

Ludwig, Nicole

From: Gary Hehar s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 9:42 AM
To: Public Hearing
Subject: 4575 Granville Street

Dear City or Council Members:

I write to you to express my support for Pabla's redevelopment proposal for 4575 Granville Street. I am pleased to see a redevelopment proposal that will create new rental housing opportunities and support the continued revitalization of the community, especially for families.

As a homeowner, I think it's extremely important that the Shaughnessy-Granville street community, has long term growth and vitality within this growing neighbourhood. This redevelopment at 4575 Granville street includes family oriented and purpose-built market rental housing, which is exactly what this City needs.

In addition, this project will bring 62% of family oriented housing to the market, which well exceeds the City's policy of 35%. The vacancy rate for any family oriented housing, and this development will assist with bridging the gap a bit more. These market rental townhomes will give opportunities for many people with different housing needs to live in the area and experience what the community already has to offer for many more vancouverites.

This project will support the growth of the need for more affordable housing and being that there is no displacement for any existing tenants, it will help to benefit the expanding population within the community without relocation. I look forward to seeing the expansion of the property, with new residents and new amenities to really make the neighbourhood an inviting and attractive place for neighbours and visitors within the Granville street corridor.

I fully support this application assists to add desperately needed new rental and family homes to our City.

Thank you,

Gary Hehar

Ludwig, Nicole

From: Brandon Bassi s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2019 2:56 PM
To: Public Hearing
Subject: 4575 Granville

Mayor and Council,

I am writing a letter in support of the proposed development at 4575 Granville Street. I think it is crucial that we continue building rental housing in this crisis and do not slow the momentum of increasing housing affordability.

Understandably, the proposed development is different from what is commonly seen in the neighbourhood. This is a good thing, as families are no longer the same as they were when Shaughnessy was first developed. These 21 households which will live at 4575 Granville will have taken the place of just one family. It is great that we are able to provide this opportunity in the form of rental housing, meaning that these homes will not be bought for investment purposes or lived in only 6 months of the year. These homes will house families for a long time in this neighbourhood, and contribute to ensuring that the area remains lively and well-populated.

I think that approving this project is the right way forward, and shows a forward-looking mindset rather than one which dwells in the past. Please approve at the Public Hearing on June 11.

Sincerely,
Brandon Bassi

Ludwig, Nicole

From: Jason Gurm s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2019 10:21 PM
To: Public Hearing
Subject: Regarding 4575 Granville St.

Dear Mayor and Council,

I am supportive of the proposal for rental housing at 4575 Granville Street. I believe that this proposal has gone above and beyond in their accommodation towards neighbor requests, and is in fact providing much needed type of housing in the area.

I believe that the proposal for 4575 Granville is very much in keeping with neighbourhood character. Everywhere else, higher density projects are often 6 storeys for a low rise, and higher than 14 for a high rise. Townhome projects are far and few between as it is, placing them in low density single-family area like Shaughnessy is more than reasonable.

As I understand the owner has decided to change the facing of the building to more traditional materials out of respect for ARKS' opinions. They also removed as many sources of noise as possible from the southern portion of the site to further ensure that the hospice is not disturbed. I think this is great and neighbourly advice, and that it is only fair that a mutual compromise is received.

I strongly urge you to approve this proposal, and allow the project to proceed.

Thank you,

Jason Gurm

Ludwig, Nicole

From: Udaya Madanayake s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2019 9:31 PM
To: Public Hearing
Subject: 4575 Granville St

To Whom it May Concern,

I would like to express my support for the following development proposal in my neighbourhood, 4575 Granville Street. As a long-term resident of Vancouver, specifically along the Georgia Street Corridor/Shahghnessy Neighbourhood, I have seen many changes over the last 10 years. The community is changing, and we need to make room for the new and up-and-coming families and young working professionals in the neighbourhood and on the rise! This building will add another 21 market rentals in the area and will help to decrease the lack of rentals in Vancouver and this area. Most of the suites being 3-bedroom family-oriented dwellings, it will also help to fill the gap for college students or even young families whom are confined into 1-bedroom or 2-bedroom suites. Another very positive perk, is the accessibility in the area with Transit being at the literal doorstep of the building. This will not only help the environment by aiding less use of vehicle use amongst the suites, but it will also be convenient for people commuting to and from work. In summary, I am fully supportive of this development proposal and look forward to hearing the progress and welcoming the new residence into the community!
Thank you for your time,

Udaya Madanayake

Sent from my iPhone

Ludwig, Nicole

From: Adrian Garvey s.22(1) Personal and Confidential
Sent: Wednesday, June 05, 2019 11:28 AM
To: Public Hearing
Subject: 4575 Granville Street

To Mayor and Council,

Thanks for taking the time to review my comments on the 4575 Granville Street proposal. I think this is a really great project which warrants approval at the public hearing coming up on June 11th.

I've followed this project for a while and was very surprised to see the amount of revisions made as a result of community feedback. I think this speaks to the authenticity of the community engagement undertaken and the effectiveness of the City's rezoning process.

Throughout the City's process, this proposal has been shaped into what I believe is a sound and worthwhile project. I look forward to seeing it built and to welcoming 21 new families into our beautiful community.

Best,
A. Garvey
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Karen Sawatzky s.22(1) Personal and Confidential
Sent: Wednesday, June 05, 2019 4:41 PM
To: Public Hearing
Subject: Support for rezoning application at 4575 Granville St.

Dear mayor and council,

I write to express my strong support for the rental townhouse project at 4575 Granville St. While I am almost always strongly in support of new purpose-built rental projects, I thought it was particularly important for me to let you know of my support for this one, due to the fact that its location next to a hospice seems to have generated some controversy and I noticed that two councillors voted against referring this project to public hearing (though I don't know their reasons for doing so).

I am sorely challenged to think of a rationale for rejecting this rezoning application that I could agree with. As you are all keenly aware, the city has a very unhealthy rental vacancy rate and this is causing great hardships to renters and negative impacts on our economy, our social fabric and the city's efforts to reduce inequality. For me, this alone would be more than adequate reason to approve this project. However, I think there are many other reasons to do so, including the building form.

The city (in its Housing Vancouver strategy) has established a goal of increasing the number of townhouses, because this type of building is both rare and keenly desired by many residents (because of its ground-orientation and size). While I strongly believe that apartments and condos make excellent places to raise families, this sentiment is so far not as widely held in North America as it is in other parts of the world, and so many local residents are looking for a housing option that is between the expense and size of a detached house and that of a condominium. We certainly can't solve our housing crisis through only building townhouses, but they meet the needs of a far greater portion of our population than detached houses do. Rental townhouses are even rarer than townhouses for sale – so this project supplies two types of badly needed housing and arguably a third (purpose-built rental, townhouses and purpose-built rental townhouses).

Approving this application would also assist the city in meeting other long-standing and important policy goals, such as providing a range of housing types in all parts of the city and contributing to the vitality and economic viability of local businesses in an area of the city that has been losing population and households with children.

As I previously noted, I do know that the hospice has objected to this rezoning application, but having listened to and considered all their arguments, including from my perspective as someone who spent considerable time visiting a friend in another local hospice last year, I find them extremely weak and unrealistic. The hospice has argued that this project is too dense and will unreasonably encroach upon peace and quiet and the privacy of its patients. This suggests that hospices can only operate in isolated locations without nearby buildings that are close to or taller than their own. This is obviously not true, as the experience of hospices at UBC and in the Downtown Eastside (not to mention in cities around the world) show. No one granted the hospice a guarantee that new construction would be forbidden adjacent to it when the hospice chose its location and it would be impossible to do so – construction is a fact of life in urban environments, and is necessary to build facilities like the hospice itself. In fact, current zoning would allow the property owners to construct a building that anyone would consider mansion-sized and city council would have zero input on that. Allowing the construction of these 21 rental townhouses will produce a far better result than the status quo zoning. I view the height and density increase (0.7 to 1.33) in this application to be extremely

modest and don't believe that a difference of six feet in increased height will have all the disastrous effects the hospice has been suggesting. I also believe the owner and applicant have been responsive and as accommodating as is reasonable to expect in addressing the site design concerns raised by the hospice and other neighbours.

Some opponents of this project have also objected to it on the basis of the proposed/likely rents. I find it hard to take these concerns seriously given household incomes in Shaughnessy.

Finally, I hope you will all give appropriate weight to your duty to address the rental housing and general housing affordability crisis that you all campaigned on fixing in 2018 when considering this application. So far in your term, this council has approved (by my count and others') only 379 units of purpose-built rental housing, towards a target of 2,000 of those units per year. You are WAY behind on your 2019 PBR target (never mind the higher one that Mayor Stewart campaigned on), and also have a backlog from the missed PBR targets of 2017 and 2018 to catch up on. If you think these targets are too high, you should explicitly say so – the rationale for how they were set is laid out in the Housing Vancouver strategy and provides grounds for you to articulate your disagreement and propose lower ones. If you think those targets are appropriate, then you need to act accordingly and approve projects like these that will not only help you meet them, but also address the other policy goals I've noted above.

Sincerely,

Karen Sawatzky

s.22(1) Personal and
Confidential

Vancouver, BC

Ludwig, Nicole

From: Jordan MacDonald s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 8:54 AM
To: Public Hearing
Subject: Rezoning Application - 4575 Granville Street

I am emailing to provide support for the rezoning application at 4575 Granville Street.

I have heard in the media that there has been opposition to this project from neighbors. It is important that we do not plan our city around NIMBYS. Anyone that has a development being constructed adjacent to them will be opposed for one reason or another. Please keep the bigger picture and the housing crisis in mind when voting on this project. We need more housing and we need it quickly. The fact that this project will deliver family rental housing makes this project a no brainer.

Jordan MacDonald | s.22(1) Personal
s.22(1) Personal and Confidential

Ludwig, Nicole

From: rocko s.22(1) Personal and Confidential
Sent: Wednesday, June 05, 2019 6:37 PM
To: Public Hearing
Subject: 4575 Granville St

Dear Mayor and council,

I've lived in Vancouver for 35 years, so I understand the difficulties that come with finding, let alone somewhere to live here, but a home. Finding decent rental housing can be a stressful joke. I see there is a new rental housing project proposed for 4575 Granville street - I really hope this goes ahead. i would absolutely encourage this plan to ,move ahead it offers housing in an area quite limited for rental, and it is geared toward families.I think the design offers a great addition to the current street scape and will really help build that entrance way to the city along Granville.

I like the policy initiatives our city has - like the affordable housing choices interim rezoning policy- to help deliver more homes for those in the community who need it. this project aligns with the policy objectives and should be approved as a result.

Thanks for your time

Rocky Sekhon

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Deanna Barreira s.22(1) Personal and Confidential
Sent: Saturday, June 01, 2019 11:42 AM
To: Public Hearing
Subject: 4575 Granville Street Project

Hi Mayor and Council,

I'm writing in support of the rental housing project submitted by Stuart Howard Architects at 4575 Granville. In my opinion I believe this is a really great project for the community, and I'd like to see it approved at the upcoming public hearing.

As a teacher, this type of housing would be ideal for so many families in our community. In my line of work, I am constantly hearing of the difficulties that come with finding family sized rental homes on the West side of Vancouver. From my knowledge it is very difficult for these families to find rental housing that supports a family dynamic. This proposal would benefit not only families of the schools, but also the school communities as well. Without housing like this, Vancouver will lose valuable resources as people will look to other provinces and cities for work as a result of our limited rental housing supply and vacancy rates.

I really look forward to following this project in advance of, and at the upcoming Public Hearing. This is an important opportunity for our West Vancouver families, and I think it would be a huge loss if this opportunity passes by.

Sincerely,

Deanna Barreira

Resident of Kitsilano, Vancouver

Deanna Barreira
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Alexandra Sojo s.22(1) Personal and Confidential
Sent: Saturday, June 01, 2019 7:51 AM
To: Public Hearing
Subject: 4575 Granville Street - Support

Hello,

My name is Alexandra Sojo and as a long time Vancouverite, current renter and as someone who work at BC Children's Hospital I am absolutely in support of the rental housing project proposed for 4575 Granville Street. This housing project would provide much needed options to the medical staff working at BC Children's Hospital and other nearby hospitals. I know first hand the difficulty that can come from finding secured quality rental housing, and as a result, we are at risk of losing some of our most needed medical professionals and support staff. Purpose built rental housing needs to be built in all communities across Vancouver!

I strongly encourage the applicant and the City for working together to bring a quality project to this site on Granville Street. I really hope you approve this project.

Thank you for your consideration,

Alexandra Sojo

s.22(1) Personal and Confidential

Vancouver

Ludwig, Nicole

From: Katie Hunter s.22(1) Personal and Confidential
Sent: Friday, May 31, 2019 12:14 PM
To: Public Hearing
Subject: 4575 Granville Street Project

Dear Mayor and Council,

My name is Katie Hunter and I'm writing in regards to the 4575 Granville Street project before you at Public Hearing on June 11, 2019.

As a long time renter in Vancouver, I wholeheartedly support this proposal and really hope you will too. It's imperative that Council focus on delivering a wide range of house types in all communities, including the west side and Shaughnessy. This project is ideally located on Granville Street near plenty of transit options and services for residents. As a medical professional myself, I also believe this location and housing type would provide much needed (& secure) homes for the medical staff & their families at BC Children's hospital. I sure know I'd love to rent a home here!

I hope this project is approved and moves on to construction ASAP.

Thanks for your consideration.

K. Hunter s.22(1) Personal and Confidential

Get [Outlook for iOS](#)

Ludwig, Nicole

From: Jess Syam s.22(1) Personal and Confidential
Sent: Friday, May 31, 2019 10:23 AM
To: Public Hearing
Subject: 4575 Granville Street - Comments

Hi Mayor and Council,

I'm writing to support the rental housing project at 4575 Granville Street coming before you at the June 11th Public Hearing. I will not be able to attend because of work and family commitments, but I'd like to record my comments for your consideration.

I think this project, and other rental housing projects like it, need to be a priority of our Council. I recently learnt that over 50% of our City's population are rental tenants – yet purpose built rental housing is still so hard to come by. I know from my own experiences, and that of my friends and colleagues, that the process of moving if you're a renter is no easy feat. I can't help but think how much more difficult this is for young families trying to create a stable home in this expensive City of ours.

The proposal for 4575 Granville Street is a perfect example of the kinds of rental projects we need to be approving. While some seem to be taking issue with the location, I believe its actually in a really great spot given it's direct access to transit and proximity to necessary community amenities. I think the mix of apartment layouts is a really great way to ensure the project attracts a range of tenants – from professionals to young families and perhaps even those looking to downsize and remain in the community.

I think this project ticks all the boxes! Thanks for your consideration.

Jess Syam

Ludwig, Nicole

From: tony haer s.22(1) Personal and Confidential
Sent: Monday, June 03, 2019 9:42 PM
To: Public Hearing

Dear Cityhall,

As a long-term Vancouver resident, I am writing to share my support for the 4575 Granville St proposal put forward by Pabla Developments.

Our community is growing and will continue to grow. The project will not only benefit Vancouver by adding this new diverse rental housing to support our growing population. This will help to create an even smaller divide in Vancouver's lack of rental housing with 3 bedroom's or more. Also, by creating 21 new, secured multi-room rental homes, it opens the door for more families to move into the area.

In sum, I am in support because I think Pabla's proposal will help ease the housing pressures which are building in our community and the proposed development will contribute to the meaningful growth of this town.

Thank you for considering my comments.

Best Regards,
Tony Haer

Ludwig, Nicole

From: Pavan Gurm s.22(1) Personal and Confidential
Sent: Monday, June 03, 2019 10:10 PM
To: Public Hearing
Subject: 4575 Granville Street

Dear Mayor Stewart,

I am writing to share my strong support for the proposal at 4575 Granville Street.

You said recently that “affordability” is a misleading word and that developers should not use it, because it means different things to different people. While rent at this proposed redevelopment will not be “affordable” as some may define, it is significantly more affordable than mortgage anywhere in the City, let alone Shaughnessy. For some, the streets of Shaughnessy are where they aspire to be. Why is that aspiration any less valuable than the aspirations of those already living there?

Yes, a townhouse form is uncommon in the area, but it isn’t a high-rise by any means, and frankly it will have little to no impact on existing residents. On the contrary, it will allow 21 new families to come live in and enjoy Shaughnessy.

I hope you can understand that missing-middle rental housing like this one is needed all across the city, and not just in the eastern part of town, or the trendy areas like Kitsilano. Please approve of this proposal at Public Hearing, we need more of this across the West Side.

Sincerely,
Pavan Gurm

Pavan Gurm
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Tina Johal s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2019 7:11 AM
To: Public Hearing
Subject: 4575 Granville Street

Dear Council,

I am writing in support of the 100% rental townhouse project at 4575 Granville Street going to Public Hearing on June 11.

I believe that in time, this proposal will be a valued part of the community as a place where seniors can downsize, and young families can set root in a neighbourhood that is out of reach for so many. Just as the Vancouver Hospice Society faced significant opposition during its rezoning, but have now found its place as a valued member of this community, I believe that this proposal can do the same by providing a much-needed type of housing.

Given the recent Provincial regulation around rent increases, we also know that this project will provide significantly more attainable housing than the large homes in the area. The homes are also right sized, small enough for a busy family or senior to maintain, but large enough to provide comfortable living for its residents.

We need this project here, and more like it around the West Side. Please approve at Public Hearing.

Thank you,

Tina Johal

Ludwig, Nicole

From: J. U s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2019 12:30 PM
To: Public Hearing; Public Hearing
Subject: 4575 Granville Street

To Mayor & City Council,

Re: 4575 Granville Street Development Proposal

I wanted to send in a letter involving myself in the support of the new development proposal for 4575 Granville Street.

As a tenant of the area I am very interested in this new proposal and its proposed 'family-oriented' housing. Vancouver is notorious for its lack of 3-bedroom rentals, or rentals in general...so this will definitely assist in bridging that gap a bit more for Vancouverites in need of larger housing situations (New families perhaps?). As a working professional, the proximity to the Downtown business district is perfect for commuting. This could be via transit, which conveniently is located outside on the street of this proposed development. Also, the parkade addition could aide the community from any additional vehicles in the area on the roadways as well.

Note: I, Dazy and my partner, Sunny are fully supportive of the 21 new market rentals at 4575 Granville Street. We are excited to see the advancement with this proposal and what it brings!
I'd appreciate acknowledgement to know someone has read my letter!

Dazy Grewal

Get [Outlook for iOS](#)

Ludwig, Nicole

From: Carolyn Bishop s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2019 1:16 PM
To: Public Hearing
Subject: 4575 Granville Street - Support for rezoning

Vancouver City Hall
Planning Department
425 West 12th Avenue
Vancouver, BC

Dear Mayor Stewart, Councilors and Planning Staff,

My name is Carolyn Bishop and I live at s.22(1) Personal and Confidential. I am writing offer my support for the purpose-built rental housing proposal at 4575 Granville Street, a couple blocks down the road from my home.

I have been following media coverage about the project over the past several months and felt compelled to write, as a neighbour, to share my perspective. I understand that the project is receiving significant push back from some neighbours (most notably the hospice next door), who have cited concerns about increased traffic and street side parking. I have lived on Granville Street (in Shaughnessy) for many years, and I have never had an issue with street parking. As for traffic, that is something that we have become accustomed to as residents of Granville Street (an arterial road). I also expect that residents will take advantage of transit (#10 bus is right out front of the site with service to downtown).

This new project is exactly the kind of housing I'd like to see added to the neighbourhood because it will help to bring more families and new life into the community. Shaughnessy is a great place to live, but it seems like the population is declining and there aren't many (relatively) affordable housing options in the neighbourhood to attract new residents. I have found there is little to no community feeling in the neighbourhood and it often feels like nobody lives there. When I walk my dog in the neighbourhood, I rarely if ever see anyone on the sidewalk. Although this project will not be at the lower end of the affordability spectrum, it will be apart of the housing solution (should Council choose to allow the development to proceed).

This proposal conforms to City policy (Affordable Housing Choices Interim Rezoning Policy) and will help deliver much needed family-oriented rental housing supply to an area of the City that currently does not have any purpose-built rental. I hope that you will vote to advance this project when it comes before you for formal consideration on June 11th.

Best,

Carolyn Bishop

Ludwig, Nicole

From: Kristoffer Gurlesky s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 4:34 PM
To: Public Hearing
Subject: 4575 Granville St. Rental Building - Letter of Support

Dear Mayor Stewart, Councillors and City Staff,

I am writing to express my support for Stuart Howard Architects' proposal to rezone the property at 4575 Granville Street to allow for 21 purpose-built rental townhomes. Regrettably, I am unable to attend the upcoming Public Hearing but wish to register my support for the overall plan in writing.

Rental housing is a key component of a healthy housing supply. However, as I'm sure you're well aware, the vacancy rate for rental housing in Vancouver is an alarming sub 1%. This project, although small in scale, will help support the City's target of adding 2,000 purpose-built rental homes annually for the next 10-year period.

As a long-term resident and renter in Vancouver, I feel that it's important to advocate for the development of more rental housing to make room for new residents and establish more affordable, secure rental supply to serve future generations.

I hope that Council will vote in favour of this project at the Public Hearing on June 11th.

Thank you for your consideration. Sincerely,

Kristoffer

Kristoffer A. Gurlesky, s.22(1) Personal and Confidential
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Genevieve Dufresne s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 4:27 PM
To: Public Hearing
Subject: Support for 4575 Granville Street Project

Hi Mayor and Council,

I'm writing to express my support for the 4575 Granville Street project put on record. This project is a fantastic step in the right direction of bringing diverse housing choice for renters across the City.

I'm really pleased to see that the City and yourselves are adopting and implementing policies, like the Affordable Housing Choices Interim Rezoning Policy, that will truly deliver housing for those of us in need of rentals! It's critical projects like these are moved through the application process successfully and that more housing stock starts becoming available

I very much appreciate the opportunity to comment & look forward to hearing good news after the Public Hearing June 11.

Thank you,

Genevieve Dufresne

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Andraya s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 7:14 PM
To: Public Hearing; Public Hearing
Subject: 4575 Granville Street

Dear Mayor Stewart & Council,

I am writing to endorse the rental housing proposal for 4575 Granville Street, which is coming before you for formal consideration on June 11th. As a renter on the West Side of Vancouver, I can tell you that it is very difficult to find high quality, affordable rental housing in the neighbourhood.

This project is a much better use of land than what is currently on site today: a home for many families as opposed to one. Although this project isn't proposing to add significant supply, it offers a true increase in available rentals (ie. not replacing an older, existing rental property). Considering that we are battling unaffordability and low vacancy rates in Vancouver, I hope that Council will approve this application at the Public Hearing on June 11th.

Thanks for your consideration.

Sincerely,

Andraya Avison
West Side Renter

Get [Outlook for iOS](#)

Ludwig, Nicole

From: N Rymer
Sent: Thursday, June 06, 2019 7:51 PM
To: Public Hearing
Subject: Support 4575 Granville

Mayor Stewart and Council,

My name is Nat and I live in Shaughnessy.

I am writing in support of the project at 4575 Granville Street. I believe that it is a great project which will help to provide more housing options in the area for those looking to downsize, or to live in the neighbourhood but is unable to carry the mortgage for a \$5 million home. I believe the proponent has been exceedingly accommodating to the Vancouver Hospice Society by moving access points, increasing buffers, reducing heights, all to be a good neighbour. I think as it is, the project is a great compromise, and will prove to be wonderful neighbours to the Hospice. I also appreciate that they have adequate parking on site, and that they are located right on Granville, near bus stops. Whatever impact they have on traffic is largely negligible with the addition of 21 new homes, which will unlikely contribute to traffic at exactly the same times.

I hope Council will support this project at Public Hearing and approve their proposal.

Sincerely,
N Rymer

Ludwig, Nicole

From: Aziz Munoz s.22(1) Personal and
Sent: Thursday, June 06, 2019 8:03 PM
To: Public Hearing
Subject: 4575 Granville Rental

To the City of Vancouver Mayor and Council,

Thank you for taking the time to read my remarks on the rezoning application for 4575 Granville Street.

I am very encouraged to see rental housing projects come forward in response to the housing policies you have adopted in an effort to resolve our housing crisis.

This project will provide an additional 21 rental units including a significant increase in family-oriented rental homes. Having a secured rental is priceless for long term renters. Investment owned rentals are subject to sale or a change of interest from the owner. Purpose-built provides the stability that our renting community needs.

With home ownership becoming increasingly unattainable for many people we really need to increase the purpose-built rental stock.

I hope you decide to vote yes and approve this application at the public hearing.

Regards,
Aziz

Ludwig, Nicole

From: Ben Hayes s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 10:06 PM
To: Public Hearing
Subject: 4575 Granville street

Dear Mayor and Council,

My name is Ben. I am unable to attend the public hearing in person for the 4575 Granville Street redevelopment so wish to express my brief opinions in an email.

I have owned property in Vancouver for some 20 years. For several reasons, I can see how this new proposal will benefit our community and local economy and, therefore, urge you to move it forward.

We simply need more rental housing for the people of our City. I am fortunate to own property, but this does not make me unaware to the challenges our younger generations face when trying to establish themselves in the City. It is our duty and responsibility to create a City for them that is supportive and affordable. Approving rental housing like that proposed at 4575 Granville Street is the way to do it.

I support city staff's recommendation to approve this project.

Regards
Ben Hayes

Ludwig, Nicole

From: Nicola Bolton s.22(1) Personal and Confidential
Sent: Friday, June 07, 2019 5:16 AM
To: Public Hearing
Subject: 4575 Granville Street

Dear Mayor and Council,

As long time renters in Vancouver, I'm writing to share my support for the proposal at 4575 Granville Street.

This project would be a great way to diversify housing options in this neighbourhood, while also being close to transit options and community services. I think it's important that our City is actively trying to look for new areas to increase rental supply – the proposal for 4575 Granville St is a great location.

As a Mum with a young family, I'm really encouraged to see projects like this – with a focus on larger units – come to the market. This will provide so many families like ours options across the City to rent a quality secured home and really set down some long term roots for our families future.

Really hoping this project gets to move forward!

Thanks,
Nicola Bolton

Sent from my iPhone

Ludwig, Nicole

From: A Chan s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 10:21 PM
To: Public Hearing
Subject: [Released from COV quarantine] Rental needed in Vancouver! 4575 Granville street

Dear Mayor and City Councillors:

My name is Abby, I live in Shaughnessy and I'm here to share my comments of support for Stuart Howard Architect's application for 4575 Granville Street. I have lived in Vancouver practically my whole life – so I understand the pressure of housing more than some.

This proposal will increase the City's secured rental stock and providing much needed family and employee housing. With close proximity to the BC Children's Hospital, I imagine many doctors and nurses would take up residence here. This is the perfect kind of housing for these folks.

I have heard the hospice is working hard to stop this project going forward – which is part of the reason I'm motivated to share my support to you. Vancouver desperately needs secure rental housing for our work forces. Refusing projects like this sends a pretty clear message and it will force people to look elsewhere to set up their homes and businesses. We cannot afford to lose skilled employees because of a lack of housing – that is simply ridiculous.

This project is worthwhile of your approval and I look forward to hearing your discussions at the public hearing. Thank you for considering my comments.

Thanks Abby

Ludwig, Nicole

From: Abundant Housing s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 3:36 PM
To: Public Hearing
Cc: Jennifer Bradshaw
Subject: RE: 4575 Granville Street

The following message was sent through the Abundant Housing Vancouver website
s.22(1) Personal and Confidential on behalf of Jennifer Bradshaw

s.22(1) Personal and Confidential

Hello,

I am writing regarding my support for 4575 Granville Street. We are in desperate need of both townhouses and rental, and this is both. Shaughnessy especially has not been pulling its weight in welcoming even middle income neighbours, let alone low income people. This is one step in breaking down the massively inequitable barriers we've constructed around Shaughnessy.

This project deserves to be approved for a number of reasons including the following:

- I would love to move to or near Shaughnessy, or a quiet, leafy, unpolluted neighbourhood someday, and that will be easier if there are more homes there or in places like it
- Projects like this will make it less likely that I remain priced out of Shaughnessy
- I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough rental homes
- This project will make Shaughnessy a more vibrant, exciting neighbourhood
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

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

- I'm disappointed that the project doesn't have even more units
- The project could have more family-friendly units
- It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it!

I urge you to approve this project and others like it immediately.

Best regards,
Jennifer Bradshaw

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Bryan Reid s.22(1) Personal and Confidential
Sent: Thursday, June 06, 2019 1:45 PM
To: Public Hearing
Subject: 4575 Granville

Dear Mayor Stewart and Council.

Thank you for taking the time to read and evaluate this, and hopefully other, letter of support with respect to this project. With that, please accept this letter as an expression of support for the rental project at 4575 Granville Street. This area of Vancouver, as do so many others in our City, needs more housing diversity – including multi-family and rental housing options.

I understand that this project has received a level of media attention, largely as a result of opposition from a select group of neighbours who like their community the way it is and don't want any change. While I respect and have empathy for that position and sentiment, our community has changed and with it the housing stock needs to as well. When this project comes before Council for Public Hearing on June 11th, I am sure that Council will approach decision making in a rational, pragmatic way to determine what is best for the community at large, not just a select few. With the City's vacancy rate somewhere around 1%, it is critical to make smart, thoughtful decisions about the need for more housing in the City.

Thank you for considering my comments. Kindest regards,

Bryan