

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 12, 2017 1:07 PM
To: Public Hearing
Subject: FW: proposed rezoning application for 1495 West 8th Avenue

From: Byrne, Michael [VA] s.22(1) Personal and Confidential
Sent: Thursday, January 12, 2017 12:16 PM
To: Correspondence Group, City Clerk's Office
Subject: proposed rezoning application for 1495 West 8th Avenue

Mayor and Council,

I write to you in regards to the proposed rezoning application for 1495 West 8th Avenue. I would like to register my support for this project as I believe it will positively impact our community, if, and I hope when, approved.

In my professional life, I am a member of the College of Physicians and Surgeons and work as a Clinical Professor of Medicine at Vancouver General Hospital, not too far from this site. It will be of no surprise to you that Vancouver is in crisis when it comes to employment housing. We live in a beautiful, now international, city; however, with that, we are experiencing extreme pressures on our land values, and as a result, housing prices. I work with a range of specialists receiving a range of incomes. One thing we know is it is becoming increasingly more challenging for our nurses, lab technicians, occupational therapists, and trainees to live near their work. Projects like this one, with innovation partnerships (in this case with the Masons and BC Housing), will make a real difference for some, and I hope to see more projects of this type.

VGH is BC's largest hospital and employs thousands of staff each year. The current lack in affordable housing also presents a negative impact on our recruitment efforts to attract the best who will care for those in our communities.

I hope as you carefully consider this proposal on its merits that you too will agree that supporting this initiative is a no brainer.

Sincerely,

Dr. Michael Byrne

Dr Michael F. Byrne MD
Clinical Professor of Medicine
Division of Gastroenterology
Vancouver General Hospital/University of British Columbia

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 12, 2017 9:45 AM
To: Public Hearing
Subject: FW: Rezoning Application for 1495 W 8th Avenue (Vancouver Masonic Centre)

From: Reilly Wood s.22(1) Personal and Confidential
Sent: Wednesday, January 11, 2017 7:12 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1495 W 8th Avenue (Vancouver Masonic Centre)

Hi, I'd like to register my strong support for the development at 1495 W 8th Avenue. We desperately need more housing in Vancouver, especially rental. Building like this are a good start. I urge you to allow more housing like this, and you especially need to start allowing it in neighbourhoods outside the downtown core. It's not fair that dense multifamily housing is relegated to a tiny fraction of our residential land.

Best,
Reilly Wood

s.22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 16, 2017 3:22 PM
To: Public Hearing
Subject: FW: letter of support - 1495 West 8th Avenue
Attachments: Rezoning Support - January 2017.pdf

From: Allyson Muir s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 2:31 PM
To: Correspondence Group, City Clerk's Office
Cc: 'Virginia Bird'
Subject: letter of support - 1495 West 8th Avenue

Mayor and Council,

Please find attached a letter of support for the proposed development at 1495 West 8th Avenue, in anticipation of the hearing scheduled for January 24, 2017.

Please do not hesitate to contact me if you have any questions.

Regards,

Allyson Muir
EXECUTIVE DIRECTOR

Sanford Housing Society
225 West 2nd Avenue, Vancouver, BC, Canada V5Y 1C7
TEL 604.732.5105 | DIR 604.235.5766 | FAX 604.732.5127

s.22(1) Personal and Confidential

Environments that inspire lives

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Environments that inspire lives

January 16, 2017

Mayor and Council
c/o City Clerk's Office
453 West 12th Avenue
Vancouver, BC V5Y 1V4

To Whom It May Concern,

RE: **Rezoning application for 1495 West 8th Avenue – Vancouver Masonic Centre.**

On behalf of the Sanford Housing Society, I am writing to express support for the rezoning application by SHAPE Architecture and Colliers International to permit the development of the Vancouver Masonic Centre project at 1495 West 8th Avenue.

Our property, the Sanford Apartments, is located at s.22(1) Personal and Confidential just a short distance from the proposed Vancouver Masonic Centre development. We anticipate that the proposed project would fit well into the neighbourhood and would provide much needed affordable rental housing in the area. Our experience as a social housing provider in this neighbourhood has been very positive. We believe that the proposed mixed use and mixed income development would add to the depth and diversity of rental stock in this vibrant part of our city.

Thank you for considering this application.

s.22(1) Personal and Confidential

Allyson Muir
Executive Director
Sanford Housing Society

225 West 2nd Avenue, Vancouver, BC, Canada V5Y 1C7
TEL 604.732.5105 | FAX 604.732.5127 | www.sanfordhs.ca

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 16, 2017 3:22 PM
To: Public Hearing
Subject: FW: Redevelopment Vancouver Masonic Centre

From: Rex Panther s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 1:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Redevelopment Vancouver Masonic Centre

Dear Mayor Gregor Robertson and Council,

My name is Rex Panther. I am unable to attend the public hearing in person for the Vancouver Masonic Centre redevelopment on 8th Avenue { east of Granville } so wish to express my brief opinions in an e-mail.

I am part owner of a business, and property, s.22(1) Personal and Confidential not far from the site in question. I believe this new proposal would benefit our community and local economy, and therefore recommend you to move it Forward.

As a business owner, I welcome new residents to the area who may shop in my store. I believe any developer should be commended for attempting to address the issue of affordability. The addition of a new, Contemporary event space to the neighbourhood, would be an asset to the community.

This project seems well thought-out and I look forward to its completion.

Sincerely

Rex Panther.

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 9:51 AM
To: Public Hearing
Subject: FW: Rezoning of 1495 West 8th Ave

From: Megan Close
Sent: Monday, January 16, 2017 3:37 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of 1495 West 8th Ave

s.22(1) Personal and Confidential

Dear Members of Vancouver Council,

My partner and I live at 1386 West 6th avenue, about a block from the subject site up for rezoning. We attending the initial developer-led open house (2015) as well as the City's public information session several months following. Even though we are condo-owners ourselves (and consider ourselves very lucky to be in an ownership situation), we were pleasantly surprised to learn the residential component of the project offered 100% rental housing – and still does today.

It is no surprise to anyone that Vancouver is facing serious pressures on our housing market, and as a result is becoming out of reach for many to rent in this City where they may work, let alone own. I like to rental mix of 50% market rental, and 50% below-market rental (targeting lower to median income people) which I believe will integrate well and possibly serve those already living in our community.

While we don't currently use the masonic centre on a regular basis, my partner has attended celebratory events in the banquet space in the past and we welcome a refreshed banquet facility in the new building. We are also pleased with the attention given to the architectural design of the new Masonic Centre – which will be a dramatic change to the existing facility.

Following the 18 month planning process for this site (and likely longer before the public was engaged), it seems any potential issues have been worked out or mitigated as best as possible. Your City Staff report notes a vacancy rate in our neighbourhood *below 1%*... clearly this is not a healthy percentage.

I appreciate the City's process allowing us to participate. I hope this plan goes through and we look forward to the new building.

Megan Close

s.22(1) Personal and Confidential

Megan Close
Marketing Director

The Cross Decor & Design
T: 604 689 2900 ex 6 F: 604 689 2932
1198 HOMER ST, VANCOUVER BC, V6B 2X6



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 10:05 AM
To: Public Hearing
Subject: FW: Support for Development - 1495 West 8th Avenue

From: Sean Dwyer s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 5:02 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Development - 1495 West 8th Avenue

Mayor and Council,

I would like to register my support for the new Vancouver Masonic Centre development being proposed at 1495 West 8th Avenue. As a local resident s.22(1) Personal and Confidential am very supportive of this new development for the following reasons:

- The building is well-designed and aesthetically pleasing
- The addition of 159 rental units is desperately needed to address Vancouver's housing affordability issues

I also welcome the addition of a new neighbourhood restaurant that is walking distance from my home.

Thank you for your consideration.

Sincerely,

Sean Dwyer | Channel Account Manager
s.22(1) Personal and Confidential

SOPHOS

Security made simple.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 10:05 AM
To: Public Hearing
Subject: FW: Support for Development - 1495 West 8th Avenue

From: Will Stevens s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 5:02 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Development - 1495 West 8th Avenue

Mayor and Council,

I would like to register my support for the new Vancouver Masonic Centre development being proposed at 1495 West 8th Avenue. As a local resident s.22(1) Personal and Confidential I am very supportive of this new development for the following reasons:

- The building is well-designed and aesthetically pleasing
- The addition of 159 rental units is desperately needed to address Vancouver's housing affordability issues

I also welcome the addition of a new neighbourhood restaurant that is walking distance from my home.

Thank you for your consideration.

Sincerely,

Will Stevens | Channel Account Manager
s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 10:12 AM
To: Public Hearing
Subject: FW: 1495 West 8th Rezoning

From: Louise Simkin s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 5:25 PM
To: Correspondence Group, City Clerk's Office
Subject: 1495 West 8th Rezoning

Mayor Robertson and Council,

I appreciate the opportunity to share my views on the rezoning of 1495 West 8th Avenue before you next Tuesday, January 24th for consideration of approval.

I've been a renter in Vancouver for the majority of my adult life. While many of my friends and colleagues have shared a number of horror stories around tenancies ending due to the owner (quite fairly) requesting the suite back and the extreme struggle that follows to find an adequate replacement rental unit in the same neighbourhood around the same price point, I have been rather lucky in my housing experiences.

I recently relocated from Kitsilano to Fairview, not too far from this site. As a renter, who works in Yaletown, this neighbourhood is ideal with its close proximity to transit, restaurants, services, etc. and I feel very fortunate to have found a strata condo unit for rent. I recognize there may be a time in the future where the owner may need to regain occupancy of their unit and I will be on the move – not in the near future, I hope.

I think it's great this new development will not only offer new "purpose-built" rental housing so tenants will have security over tenure, but I understand half of the units will be offered at below market rental rates. Every day we read about the affordability crisis in Vancouver – this project looks like it's on the right track to making a positive impact on our housing supply.

I hope you vote this project through.

Louise Simkin
s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 10:13 AM
To: Public Hearing
Subject: FW: 1495 west 8th ave (re zoning)

From: Joe Hewlett s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 7:40 PM
To: Correspondence Group, City Clerk's Office
Subject: 1495 west 8th ave (re zoning)

Dear Mayor and Council,

I'd like to register my support for the proposed development at 1495 W 8th Ave. I understand the development will supply 149 units of rental housing to the community. The city of Vancouver needs more housing and density and I support this development going forward.

Thank you for your consideration.

Sincerely,

Joe Hewlett

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 10:13 AM
To: Public Hearing
Subject: FW: Rezoning 1495 West 8th

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

From: Michael Leung s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 11:45 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning 1495 West 8th

Dear Mayor and Council,

I am writing in support of the redevelopment proposal at 1495 West 8th. As a resident of South Granville for the past 11 years, I am finally in recent years seeing the neighbourhood become more vibrant with increasing residential density. I believe that continued multi-family residential development in the neighbourhood, particularly the rental components, will not only contribute towards alleviating Vancouver's housing pressures, but also support the exciting momentum we are seeing recently in the community and local business vibrancy in the South Granville neighbourhood.

Regards,
Michael Leung

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 11:22 AM
To: Public Hearing
Subject: FW: Support for Development - 401-1146 Harwood Street

From: Alex Macdonald s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 5:15 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Development - 401-1146 Harwood Street

Mayor and Council,

I would like to register my support for the new Vancouver Masonic Centre development being proposed at 1495 West 8th Avenue. As a local resident s.22(1) Personal and Confidential I am very supportive of this new development for the following reasons:

- The building is well-designed and aesthetically pleasing
- The addition of 159 rental units is desperately needed to address Vancouver's housing affordability issues

I also welcome the addition of a new neighbourhood restaurant that is walking distance from my home.

Thank you for your consideration.

Sincerely,

Alex Macdonald
Channel Account Manager, Western Canada

s.22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 11:20 AM
To: Public Hearing
Subject: FW: Support for Development - 1189 Melville Street

From: Nikolai Vassev s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 5:03 PM
To: Correspondence Group, City Clerk's Office
Subject: Support for Development - 1189 Melville Street

Mayor and Council,

I would like to notify you of my support for the new Vancouver Masonic Centre development being proposed at 1495 West 8th Avenue. As a local resident s.22(1) Personal and Confidential I am very supportive of this new development. The additional 159 units are going to positively affect Vancouver's housing affordability issues and the building design and architecture are well done and a nice addition to the community.

Thank you for your consideration.

Best Regards,

Nikolai Vassev | Account Manager

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 17, 2017 3:48 PM
To: Public Hearing
Subject: FW: 1495 W. 8th Avenue Masonic Rezoning

From: Sarah Jones s.22(1) Personal and Confidential
Sent: Tuesday, January 17, 2017 3:10 PM
To: Correspondence Group, City Clerk's Office
Subject: 1495 W. 8th Avenue Masonic Rezoning

Dear Mayor Robertson and Council,

I am writing to register my support for the proposed mixed-income rental housing re-zoning application at 1495 West 8th Avenue, which I understand has been referred for your consideration at a public hearing next week. My husband and I live not far from this site and therefore have followed the process around this project as it has evolved over the last year or so. We attended the City's Open House last Spring, and following a review of the full plan as proposed then, we felt the proposal had been thoughtfully planned within the context of our neighbourhood, and the need for additional rental suites.

We own our home, however consider ourselves fairly active and informed members of our community and are aware of the challenges Vancouver is facing around an aging rental stock, and a lack of new rental housing being constructed (until recently). In particular, within the past year we have seen neighbours move away from our neighbourhood because they were unable to find suitable rental housing within the neighbourhood.

The proposed location for the additional rental housing – just off Granville Street, with access to frequent transit on Granville as well as Broadway – seems like a strategic location. Furthermore, I understand that 50% of the rental suites will be offered at rates below-market which is commendable, and important for providing the diversity that is so critical to our community. I am pleased that this project will offer suites for people with a mid-level working salary, but who are unable to afford the current market in Vancouver.

I appreciate the opportunity to share my thought on this project.

Regards,

Sarah Jones

s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 18, 2017 10:58 AM
To: Public Hearing
Subject: FW: 1495 W 8th Ave – Letter of Support

From: Fraser Goldsmith s.22(1) Personal and Confidential
Sent: Wednesday, January 18, 2017 10:56 AM
To: Correspondence Group, City Clerk's Office
Subject: 1495 W 8th Ave – Letter of Support

Hello,

I am writing to you in support of the proposed development at 1495 W 8th Ave. I currently rent in the neighbourhood, but when I moved 6 months ago there were almost no rental options available. Vancouver desperately needs more rental housing in close proximity to downtown and public transport. This development will add 159 rental units to the market, and I hope will allow others to have an easier time finding a home than I did.

Thank you,

Fraser Goldsmith
s.22(1) Personal and Confidential