

Castro, Maria

From: Sam Smith "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 9:15 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats - Public Hearing September 19th

Hi Cory Dobson,

This is an email to voice my displeasure with the City of Vancouver's proposed Density Bonus bylaw of \$120 PSF for the False Creek Flats.

In a city that already suffers from low vacancy rates and high rental rates, I think this Density Bonus bylaw will only act as a deterrent for developers to build purpose built rental buildings.

Thank-you,
Sam

Castro, Maria

From: alforch "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 9:29 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats Public Hearing

Hi Cory,

I do not agree with the proposed Density Bonus bylaw of \$120 per square foot for the False Creek Flats.

The city already lacks rental supply and I believe this Density Bonus will only act as a deterrent for developers to build rental buildings.

Sincerely,
Diane

Sent from my Samsung Galaxy smartphone.

Castro, Maria

From: Nicolas Bilodeau "s.22(1) Personal and Confidential)"
Sent: Friday, September 15, 2017 10:29 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats

Dear Mayor & Council

I'm writing today to express my concern regarding the City's proposed fees for additional density on mixed use residential rental projects planned for development in False Creek Flats. As a renter in Olympic Village I am against any policy which will dis-incentivize developers from building much needed rental product to combat the out of control rent costs that many are facing in the region. The City and council need to work proactively with developers to increase supply, not stymy it with additional costs.

Sincerely,
Nicolas Bilodeau

Castro, Maria

From: CHELSEA STRINGER "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 10:41 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: RE: The Proposed Fees for False Creek Flats

Hello,

I am writing to you because I have concerns regarding the extra density fees that are proposed for mixed-use residential rental projects in the False Creek Flats. Vancouver is in desperate need for new rental projects and it is a disincentive to charge extra fees to developers who are trying to build rental. I urge you to allow for greater and smarter density every time you have the opportunity to vote for it, however adding a \$120 psf cost will ultimately fall upon the renters in both the short and long term. Please reassess this fee and how it will affect a market where rental vacancy rates are critically low and average rents continue to rise.

Thank you for your consideration,

Chelsea Stringer

"s.22(1) Personal and Confidential"

Castro, Maria

From: Tammy Stephen (Avison Young) "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 10:46 AM
To: Mayor and Council Correspondence
Cc: Public Hearing
Subject: Developer Cost - \$120 psf for additional density

Dear Mr. Robertson,

The challenge of finding an apartment to rent in Vancouver can hardly be overstated.

The Vancouver area has some of the lowest vacancy rates in the world at 0.7% and zero for some types of housing. Record low vacancy rates coupled with skyrocketing rental costs (\$2,090 average for an one bedroom) make living in reality a unrealistic reality for the majority of people.

In the past few years, I have attended more going away parties than I can count. My dear friends and family have chosen to move to Kamloops, Washington DC, Kelowna, Seattle, Penticton, Halifax, Bowen and Calgary. These well-educated and highly employable people have chosen to leave their home city because the housing costs make Vancouver an unfeasible option.

My husband and I have managed our aged building in the West End for the past 8 years. In this time, the landlord has raised the average rents from \$1,100 to \$2,300 (old one bedrooms, zero amenities, under 750sf). Sadly, when we host an open house for a suite we have families of 4, groups with up to 5 roommates and people literally begging and bribing us show up. We often receive over 200 emails for rental ads.

What could the City of Vancouver do to help the rental crisis? I don't know, but I do know a fee of \$120 per square foot (psf) for additional density over the base density is most definitely not going to help. Many rentals will not get built because the numbers are not going to work for developers. This will not help our rental crisis. Please seriously reconsider this additional cost.

Thank you,

Tammy Stephen
Project Coordinator

"s.22(1) Personal and Confidential"



Castro, Maria

From: Jake Luft "s.22(1) Personal and Confidential"
Sent: Friday, September 15, 2017 3:21 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Re: False Creek Flats Plan Implementation: Policy and By-law Amendments

This email is to express my disappointment with the proposed residential density bonus contribution as part of the False Creek Flats Plan Implementation. As a resident in the area I've seen first hand the affordability challenges facing the young working class in this city. On top of record land prices and ever rising construction costs, contributions such as the \$120 psf proposed fee (page 16 <http://council.vancouver.ca/20170725/documents/p4.pdf>) serve to 1) increase the cost of living, and 2) dissuade development where the economics don't support it.

The "Creative Campus" and the larger Mount Pleasant area is home to many students who are particularly sensitive to living costs. In a time when vacancy is at an all time low, development should be encouraged to meet the demands of our growing city.

I propose to amend this suggested density bonus to lower amount or eliminate it entirely.

Thank you,

Jake Luft
"s.22(1) Personal and Confidential"

Castro, Maria

From: "s.22(1) Personal and Confidential)"
Sent: Friday, September 15, 2017 4:06 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Development Fees and Bylaws

Attention Mayor Robertson and City Councillors:

I am contacting you as a long-time citizen of Vancouver that is confused by proposed Bylaws specific to the development of multi-family rental units in the False Creek Flats.

Specifically, the City's proposal to impose a fee of \$120.00 psf of rental residential Bonus Density in this area seems to me to be entirely inconsistent, if not counter, to the many pronouncements from the Mayor and Council to address affordability and the desperate need for more multi-family rental units in the City of Vancouver due to the fact the proposed fee will be a significant disincentive to maximizing the residential rental inventory and an obstacle to delivering new rental units in the False Creek Flats on the most cost-effective and affordable basis possible.

Therefore, if the Mayor and Council are sincere in their desire to address affordability and persistently low residential vacancy rates, and the corresponding upward pressure on rental rates, than I strongly encourage both to reconsider the imposition of this fee.

Thank you in advance for your consideration.

Regards,

Brian Pearson

"s.22(1) Personal and Confidential)"

Isfeld, Lori

From: Angus T s.22(1) Personal and Confidential)
Sent: Sunday, September 17, 2017 11:21 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats Plan

Dear Mayor Robertson & Council,

I have done my best to keep this email concise, but you should know it was a challenge given how immensely frustrated I am.

The False Creek Flats represent a great opportunity to build a thriving new mixed-use employment community in one of the few areas serviced by rail that is also close to downtown. To support this new centre of jobs the City should be encouraging the development of rental housing. However, simple economics will dictate that the \$120 PSF levy for bonus density to create rental housing in the Flats is actually a disincentive and is the exact opposite of what the City should be doing. The Rental 100 program is the right mentality and the principles should be applied to new mixed-use developments as well.

This is all part of a greater issue facing Vancouver. My own personal anecdote is that I spent the better part of the summer looking for an apartment, which now means writing cover letters to landlords and bidding on rent. The other people touring apartments were also gainfully employed citizens just trying to find somewhere to live. The only way I was able to get an apartment was through a friend of a colleague that knew of a neighbour moving out. This is not normal and is very discouraging. Friends and peers of mine are already moving away and many others are considering it. Toronto & Montreal have cheaper and more abundant housing, have job prospects, and are a lot more fun.

I believe my comments speak for a demographic of youth that want to live in this City and are finding it increasingly harder to do so. The neighbourhoods that have benefited from higher rental density (ie. the West End and Kits) are arguably the best parts of this City, but with vacancy under 1% those areas do not offer space for more people to live. The False Creek Flats area is a new opportunity to build a mixed-use community in Vancouver and to attract and retain young, talented people there needs to be rental housing. The City should create incentives to build the housing that the next generation of Vancouverites can (afford to) live in or else no one will stay and in 20 years this will be a ghost town. You may no longer be in politics, or even alive, but you have the power now to ensure that Vancouver is still thriving in the future.

Please feel free to contact me to discuss more in detail.

Regards,

Gregory Angus Thiele

Isfeld, Lori

From: Daniel Lee "s.22(1) Personal and Confidential"
Sent: Monday, September 18, 2017 7:02 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats

Hi, I wanted to send a note as it relates to the proposed density bylaw for the False Creek area. As a person who lives and works in the city of Vancouver it is disheartening to see additional measures being placed upon development of additional rental units. Rents in the city have been increasing year over year and availability is next to nothing for those forced to move or in need of a larger home. Mayor and council should be looking for ways to add more rental to the market as demand is clearly greater than supply.

I would ask that all members look at more creative measures that gives incentive to build additional units as opposed to increasing the costs which will only make the demand and affordability issues we have today worse.

Thank you
Daniel Lee

Isfeld, Lori

From: K W "s.22(1) Personal and Confidential"
Sent: Monday, September 18, 2017 9:20 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats Implementation - Public Hearing (Sep 19 @ 6PM)

The False Creek Flats is in exciting area in the City. It is planned to be an innovative hub where educational institutions are located and high tech jobs are focused, alongside the development of St Paul's hospital precinct.

The area provides the City with a real opportunity to establish workforce housing; an ideal location that not only has jobs, but also immediate access to rapid transit.

The False Creek Flats Plan identifies areas for market housing and rental housing, which is a good thing, however there is an area of rental housing that is designated as a Bonus Density area and the City is seeking \$120 per square foot to realize the development of rental.

This fee appears to counter the current housing crisis that that City is facing, and it would serve as a disincentive to the realization of rental development.

Vacancy rates are critically low and average rents continue to rise in Vancouver; this fee will continue to exacerbate the rental crisis that is currently the reality of the City.

Mayor and Council should reassess this value and consider ways to provide incentives for the development of rental housing considering the needs of residents now.

Isfeld, Lori

From: Kate B "s.22(1) Personal and Confidential"
Sent: Monday, September 18, 2017 10:41 AM
To: Public Hearing
Subject: False Creek Flats Rezoning

Deal Council-

I am a resident of Atlantic Street. I have tried very hard to review the proposed plan and zoning changes, but the amount and density of information makes it very hard to understand what the impacts on our community will be. This is very problematic. I have not been able to find summary information anywhere - just reports and plans that are 100+ pages long. If I can't understand what's going on, I can only imagine that others, including those whose first language is not English, will have an even harder time.

So, a key issue for me: Are zoning changes proposed for Atlantic Street? If so, this is not clear and I oppose them.

Next - I would like to see the following priorities reflected in and plans/proposed zoning changes. It is not clear to me that they are:

1. ensuring transitions between industrial/commercial and residential areas
- 2.. prioritizing walking and biking access north/south and east/west
3. prioritizing affordable housing
4. maintaining affordable spaces for the arts
5. adding to existing green space
6. prioritizing safety and community well-being

Please address how the above priorities are met in the proposed zoning changes.

Thank you-

Kate Blomfield

Isfeld, Lori

From: Terry Donaldson "s.22(1) Personal and Confidential"
Sent: Monday, September 18, 2017 1:28 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: False Creek Flats Plan

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The False Creek Flats Plan identifies areas for market housing and rental housing, which is a good thing, however there is an area of rental housing that is designated as a Bonus Density area and the City is seeking \$120 per square foot to realize the development of rental.

This fee appears to counter the current housing crisis that that City is facing, and it would serve as a disincentive to the realization of rental development.

Vacancy rates are critically low and average rents continue to rise in Vancouver; this fee will continue to exacerbate the rental crisis that is currently the reality of the City.

Mayor and Council should reassess this value and consider ways to provide incentives for the development of rental housing considering the needs of residents now.

Thank you for your time.

Terry Donaldson

Isfeld, Lori

From: Chad W "s.22(1) Personal and Confidential"
Sent: Monday, September 18, 2017 1:36 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Fees for Mixed Use Rental Projects

Hello,

As a Vancouver resident, I would like to express my concern over the proposed fees for additional density on rental projects in the False Creek Flats.

I have endured the challenges faced by renters for the past 8 years since I moved here from Victoria and there appears to be no relief in sight. The City desperately needs rental stock and these high fees will only deter developers from adding rental which is not in the City's best interest.

Regards,

Chad W.