends up in the wrong hands.

Tough to do, but a worthwhile challenge to ensure our new housing stock is used for, well, housing.

Thanks!

Adrian Crook
s.22(1) Personal and Confidential

Yeung, Jessica

From: Public Hearing
Sent: Wednesday, July 13, 2016 9:03 AM
To: Public Hearing
Subject: FW: FW: Rezoning Hearing

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

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, July 13, 2016 9:31 AM
To: Public Hearing
Subject: FW: In support of Little Mountain Rezoning Application

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

From: simon [REDACTED] s.22(1) Personal and Confidential
Sent: Tuesday, July 12, 2016 8:18 PM
To: Correspondence Group, City Clerk's Office
Subject: In support of Little Mountain Rezoning Application

As I won't be able to attend the public hearing on July 19th, I want to register my strong support for the Little Mountain rezoning application via email.

As a young person I feel that Vancouver needs to allow itself to grow in order to accommodate the many people who would love to call this great city home. We desperately need all types of new housing in this city and I'm tired of a small number of out of touch millionaire retirees standing in the way. We need to fulfill our urban potential and live up to our perceived reputation as a green, liveable, and walkable city for the future and I hope you make the right decision and allow this development to go forward.

Simon Bill

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