

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 2:53 PM
To: Public Hearing
Subject: FW: Proposed Rezoning - 1495 West 8th Avenue

From: Spencer and Ellie Andres s. 22(1) Personal and Confidential
Sent: Monday, January 23, 2017 2:49 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Rezoning - 1495 West 8th Avenue

To Mayor and Council,

My husband and I are renters who live at s. 22(1) Personal and Confidential approximately 6 blocks away from the proposed redevelopment. We fully support the proposal because of three key reasons:

- 1) It includes more rental housing. The addition of both market and non-market units is desperately needed in all areas of the City. The addition of both will provide options for renters who are increasingly challenged to find affordable and available units. As renters looking to soon start a family, we understand that the addition of more rental units means that more options will be available for families to stay and thrive in the City.
- 2) The location of these units is remarkable. It is close to the Frequent Transit Network and an incredible amount of amenities. Therefore, residents of this building will not even require a vehicle due to easy access to Mobi bicycles, all four car share programs, and frequent bus service.
- 3) The density of the proposal is appropriate for the area. Surrounding this site are existing residential towers and townhouses in addition to commercial uses. We believe the proposed building will fit nicely into the neighbourhood and will not detract from the look and feel of the block.

Thank you for your time and we hope that Council will continue to support more purpose-built rental units in all areas of the City. We also ask that consideration be given to opening up more neighbourhoods to density options such as low-rise apartments, townhouses and fee-simple townhouses.

Regards,

Ellie Andres

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 2:49 PM
To: Public Hearing
Subject: FW: CD-1 Rezoning: 1495 West 8th Avenue

From: Daniel Holloway s. 22(1) Personal and Confidential
Sent: Monday, January 23, 2017 2:19 PM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 Rezoning: 1495 West 8th Avenue

Dear Mayor and Council,

My name is Daniel Holloway and I'm a resident at s. 22(1) Personal and Confidential

This email is to share with you my support for the Vancouver Masonic Centre Association's proposed housing development at 1495 West 8th Avenue. As an advocate for rental housing, I support this project and encourage you to do the same.

VMCA's proposal will not only deliver a contemporary new masonic centre, but 149 new rental apartments for the community. These are 149 new rental units Vancouver desperately needs. I believe that South Granville is the perfect location for increased residential density and that this project will make a big impact in terms of increasing the vibrancy of the area. The proposed small scale bistro is also a great idea and will offer a space for both private and community events to occur.

I intend to join you at the public hearing tomorrow evening to further support this important project.

Thank you for your time.

Sincerely,

Daniel Holloway

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 11:35 AM
To: Public Hearing
Subject: FW: Rezoning Hearing - 1495 West 8th Avenue (Vancouver Masonic Temple)
Attachments: doc20170123112933.pdf

From: David Hutniak s. 22(1) Personal and Confidential
Sent: Monday, January 23, 2017 11:21 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Hearing - 1495 West 8th Avenue (Vancouver Masonic Temple)

Dear Mayor Robertson and Council,

Please see the attached letter supporting the rezoning application for this above-captioned purpose built rental housing project. Thank you for your serious consideration.

David Hutniak
Chief Executive Officer
LandlordBC - BC's top resource for owners and managers of rental housing

s. 22(1) Personal and Confidential

[Redacted contact information]



LANDLORDBC

BC's top resource for owners and managers of rental housing

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Sent via email: mayorandcouncil@vancouver.ca

January 23, 2017

Mayor Robertson and Council
City of Vancouver

Subject: Purpose-Built Rental Redevelopment Proposal, Vancouver Masonic Centre, 1495 West 8th Ave.

Dear Mayor and Council,

I am writing to urge you to approve the rezoning application for the redevelopment of 1495 West 8th Avenue (Vancouver Masonic Centre) to convert the property to desperately needed new purpose-built rental housing. My name is David Hutniak and I am the CEO of LandlordBC. LandlordBC is the professional industry association representing owners and managers of rental housing in British Columbia. Our industry currently provides homes for over 30% of BC households and we are concerned about the persistently low rental vacancy rates in Vancouver and the continued reliance on the secondary market (condos in particular) to provide the majority of new rental housing supply in Vancouver. Purpose-built rental housing is the most secure form of long term rental housing and the most affordable form of housing available.

While we appreciate the initiatives and efforts you have undertaken to help address the rental housing supply crisis, a crisis that stretches across Metro and into many other regions of the province, we need your continued vision and leadership with the approval of this project. Too often citizens are so caught up in their own self-interests that they fail to recognize that their elected officials have a responsibility to make decisions that are in the best interests of the broader population, even if those decisions may at times be unpopular.

What is particularly important and exciting about this opportunity is that the proposed development will include a 159-unit residential rental building on 8th Avenue that features 108 units of market rentals, with the rest (51 units) being affordable housing offered in partnership with B.C. Housing. The development will also include a new four-storey building on 7th Avenue, as well as a restaurant and a banquet hall amenities that are currently provided by the Vancouver Masonic Centre.

We need to build purpose-built rental housing. It is a challenging product to build at the best of times and collectively we should be doing everything we can to encourage new construction and not place unnecessary barriers. This is why LandlordBC enthusiastically supports the approval of this project and we encourage Mayor and Council to do the same. Given the current rental housing crisis in the city, we cannot afford to miss this opportunity.

Sincerely,



David Hutniak
CEO, LandlordBC

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 11:35 AM
To: Public Hearing
Subject: FW: Abundant Housing Supports Rezoning of 1495 West 8th Avenue

From: Chuck Ducasse s. 22(1) Personal and Confidential
Sent: Monday, January 23, 2017 10:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Abundant Housing Supports Rezoning of 1495 West 8th Avenue

Rental housing DOES belong in Fairview. Single Family Dwellings are destroying the affordability of housing in Vancouver ! I will be at the Rezoning Hearing at City Hall on Tuesday, January 24 at 6:00 p.m. in support of rental housing at 1495 West 8th Avenue, City of Vancouver.

Cheers !

Charles Ducasse

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 11:32 AM
To: Public Hearing
Subject: FW: Rezoning Application for 1495 W 8th Avenue (Vancouver Masonic Centre)

From: Neal LaMontagne s. 22(1) Personal and Confidential
Sent: Monday, January 23, 2017 9:35 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1495 W 8th Avenue (Vancouver Masonic Centre)


I am writing in **support** of the proposed rezoning for 1495 W 8th Avenue.

As a local resident (we live approximately 3 blocks from the project site), this is the kind of project that is much needed and I believe will make a positive contribution to the surrounding community. Not only will it add much needed housing but also add life to a part of the neighbourhood that would benefit from it. Finally, it should be noted that the proposal demonstrates a level of design quality that should be celebrated and set a new level of expectations in the Fairview area (although, I believe it should be taller).

There remains tremendous opportunity to add infill development to my neighbourhood. We are a neighbourhood that thrives on density and, in my family's case, we moved here because it is an urban neighbourhood, well connected by transit, and full of interesting people. We are now starting to see some contemporary infill proposals and that is fantastic.

But it should be noted that this neighbourhoods has a very outdated development and urban design policy framework. While I support new development in my neighbourhood, I worry about the ad hoc and piecemeal approach currently seen. With the potential extension of the Millennium Line and the current speculation fever in the area, we need a proactive policy and design vision. I strongly hope that Council considers this moving forward.

Neal LaMontagne
s. 22(1) Personal and Confidential



Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 11:32 AM
To: Public Hearing
Subject: FW: 1495 West 8th Avenue rezoning

From: Justin Jacobsen s. 22(1) Personal and Confidential
Sent: Monday, January 23, 2017 9:20 AM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: 1495 West 8th Avenue rezoning

To Mayor and Council:

I am writing to register my strong support of this proposed development. Purpose built rental is badly needed in Vancouver. I have no concerns about the height or density of this project, given the restrictive land use policies in single family detached neighborhoods greater height and density is absolutely required along current and future rapid transit corridors. People who live in close proximity to the metropolitan core of the most unaffordable city in North America should not be opposed to towers of this scale.

The vast majority of new construction in this area has been luxury condos in recent years while there are many older, affordable rental buildings in the area. I disagree with some neighborhood opponents of this project who claim that renters do not belong in the area. As a renter myself I think it is important to point out that we represent the majority of Vancouver residents.

Thank you for your consideration,
Justin Jacobsen

J s. 22(1) Personal and Confidential
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Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 11:15 AM
To: Public Hearing
Subject: FW: Feedback on Upcoming Public Hearing Rezoning Applications

From: pmocal . s. 22(1) Personal and Confidential
Sent: Sunday, January 22, 2017 9:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Feedback on Upcoming Public Hearing Rezoning Applications

Hello there,

I would like to submit feedback to Council in strong support of the following rezoning applications at the public hearing this Tuesday:

- 1495 W 8th Avenue
- 530 Drake St
- 575 Drake St

1495 W 8th Avenue:

I believe that Council must approve this rezoning, which provides a large number of social housing units. Affordable housing is a key priority for me and for many Vancouverites. This proposal creates much-needed rental housing near transit-accessible employment centres on Broadway and Downtown.

I support the height of the tower. There are existing towers nearby to this site, so this proposal is not out of scale. The fact that this tower is on an arterial (Granville St), between Broadway and the Granville St Bridge, makes this an appropriate location for density. I believe that concerns about parking and traffic will be mitigated by this building's proximity to major transit connections. It is also located in an area with dense bike routes, is close to downtown, and occupants of social housing are less likely to own a car - considering all these factors, the marginal impact of this development on parking and traffic should be minimal.

I believe that this proposal is essential to maintaining a healthy and lively community. Many young people and diverse groups that did not "win the housing lottery" are being shut out of the area. This proposal to build social housing helps ensure that everybody in the community is included.

530 and 575 Drake St

I believe that Council must approve this rezoning, as it has the potential to literally save lives. We saw this winter that homeless individuals' lives are at risk during the cold weather, as evidenced by the unfortunate death of Mike Illing in East Vancouver. Shelter capacity was unfortunately insufficient, and Community Centres had to open as warming centres given the crisis situation. I volunteered at a warming centre on January 14 (after the coldest weather had passed) and observed that it was still *full* of people. Needless to say, we *must* provide more shelter services, and associated supports for the less fortunate in our community.

This proposal does just that. Covenant House not only provides shelter, but also the mentoring and outreach that helps young homeless individuals facing dire circumstances get better. They are stepping in to take on a responsibility for services that senior levels of government have abdicated. To deny this expansion of their services is to put lives at risk, and will have long-term costs for the city in terms of a greater need for policing, emergency services, etc.

I would recommend to Council that the density for this site be increased. 10- and 5-storey buildings (not towers) on a major intersection in the downtown core is miniscule compared to the surrounding condo buildings. If anything, these buildings are out of scale with their context by being too small. Perhaps the FSR allowed in the CD-1 bylaw can be increased, so that Covenant House has the opportunity to expand further if they need to without going through another rezoning.

I anticipate that local residents in the nearby luxury condos will have a problem with attracting "undesirable" homeless activity to their neighbourhood. I think Council *must* acknowledge that this part of downtown had a low-income population long before these people moved into their Yaletown condo towers in the 90s. It is the rich condo owners that are intruding onto the neighbourhood (which has a working-class history), not the other way around. This is an important location for Covenant House - I have heard from advocates that many young people intentionally stay away from the DTES because they want to avoid predatory drug dealers, and so they make the choice to go to the Granville Strip area.

I also read that locals fear an "over-concentration" of services for poor people in the area. First of all, Yaletown is a very high-end area. There is no visible "over-concentration" of services like in the DTES. Secondly, if this is where low-income and homeless youth are located (as demonstrated by Covenant House's need for expansion at this location), then these services *must* be located where the homeless youth are. For example, it would be pointless to build a homeless youth shelter in Shaughnessy or Point Grey Road, despite there being an "under-concentration" of services there, because homeless youth can't survive in those areas. Once again, it was wealthier people who chose to move into an established low-income hub.

I understand that the local condo owners have concerns about safety and "bad behaviour" like leaving needles around. In that case, Council should feel even more confident in approving this rezoning. This will take more homeless young people off the streets and alleys, and into a safe shelter where they can receive counselling and support services. This will reduce homelessness and "bad behaviour". We have to look at the root causes of this "undesirable" behaviour - poverty and homelessness and a lack of social supports.

Thank you for considering my feedback.

Thanks,

Adrian

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 23, 2017 11:14 AM
To: Public Hearing
Subject: FW: Rezoning Application for 1495 W 8th Avenue (Vancouver Masonic Centre)

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

From: Matt Holland s. 22(1) Personal and Confidential
Sent: Sunday, January 22, 2017 5:35 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1495 W 8th Avenue (Vancouver Moaonic Centre)

I am writing to express my support for the rezoning and rezoning of the Masonic Centre on 8th Avenue and the conversion into a mixed-use building offering rental housing.

I currently live in the Fairview neighbourhood as an owner-occupier, about a block from the site in question, and welcome the addition of rental housing units in the area. I believe that a variety of housing types helps to produce a healthy, diverse neighbourhood supporting local businesses and street life - and this includes rental housing. I consider myself lucky to be able to own property in Vancouver and feel that those who do not have (or want) that opportunity should still have the chance to live in what is a great neighbourhood.

The mix of 50% "affordable" rentals, will go some small way to alleviating the current chronic shortage of rental units in our city, and provides it in an area that has good access to jobs for example at VGH, along West Broadway and even downtown via transit and the 7th Ave bike route.

I also would appreciate the removal of the current building, which is something of a "void" along the streetscape of W 7th Avenue, both in aesthetic terms and its interaction with those passing by. The addition of a restaurant would be very welcome and I look forward to frequenting it.

Thanks for reading,
Matt Holland

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Friday, January 20, 2017 12:42 PM
To: Public Hearing
Subject: FW: Rezoning application: 1495 West 8th

From: Houtan Rafii s. 22(1) Personal and Confidential
Sent: Friday, January 20, 2017 12:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning application: 1495 West 8th

Dear Mayor Robertson and Councillors,

As a resident of the North-South Granville (NoSo) community, I would like to register my support for the proposed rental housing development at 1495 West 8th Avenue, by the Vancouver Masonic Centre Association. My family and I are proud to live in this neighbourhood as we experience it to be a welcoming and progressive community with a spectrum of social and economic backgrounds. This community is already home to non-market residential units, and we welcome the addition of 149 rental, multi-family homes, 30% of which I understand will meet BC HIL's rates, with a further 20% at rates affordable to households with an income of no more than the median income for families without children (using data from Stats Canada.)

As someone who works in the development industry, I know how challenging it is to provide homes at affordable rates, and I commend the creativity and initiative taken by the Masonic Centre, BC Housing, and your City Staff in delivering a project which will make a meaningful impact on the lives of its future residents.

I also appreciate the inclusion of a small, neighbourhood serving bistro on 7th. Outside of Broadway, we are a community of small, boutique restaurants and shops, and appreciate the attention given to integrate this new development into the existing community.

I respectfully encourage Council to approve this proposal.

Thank you , and best regards,

Houtan Rafii