

Dragnea, Irina

From: Andre von Rumel s.22(1) Personal and Confidential
Sent: Friday, June 29, 2018 9:49 AM
To: Public Hearing
Subject: Hull St & E 20 - Public Hearing - 6 pm, July 10, 2018 at Vancouver City Hall

Dear Sir / Madam,

I would like to hereby support the project that is proposed at Hull Street and East 20th Street. The need for rental units is becoming more and more crucial in Vancouver, as people find it very hard to buy their own home. Among other things, I particularly like the 3Bedroom units in the proposal, because there are very few available in Vancouver and there is a strong demand for them from families with children. The project is attractive and well planned, with welcome outdoor amenity spaces for residents. I do support this project very much and hope it can be started soon.

Respectfully submitted,

Jacqueline von Rumel

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Abundant Housing "s.22(1) Personal and Confidential"
Sent: Monday, June 25, 2018 8:42 PM
To: Public Hearing
Cc: Michael Lang
Subject: Comments regarding 3560-3570 Hull Street

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

To whom it may concern:

I am writing to express my support for 3560-3570 Hull Street. I would like to live in Kensington-Cedar Cottage someday, and I think that's more likely to happen if projects like this are permitted. I have family and friends in Kensington-Cedar Cottage.

This project is worth your support for the reasons listed below:

- I want my friends and family to be able to live in Kensington-Cedar Cottage, and they won't be able to do that if there aren't enough homes
- We desperately need more rental homes in Vancouver

Despite my overall support, I have some suggestions for improvement:

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

Please approve this project.

Thank you for your time,

Michael Lang

"s.22(1) Personal and Confidential"

Ludwig, Nicole

From: Abundant Housing
Sent: Monday, June 25, 2018 8:43 PM
To: Public Hearing
Cc: Steve Da Cruz
Subject: More Neighbours Please! I am in favour of 3560-3570 Hull Street

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Steve Da Cruz

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Hello,

I would like to register my support for 3560-3570 Hull Street. I have friends and family who live nearby, and I want the best for them.

This project deserves to be approved because:

- I want my friends and family to be able to live in Kensington-Cedar Cottage, and they won't be able to do that if there aren't enough homes
- This project will make Kensington-Cedar Cottage 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

I would also like to see the following if possible:

- I'm disappointed that the project doesn't have even more units
- I would like the project to have more family-sized units
- It's disappointing that a project like this requires a rezoning

Best regards,
Steve Da Cruz

Ludwig, Nicole

From: Abundant Housing <"s.22(1) Personal and Confidential"
Sent: Monday, June 25, 2018 8:43 PM
To: Public Hearing
Cc: "s.22(1) Personal and Confidential"
Subject: More Neighbours Please! I am in favour of 3560-3570 Hull Street

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

To whom it may concern at the City of Vancouver,

This is just a short note to express my support for 3560-3570 Hull Street. Kensington-Cedar Cottage is a nice place and I personally would like to live there. Some of my friends and family live in Kensington-Cedar Cottage, and I want the best for them. I used to live nearby

I urge you to approve 3560-3570 Hull Street for these reasons:

- I would like to move to Kensington-Cedar Cottage someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kensington-Cedar Cottage, and they won't be able to do that if there aren't enough homes
- This project will make Kensington-Cedar Cottage 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

I would also like to see the following if possible:

- I'm disappointed that the project doesn't have even more units
- Building homes like this shouldn't require an entire rezoning

Thank you for your time,
Rhi Kirkland

Ludwig, Nicole

From: Abundant Housing <"s.22(1) Personal and Confidential">
Sent: Monday, June 25, 2018 8:56 PM
To: Public Hearing
Cc: Reilly Wood
Subject: Regarding the 3560-3570 Hull Street proposal

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

Hello,

I would like to express my strong support for the project at 3560-3570 Hull Street. I'm moving to the neighbourhood soon, and I would love to have more neighbours when I do.

That said, some things could be improved:

- I'm disappointed that the project doesn't have even more units • It's hard to believe a no-brainer like this required a long, uncertain rezoning. We're in a housing crisis, please pre-zone neighbourhoods for reasonable density!

Best,

Reilly Wood

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

Dragnea, Irina

From: Gary Chung "s.22(1) Personal and Confidential"
Sent: Monday, June 25, 2018 8:33 AM
To: Public Hearing
Subject: Proposed rental project at 3560 - 3570 Hull Street and 2070 - 2090 East 20th Avenue

Dear Mayor & Council,

I live at "s.22(1) Personal and Confidential" and I am writing in support of the Molnar Group's proposed rental project at Hull Street & East 20th Avenue. As someone with a young family, I recognize the need for more affordable and diverse housing options in the city that meets the needs of families with children. The Molnar's proposal will bring much needed rental and family-oriented housing to the city.

Thank you,

Gary Chung

June 26, 2018

Mayor and Council,

Please support this proposal for 69 purpose built rental homes for Kensington-Cedar Cottage. I feel very strongly about the need for this project which will help the neighbourhood to slowly transition away from the typical home-ownership and single-family model into one which is more affordable and will create the density needed to accommodate the expected increase of our population.

I am a young professional in the film industry which is rapidly expanding in BC and provides a lot of good jobs for people like me. Due to the nature of the industry I often will work over 12 hours a day for months at a time. This enables me to take months off at a time to travel and visit family. There is a global shift where industries are moving away from long-term employment towards contract employment and a 'gig economy'. This means more urban professionals are required to be flexible, mobile and transient. So, for my colleagues and I, renting is the preferred option for housing tenure.

I also feel very strongly that we should work to make renting less stigmatized in our city because it is becoming the only accessible housing option for the majority of us who live here. The only way we can increase this acceptance and create neighbourhoods where we can all live is if we have more secured rental options available.

Thank you for accepting my submission in support of the Hull and E 20th St proposal,

Tiffany Ainsworth

"s.22(1) Personal and Confidential"



Dragnea, Irina

From: Rex McLennan - s.22(1) Personal and Confidential
Sent: Friday, June 29, 2018 5:01 PM
To: Robertson, G; Public Hearing
Cc: Quinlan, Kevin
Subject: Re-Zoning Application for 3560-3570 Hull St and 20170 -2090 East 20th Ave

Dear Mayor and City Council,

I am writing in support for the re-zoning Application submitted by the Molnar Group which with the approval by Council would enable their Hull Street rental apartment project to finally proceed. The City's consideration of this project has dragged on for two and half years during which the prices of Vancouver homes have risen substantially and the options for affordable rental alternatives have declined. It is in the best interests of the City to immediately approve this project application which clearly serves community needs not least by enriching the quality of the neighbourhood and adding to badly needed rental housing.

City Council must recognize that the approval delays and the onerous requirements faced in Vancouver by successful, responsible developers of rental housing projects is a significant contributor to our "housing crisis". Other cities in the GVRD, notably Burnaby, are able to process re-zoning and development projects much more efficiently and effectively. The City needs to start removing the onerous and bureaucratic processes that are unreasonable barriers to increasing the supply of housing, rather than continuing to add to them. Imposing requirements such as the LEED GOLD standard with the attendant cost and delay may be perceived as desirable policy - but it significantly increases costs ultimately born by the renters the City is trying to help. During an acute housing crisis is not the time to be insisting on such discretionary requirements. The Hull Street project had originally planned 145 rental units and a day-care facility but now at the direction of the City has been scaled back to 69 rental apartments thus eliminating 76 badly needed apartment units. This is unfortunate and could have been avoided if the City would instead focus like a laser on the obvious actions within its control that will get these rental housing projects underway - rapidly yet prudently.

The City Council does not seem to understand the knock-on, unintended consequences of initiatives they have taken to address the "housing crisis". For example, imposing a 1% property surtax on so-called "empty homes" will have no benefit in increasing the supply of rental housing and more likely will exacerbate the problem of affordability by deterring investment and the jobs/wages this economic activity creates. What would be effective is to expedite the approval of rental apartment projects. **The most important steps City Council can take to address affordable housing crisis in our City is to create conditions that will encourage developers such as the Molnar Group to pursue rental housing projects.** Expediting rental project approvals and setting aside onerous, discretionary requirements that add to cost and delays is a major component of this, however, the City should also be engaging with the Province on measures to encourage private sector rental project investment through changes to the Landlord Tenancy Act and Provincial tax statutes that reduce investor risk and improve investment returns on rental projects.

I look forward to the public hearing scheduled for July 10th to add my support for a timely approval of this well conceived and sorely needed rental apartment project.

Respectfully submitted

Rex J McLennan, BSc, MBA, ICD.D

s.22(1) Personal and Confidential

Graham Porteous

"s.22(1) Personal and Confidential"

July 3, 2018

Public Hearings
City of Vancouver

Re – Notice of Public Hearing set for July 10, 2018 – 3560-3570 Hull Street and 2070
- 2090 East 20th Avenue (the "Rental Project")

I am writing to express my support for the approval of the Rental Project by the City. This is exactly the kind of market rental product that should be encouraged and promoted by the City. The Rental Project is located in close proximity to the Expo Line which is where increased density should be targeted. If anything, the density for a site like this should be greater than the proposed 69 units

I have some general comments about the City's approach to dealing with the rental affordability crisis:

1. At the end of the day, like everything else, the price of rental accommodation comes down to supply and demand. The City seems more focused on trying to increase supply by attempting to force/encourage owners to rent their existing units by the threat of increased taxation. This "Empty Home Tax" is not only an affront to basic property rights but is also clumsy and impossible to fairly administer. By far the most efficient way to increase the supply of rental stock is to utilize the City's rezoning powers to increase density in areas such as the Rental Project which is within walking distance of rapid transit.
2. My second comment is with regard to the delays in approving a project such as this. How can it take approximately 2 ½ years for a private developer, investing its own private funds, to still not have approval for a project of the very type that the City should be encouraging? Such significant delays obviously negatively impact the economics for private sector developers attempting to increase the rental supply stock.

In conclusion, I encourage the City to approve the rezoning of the subject land to permit the construction of the Rental Project. I also request that the City take steps to streamline its approval process to facilitate the construction of more purpose built rental stock, especially on those sites in close proximity to rapid transit corridors.

Graham A. Porteous

July 3, 2018
Vancouver City Hall
453 W 12th Ave,
Vancouver, BC V5Y 1V4

Attn: City of Vancouver Mayor and Council
Re: 3560 and 3570 Hull Street and 2070, 2088, and 2090 East 20 Avenue

Dear Mayor and Council,

I would like to voice my support for this proposal on Hull and East 20 Avenue. This project will bring much-needed secure rental options to Kensington-Cedar Cottage.

I have lived on East 13 in Kensington-Cedar Cottage for a number of years and have always considered this to be an inclusive and welcoming neighbourhood. East Vancouver in particular has typically been a place accessible for newcomers and young families starting out their lives. However, I have recently witnessed the cost of rent and homeownership of single-family housing options become out-of-reach for average wage earners. Because of this, it is unlikely that my friends and community members will be able to afford to stay here and our community will continue to become increasingly segmented.

Part of the reason we have few options for rental in Vancouver is because there has been a lack of rental supply built in the past twenty to thirty years. Our current aging supply is becoming too old and unlivable and we lack the range of varying ages of units to fill the gap of affordability. Without rental projects like these we will forever be stuck in this problem of building exclusive neighbourhoods. We shouldn't be making the same mistakes we made yesterday. We must provide now for future generations and future Vancouver communities. We need to approve this multi-family project to make our community accessible for people who aren't able to afford living here otherwise. I urge council to please approve this project in an effort to increase the rental stock in an area that direly needs it.

Thanks for allowing me to contribute to this public hearing,

Chelsea Smith

"s.22(1) Personal and Confidential"





July 4, 2018

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

Re: 3560-3570 Hull Street and 2070-2090 East 20th Avenue

I am writing to you as the owner of [REDACTED] in support of the proposed rezoning application at 3560 – 3570 Hull Street and 2070 – 2090 East 20 Avenue.

I have been a Landlord for many years and own multiple commercial properties across Western Canada. Our Commercial Street property has been one of the most challenging to lease space in. The property consists of 5 retail spaces and 2 of the 5 spaces have remained vacant since we purchased the property in 2015.

In addition to lengthy permit processing times, there are many concerns that prospective tenants come to me with including:

1. A lack of rental options for potential employees: few rental options in the area typically means limited potential employees.
2. The minimal amount of potential customers in the area: a less populated area means less traffic walking by and fewer individuals supporting local businesses.

A proposal that provides an additional 69 purpose built rental homes into Kensington-Cedar Cottage addresses some of the concerns that small local businesses have when starting out. A proposal like this gives them an opportunity to thrive with a larger employee base, increased walk-by traffic and more people available in the neighbourhood to support local businesses. This proposal can help to contribute to the creation of a more economically sustainable, vibrant, walkable and exciting neighbourhood.

Not only will the proposal help local businesses but the applicant has done an excellent job in providing a range of unit types including well over half of the project dedicated to family-oriented rental homes and providing what looks to be great, useable amenity space.

I trust council will make the right decision and approve this project.

Sincerely,

Mh

Michelle Hallaran, VP
[REDACTED]

[REDACTED]
[REDACTED]

July 3, 2018

Mayor & Council
City of Vancouver

Sent via email: publichearing@vancouver.ca

Subject: Purpose-Built Rental Project at 3560 & 3570 Hull St and 2070, 2088, & 2090 E 20 Avenue

LandlordBC is the professional industry association representing owners and managers of rental housing in British Columbia. LandlordBC's mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions. Secure purpose-built rental housing is a community amenity. As a result, LandlordBC strongly supports this project and the 69 secure, family-oriented rental homes it will create to serve the community for decades to come.

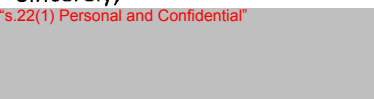
Mayor and Council are acutely aware of the chronic shortage of a purpose-built rental housing in the City of Vancouver and across Metro Vancouver. You have been undertaking solid measures to help address this challenge in the community, but your work is not done. Sadly, the development of this housing typology remains extremely challenging to build due to high land and construction costs and, the absence of appropriate incentives and support from all levels of government. When we have a proponent prepared to assume the risk and build these critically important homes in our community, we must not miss the opportunity and therefore it is important that you say yes!

Our organization is especially excited about how the proponent's proposal will bring 69 units of purpose-built rental homes to the Kensington-Cedar Cottage neighbourhood including:

- 46 townhomes, 22 apartment homes, and one home located within the heritage Rosenberg Residence;
- 69% of the units being family-oriented (2- and 3-bedroom homes);
- Restoration and retention of the heritage Rosenberg Residence; and
- On-site amenities for residents including internal courtyards, rooftop amenity space, and underground vehicle and bicycle parking.

We need to build secure purpose-built rental housing. It is a challenging product to build at the best of times and we should collectively be doing everything we can to encourage new construction and not place unnecessary barriers. That is why LandlordBC enthusiastically supports the approval of this project and we encourage Mayor and Council to do the same.

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



David Hutniak
CEO
LandlordBC