

**Hildebrandt, Tina**

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s.22(1) Personal and Confidential

**From:** [REDACTED]  
**Sent:** Thursday, June 20, 2019 6:37 PM  
**To:** Public Hearing  
**Subject:** Townhouse development next to Vancouver Hospice

Thousands of volunteer hours were spent to bring about the purchase and building of the Vancouver Hospice on Granville Street. What a huge blow to the dignity of dying, and families who have said goodbye to their loved ones, for the city to decide that stacked town housing could be acceptable neighbours. The destruction, the noise, dust pollution to say the least will be unbearable before building even begins. Lane way access is pertinent to the Hospice, and it will definitely be compromised by a rear underground entry to the development, and privacy is so important for the Hospice, and that will be no more!

Please be sensible, and show some compassion for those needing Hospice care before leaving this world. Stacked townhouses do not belong next to an established Hospice.

With regards, Margie Sullivan.

Sent from my iPad

## Hildebrandt, Tina

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**From:** RANDELL MOORE s 22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 5:50 PM  
**To:** Public Hearing  
**Subject:** Rezoning application for 4575 Granville Street -

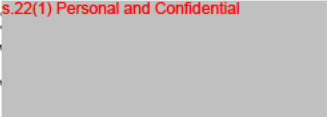
I write to oppose this rezoning application on Granville. We all recognize that increasing density will be necessary to address the lack of affordable housing in the city, but to do this in proximity to the Vancouver Hospice lacks understanding of the hospice environment and a lack of recognition of how community facilities can be affected by density and inappropriate development. I read Michael Geller's comments in the Vancouver Courier this morning. I always appreciate his comments given his long experience in development and architecture in the city. He recognizes this is the wrong location for stacked townhouses beside a Hospice even though they have a place in the changing nature of residential real estate in the city.

Density as a mantra without consideration of the community is folly. The Ministry of Health continues to push health programs out into the community as this the most appropriate place for many of them. This will require ongoing sensitivity to how development proceeds. The city council should recognize the need for hospices in the city and control the community environment to support end of life care even as we move to a more dense and urban community. No amount of development mitigation of noise, crowding, traffic will be enough to have short and long term effects on Vancouver Hospice. Please deny this rezoning application.

RL Moore

Dr. Rebecca Pitfield

s.22(1) Personal and Confidential



City of Vancouver, City Clerk's Office  
53 West 12th Avenue, 3rd Floor  
Vancouver, BC, V5Y 1V4.

June 20, 2019

Dear Honourable Council Members,

Re: Rezoning Application 4575 Granville Street

I have always been in support of increased housing opportunities for Vancouver residents, especially the decision to increase density on the main arterial streets of Vancouver. However, in this particular case, **I am strongly opposed** to the rezoning and approval of this development. It will be a huge disservice to the very community you wish to support. I urge you to consider the multitudes of other appropriate locations for building this type of townhouse development.

After 11 years of volunteer driven work to raise the funds for a free standing hospice, the Vancouver Hospice Society (VHS) jumped through all the city's hoops to ensure it found a perfect fit and abided by all the City's zoning requirements. The VHS carefully chose a location that would fulfill very important and specific parameters to successfully support end-of-life and bereavement care. This is an unusual circumstance where location of a building is extremely important to the success of its operations. A hospice requires a peaceful, quiet location where patients can spend their remaining days. They need easy access for ambulances and hearses to and from the building.

I have watched the hearings and have the following concerns:

- There is a suggestion that building a home, even a very large one, would be equivalent to a multi-story townhouse dwelling. This does not factor in the location of the home on the property, which would not be butting up on the hospice, nor the huge discrepancy between the scale of the projects.
- The city planner and many young presenters indicated that the noise of the road would be equivalent to the construction of town homes next door. This is an extremely biased view from the city planners which causes me concern. I have colleagues in city planning that have pointed out the bushes between the road and the hospice. They were put there and designed for noise control *by city planners*. There is no comparison between street noise and construction noise. We have all personally experienced both.

- There is also a clear bias from Councilor De Genova and Mayor Kennedy Stewart. Not only has it come out that they both have had financial support from developers but Mayor Stevens was on CBC in the middle of a hearing voicing his support for the development. This is unethical and totally biased considering he had yet to complete the full hearing. He clearly elucidates his bias by saying in the interview "this development that is being built..." and then corrects himself to say "could be being built".
- There is also no affordability survey. This random amount of \$3700 makes no sense. A 1000 square foot property goes for over \$4500 in Vancouver. In Shaughnessy – the most expensive neighbourhood in the city at 1,700 square foot, it doesn't take a mathematician to realize the numbers are way off. These could run into the high thousands. The information provided to the council is clearly biased and make us, as the public wonder about the transparency and fairness that is going into this process.

I am very hopeful that as a newly elected Council, you will consider this rezoning and put the priorities of these valuable hospice beds above prestigious housing. Please consider turning down this development request. The public is depending on your objective and careful consideration when it comes to the very few hospices in our city.

Sincerely,

Dr. Rebecca Pitfield

## Hildebrandt, Tina

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 4:47 PM  
**To:** Public Hearing  
**Subject:** Opposed

As a concerned citizen, I am totally opposed to construction of two condo buildings close to the Hospice. A Hospice is very much needed and this outstanding hospice is continually used by patients, who require a peaceful environment. A shame on the Vancouver council even to consider this plan.

Rosalie Stronck

s.22(1) Personal and Confidential

Sent from my iPhone

Hildebrandt, Tina

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From: Pauline Barrett s.22(1) Personal and Confidential  
Sent: Thursday, June 20, 2019 4:45 PM  
To: Public Hearing

Please reconsider the re-zoning proposal on Granville this will be a very great intrusion on a well established and needed hospice

Pauline Barrett

s.22(1) Personal and Confidential

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*Silence in the face of evil is itself evil.  
Not to speak is to speak.  
Not to act is to act.*

*Dietrich Bonhoeffer*

## Hildebrandt, Tina

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**From:** john golden s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 4:37 PM  
**To:** Public Hearing  
**Subject:** Rezoning Proposal for 4575 Granville Street -

Dear Sir/Madam,

I was made aware of the property development next to the Vancouver Hospice on Granville Street by a friend who saw the campaign running on Change.com. Having looked into the application under the Rezoning Policy for affordable housing provision I felt I had to write with some comments.

My concerns are based mainly around the actions of the city planners in their extreme lack of professionalism/professional knowledge exhibited both in the public hearing and in their assessment of the application for development.

However, I will briefly comment on the morality of forcing the closure of a hospice which provides 22% of the whole hospice bed provision for the Vancouver area. The number of properties in the development would create provision for approx 0.000023% of the population of the Vancouver area. Furthermore, the turnover of residents in hospice care would further increase the beneficial impact of the hospice in numerical terms, in addition to the benefits to the residents family members. This does not even begin to address the moral debate which clearly favours the prioritization of hospice needs over that of expensive home provisions.

### The Planning Decision/Process

As a university educated Planner my major concerns about this application process are the clear bias and the extreme errors in the decision making of your city planners. They appear to have deliberately ignored many of the basics which brings in to question all aspects of their final decision. In fact I am shocked that their motives have not been openly questioned although this might be a legal issue. They have clearly misrepresented many facts, or they are simply not capable of fulfilling their mandate in objective decision making. There are many more errors made but I will highlighted the most extreme and most obvious examples.

### Affordable housing rezoning policy

The planners have failed to justify their decision against the moral and technical requirements of affordable housing policy for the following reasons

1. They have not even completed a basic affordability assessment. Step one would be to obtain estimates of the full range of rental values. In recommending a proposal with only lower limits stated, they have failed to assess the affordability of all but one (the minimum rental cost of \$3700 )of the properties. Their whole recommendation is instantly invalid because ALL of the other properties will be rented at unknown values.

2. Following the failure in point 1 they have failed to put in a provision to ensure the properties with unknown rental values will not be rented out at exorbitant prices. The Councillors should be made aware that these properties could actually be rented at 7, 8, 9 or even \$10,000 plus. If this development proposal is agreed by the council, upper limits of renting values should be placed as part of the acceptance. Based on local incomes this should not exceed \$4000 for the larger apartments. Otherwise they will not meet the affordable criteria.
3. Even the cheapest apartments which will be of limited floor space are well above the affordable criteria set out in Canadian convention. The basic calculators when set against local incomes makes it clear that this development is not affordable
4. Bases on points 1-3 it is very clear that the city planners have failed to undertake their duties as public servants. They have failed to apply the moral or technical objectives of affordable housing rezoning policy. In fact, they appear to be showing a total lack of professional integrity in offering a one sided assessment of the application which clearly contravenes all policy intentions. Surely, it is the responsibility of the Councillors to to apply these intentions to ensure that rezoning policy is not abused. The Councillors should also be asking the question of the city planners, why have they not offered an objective assessment? instead providing only information which backs their decision. This is not the role of a city employee.
5. When the decision is put into the context of a multi thousand petition, representing massive public objection to the development, I would have to be careful in my wording for legal reasons, but I would personally question the honesty of the City Planners in their handling of this whole application. I would also suggest that any council decision based on planners reporting and recommendations would be as flawed as the planners 'efforts'. This is only the tip of the iceberg when it comes to city planners role in this proposal. The integrity of public servants should never be in doubt.
6. No rent control to ensure developer enforcing rises that make the rent even less affordable. This is a common condition of most affordable housing agreements around the world today and applied at the rate of inflation as a condition of acceptance of the proposal. There appears to no evidence of this. yet another omission by the planners
7. No resale conditions. In most affordable developments which are targeted worldwide for the rental markets a simple condition such as a minimum of 30 years rental before the property can be sold is applied as a condition of development being agreed. Once again, the planners have proposed no such options, meaning acceptance of the development could result in properties being sold in a small number of years, most likely after the developer enforces huge rent increases. This is the common pattern where conditions are not put into place. Your planners seem to have put nothing in place that the developers would not want

In summary I would suggest that the planners have recommended this development to tick the boxes towards targets of housing provision. It is their responsibility to present all facts to the council along with a recommendation based on how they see the fact. They are not responsible for withholding and restricting access to information. Instead of taking the time and effort to propose and drive development of suitable housing in suitable locations across the city, they have simply recommended approval of an inappropriate development, in an inappropriate location, restricting all negative views and hiding negative impacts in the process. I would not be taking advice from public servants who are only willing provide half of the information, that being the half which backs their recommendation. This is not a movie courtroom drama this is real life where public servants must be held accountable to the principles of objectivity and the intention of policy, not supporting the abusive use of policy to tick boxes.



## Noise disturbance during construction

The noise impact of construction on the Hospice has been hugely understated by the city planners. In watching the planners presentations at the public hearing I was shocked to hear them dismissing construction noise because of existing road noise.

Any objective planning recommendation should include a noise impact study but it seems that this has either not been undertaken or it has not been presented properly at the public hearing. Some key points are highlights below

1. Road noise at the hostel is limited due to extensive planting regimes with trees in hedge formation creating a barrier of between 14 -20 feet along the full frontage of the property. There is no such planting between the development and the hospice. Any suggestions that road noise would even approach the levels of construction noise from the development, in terms of impact on the hostel is not only incorrect, it is deliberately misleading and bordering on abuse of office
2. Mitigation of construction noise which is a suggestion offered by the developers has zero value at the public hearing stage because there are no specifics included in the planning application. For any Councillor to make a decision based on unstated mitigation is beyond idiotic. The developer would have no obligation unless permissions from the Hospice were required or a decibel limit was placed on construction activity. Based on health and safety regulations this would have to be below 82 decibels for non vulnerable adults. For residents of a Hospice facility it would have to be much lower as vulnerable adults.

To put this into perspective for the lay person which the Councillors clearly are, based on their questions in the inquiry, construction workers will be obliged to wear hearing protection for use of numerous impact and cutting tools, not to mention massive excavation equipment. **The residents of the hospice would be put under serious risk of hearing damage**, not just inconvenience if this development goes ahead. They would have no access to hearing protection and no warning of extreme single noise events.

There is no mitigation that can limit noise to acceptable levels. For the planners and councilors to even consider passing this proposal based on unspecified mitigation is beyond ridiculous and yet another case of the authorities giving no consideration to public needs whilst lining the pockets of developers. It makes you wonder if the Councillors are actually funded by developers. I would hope not because this would be a clear conflict of interest and any councilor or mayor who receives developer funding should be publicly stating their interests and should not be voting on such issues. It's what appears to be the acceptable face of political corruption. I ask myself when did corruption become acceptable?

3. The councilors, particularly De Genova, who appears to be supported by a developer who promoted her election to office had repeatedly claimed that noise impacts would be the same irrespective of what type of development occurred, even to the level of questioning if anyone would allow a house to be rebuilt if it burned down. A bit weird at best, at worst you have to question her intellect for raising such a point. Again it makes you wonder if she has any links to the developers.

To answer this point simply, a single story, single family home would have a tiny noise and logistical impact on the local environment compared to a multi story development including a 30+ car

garage, which in itself would entail greater construction disturbance than a whole built family home. This is before you construct the multi story buildings, with every single level having a greater noise impact on the local environment. The hospice itself has limited ground level planting, compared to its extensive roadside noise dampening planting regime. However, at higher levels there would be zero noise dampening, zero opportunity for developer mitigation. Developers noise mitigation efforts are simply words that will make zero difference to the extreme impact on the lives of Hospice residents

### Summary

From the outside it appears that the City Planners have failed to undertake the basic requirements of an affordable housing study. They have failed to undertake basic noise studies, and have recommended approval based on providing half of the information available, losing multi thousand signed petitions against the development, failing to apply basic professional practices and not being held accountable by the Councillors. Is this how Canadian public service and democracy work?

The Councillors themselves, it is clear that De Genova has some sort of pro developer stance and should probably be investigated for conflict of interest issues based on her clear bias throughout the hearing. This is not an accusation for legal reasons, just a thought. Her extreme bias may suggest that she has links to the developers, if this is the case she should not be permitted to vote under basic political and democratic conflict of interest regulations.

Furthermore, having recently heard the Mayor on the radio is is very clear that he is arguing for the development in the middle of a public hearing. Does he understand his role, his responsibilities and duties? As Mayor he should be neutral **not undertaking public lobbying for the developer, during the hearing process.** This is quite astonishing.

He is making personal points against those fighting for the development to be refused. This is contrary to all democratic principles and all political guidelines. He has already made his mind up, prior to completion of the process and before hearing representations this evening.

Having made it abundantly clear, on national Radio that he has preconceived ideas and most likely predetermined conclusions the only correct approach by the council would be to also remove his right to vote in this issue. Council is based on democracy, The Mayor has broken every rule in the book and should be held accountable.

I have just seen a media report highlighting financial links between the developer employees/contractors and both Mayor Stewart and Cllr De Genova. it was clear throughout the public hearings and through media comment that they were favouring the developer proposals...this new evidence explains why this might have been the case

No Mayor should be on national Radio arguing against any views represented during the process of public hearing, prior to decision making. This makes is very clear that he is ignoring all public speakers and trying to justify a predetermined stance to support the developers process. This becomes extremely worrying when considered alongside recent reports I have seen in the last few minutes that highlight the financial backing of Mayor Stewart by the PR agent for the developer. This is a very clear conflict of interest and applies to at least one other councilor making the decisions, Councilor De Genova. She has also been particularly vocal in questioning those against the development during the hearing. In addition, she has asked questions to those in favour that clear lead to easy answers, to again put down concerns of those opposing.

The objectivity of both Mayor Stewart and De Genova must come into question especially when considered alongside their pro developer stances and their financial links. Neither should be

involved in the voting process and quite frankly neither should have participated in any part of this debate or decision making process. Both should have been open enough to declare conflict of interest and state with their integrity that they must stand down for this case. Now, both should be investigated for not doing so, and should be stood down.

**The whole participation of Mayor Stewart and Cllr De Genova appears to be extremely dubious, at best.**

I apologize for getting off track but I am sure that you will understand the huge amount of doubt that will be placed on the integrity of the council if these financial relationships do not result in some form of action to restrict the possible connections

being made between financial contributions and political decision making. My aims had been to highlight the massive abuse of position in the City Planning Department, their technical failures and their failures to report all aspects of their own decision making process. They should be hiding nothing, presenting information relating to both sides of the argument and then putting forward their own recommendation, nothing more, nothing less. They have failed in every part of this process. To relate a council decision to their recommendation would be flawed because the recommendation is flawed due to planner bias.

I can only hope some honesty, integrity, and professional pride can return before the decisions are made.

Yours faithfully and **AGAINST** the proposed development on Granville Street

John Golden

BA Hons. Town and Country Planning.  
Bachelor of Planning



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## Hildebrandt, Tina

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s 22(1) Personal and Confidential

**From:** Ursula Moorhead <[REDACTED]>  
**Sent:** Thursday, June 20, 2019 4:09 PM  
**To:** Public Hearing  
**Subject:** 4575 Granville Hospicee

I for one, am terribly disappointed that council has not squashed the application for the town house complex, since there is proof that the developer has no plans of making it a rental complex [which I think is definitely in the wrong place] and instead, is planning to presell the townhouses. This is devious and gives the Vancouver council a bad name, because you seem to feel that this is acceptable. I, the taxpayer, and long time resident-61yrs, disagree and feel duped. Hope you change your mind. I have worked as a volunteer at the hob for about 10 years, if not more. Hope you listen to our pleas. Sincerely Ursula Moorhead.

Stephen P Roberts  
Vancouver Hospice Society

s.22(1) Personal and Confidential

20 June 2019

To Vancouver Mayor and Council, News Editors,

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

As the Chair of the Board of Directors of the Vancouver Hospice Society, in recent months I have had a front-row seat in the development processes of our City. It has left me sad and disheartened about decision-making in Vancouver.

Vancouver Hospice Society is a grassroots, volunteer organization that has several hundred members and volunteers who, over the last 15 years, have worked tirelessly to raise funds to build and operate an eight-bed hospice at s.22(1) Personal and Confidential. These eight beds in a serene, homelike environment representing 25% of the City's total hospice beds. The clinical operations are funded by Vancouver Coastal Health, after initially being funded entirely by private donations for the first three years the hospice was open. To raise funds for ongoing bereavement and grief support, psycho-social counselling, and other end-of-life support services, volunteers run two thrift boutiques. Volunteers also contribute within the hospice home itself.

All of this work, and the ongoing, exemplary end-of-life care at the hospice are at risk now because of a proposed development of 21 stacked townhouses in a single-family lot right next door to the hospice under a policy adopted by the last Council called the Affordable Housing Choices Interim Re-zoning Policy (AHC). Under this policy, one and no more than two developers in a 10-block line, can seek to change single family residential properties by spot re-zoning, thereby earning themselves a huge financial reward, at the expense of their neighbours who then have to live next to the dramatically larger developments. This can happen anywhere within 100 metres of an arterial route.

With the only access to the Hospice and the proposed development and its 32-car underground garage being from a narrow lane at the rear of both, the increased traffic, service vehicles, moving trucks, etc on an ongoing basis and the excavation, concrete pouring, and large scale construction needed for the 3.5 storey blocks, the very existence of the hospice is threatened. Ambulances and hearses access the hospice from this lane. The lush, serene gardens of the hospice would be overlooked by patios and BBQs in the development. We have shared all of these concerns, and more, with the City Planning Department, and now Council.

The Planning Department in its report to Council on April 30th recommended approval of the re-zoning. The report understated and lost a hardcopy petition with approximately 1500 signatures that opposed

the re-zoning. It completely ignored an online petition that then had about 5,500 signatures on it and now has close to 6,500. A City-sponsored public information session held at a nearby church registered 355 visitors, virtually all of whom registered opposition to the proposed development. The report made no mention of the views of those 355 attendees. Television and print media attended that information session, and reported on the opposition, and again there was no mention in the staff report. The report stated that the development met the affordability criteria for the AHC Policy, despite forecast rents for units of \$3,700 per month, that were acknowledged on radio by city staff. Unless the City intends to limit the maximum rents for the units, there is no way these units will be rented at the forecasted rates. \$3,700 is market rate rent for a 1,000 sq. ft. 3-bedroom under Rental 100. These 3-bedrooms units will be between 1300 to 1700 sq. ft.. On a cost per square foot basis, the larger units could see rents around \$6,000 a month. The report also stated that the development was a contextual fit with the neighbourhood, despite the fact the neighbourhood is single family for 15 blocks in any direction. The report failed to demonstrate the "degree of public support" required under the AHC Policy, and in fact ignored the public opposition.

In view of these omissions, Vancouver Hospice Society submitted an urgent letter to Council prior to it voting on sending the report to public hearing on May 14th, asking Council to consider postponing the referral until the report could be corrected. While two councillors voted against sending the report to a public hearing, the majority referred it.

At the first evening of the public hearing, the redevelopment next to the hospice was 7th and last on the agenda. More than 50 hospice supporters registered to speak and waited up to five hours to be heard only to have 4 or 5 called up and the hearing adjourned at 11pm. Many of those wishing to speak against the application were elderly, recently bereaved, or volunteers, but they waited patiently and respectfully in the Council Chamber Lobby. Just before 9pm a group of half a dozen or so younger people arrived. Some of them accosted our volunteers and supporters verbally, accusing them of simply trying to keep renters out of Shaughnessy. They made such a noise that we had to ask security to quiet them down so that we could hear the proceedings from item 6 on the internal monitors. Security then eventually had to turn up the television volumes. The level of disrespect was appalling. And aimed at volunteers seeking to protect a hospice and the rights of the dying?

On the second day of the public hearing into the re-zoning, a hospice supporter discovered a pre-sales website for a condo development at 4575 Granville Street, the subject property for the rezoning. Calls from our supporter to the realtor hosting the site confirmed the units were indeed to be sold and not rented. One of the conditions in the staff report to Council is that this development is to be 100% rental housing. Some hours later the site disappeared and two days later a website with a Chinese translation of the sales site also disappeared. We submitted screenshots of the sites to Council prior to the second day of hearings.

I was the first to speak on the second hearing date. I told Council I was departing from my prepared notes to inform them of the pre-sales website we had discovered. I handed out the screen shots. The mayor accused me of casting aspersions on the applicant. I attempted to explain that I wanted to question whether it was the real intent of the developer to rent or sell, given the importance of this distinction to the re-zoning process and the AHC Policy. I noted that our grassroots organization was trying to work within the process, upfront with our opposition, and that our feedback was genuine and heartfelt from people in all walks of life. I noted the developer had not just one but two PR firms working on the

project for them. The mayor did not want to hear any of this and closed down my efforts to shine light and raise questions on the issue at the public hearing. When I attempted to use a Vancouver Sun news headline that the developer was "exploiting" the AHC Policy at the expense of the hospice, Councillor de Genova objected on a point of order and the Mayor again refused to let me continue with my statement, threatening to rule me out of order. Our supporters were surprised at these moves to close down fair comment during a public hearing, and on a policy passed by the last Council.

When councillors had an opportunity to ask questions of me at the end of my presentation, Councillor Hardwick was interested to hear about our experience with this public process and if we thought there was "Astroturfing" at work here. It was a term I was unfamiliar with at the time, but I have since learned that it is efforts by activists groups to make it appear there is a groundswell of public support or opposition for a specific project when in fact there may not be. According to a speaker on Stephen Quinn's morning show on June 19th, nearly half of the letters to Council in favour of this development are from an online website hosted by Abundant Housing that auto-generates emails to Council. The mayor refused the Councillor her line of questioning and stated that he was chairing the meeting. I was unable to present valid perspectives on behalf of the Vancouver Hospice Society, and I was prevented from answering valid questions.

On Stephen Quinn's recent radio program, councillors were said to be fatigued by the long public hearing process and the many similar viewpoints presented by speakers. We can understand this. But what are the alternatives for concerned citizens?

A senior planner at the City told us that they always recommend approval of re-zoning applications to Council. I suggested that such recommendations might be premature given that opposition has never even been considered when staff take in and accept an application. What is the purpose of those cards we receive in the mail seeking our feedback, if it is to be ignored? And if the staff report leaves out key facts and doesn't address opposition, how can Council make an informed decision? We are told petitions don't matter—too easily manipulated. We are told letters don't matter as much as showing up to speak. So, supporters of the Vancouver Hospice Society and opponents of this project have done just this, and signed up to speak, from the heart. Most are well out of their comfort zones. Some have been prevented from saying what they wanted to say.

But we are up against big money. A developer with two PR teams. An activist organization seeking to make it look like they are stakeholders and representatives of widespread support, when really it seems they do not intend to live in the affected neighbourhood, or have any concern for other community amenities. Are these activists connected to the developer? I don't know, but they were the first to register to speak at this public hearing

Voters tossed out Vision at the last election for failing to listen to citizens, and elected a Council where no party or agenda has a majority. Let's hope we can see some leadership from this new group, some understanding of the forces at work in the city, and some vision for the kind of compassionate community that we want to be and that serves all our citizens, not just the development lobby.

Regards,  
Stephen Roberts  
Chair, Board of Directors, Vancouver Hospice Society

## Hildebrandt, Tina

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**From:** Moira Luke s 22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 3:13 PM  
**To:** Public Hearing  
**Subject:** 4575 Granville St Zoning LETTER

I am writing this letter to you to indicate my strong opposition to the zoning proposal for 4575 Granville St.

I am a long time Vancouver resident as are my children and grandchildren.

I have visited the Hospice adjacent to the development in question and am totally against the zoning being changed from single family to zoning that would allow many units to be built at 4575 Granville.

I am also completely shocked to hear that the planned units are already being offered for presale BEFORE any zoning has been approved.

Please respect the needs of the Hospice and keep this area single family zoned.

Please keep me updated on Council deliberations on this topic.

Sincerely  
Moira Luke



## Hildebrandt, Tina

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**From:** Liz Tuck s.22(1) Personal and Confidential  
**Sent:** Thursday, June 20, 2019 2:59 PM  
**To:** Public Hearing  
**Subject:** Hospice Society

I am writing in support of the Vancouver Hospice Society whose peaceful existence is threatened by the proposed development at 4575 Granville Street. This society provides a much-needed service to the dying in our community. We will all get old. We will all die. These are incontrovertible truths and I, for one, hope and expect that there will be places for our loved ones and, yes, for ourselves, to go when this end-of-life stage is at hand. A hospice needs to be a place of refuge - quiet, peaceful - so that people in the last stage of life can prepare for what is ahead.

Please consider the merits of the proposed development against those of the Vancouver Hospice when deciding whether or not to approve this project. (Who benefits? What may be lost?)

Yours sincerely,

Liz Tuck  
s.22(1) Personal and Confidential