

## Hildebrandt, Tina

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**From:** Valerie Archer s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 11:44 AM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 4575 Granville

To the Mayor, Council Members and Planning Department, I am against the townhouse development proposed above. The hospice is a sanctuary for the citizens in palliative care as well as a haven for their family and friends.

It's design was purposely created to fit into the neighbourhood, respecting the homes around them.

I am dismayed to think that a development would be allowed beside this hospice.

I am not against townhouse development in the city, per se, but certainly not a complex beside this sanctuary.

Let the Vancouver council members show heart and soul to the citizens of Vancouver by voting down this particular development site.

Show that you care for the citizens by standing for what is right vs swayed by developers.

Sincerely

Valerie Archer

s.22(1) Personal and Confidential

In memory of Jane Upton

Sent from my iPhone

## Hildebrandt, Tina

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**From:** Julia Gibson s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 11:42 AM  
**To:** Public Hearing  
**Subject:** rezoning 4575 Granville Street

I wish to state emphatically my opposition to the rezoning of 4575 Granville Street from a single-family property to a 21 unit townhouse development.

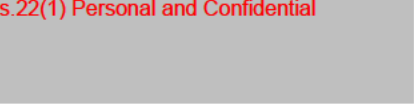
Of course, we need more affordable housing in Vancouver, but this development next to the Hospice is not appropriate.

Many people have worked long and hard to create this Hospice in surroundings that are uncongested and peaceful, suitable for the last days of one's life.

I ask that you not trample on this significant community accomplishment.

Julia Gibson

s.22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** Joe Krapiec s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 18, 2019 5:52 PM  
**To:** Public Hearing  
**Subject:** Hospice

Please register my disgust as a City of Vancouver taxpayer at the proposed townhouse development directly adjacent to Vancouver Hospice on Granville Street.

Once again City Hall displays their greed and lack of any sensitivity. Shame on you!!

Joe Krapiec  
s.22(1) Personal and Confidential

Sent from my iPhone

**Ludwig, Nicole**

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**From:** Bob Angus s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 2:25 PM  
**To:** Public Hearing  
**Subject:** [Released from COV quarantine] Re: 4575 Granville Street

Dear Council:

I cannot believe that you have allowed the planning department to proceed so far on a proposal that should have been turned down at the very start.

Before any interim work should have started on this, the neighbours should have been canvassed for their opinions. The concept of losing a community asset such as the hospice in exchange for an ugly building that only enhances a developers pocketbook should have raised from red flags.

However, you do not only have problems with the planning department. I was not impressed with the public hearing. The mayor treated the representative from the hospice with extreme disrespect. He was only trying to get across a significant point about the marketing of these units and the mayor accused him of disparaging the developer.

Then some person who has no actual ties to the specific community and is unlikely to have need of a hospice for some time rambled on about Shaughnessy being full of money launderers and the Mayor said nothing.

I am completely opposed to this proposal and I think anyone who is in favour should think a little about their or their relatives mortality.

Robert Angus  
s.22(1) Personal and Confidential



Virus-free. [www.avast.com](http://www.avast.com)

**Ludwig, Nicole**

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**From:** Deborah Gibson s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 2:01 PM  
**To:** Public Hearing  
**Subject:** re Granville Hospice

Hello

I would like to add our names to those who are protesting the construction of 29 stacked townhouses next to the hospice on Granville. This is the wrong place for this project. The goal of hospice is a peaceful death. The construction and occupation of such density in this location would be extremely detrimental to the purpose and practises of the hospice.

We live in Shaughnessy and while we support density on Granville, we do not support this project. Please refuse the permit.

Deborah and Bill Gibson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 2:21 PM  
**To:** Public Hearing  
**Subject:** rezoning of 4575 Granville Street

Stop this rezoning in Shaughnessy. The hospice is much more important to keep operating. There is a shortage of hospice beds in Vancouver.

Poul Hansen  
s.22(1) Personal and Confidential

Sent from Mail for Windows 10

**Ludwig, Nicole**

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**From:** Jean Robertson s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 3:07 PM  
**To:** Public Hearing  
**Subject:** As I live close to the Hospice, I am totally against the proposed to the townhouses?

Granville is a green street, and lovely entrance to downtown area. As I wait for the bus, the cars wizz by, it is unsafe. More density will make things worse, more traffic more pollution, and unaffordable rents. Having lived near Granville for 53 years, it is Ridiculous to build next to a much needed hospice. Think again, thanks.

Jean Robertson

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 4:17 PM  
**To:** public; Public Hearing  
**Subject:** Fwd: SHAUGHNESSY DEVELOPMENT

Subject: SHAUGHNESSY DEVELOPMENT

Dear Members of Council:

I wonder if you would be so gracious as to publish your agenda in regards to heritage homes, heritage areas.

Do you actually have an agenda? Lets say in a very short time it appears to me that all the heritage homes will be knocked down because some people feel they are bad luck, damp, old fashion, not up to modern standards, not up to standards required by some newcomers and yet those people want to come here. I've heard in City Council reporting damp homes, old fashioned, members of their family are sick due to old houses, that's not a reason to pull a house down, you fix it.

In 20 years people are going to say what happened to these beautiful mansions that used to be in Shaughnessy, what was the council thinking? I expect a council to lead with an agenda, have our standards.

Its pitiful one sees an exquisite old home with hardly the walls left standing, that's not saving a property, its just playing games. Hey if you want to get away with it why not, its a travesty. I live on King Edward Ave. Some of the beautiful homes, gardens are wasted, beautiful gardens gone, houses inside have been torn apart just waiting for the wreckers ball. Then we will be building more condominiums.

We were told some time ago that you're only going to allow one condominium on King Edward by Oak St. but no its not going to be! The great major cities in the world, and hope you at city council want us to be a major city, are proud of their heritage homes, they protect them: London, New York, Charleston, Bath, Budapest, Prague, Milan, Paris, Rome. Can you imagine somebody coming to their city & bulldozing the homes.

What's amusing I'm sure you have figured this, Shaughnessy is an expensive area which is really where the developers want to build, they say to me "that's a great area" - its a great area because it has these beautiful homes and the same people that want to pull them down are the same people that are coming here because of these heritage homes with beautiful gardens which they want to destroy, they don't really care its all about money, they're just milking the old cow, we're being used... it's laughable, can't you see it?

These condominiums are probably being advertised abroad right now. Have you noticed recently how some homes for sale are being promoted: they're 8 bedroom homes, 6 bedroom homes, when any fool can see they're 3 bedroom homes. We need some standards.

Frank Shorrock  
s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Lorraine Shorrock s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 4:25 PM  
**To:** Public Hearing  
**Subject:** NEW DEVELOPMENT OF 4575 GRANVILLE

Dear Members of Council:

This new development, which will affect the quality of life for hospice residents, is being built..... WHY????  
Who will live in these new units???? Do we just keep marketing Vancouver properties to out of country people?

When will housing be provided for local people? Young people cannot afford to work & live in our City. Who are these properties being marketed to? This is the whole reason local can't buy properties and you know this. You must establish who is going to buy these? Where is the market?

As a long standing Vancouver resident I'm ashamed of what's happening to our beautiful Vancouver, displacing locals to be replaced by new arrivals, how can this be acceptable?

Thanks for listening.

Lorraine Shorrock  
s.22(1) Personal and Confidential



**Mayor and Council Feedback**

Case number: 101013028396

Case created: 2019-06-19, 09:26:00 AM

**Incident Location**

Address: s.22(1) Personal and Confidential  
Address2:  
Location name:  
Original Address: 22nd and Blenheim

**Contact Details**

Name: Susan Burns  
Address:  
Address2:  
Phone: Email: s.22(1) Personal and Confidential  
Alt. Phone: Preferred contact method: Either

**Request Details**

- |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Describe details (who, what, where, when, why):                                | I oppose the proposed rezoning of 4575 Granville tree. The redevelopment is too intense and would interfere with the appropriate environment needed for the adjacent hospice. This hospice is in constant use, 24/7 and has an important community role for those nearing death, their families and friends. Their comfort and care are paramount at this time in their life. This facility reduces the need for hospital care and is of over benefit to the city and public good. It needs its noise and access requirements respected. |
| 2. Department:                                                                    | Mayor and Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3. Neighbourhood:                                                                 | Dunbar-Southlands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4. Were any other cases or service requests created as a result of this feedback? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6. (Don't ask, just record - did caller indicate they want a call back?):         | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7. Council Item:                                                                  | Opposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 8. Select category:                                                               | Planning, Zoning, and Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 10. Specific area of concern:                                                     | 4575 Granville St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**Ludwig, Nicole**

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**From:** Lorraine Shorrock  
**Sent:** Wednesday, June 19, 2019 4:30 PM  
**To:** Public Hearing  
**Subject:** NEW CONDOS - GRANVILLE STREET - AUSTRALIA & NEW HOUSING FOR NEW ARRIVALS

s.22(1) Personal and Confidential

Dear Member of Council:

WHY NOT DO WHAT AUSTRALIA IS DOING.

Apparently if you wish to build a new house in Australia, you cannot destroy an existing home (built by Australians) – but go & build on vacant land or in a new area where vacant land is available.

We should do the same.

Thanks.

Lorraine Shorrock

Ludwig, Nicole

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**From:** Debora Nortman s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 5:05 PM  
**To:** Public Hearing  
**Subject:** Rezoning of 4575 Granville Street

To Mayor and Council,

We do not live nearby this proposed development and so are not directly affected, however, we do live nearby.

Having said this, we are absolutely opposed to the rezoning and present development proposal for this particular property.

What a thoughtless, greedy and mean spirited project.

This Council, in seeking to provide more affordable rental housing, has lost touch with the fact that the Vancouver Hospice Society's patients have the right to die with dignity and peace. This project puts this at risk. The only ones to benefit are the developers.

Secondly, you say this will be below-market pricing. As apartment building landlords in Kits for over 40 years ourselves, we know for a FACT this development will not be rented with below-market pricing. And if it were? It still wouldn't justify ONE single person to suffer.

Seriously?!

Yours truly,  
Debora and Allan Nortman  
s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Donna Hossack s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 5:48 PM  
**To:** Public Hearing  
**Subject:** Public Hearing re 4575 Granville Street adjacent to Vancouver Hospice

To all people who are related to, and/or will be voting on the rezoning proposal to rezone a single-family property and build a 4-storey, 21-unit townhouse development at 4575 Granville St directly adjacent to Vancouver Hospice: This development is **NOT** affordable housing and will severely disrupt peace, privacy and access for the 150 Vancouver residents who come to the hospice each year to die, and their families.

**If approved, this could result in HOSPICE CLOSURE and the loss of:**

- Nearly 25% of the vital supply of hospice beds in Vancouver.
- Well-established bereavement programs that support hundreds of Vancouverites each year struggling with grief.

Please, consider this important issue and your vote very carefully.

Donna Hossack  
s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Walker, Diane s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 5:55 PM  
**To:** hearing@vancouver.ca  
**Subject:** Hospice on Granville st

Hello

I am writing to express my opposition to the development next to the hospice society on Granville street. The people who are admitted to this facility are at the ends of their lives and to subject them not only to the noise and disruption of construction but to the proximity and visibility from a large building next door seems wrong.

This is the wrong development at the wrong place.

Simon Warner

**Ludwig, Nicole**

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**From:** BRUCE GUERIN s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 7:40 PM  
**To:** Public Hearing  
**Subject:** Vancouver Hospice

I strongly object to any development that would interfere with the hospice and the incredible service it offers to all of us.

L. Guerin

Sent from my iPhone

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:**  
**Sent:** Wednesday, June 19, 2019 7:44 PM  
**To:** Public Hearing  
**Subject:** Vancouver hospice

I wish to offer my support to the hospice and trust that it will be able to continue helping those in need. No development should take its place.  
I do not know how we would have coped with the passing of our mother without the help and compassion of a hospice.

L. Vakomies

Sent from my iPhone



## Ludwig, Nicole

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**From:** Martin Landmann s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 7:55 PM  
**To:** Public Hearing  
**Subject:** hospice

We live in Shaughnessey some blocks from the affected area of development.  
We would like City Council to take into serious consideration the importance of the hospice and give it absolute priority over other projects.  
Ann Cameron

## Ludwig, Nicole

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**From:** Barbara s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 8:21 PM  
**To:** Public Hearing  
**Subject:** Rezoning of 4575 Granville St

To try jamming a 20 stacked Townhouse Complex into 4574 Granville St, when there is much more space on Granville south of 41st Avenue, seems to be a little bit ludicrous. The alley way behind 4575 Granville Street will not be adequate for more cars. There will also be difficulty with the garbage and recycling trucks that come every week; they have trouble now in paved alleys!

The object of all this housing is to supply affordable housing which this will definitely not be. The only thing going for this development in the bus line, which does continue all the way south on Granville where there is much more space for possible developments.

The fact that there is a Hospice next door, which is a wonderful peaceful place for the dying, may bother some tenants, making renting, leasing or selling difficult. Perhaps some more thought should go into this area being rezoned for a possible development. Turn down this application, respectfully submitted. Barbara Dohm

**Ludwig, Nicole**

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**From:** Rowena Huberman s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 4:49 PM  
**To:** Public Hearing  
**Subject:** 4575 Granville

Again, please listen to the valid opposition of this development. We already attended a meeting at the church, signed a petition, as well as sending an email opposing this development. Is it possible to fight city hall? Do the powers that be ever listen to opposing reasons?

Rowena Huberman  
s.22(1) Personal and Confidential

Sent from my iPad

**Ludwig, Nicole**

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**From:** Bruce Gregg s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 19, 2019 10:33 PM  
**To:** Public Hearing  
**Subject:** Spam: 4575 Granville

Hi

Below is a link to a YouTube video with scenes of the hospice.

<https://youtu.be/HjNtqsF9JB0>

Bruce Gregg

Ludwig, Nicole

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From: Sue Wong s.22(1) Personal and Confidential  
Sent: Thursday, June 20, 2019 9:31 AM  
To: Public Hearing  
Subject: Granville development

Dear Mayor Stewart and Vancouver City Councillors,

I am writing as a co-founder (Sue Hurd was the other founder) of the Vancouver Hospice Society, founded in 2003.

We had both been involved at the bedside of dying people for a number of years and found it distressing to watch as families struggled to find a hospice when it became too challenging to stay at home. There was a real shortage. We spoke to a palliative care physician who told us that to build a new hospice we would have to form a Hospice Society first, which we did... the easy part. This was followed by the community and many volunteers from across Vancouver helping to raise millions of dollars, The HOB and HOB TOO stores, galas, hike for hospice etc. Volunteers also provide on going help in the hospice, running grief groups, master gardeners maintaining the outdoor space and many other groups. It is still very much a Vancouver Community project.

Most people want to die at home, but for many that is not an option, consequently our vision was to provide a small home away from home. Our mission was to offer the families holistic support (physical, emotional and spiritual), before, at the time of death and bereavement support afterwards. Feedback from our families has confirmed how successful we have been. We were able to give them an intensely private experience in comfort and quiet at a very difficult time.

I write to you now as this is all being threatened by the proposal of 4575 Granville St submitted under the City interim Rezoning Policy for Affordable Housing Choices. I totally agree with the City re **affordable** housing. My greatest concern is the significant increase of traffic and noise, severely reducing patient and family privacy, laneway access and available street parking. The building will obliterate the peaceful view for patients and families on the entire north side of the hospice. The transport of the dead people from the back lane - an intense private and emotional experience for loved ones saying their final goodbyes will be exposed to additional vehicles and onlookers.

The proposed 2-year construction phase, even if on target, will likely force us to close the hospice causing vulnerable patients to rely on emergency and acute care services at local hospitals and severely affect the continuity of care.

A community is only as good as its treatment of its most vulnerable citizens. I ask you to reject the proposal as it undermines the kind of tender death and end of life experience so many of us worked so hard to offer Vancouverites and their families. The hospice is a one of a kind place serving so many directly and thousands indirectly from all socio-economic backgrounds.

You have the power, responsibility and I trust the insight to act for the good of Vancouverites. I urge you to reject this proposal in its entirety please.



**Mayor and Council Feedback**

Case number: 101013032654

Case created: 2019-06-19, 11:24:00 PM

**Incident Location**

Address: s.22(1) Personal and Confidential  
Address2:  
Location name:  
Original Address: Granville St and W 38th Ave

**Contact Details**

Name: Shirley Klassen  
Address: ,  
Address2:  
Phone: 6042613471  
Alt. Phone:  
Email: s.22(1) Personal and Confidential  
Preferred contact method: Either

**Request Details**

1. Describe details (who, what, where, when, why):

Re 4575 Granville Street development:

1) What is the square footage of actual living space of units intended for families\_ excluding staircases and top deck?  
(Decks after a few attempts reached by hatches after a few attempts, are rarely used because difficult for some guests, difficult to bring food, drinks and dishes up and down, going down to to washroom and bring to relax and visit while dealing with Granville traffic noise.)

2) Kids and teenagers are often noisy and boisterous. How many people without children will want to put up with the noise (especially if coming from roof decks) of other people?s children/teenagers. What about the impact on surrounding neighbours?

3) Traffic will be a major issue at times for ambulances, visitors to the hospice and renters trying to exit to get to work in the morning and then returning in the evening. The location does have access to n-s and e-w public transportation. But have to walk along Granville st on busy and rainy days or nights to get to King Edward or a bus stop on Granville. Evening guests won't want to walk several blocks to wait at bus stops along busy high traffic street/highway\_ especially on rainy nights and icy cold weather.

People who can afford these rents will also likely be busy working people. Time is valuable so have to be car dependent for many things eg. lugging groceries, driving kids to private schools, appointments, extra curricular activities, etc.

4) If this is intended to be market rental housing (and not subsidized by the city in any way) will it be affordable for families?

<https://vancouver.sun.com/opinion/op-ed/elizabeth-murphy-vancouver-growth-targets-dont-add-up>

2.	Department:	Mayor and Council
3.	Neighbourhood:	Shaughnessy
4.	Were any other cases or service requests created as a result of this feedback?	No
6.	(Don't ask, just record - did caller indicate they want a call back?):	No
13.	Original Client:	Shirley Klassen
14.	Original Email address:	s.22(1) Personal and Confidential
15.	Original address:	

**Additional Details**

Forwarded to Public Hearing Staff on June 20, 2019

**Map and Photo**

- no picture -

June 19, 2019

Mayor and Council  
City of Vancouver.  
453 W 12th Ave,  
Vancouver, BC V5Y 1V4 e-mail: publichearing@vancouver.ca

Dear Mayor and Council:

Re: 4575 Granville Street, Vancouver

The above rezoning application at 4575 Granville Street should be rejected.

In my view, it is contrary to public interest to proceed with an application that fails to identify problems and issues.

- [1] The developer as well as city staff maintain there is only one problem: rental housing. Accordingly, elected representatives are asked to find in favour of the development application.
- [2] In my view there are at least two problems and issues: hospice care and rental housing.
- [3] In my view our elected representatives are asked to strike a balance between interests of the dying and their families and the provision of rental housing.
- [4] So far, city officials appear indifferent to issues surrounding hospice care. It is obvious that the planning development process is particularly ill-suited to address social and health impact. Further, Vancouver makes little or no effort to include social policy into rezoning applications.

The application should be rejected for such reasons. It is plainly not in the public interest.

Sincerely Yours,

Roy Wares, FEC, P.Eng.



Ludwig, Nicole

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**From:** Anne L Boyle s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 10:48 AM  
**To:** Public Hearing  
**Subject:** Re-zoning process is Unfair

Dear City and Councillors – I am appalled at the current process for re-zoning in our City. I am also opposed to the 21 units proposed for Granville Street next to the hospice. I have listened for a week to the proceedings and this is inefficient, time-consuming and unfair process to rezone – could you please use your resources (our tax resources) to set up a process that is effective and fair?

I understand that the developers have mis-represented their plan for these “affordable rental units” and plan to sell them. In addition, the 280? letters of support for the developers include many bogus, fake letters of support. Is there no due process to check that these are not generated by websites and that these people actually exist?

My tax dollars pay your salaries and I would expect the City to manage processes in a business like and fair fashion.

Thank you  
Anne Boyle

**Ludwig, Nicole**

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**From:** Jacquie Huntington  
**Sent:** Thursday, June 20, 2019 11:10 AM  
**To:** Public Hearing  
**Subject:** Vancouver Hospice

s.22(1) Personal and Confidential

I wish to express my strong opposition to the proposed development of the site next to the Vancouver Hospice on Granville St.

It appears that the developers in addition to ignoring the implications for the hospice have been less than truthful in their intentions. It has come to light that the proposal for rental properties was false and that these units have already been offered for pre-sale at \$1500/sq foot.

This development will NOT provide affordable housing either as rentals or as owner occupied units. What is WILL do is diminish the availability of end of life services for everyone in Vancouver.

Yours sincerely

Jacquie Huntington

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Geoff s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 1:55 PM  
**To:** Public Hearing  
**Subject:** Rezoning of 4575 Granville St

To Whom It May Concern:

When I first heard about the proposed rezoning application for 4575 next to the hospice, I was somewhat ambiguous - I wasn't sure if NIMBYism was the issue, but I have considered the serious concerns that the Vancouver Hospice Society has raised with regards to disruption of the few end-of-life beds that we have in Vancouver, and I think those concerns are very important to consider seriously.

However, my opinion on this matter solidified when it was revealed that the developer has been marketing these condos for pre-sale. It is pretty clear to me that the developer cannot be trusted to provide affordable housing as it is planning on selling these units at market value and not as secured market rental housing as required by the rezoning policy. This is either the result of duplicity or negligence, and either way points to a developer which should not be allowed to significantly disrupt the functioning of one of the few places that a person can go to peacefully and respectfully die in Vancouver.

Thank you for your consideration on this matter,

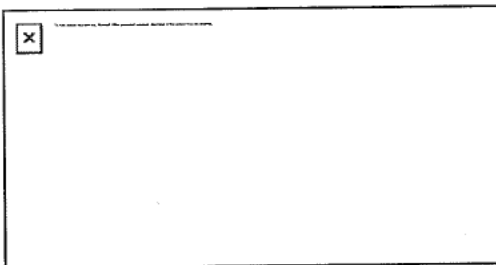
Dr. Geoffrey Dice, DMD

Ludwig, Nicole

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From: Simin s.22(1) Personal and Confidential  
Sent: Thursday, June 20, 2019 1:42 PM  
To: Public Hearing  
Subject: IMPORTANT- Today's Courier Story!

<https://www.vancourier.com/opinion/stacked-townhouses-a-good-option-in-vancouver-but-not-beside-a-hospice-1.23860908>



Stacked townhouses a good option in  
Vancouver, but not beside a hospice |  
Vancouver Courier

[www.vancourier.com](http://www.vancourier.com)

If approved, this proposed stacked-townhouse development at 4575 Granville St. will significantly compromise the peace and enjoyment of residents in a neighbouring hospice, says columnist Michael ...

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Ludwig, Nicole

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From: Graham Heal s.22(1) Personal and Confidential  
Sent: Thursday, June 20, 2019 1:37 PM  
To: Public Hearing  
Subject: 4575 Granville Street Re-ZONING - OPPOSED!!

Hello,

I have come to understand the following:

*"Last Thursday we discovered a real estate website that was listing the 21 proposed units at 4575 Granville St as **pre-sale condos**. We spoke to an agent who assured us they were for sale, and provided a cost estimate of \$1500 per square foot.*

*This discovery was shocking, as the rezoning application - submitted under the Interim Rezoning Policy for Affordable Housing Choices - includes a clear stipulation that these units are **NOT** to be sold, but are to be used as **secured market rental housing for a term of 60 years or the life of the building (whichever is greater)**.*

*The listing has since been deleted, but we were able to take screen shots of the site and distribute the information to City Councillors. **SEE SCREEN SHOTS HERE***

*Unfortunately, Council had previously decided that questions to City Staff would only be permitted at the end of the Hearing."*

If this is true, it stinks. If it is NOT true, I hope it stays NOT TRUE!

Mark me down as OPPOSED to this re-zoning application!!

Graham Heal

s.22(1) Personal and Confidential





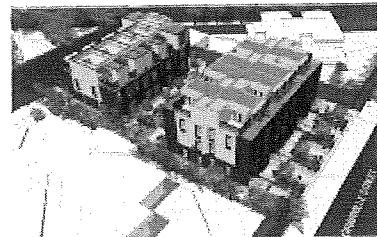
4575 Granville – Plans, Availability, Prices

GIVE ME FLOORPLANS



At a Glance

- located in Vancouver's upscale Shaughnessy neighbourhood
- 21 stacked townhouses in two buildings
- private patios & rooftop decks
- near prestigious private schools
- convenient connections to airport



The New Shaughnessy

First Shaughnessy is an exclusive Vancouver neighbourhood that was established by the Canadian Pacific Railway in 1907 for the homes of the city's elite. Its large properties and elegant, tree-lined streets were of great appeal that in the late 1920s and

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 12:39 PM  
**To:** Public Hearing  
**Subject:** RE: Proposed development at 4575 Granville Street

I am very much against the proposed development next to the Vancouver Hospice mainly but not only because of the disruption and noise that the massive digging and construction would bring. The cramped and narrow laneway would not allow sufficient access and it would cause a nightmare for all concerned on that entire block.

I have just heard about the website offering the condos for sale! What a travesty!! The application is "Interim Rezoning Policy for Affordable Housing Choices" and the condos which were supposed to be affordable are now potentially up for sale and it appears this was the intention of the owner all along. According to the rezoning these condos are NOT allowed to be sold. This is shocking information! How can you possibly vote yes to the proposal now that this has come to light?

Carol Givton

**Ludwig, Nicole**

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**From:** Karen Mealey s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 1:11 PM  
**To:** Public Hearing  
**Subject:** Re-zoning application for properties adjacent to Vancouver Hospice

It is totally inappropriate to allow any rezoning to obstruct functioning of properties already in compliance with the current zoning. If the persons purchasing the properties were perhaps told of the situation BEFORE they purchased such properties, they would not have attempted such a offensive development in our community. Having been one of the families who had a family member staying at the hospice, we all feel this is such an important and wonderful end of life facility. People have to come BEFORE the almighty dollar or we are surely hooped. Hopefully Council will not allow this development proposal. Karen Mealey



**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 12:53 PM  
**To:** Public Hearing  
**Subject:** 4575 Granville

Dear Mayor and Councillors,

I am writing in strong opposition to this development. The Hospice, a unique and necessary community service, will be temporarily and permanently negatively impacted. This development will do little to ease the rental crisis in Vancouver. It now appears that the units are being offered for market sale!

I ask that you understand the importance of a peaceful setting in which to die, or support a loved one who is dying.

There are many other properties in which this kind of housing would be inoffensive. Next to the Hospice is not an appropriate location.

Have the courage and foresight to deny this application!

Sincerely,  
Gail Wynston

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 12:07 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application, 4575 Granville Street

I am writing to voice my opposition to the above noted rezoning application. You would be hard pressed to find any rezoning application submitted under the Interim Rezoning Policy for Affordable Housing that has not been approved. Everyone knew/knows that these applications were all about market rentals and not about affordable housing - they admit that at the information hearings. I urge the mayor and city council to read the Vancouver Sun article of June the 10th before you make your decision.

The bigger question is why did the previous mayor and council approve the hospice if they knew it would be put in jeopardy. The hospice provided a much needed service to those in need at a very difficult time of life. Is the city prepared to assume all the costs involved to relocate, in the same area, if it is forced to move? You should since you are responsible for the situation they now find themselves in.

It is up to the new mayor and council to take a step back, consider what has been done to our once beautiful, livable, compassionate city and carefully consider what should be done to save the hospice and truly deal with the affordable housing crisis.

Vision will not be remembered well when it is all said and done. What do you want to be remembered for?

Sandra Sengara  
s.22(1) Personal and Confidential

I just drove up Granville Street and I fear this letter might be in vain.

1. The corner property on the east side of the 4800 block has just sold. The realtor sign says - Apartment Rental Site. Realtor Mark Goodman.
2. My aunt, who lives on the west side of 4800 block, has been approached about a land assembly.
3. Mark Stewart's website (since taken down) is marketing this development as for sale condos. Plans, Availability, Prices upon request.

Sent from Windows Mail

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 12:23 PM  
**To:** Public Hearing  
**Subject:** support for Vancouver Hospice Society against 4575 Granville Street proposal

Hello Vancouver City Staff,

This is a brief message to say that I support the concerns of the Vancouver Hospice Society about the proposed development at 4575 Granville Street.

I oppose the 4575 development as proposed.

Yours truly,

James Young

**Ludwig, Nicole**

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**From:** Cathie Cleveland s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 11:39 AM  
**To:** Public Hearing  
**Cc:** Home  
**Subject:** Letter re: proposed development at 4575 Granville street

Mrs. Catherine Cleveland  
s.22(1) Personal and Confidential

**RE: 4575 Granville Street Re-Zoning**

Dear City Councillors,

I am writing to indicate my opposition to the proposed re-zoning of 4575 Granville Street.

The location of this proposed market rental is an affront to the most vulnerable members of our society – the dying! The location will be highly disruptive to the hospice located adjacent to the property and to the members of the families who wish to spend time with their loved-ones as they die in a caring and compassionate environment.

How can City of Vancouver Councillors treat the able-bodied members of society with care and respect if they do not do so with our most vulnerable members –the dying?

As the population ages we will need even more accommodation for the members of society who require specialized end of life care.

I would also like to express extreme concern that a Vancouver realtor (Mike Stewart) had already listed the proposed development on his web-site as pre-sale condos when the COV has been indicating that this development will be entirely market rental.

Having lived in Vancouver for decades and having been evicted numerous times for new development I have NO FAITH in the COV to take control over developers who have no honest intention to market to local families, workers and contributing members of society or to build affordable rentals for people who actually need housing.

I do not support the re-zoning of this property!

Yours Truly,

Catherine Cleveland