

Kennett, Bonnie

From: Wendy Brooks s.22(1) Personal and Confidential
Sent: Tuesday, June 12, 2018 8:23 PM
To: Public Hearing
Subject: Proposed ammendments

I have lived in this neighbourhood for 40 years and raised a family here. Sadly, I'm not convinced that your proposal will maintain the vitality of this neighbourhood.

Specifically, I have the following comments:

The proposal suggests that allowing "mixed use" will preserve the "character" of the neighbourhood. One only has to look at any recent developments (southeast corner of Broadway & Nanaimo), Commercial Skytrain station) to see that the existing mixed retail use will be replaced by fast food, money marts, nail bars, liquor stores and cannabis suppliers. Hardly the picture of the local corner store grocery that your proposal suggests. If you want to maintain the character, I suggest that you offer a subsidy for "appropriate" retail/mixed use (ie: produce stores, local restaurants, local markets) rather than letting market rents dominate.

The east side of Nanaimo has been targeted for development. I would like to know why many corresponding sections of the west side of Nanaimo have been left as single family homes. The proposal has no explanation for why both sides of the street are not being treated equally.

Wendy Brooks
s.22(1) Personal and Confidential

Kennett, Bonnie

From: Gerardo Palafox s.22(1) Personal and Confidential
Sent: Tuesday, June 19, 2018 10:49 PM
To: Jang, Kerry; Reimer, Andrea; Louie, Raymond; Carr, Adriane; Affleck, George; Deal, Heather; Bremner, Hector; Public Hearing
Subject: June 26, 2018 Public Hearing Grandview-Woodland zoning

Dear Councillors and Public Hearing,

We are a young married with two kids and we have been following the Grandview-Woodland Zoning proposal for a few months; we believe that the decision to zoning behind shopping nodes some of the street that in the past were quieter street; now they are offering a great opportunity to get townhouses with secondary suites.

It is a great opportunity to our family would have offered us the countless chance to move to a vibrant, less expensive and wonderful neighbour part of Vancouver City, close to Schools, Parks, Community Centers, bike routes, shopping and transit connections that takes you to the City and Sky Train.

Building townhouses behind shopping nodes and transit connections with secondary suites that we could rent out or have when our parents join us, will help us to provide our children to grow in a better family environment. It also would have provided the opportunity to promote a cleaner and healthier environment using less a car promoting the use of a bike or walking and it also would have provided less mortgages expenses.

However, now the City is looking at re-designating these properties to regular townhomes with no option to have that secondary suite and potentially making the places more expensive and out of reach for many of us, even with high paying jobs.

This change will make us move further away from Vancouver City, and as a consequence we will have to rely on our cars for day to day tasks, such as taking the kids to school, parks or extra-curricular activities such as swimming, piano or soccer lessons, and for us to go to work or shopping and as consequence we will have a more polluted and less healthier environment impacting the development of our children and the whole society.

Please reconsider changing the designation of the houses on 2400 block of Charles and Kitchener Street.

Sincerely,

Palafox Family

Kennett, Bonnie

From: Wendy Sou Ling Tao s.22(1) Personal and Confidential
Sent: Thursday, June 21, 2018 2:40 PM
To: Public Hearing
Cc: Jang, Kerry; Reimer, Andrea; Louie, Raymond; Carr, Adriane; Affleck, George; Deal, Heather; Bremner, Hector
Subject: Subject: Zoning changes for Grandview-woodlands

Over the past few years, having family working in a real estate office, I have watched the city work to increase density and attempt to make Vancouver a more affordable place to live. It seemed to me that you were only catering to those already established or those whom had the means to lay down millions to attain a home of any sort in Vancouver heated market. When hearing that any area more attainable to working individuals was being rezoned and redeveloped, I was excited at the prospect of being able to afford a home in a city that I love. As a recent graduate of Naturopathic Medicine, I am trying to build my career and home in Vancouver.

When I read the decrease proposed zoning density for the Grandview-Woodland's area specifically on the 2400 block of Kitchener and Charles Street, I was disheartened and discouraged. As long as I can remember it has been the city's standing to increase density and make things more affordable. Townhomes with income suites would allow me to have a mortgage helper, giving me the chance to focus on growing my practice and patient care. Not to mention the area stated is close to transit, which would allow me to reduce my car use and dependence, aiding in traffic, congestions and air pollution. Being close to a shopping node where I can pick up a few necessities as needed is of great convenience. Parks, bike paths, community centres and fitness rec centres are all a hop and a skip away, allowing me to maintain my level of fitness and activities, even with my busy schedule. With these lots being on a quiet street, it would allow me to reenergize myself and provide me with a sense of calm, while still being in a city environment, convenient to all the diverse cultural events.

With the possibility of the reduce zoning and how unaffordable Vancouver is, the reality is that I would need to look at moving out of the area, not just for living, but also consider taking my business. Please reconsider what you are about to do, as we need more affordable density for want to be owners/landlords.

Regards,

Sou Ling Tao

Ludwig, Nicole

From: Christine Tao s.22(1) Personal and Confidential
Sent: Thursday, June 21, 2018 11:58 PM
To: Public Hearing
Cc: Reimer, Andrea; Louie, Raymond; Carr, Adriane; Affleck, George; Deal, Heather; Bremner, Hector; Jang, Kerry
Subject: Subject: Zoning changes for Grandview-woodlands

Subject: Zoning changes for Grandview-woodlands

As a Vancouverite, parent of two and working for a real estate company, I follow the real estate market and the city's plans very closely. Over the years my husband and I have watched the prospect of owning an affordable home in Vancouver, become more and more unattainable. We have seen many areas of the city be redeveloped, but the truth is that with two teenage boys, a condo does not work for us. A townhouse would be great, but add in the aging parents that need to be cared for and yet again we are out of luck. Following the new area that the city was looking at for rezoning, Grandview-Woodland, we were excited to see that the city was taking an innovative approach to deal with the housing issues that plague the city.

Originally, the 2400 block of Charles and Kitchener Street, just off of Nanaimo, were to be townhouse, but then in January of 2018, we had noticed that they city was increasing density to allow an option of a suite within the townhome. What a pioneering way to deal with the housing issues that persist in our city, we thought. You not only increase home ownership, but create rental units at the same time. Two bird's one stone! We started to dig in the area a bit and learned that it is convenient to transit for work, schools for the boys, as well as activities, parks, bike routes, community centres etc.. These lots were located on a safer location so my sons could play outside safely. For my aging parents shopping is close by as well, as well as other services they might need on a daily basis. This seemed like it might be a great fit for my family and many others like mine.

Recently, we learned that the city was looking at taking away the suite option and only allow fewer units of townhomes to be built on those lots. We wanted to express our opposition to that suggestion. We need more options for the sandwich generation, something that will work for our whole family. Please re-evaluate what is needed and move forward with the January 2018 plan.

ChristineTao