

Swanston, Denise

From: Genevieve Dufresne [REDACTED]
Sent: Thursday, September 05, 2019 11:14 AM
To: Public Hearing
Subject: 1535 - 1557 Grant Street update

Hi Mayor and Council,

I'm writing to have my support for the 1535-1557 Grant 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 recently was looking in the Grandview Woodland community for a new rental home and was surprised to see how little there was available and the quality of the places that were. I thought by looking on the eastern side of the city, I might find a bit more value for what I'm paying now in Kitsilano - I was wrong. The apartments that were available at the time were overpriced and not well maintained.

The project for Grant Street would have been a really ideal living situation for me if it were already built. Rental housing in a neighbourhood I love, close to transit (as I prefer not to own a car) and in a new well-maintained building. I really hope more projects like this come forward for your approval because this is exactly the kind of housing we need.

Thanks for your time and I hope the hearing on September 12 is successful.

Genevieve Dufresne
[REDACTED]

Swanston, Denise

From: Adrian Garvey [REDACTED]
Sent: Thursday, September 05, 2019 9:17 AM
To: Public Hearing
Subject: Grant Street Rental Project

To Mayor and Council,

Thanks for taking the time to review my comments on the 1535-1557 Grant Street proposal. I think this is a really great project which warrants approval at the public hearing coming up on September 12th.

I used to live in Grandview Woodlands and absolutely loved it! When it came time to move, I was surprised how difficult it was to find a place worth renting. Plenty of sub-par basements and poorly maintained apartments, all of which wouldn't be secured rental which is what I was looking for.

I've followed this project for a while now partly because I'm curious how Council will receive it. I was very surprised to see the amount of revisions made as a result of community feedback & I do think it's a shame the building is now a storey shorter / less apartment. But, nevertheless, 5 stories of rental housing is better than no stories of rental housing and so I'm writing to encourage you to move this project along asap. I appreciate the efforts done to bring more rental to the City, but we simply need more. We need to bring projects like this forward faster – this proposal has been in the works for a couple of years – that doesn't make sense to me (especially when it conforms to existing policies).

Thanks,
Adrian Garvey

Swanston, Denise

From: Katie Hunter [REDACTED]
Sent: Thursday, September 05, 2019 7:31 AM
To: Public Hearing
Subject: 1535-1557 Grant Street

Dear Mayor and Council,

My name is Katie Hunter and I'm writing to support the rental project at 1535-1557 Grant Street which I understand from your website will be discussed at the September 12 public hearing.

As a long-time renter in Vancouver, I 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, especially ones this close to rapid transit. The Commercial Drive area is a really great neighbourhood and one that I would really like to live in one day – trouble is, there is limited new rental housing available in the area. As a medical professional, who earns a good wage but isn't in a position to own my own home, new rental buildings like this one is exactly the kind of housing I'm looking for.

Urging you to approve this project – and many others like it!

Thanks,
K. Hunter

Swanston, Denise

From: Rymak Intallations Ltd [REDACTED] on behalf of [REDACTED]
Sent: Wednesday, September 04, 2019 9:26 PM
To: Public Hearing
Subject: Aterra Developments, 1535-1557 Grant St Proposal

Dear City Councilors, City Planning Staff & Mr. Mayor:

As a homeowner in the Vancouver Area, and specifically within the Grandview Woodlands neighborhood I wanted to express my appreciation and support for the project proposed at 1535-1557 Grant St.

Living in Vancouver for the last few decades, I bought my home when I was in my early 20's, unfortunately my kids can no longer do the same. With that being said, advocating for rental housing is a must for this area. As my youngest is approaching the age for moving out for the first time, I fear that it will be difficult for him to stay within our community due to the lack of rental housing.

The Grant Street will give the community approximately new 35 rental homes and provide options for the young people in our City better choices when it comes to housing. It will also allow residents to live within their beloved communities longer.

I also would like to express my gratitude to the developer for building this within Passive House standards, and their use of enhancing energy performance. These measures will save our planet a little at a time, while saving Vancouver residences from being pushed out due to lack of rentals!

I appreciate you taking the time in reading my letter, and look forward to the outcome of this proposal going forward in acceptance.

Thank you,

Rudy Marek

Vancouver based, Small Business Owner and Resident.

Swanston, Denise

From: Gail Marek [REDACTED]
Sent: Wednesday, September 04, 2019 9:11 PM
To: Public Hearing
Subject: Aterra Developments, 1535-1557 Grant St Proposal

I wanted to briefly write a letter to express my support for the project on 1535-1557 Grant St, in the Woodland Drive area. As a resident of Vancouver for over 30 years, I have seen the city change and have seen rental pressures increase in this neighbourhood. I have owned my home for 30 years and can say that, as our city changes and more young professionals and families move to the area, we are seeing a shift from ownership to rentals. Unfortunately, this major shift is presenting a lack of rental accommodations within our neighbourhood.

This proposal seeks to provide 35 rental houses in the area, many of which will be family oriented. I appreciate this mix of layouts as each family/person looking to rent has different needs and budgets. This neighbourhood is heavily approachable to young new families, and the integration of the children's play space/area will definitely be a great addition.

I am also particularly intrigued by the passive housing standards being integrated within this plan. I am happy to see that developers are changing the way they typically build to increase the sustainability levels. This not only will decrease the emissions in the neighbourhood, but slowly a smaller global carbon footprint for the world!

Looking forward to the upcoming proposal and the positive outcome!

Best,

Gail Stewart (M)

Swanston, Denise

From: Bryan Reid [REDACTED]
Sent: Wednesday, September 04, 2019 9:47 AM
To: Public Hearing
Subject: Development Application for 1535 Grant Street

Dear Mayor Stewart and Council Members,

I am writing to lend my support to the development application for 1535-1549 Grant Street, which I understand is coming before Council for a Public Hearing on September 12th.

The site is well situated to allow for the very much needed/required 'gentle' densification in this neighbourhood. This site, just two blocks off of Commercial Drive, will provide housing opportunities within close walking distance to shopping, restaurants, community centre and numerous other community spaces. Our city lacks adequate purpose-built rental housing options outside of major urban centres and/or arterial roads. This project is modest in scale and fits nicely with the existing character of Grandview Woodlands. Having lived on Woodland Drive up until 2017 and now living only a few blocks away on Wall Street, I welcome these sort of additions to our community.

I would like to offer my support to this application as I believe it offers many benefits, including:

- Meets Passive House Standards
- Located in walkable, transit oriented area
- Includes an indoor and outdoor amenity space and a children's play area
- Design has been modified substantially based on community feedback to take people's concerns in to account

Thank you for taking my comments into consideration. I hope that you will vote to move this project forward when it comes before you on September 12th.

Sincerely,

Bryan Reid

Swanston, Denise

From: Jess Syam [REDACTED]
Sent: Tuesday, September 03, 2019 10:14 AM
To: Public Hearing
Subject: 1535-1557 Grant Street

Hi Mayor and Council,

I'm writing to support the rental housing project at 1535-1557 Grant Street coming before you at the September 12th Public Hearing. I won't be attending but would like my comments registered please.

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 1535-1557 Grant 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 the Drive. 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

Swanston, Denise

From: Jessica stortz [REDACTED]
Sent: Tuesday, September 03, 2019 8:43 AM
To: Public Hearing

Dear Mayor and Council,

Thank you for taking the time to read my letter of support for 1535-1557 Grant Street under consideration at Public Hearing on the 12th of September. I am a Vancouver resident and a long-time renter, and I am particularly impressed by this proposal and its inclusion of more rental for the Grandview Woodland neighbourhood.

For those like me who rent; the state of the rental housing market in this City is something that is always in the back of my mind. When the housing market is described as a “crisis”, it’s hard not to pay attention. I’m starting to think it’s important to get behind projects like the one proposed for Grant Street so young renting professional families like mine have options long into the future. I’m concerned that if projects like this aren’t approved for construction, then our options will become even more limited.

To me - the solution to this “crisis” is to grow the rental supply. I am very supportive of the proposed rental units in this application. thank you again for considering my comments. I hope you make the decision to see this rezoning application approved.

Sincerely,

Jessica Stortz

Swanston, Denise

From: Dionne MacDonald [REDACTED]
Sent: Saturday, August 31, 2019 6:15 PM
To: Public Hearing
Subject: 1535-1557 Grant Street

Dear Mayor and Council,

I'm writing with regard to the proposal for 1535-1557 Grant Street (public hearing on September 12).

There is no denying that our City has some serious housing pressures that need to be addressed. As a long time resident, I would be lying if I didn't say that I am concerned for my children and for future generations in their attempt to find a suitable, affordable homes in the City. Limited housing options and rental supply has produced a market which is extremely difficult for young people and average families to survive in. It's for these reasons I'm writing to urge you to support the proposal for 1535-1557 Grant Street in my neighbourhood of Grandview Woodlands.

Living in East Vancouver for 3, has been a wonderful experience. The neighborhood is friendly, walkable and is filled with locally owned businesses. It has a range of community amenities like parks, schools and community centers which further enhances our sense of community. All in all, it's a great place to live! For young people or even young families looking to rent however – there seems to be a lot of barriers in their way.

I truly believe that if we want to continue to see the Drive thrive we need to build more rental housing and more (modest) density. This is exactly what the proposal for Grant Street will do. This project not only will delivery new rental housing for those who need it, but it will do so while also creating a really high quality building with excellent amenities for residents. To me, this project is the complete package!

I urge you to support projects that support families and increase rental availability help ensure Grandview Woodlands develops in a positive direction. I appreciate you taking the time to read my comments.

Kind Regards,
Dionne MacDonald

Swanston, Denise

From: Barry Houlihan [REDACTED]
Sent: Saturday, August 31, 2019 4:49 PM
To: Public Hearing
Subject: Planning process support

Hi COV Council,

My name is Barry Houlihan and I want to support moving the proposal for 1535-1557 Grant Street forward in the planning process. I understand from your website that this proposal is for a 100% rental housing building in Grandview Woodlands. This is a great idea as the area is lacking in new rental housing options. I used to live in this community and after returning from travelling abroad, I was surprised to see how difficult it was to get back into the rental market near Commercial. This project looks like a great fit for Grant Street. There's plenty of other multi-unit buildings around and it has a really stylish design. If it's approved, I would be interested to find out more about how to apply for a home here.

Thanks,
Barry

Swanston, Denise

From: Deanna Barreira [REDACTED]
Sent: Saturday, August 31, 2019 3:37 PM
To: Public Hearing
Subject: Rental Housing Project-Stuart Howard Architects

Hi Mayor and Council,

I'm writing in support of the rental housing project submitted by Stuart Howard Architects at 1535-1557 Grant Street. 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 in east Vancouver, I am constantly hearing of the difficulties that come with finding family sized rental homes. 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 that I would hate to see pass us by.

Deanna Barreira
[REDACTED]

Swanston, Denise

From: Ken Paquette [REDACTED]
Sent: Saturday, August 31, 2019 10:57 AM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Dear Mayor Stewart and Council Members,

Regarding 1535-1557 Grant Street

[Lots 9 to 12, all of Block 52, District Lot 264A, Plans 1091 and 1771; PIDs 014-979-667, 014-979-756, 014-979-675, and 014-979-691 respectively

To rezone 1535-1557 Grant Street from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey residential building with 35 rental housing units. A height of 17.3 metres (56.7 feet) and a floor space ratio (FSR) of 2.19 are proposed.

As long term residents of Grandview-Woodland we are writing to support the rezoning proposal put forward for 1535-1557 Grant Street.

Our neighborhood is in serious need of more rental housing projects like this one – rental that is purpose built and secured in tenure. While we appreciate that this project has been refined through the rezoning process as a result of the feedback received from the community, we are also disappointed that the original plan of a 6 story rental has been reduced to a 5 story rental.

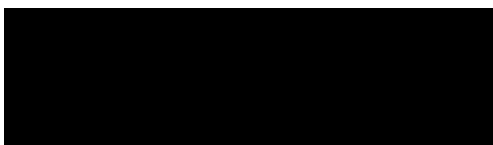
I'm sure the builder could construct a 4 story market condominium building on this site but instead they have taken the time to propose something that is more in line with what the community currently needs. They have also been open to some amendments that were suggested through the feedback process.

We need to take steps to ensure that our neighbourhood remains welcoming, inclusive and a place for all types of families and young people to find suitable and secured housing that is affordable to them. Market rental housing plays an important role in this equation.

I look forward to hearing more about this rezoning application at the September 12th Public Hearing. I urge you to vote in support of rental housing for Grandview-Woodland.

Sincerely

Rita Buchwitz and Ken Paquette



Swanston, Denise

From: Nicola Bolton [REDACTED]
Sent: Friday, August 30, 2019 7:01 AM
To: Public Hearing
Subject: 1535-1557 Grant Street

To Mayor and Council,

As long-time renters in Vancouver, I'm writing to share my families support for the proposal at 1535-1557 Grant Street. This project would be a great way to diversify housing options in Grandview Woodlands, 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 1535-1557 Grant Street is a perfect location.

I'm a mother with a young family, I'm really encouraged to see projects like this 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 family's future.

Really hoping this project gets to move forward!

Thanks,
Nicola Bolton

Dragnea, Irina

From: Larissa Ardis [REDACTED]
Sent: Monday, September 09, 2019 12:39 PM
To: Public Hearing
Subject: I support 1535-1557 Grant Street proposal

Dear Mayor Stewart and Council:

I am writing to express my enthusiastic support for any steps necessary (including rezoning) to realize the **proposal by Stuart Howard Architects for a 5-storey purpose-built rental building with 35 rental homes and 25 rental apartments at 1535-1557 Grant Street.**

As a Vancouver renter, Vancouver business owner, and former member of the Grandview-Woodland Citizens' Assembly, I am pleased to see that this proposal is fully consistent with the goals, priorities, and height limits that our hard-working members came to consensus on.

It's incredibly important that this city, and this neighbourhood in particular, get more purpose-built rental housing. To ignore this neighbourhood's urgent need for additional purpose-built rental housing is to consign more of the rental market (current and future) to the so-called secondary market, where standards, rights, and minimums are easier for landlords to get around by renting their sub-code basement suites to people who are too desperate for accommodation to speak up about them -- or worse, by taking these suites out of the rental market and listing them, unlicensed and unmonitored, on Airbnb and like websites. As you know, it's not just renters that need more rental accommodation. It's also businesses that employ people of a range of incomes, and who are challenged to find workers that can balance their salaries with the cost of accommodation within a commutable distance of work in Vancouver.

I am really pleased that this particular proposal also incorporates Passive House standards. Considering the climate emergency that we are facing (and that too many governments are simply sleepwalking toward), it would be irresponsible to allow new construction that doesn't significantly improve on the status quo for energy use and emissions production. **Do more!**

I also think it's excellent that the proponents have been responsive to public input, by removing the sixth storey (which in my view wasn't necessary), increased the percentage of family housing, and made the development more family- and child-friendly with more shared amenities and play space. I think it's awesome that they're encouraging more climate-friendly design by including 62 bicycle spaces and an on-site car-share space too.

Please do everything you can to help this project become a reality -- and to address affordability conditions for renters, who still constitute the majority in this city, with additional measures.

Thank you,

Larissa Ardis [REDACTED]
[REDACTED]
[REDACTED]

Swanston, Denise

From: [REDACTED] on behalf of Harrison, Terry [REDACTED]
Sent: Friday, September 06, 2019 9:44 AM
To: Public Hearing
Subject: Letter of Support re 1535 - 1557 Grant Street - Grandview Woodlands

Dear Mayor Stewart and Council Members,

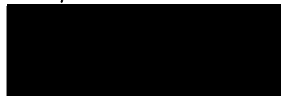
My name is Terry Harrison and I write to you today in support of the rental housing proposal put forward for 1535, 1545, 1549 & 1557 Grant Street.

I represent many United Church congregations in Vancouver, including in the Grandview Woodland community. I am aware of the kinds of changes these neighbourhoods are facing, with a particular concern regarding the lack of rental housing being delivered to the area. I understand the pressures residents of Vancouver face when searching for suitable and secured rental housing. Communities like Grandview Woodland, that have typically been single family neighbourhoods, seem the slowest to evolve and respond to the real housing needs of our City.

The project at Grant Street will bring 35 new rental apartments to the community and would make a real difference to the tight supply issue in the neighbourhood. I can also appreciate that this proposal has been designed with future residents in mind. Majority of the apartments are designed for family living & the proposed amenity spaces will create a central gathering space for residents to get to know each other. I believe this kind of approach to building housing can help build communities.

I think this proposal is worthwhile of being approved. Thank you for considering my comments in advance of your decision.

Sincerely,
Terry Harrison



Regards,
Terry Harrison, MTS
Property Resource Team Lead
for Pacific Mountain Region of The United Church of Canada



"These things will destroy the human race: politics without principle, progress without compassion, wealth without work, learning without silence, religion without fearlessness, and worship without awareness." ~Anthony de Mello,

Swanston, Denise

From: René Brar [REDACTED]
Sent: Saturday, September 07, 2019 9:04 AM
To: Public Hearing
Subject: 1535-1557 Grant Street

Dear Planning Staff,

I'm writing to support the rezoning application for 1535-1557 Grant Street in Grandview Woodlands.

There is a land shortage across the Lower Mainland and the only way to make Vancouver more affordable (and inclusive!) is through densification. So when I hear of a new rental housing project on an existing site that's underutilized -- it makes good sense to me.

Unfortunately, Vancouver is losing working professionals and people who deliver critical community services due to the challenges associated with the city's housing supply shortage. These are people who work in Vancouver but have to commute from other municipalities because we lack sufficient rental housing options. One of the many negative implications of this trend is traffic congestion. If we had more housing options for people in our walkable/bikeable/transit-oriented City, people would rely less on vehicles and there would be less congestion on our roads.

This project represents an opportunity to build more rental homes to house Vancouver's working population who have been priced out of home ownership, or simply prefer to rent. It's unfortunate that a lot of families are being pushed out of the City as a result of the housing situation.

I understand that significant changes have since been made by the applicant in response to feedback from neighbours and planning staff, with the objective of minimizing any negative impact to immediate neighbours. I'm really pleased that City Planning Staff have continued to work with the applicant, despite localized opposition and NIMBYism, and have brought it forward for consideration.

I'm really pleased with how the acting Vancouver Council are taking a practical approach to address the low vacancy rate and encourage new housing starts. I look forward to seeing more rental housing projects like this in Vancouver.

Thanks for considering my comments.

Sincerely,

René Brar

René Brar
[REDACTED]

Swanston, Denise

From: Jeremy Waldman [REDACTED]
Sent: Sunday, September 08, 2019 3:20 PM
To: Public Hearing
Subject: Rezoning Application: 1535-1557 Grant Street (Much needed rental housing!)

Karen Wong, Rezoning Planner City of Vancouver
Rezoning Application: 1535-1667 Grant Street (Much needed rental housing!)

Karen,

As an owner of commercial property and apartment buildings in Grandview Woodlands I know first hand how much we badly need new purpose built rental supply in Vancouver and in particular this neighborhood. The site is within close walking distance two major Sky train stations, the Emily Carr school for design several major traffic arterials and a stone's throw from Commercial Services along Commercial Drive. The site is also within close proximity of parks and a handful of schools all with dwindling enrolment numbers. Grandview Woodlands needs much more brand new purpose built rental housing that caters towards singles, young couples families and retirees.

The applicant is proposing a significant number of family housing units, a reduction in fsr from the original application, incorporation of a children's play area, shared common amenities , revitalization of a site that is underdeveloped and the Creation of much needed brand new rental housing with 35 new homes.

For all intensive purposes this is a very modest project at only 5 levels in height and given the need for rental housing projects that are modest in scale, this should be expedited through the City of Vancouver planning and permitting process. The newly created Grandview Woodland community plan already outlines the opportunity for rezoning on this RM 4 site, therefore it's Unfortunate just how long the rezoning process has taken on this modest purpose built rental project.

I am fully in support of this rezoning application.

JEREMY WALDMAN
Principal



Dragnea, Irina

From: Natalie Aron [REDACTED]
Sent: Monday, September 09, 2019 12:57 PM
To: Public Hearing
Subject: 1557 Grant Street

Dear Planning Department,

I felt compelled to write to you with regards to the rental housing proposal for 1557 Grant Street. I understand that this proposal is receiving push back from some neighbours, who have cited concerns about the height. However, at 5-storeys, this project is below what is currently permitted for rental housing (6 storeys) under the Grandview-Woodland Community Plan. For the record, I am in full support of this application.

Unfortunately, there is a rental housing shortage in this town, and as a result, affordability has become a real challenge. Vancouver, and Grandview-Woodlands in particular, is attractive to many and there is a high demand for housing here. However, for whatever reason, purpose-built rental is typically developed on the densest areas and busiest streets in the city. I think we should move away from this model of development, and provide fair access to all neighbourhoods across the city by building rental housing everywhere – not just on arterial roads (this isn't attractive to families with young children).

I would like to see a healthy mix of housing options in Grandview-Woodlands, which includes single family, multifamily and rental housing options. This proposal is supported by City Policy – and I hope that this project will be allowed to proceed.

Thank you for considering my comments.

Natalie Aron

Dragnea, Irina

From: Louise Simkin [REDACTED]
Sent: Monday, September 09, 2019 3:28 PM
To: Public Hearing
Subject: Rental Housing at 1535 Grant

Good Afternoon:

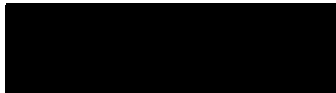
I would like to share with you, my support for the proposed rental redevelopment at 1535 Grant Street.

We desperately need more purpose-built rental housing, and this development provides that. Creating more purpose-built rentals, including family-oriented units, allows a greater range of families the chance to live, and stay, in Vancouver. The development makes good sense as it is located in a walkable neighbourhood with access to community and commercial services, transit, recreation facilities and more.

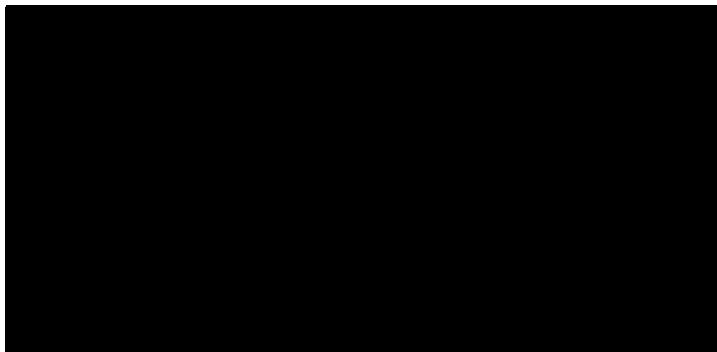
I endorse this project and hope that it will be permitted to move forward to construction.

Thank you,

Louise Simkin



Louise Simkin



Dragnea, Irina

From: Dustin La Prairie [REDACTED]
Sent: Monday, September 09, 2019 7:11 PM
To: Public Hearing
Subject: Rental Application for 1535 - 1557 Grant Street

Dear Mayor Stewart and Council,

As a renter in Vancouver, I am writing to offer my support to the rental housing application for 1535-1557 Grant Street in Grandview Woodlands. Given the low vacancy rate and limited secured rental housing options in this area, I am pleased to see this proposal come before you for consideration. We need more projects like this one.

The need for more, secure rental housing is growing, as evidenced by Vancouver's dangerously low vacancy rate. If we want to create a sustainable future to support the city's workforce, we need to ensure that we have the appropriate housing mix, which includes market rental housing.

The site is well located within close walking distance to transit, amenities (schools, restaurants, shops, etc) and employment opportunities. These elements make the site an excellent location for densification. At four storeys, the low rise building form will minimize view impacts to neighbours and single family home on either side of the property, while adding much needed rental housing.

Sincerely,

Dustin LaPrairie
[REDACTED]

Dragnea, Irina

From: Andrew Lord [REDACTED]
Sent: Monday, September 09, 2019 9:57 PM
To: Public Hearing
Subject: 1535 - 1557 Grant Street

Dear Mayor Stewart and members of Council,

I'm pleased to register my support for the rental rezoning before you on September 12th for 1535 – 1557 Grant Street. As an interested resident of the area, I attended the two previous Open Houses, and as a result watched how the proposal evolved based on feedback the developer received at these community sessions.

The scheme as it's being presented on Thursday is both reflective of the community vision as it delivers on the priorities and policies set out in the Grandview Woodland Plan, and also incorporates feedback from the immediate neighbours through the last 12 months of process.

My personal support for this project is that it will see the delivery of much needed secured, affordable rental housing for our City's young professionals, and families, in a neighbourhood setting. While our City is making meaningful progress delivering rental housing on major arterials, its important that we also provide opportunities for people to live in secured housing off major arterials.

I urge Council to move forward with this proposal.

Thank you for considering my comments.

Andrew Lord

Dragnea, Irina

From: Stewart Burgess [REDACTED]
Sent: Monday, September 09, 2019 10:09 PM
To: Public Hearing
Subject: 1535-1555 Grant St. - letter of support

Dear Mayor and Council,

I am writing to express my support for the proposed rental housing project at 1535 Grant St. When this project was first proposed we lived at [REDACTED] just a few blocks away and we were pleased to see important, quality new rental housing being built in our neighbourhood. We now live up near 1st and Nanaimo hence will not really be subject to any direct impacts from new density, shadows, traffic, etc however after reviewing the new proposal I am still in support for what it is worth. Here are a few specific reasons for my support:

- 1) Small rental housing developments are an important part of this neighbourhood and offer a kind of gentle density to the streetscape and community.
- 2) Commercial Drive is a vibrant walkable/cycling community that offers numerous services - these new residents will not have to drive to take care of their daily needs which is good for all of us.
- 3) There is a mix of unit sizes including "family sized" three bedrooms which can hopefully allow new families to make their homes here. There also appears to be a good sized amenity space with a great view which residents will appreciate.
- 4) I kind of preferred the previous massing and design overall however it appears from the new rendering more longer lasting, better quality materials such as brick are being used.
- 5) If passive house is actually achieved these type of low carbon/energy efficient buildings will be important in helping all of us weather a changing climate and energy scarcity.

With all of the above in mind I hope you will cast your vote in favour of this project.

Best regards,
Stewart Burgess

Dragnea, Irina

From: Josh Lewis [REDACTED]
Sent: Tuesday, September 10, 2019 6:00 AM
To: Public Hearing
Subject: 1535-1557 Grant Street in Grandview Woodlands

Dear Planning Staff,

I am writing to offer my support for the rental housing development proposed for 1535-1557 Grant Street in Grandview Woodlands. As a renter in this area, I can attest that more secured rental housing is needed in this neighborhood.

The project site is located in a walkable, transit-oriented community, ideally situated for added density. I believe that this project offers a pragmatic and practical way to address Vancouver's housing needs by redeveloping this small under-utilized site. I was also encouraged to learn that this project is for a family oriented rental project. I cannot think of a better use of an under developed site than family rental units.

I believe that this project will benefit the neighbourhood and I hope that Council will allow it to proceed.

Sincerely,

Joshua Lewis
[REDACTED]

Dragnea, Irina

From: Andraya [REDACTED]
Sent: Tuesday, September 10, 2019 8:54 AM
To: Public Hearing
Subject: 1535-1557 Grant Street

Dear Mayor Stewart and Members of Council,

I am writing in support for the development proposal for 1535-1557 Grant Street, which I understand will be secured as rental housing in perpetuity. As renter, I appreciate the need for more purpose-built rental options in the city.

According to CHMC's 2018 data, Vancouver has the lowest rental vacancy rate in Canada at 1%. If we want to create a sustainable future for Vancouver, we need to produce a healthy supply of rental housing stock – including market rentals. Not only is this project adding vital rental housing, but it is doing so in a central, walkable and bikeable location near transit, services, and amenities – just where added density should go.

I hope that Council will support this project at the Public Hearing.

Thank you,

Andraya Avison

Dragnea, Irina

From: Kurt Heinrich [REDACTED]
Sent: Tuesday, September 10, 2019 9:34 AM
To: Public Hearing
Subject: Rental Housing Project

Dear Mayor and Council:

I am writing you to express my support for the rental housing project at 1535-1557 Grant Street. I've lived in Grandview-Woodlands for over 10 years. I love the Drive. I love its energy, the great cafes, specialty grocers and restaurants, Car Free Days and Italian Day, our neighbourhood libraries, and the bike lanes.

I also particularly love Commercial Drive's diversity and inclusion. Unfortunately, due to housing affordability issues and an unfortunate resistance to change, I fear that the community I so adore is at risk of becoming a haven of only those who can afford multi-million dollar homes or those who managed to "get into the market" many years ago.

Rental housing needs to be priority for our community. The proposal for Grant Street will help increase the amount of housing options available to those living in, or looking to move to, our part of the City. This is exactly what we need to be focusing on. We need to make rental housing more of a priority than it currently is, and we can do that by voting "yes" to project of this calibre.

I am hopeful that you will join me in saying "yes" to housing diversity and support this project.

Sincerely,

Kurt Heinrich

[REDACTED]

Dragnea, Irina

From: Vincent - enzo Fodera [REDACTED]
Sent: Tuesday, September 10, 2019 9:35 AM
To: Public Hearing
Subject: public hearing for 1535-1557 grant st

I own 2 property in the same street [REDACTED] within a block of the project this project seems like is moving fast and I wonder why the development on 728 & 796 Main st witch I have interest with the Jimi Hendrix Shrine is going so slow ,that project has been going on for 5 years and Bonnie development has not been able to reach a deal with the planning department I am in support of this development on grant street but I want the councilors question why some developers get treated better then the others

Vincent Fodera and the Jimi Hendrix shrine