

Castro, Maria

From: Roy Pat "s.22(1) Personal and Confidential"
Sent: Thursday, November 09, 2017 9:47 PM
To: Public Hearing
Subject: Victoria & Stainsbury

Dear Mayor & Council,

I am writing in support of the secured market rental project at 3681 Victoria Drive and 1915 Stainsbury Avenue. I am lucky enough to own a condo not far from the site at the corner of "s.22(1) Personal and Confidential" and know what an amazing neighbourhood Kensington / Cedar Cottage is. Despite having great jobs, many of my friends, colleagues, and family members have been priced out of the rental market in this neighbourhood due to a simple issue of supply and demand; there is too little supply and an insanely high demand for units...

This proposal is not the sole solution to that issue, but can certainly help alleviate it. I hope council factors that in during their decision.

Thank you,

Roy Pat

"s.22(1) Personal and Confidential"

Castro, Maria

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Thursday, November 09, 2017 11:59 PM
To: Public Hearing
Subject: In support of 3681 Victoria Drive

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of James cook "s.22(1) Personal and Confidential"

Hello,

I am writing to express my support for 3681 Victoria Drive. I would like to live in Commercial Drive someday, and I think that's more likely to happen if projects like this are permitted. I work in the neighbourhood.

3681 Victoria Drive is a good project because of the following reasons:

- I want my friends and family to be able to live in Commercial Drive, and they won't be able to do that if there aren't enough homes
- This project will make Commercial Drive a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- We desperately need more rental homes in Vancouver

I have some suggestions for improvement that do not detract from my overall support:

- Building homes like this shouldn't require an entire rezoning

In conclusion, 3681 Victoria Drive is a worthy proposal and I urge you to approve it.

Sincerely yours,
James cook

Castro, Maria

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Saturday, November 11, 2017 1:10 PM
To: Public Hearing
Subject: Public comment for 3681 Victoria Drive

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Justin Veuthey "s.22(1) Personal and Confidential)"

To whom it may concern:

This email is about 3681 Victoria Drive, which I support. I live close to the proposed development site.

I urge you to approve 3681 Victoria Drive for the following reasons:

- I want my friends and family to be able to live in Commercial Drive, and they won't be able to do that if there aren't enough homes
- This project will make Commercial Drive a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

Best,
Justin Veuthey
"s.22(1) Personal and Confidential)"

Castro, Maria

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Saturday, November 11, 2017 5:41 PM
To: Public Hearing
Subject: In support of 3681 Victoria Drive

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Shane Oleksiuk "s.22(1) Personal and Confidential"

To whom it may concern:

I would like to register my support for 3681 Victoria Drive. I grew up nearby, and still have ties to the area.

Council should approve the project for these reasons:

- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Commercial Drive, and they won't be able to do that if there aren't enough homes
- This project will make Commercial Drive a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

There are some things that could be improved:

- The project could have more family-friendly units
- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

In addition to the comments above I think this project is an example of the kind of development we should be encouraging in the city across the board. Rental housing, specifically purpose built, has been an under represented segment of the housing market in recent years yet is an essential part of the housing mix required in the city. I whole heartedly support this project as an architect, urbanist and Vancouverite.

In conclusion, 3681 Victoria Drive is a worthy proposal and I urge you to approve it.

Thank you,
Shane Oleksiuk

"s.22(1) Personal and Confidential"

Castro, Maria

From: Megan Harris "s.22(1) Personal and Confidential)"
Sent: Saturday, November 11, 2017 8:04 PM
To: Public Hearing
Subject: 3681 Victoria Drive

Dear Mayor and Council,

I am writing to express my support for 3681 Victoria Drive. I live just north of Trout Lake and will be affected by this project.

I recommend that you approve the project for the reasons listed below:

- Projects like this will make it less likely that I am priced out of the area
- I want my friends and family to be able to live in the Trout Lake area, and they won't be able to do that if there aren't enough homes
- This project will make Trout Lake/Commercial Drive a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

Of course in an ideal world, things would be a little different:

- The project could have more family-friendly units

Thank you for your time,

Megan Harris

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

Castro, Maria

From: David Hutniak "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 9:31 AM
To: Public Hearing
Cc: David Hutniak
Subject: 3681 Victoria Drive
Attachments: doc20171114094831.pdf

Please see the attached.

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

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

Website: www.landlordbc.ca



#areyouregistered Go To Landlordregistry.ca

LANDLORDBC

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

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Sent via email: publichearing@vancouver.ca.

November 14, 2017

Mayor Robertson and Council
City of Vancouver

Subject: Purpose-Built Rental Rezoning 3681 Victoria Drive and 1915 Stainsbury Avenue

Dear Mayor and Council,

I am writing to urge you to approve the rezoning application that would allow the construction of 153 purpose-built rental units at 3681 Victoria Drive and 1915 Stainsbury Avenue.

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.

While we appreciate the initiatives and efforts you have undertaken to help address the rental housing supply crisis, we need your continued vision and leadership with the approval of this project. Purpose-built rental housing is the most secure form of long term rental housing and the most affordable form of housing available.

What is particularly important and exciting about this opportunity is that the proposed development is heavily focused on providing family-oriented housing with in the order of 40% of the units consisting of two and three-bedroom units. We only wish that the project would be considered for greater density so that we could deliver even more homes for Vancouver families.

We need to build purpose-built rental housing and collectively we should be doing everything we can to encourage new construction and not place unnecessary barriers. LandlordBC enthusiastically supports the approval of this rezoning application and we look forward to the proponent securing the necessary permits in an expeditious manner to proceed with the project. Given the current rental housing crisis in the city, we cannot afford to miss this opportunity.

"s.22(1) Personal and Confidential"

David Hutniak
CEO, LandlordBC

Castro, Maria

From: Jasmean Toor "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 10:04 AM
To: Public Hearing
Subject: Rezoning Application - 3681 Victoria Drive and 1915 Stainsbury Avenue

Dear Mayor & Council,

I am writing in support of the project located at 3681 Victoria Drive and 1915 Sainsbury Avenue.

I have been living in Kensington Cedar Cottage at "s.22(1) Personal and Confidential)" since early 2013. I own the condo that I live in now, however prior to this, I rented in this city for almost 10 years. I recall it being difficult to find a place to live even at that time, and I had to take a day off work to ensure I was the first person at a rental showing in order to get the place. We now have even more residents in Vancouver, however the pace for the development of rental has not been in sync with this migration and demand.

I am a very big advocate for rental housing, and I strongly believe that the city needs more of it. I feel that a 153 unit rental building can help our existing residents, as well as the new ones who want to move here while our economy is thriving.

I trust council will factor the foregoing in when making their decision with respect to the rezoning for the above noted property.

Thank you in advance for your consideration.

Sincerely,
Jasmean

Castro, Maria

From: kevin kassautzki "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 10:06 AM
To: Public Hearing
Subject: 3681 Victoria Drive and 1915 Stainsbury Avenue

To whom this may concern,

I am unable to attend tonight's public hearing, but I wanted to let you know that I am very much in favour of this development moving forward. This City (and especially this neighborhood) is in desperate need of affordable rental buildings as the majority of people who want to live in Vancouver simply can't afford to!

Thanks,

Kevin

Castro, Maria

From: Tom Skinner "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 10:20 AM
To: Public Hearing
Subject: REZONING: 3681 Victoria Drive and 1915 Stainsbury Avenue - in support

Hi there, I hope this email isn't too late to be taken into account for Tuesday's hearing on the rezoning of 3681 Victoria Drive / 1915 Stainsbury.

I will not be able to attend the hearing, but would like to state my support in favour of the rezoning.

In my opinion, a project like the proposed apartment building is an ideal fit for this location. Located between two Skytrain Stations, along an arterial with regular bus service, and near a community centre is exactly where a project like this is needed. With similar apartment buildings popping up in recent years along the Commercial Drive/Diversion/Victoria, a large number of younger residents have been able to move into the neighbourhood. I know most of us truly want to stay in the area and be part of the community, but limited rental-specific units are available for those of us looking lay down roots in the neighbourhood. Projects like this give us all hope that we'll have options to stay in the area.

I know that for past projects and rezoning applications in the area, a primary concern raised by my neighbours has been parking in the area, as well as Commercial Drive / Victoria Diversion being too busy with traffic. First I'd like to point out that many of the residents in buildings like this, if my peers in the neighbourhood could be taken as an example, would primarily rely upon the ample transit / active transportation routes / carshare options in the neighbourhood rather than owning personal vehicles, so I don't foresee a huge increase in street parking demand.

In summary, I am fully in support of zoning for additional density in my neighbourhood through a new apartment building on these two sites. This area is ideally situated for a project like this and would represent a missed opportunity for the City if a vocal minority of NIMBY neighbours undermines it.

Thank you for your time,

Tom Skinner

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

