

Dragnea, Irina

From: Owen Brady s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 12:54 PM
To: Public Hearing
Subject: 6. 1535-1557 Grant St

Mayor and Council,

I would like to express my support for the proposed rezoning. I live a few blocks from the site, and this building will add much-needed secure rental units to the area.

I consider this area "jogging distance" from downtown. In fact, I jogged home from work last night! Given the centrality of this location, — and additionally considering the desire to preserve some of the nearby houses and storefronts with historic characteristics, — I consider this proposal to be near the minimum floor space and unit density that should be pursued for new buildings, in order to accommodate growth while meeting these other objectives. It is unfortunate that the design was reduced from the original 6 storeys allowed under the official community plan and considering the longtime 4-storey RM zoning of the entire block.

I do not know the individual circumstances of the two longer term (~3 year) tenancies on this site. However, if the TRP policy cannot compensate for such a relatively common and relatively low displacement/short tenancy scenario, then it surely needs to be revised immediately.

As far as neighbourhood fit, there are many multi-storey buildings in the neighbourhood, often embedded with single family homes. The problem is that we mostly stopped building these decades ago and thus are lacking a continuum of such rental units. People come to the Drive to be part of a vibrant neighbourhood, which is why this apartment building will enhance the existing neighbourhood character. An aside: I sometimes walk through Coal Harbour and the West End at lunch; below is a photo I took in Spring of last year. Note the lush green hedges, even in the backyard where they are beside a 30+ storey building to the South. This heritage house is now split into apartments, which I understand are rarely advertising vacancies. Seeing this, I think concerns about shadowing from a stepped-back, 5 storey building will turn out to have been vastly over-stated.

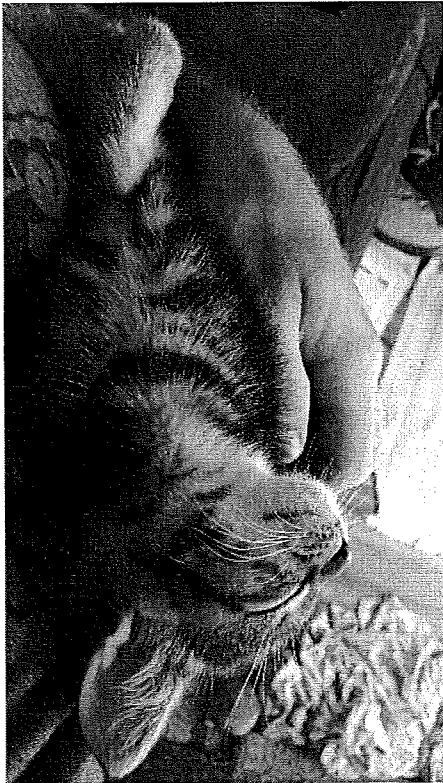


[Photo of Abbott House]

This project offers several other benefits to the community and tenants. It is to be designed to Passive House standards, meaning lower emissions and a comfortable living environment for tenants. Formal bike parking is ideal for bike commuters like myself; I currently lug my bike up & down 4 flights of stairs every day, to and

from my apartment where there's no good place to put it. I think it's important when discussing issues like emissions and traffic to keep in mind that households don't disappear because we don't build housing for them, they are likely to move instead to a metro jurisdiction where they are more likely to drive and less likely to live in an energy efficient building.

Furthermore, I contacted the architect and have been informed that these apartments will be pet-friendly. I know many Vancouverites for whom this is very important. The Drive would hardly be The Drive without all the dogs parked outside restaurant patios. From personal experience, I can say that it is very stressful trying to find accommodation that allows even a single cat, like Mozart for example:



[Photo of Mozart]

In summary, this proposal is badly needed, well-located, in keeping with the housing strategy and community plan, a slam dunk and should be approved. Thank you for your consideration of my comments.

Sincerely,

Owen Brady

Dragnea, Irina

From: Michael Allen s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 12:56 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

To whom it may concern:

I, Michael Allen, am a home owner at s.22(1) Personal and Confidential and I support this project. I am especially pleased to see the high percentage of 3 bedroom homes which I believe supports families in the neighbourhood in need of properly sized housing. It is also great to see the landscaping buffer at ground, 4th and 5th floor levels which should provide ample privacy for the adjacent properties.

Thank you for considering my opinion. Kind regards.

Dragnea, Irina

From: Tanya Miller s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 1:26 PM
To: Public Hearing
Subject: 1535-1557 Grant Street

Dear Mayor Stewart and Members of Council,

As a Grandview-Woodland resident, renter, and working professional, I support the proposed rental development at 1535 - 1557 Grant Street.

Thirty-something professionals such as myself rely heavily on the rental market, and it's projects like these that will allow us to remain in Vancouver and raise a family. Grandview-Woodland is a great place to live for people of all ages, income levels, and household sizes, and I welcome the gentle density that this project brings to allow more people to establish roots in our neighborhood and add to its diversity.

The City has a lot of work to do to address the critical housing situation we are in, and I implore you to support projects like these that are aligned with the City's plans and policies, add to our vital rental stock, increase housing diversity and choice, and better utilize our limited land base (versus single family).

Kindly,
Tanya Miller

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Dragnea, Irina

From: Amaranta MacAllister s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 1:57 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

This project is more than necessary, judging from how difficult it is to find accommodation in Vancouver— a struggle that I have dealt with personally. Vancouverites need high density dwelling options.

A. MacAllister

Dragnea, Irina

From: mark fenster s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 3:20 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Dear Sirs/Madams,

As regards the above mentioned application, I'm writing to advise of my agreement with this proposal and for its effectively addressing the need for more secured rental housing in our community.

Thank you,
Mark Fenster
Cedar Cottage, Vancouver

Dragnea, Irina

From: Karena MacAllister s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 3:43 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Attention Council,

I am in favour of creating more family homes in Vancouver. The project at 1535-1557 Grant St will create much needed rental space for the families of Vancouver. It's very exciting for builders to be considering the needs of Vancouver families. Housing is one of the most important aspects to the success of a community and this project will contribute to the success of Vancouver. Much needed!

Sincerely,
Karena MacAllister

Dragnea, Irina

From: Chris Karu s.22(1) Personal and Confidential
Sent: Thursday, September 12, 2019 4:03 PM
To: Public Hearing
Subject: 1535-1557 Grant Street

Mayor and Council,

As a long time renter in Vancouver, I absolutely support the proposal put forward for 1535-1557 Grant Street under consideration at this evening's Public Hearing. If it weren't for prior commitments, I would have liked to attend tonight to share my views with you in person.

The proposal for Grant Street will deliver 35 new secured rental homes to the community – this would make a real difference to the existing rental stock in the Grandview Woodland community. Many of the rental homes currently available in this neighbourhood are in the form of secondary suites – long term renters, like myself, need better options than this & the Grant Street project will help provide that!

I think the location of this project is perfect – off a main road/arterial where we usually see new rental projects located and within easy walking distance to rapid transit. This project seems to me like a no-brainer! As a professional with long term intentions of renting in Vancouver, I would welcome the opportunity to live in a development like this.

Please approve this project at this evening's Public Hearing & feel free to contact me directly should you need.

Sincerely,

Chris Karu

s.22(1) Personal and Confidential



Dragnea, Irina

From: Tanya Paz s.22(1) Personal and
Sent: Thursday, September 12, 2019 4:54 PM
To: Public Hearing
Subject: 1535-1557 Grant Street

Mayor and Council,

I am writing to express my support for the rental housing proposal for 1535-1557 Grant Street.

I am concerned about the housing outlook in our community. Escalating housing costs are pushing people out of our city.

We need to support all forms of housing, including rentals and co-operatives. We need more affordable, multi-family, and rental housing in all neighbourhoods - not just in our metro core.

As a bonus, this project site is located a few blocks off a commercial district with shops and services in Grandview-Woodland. This rental complex will provide 35 new homes in the area.

I am also pleased to see the inclusion of 62 bike stalls, and the provision for carshare vehicles onsite – these aspects will also help with the affordability of these homes and provide sustainable transportation and a more sustainable lifestyle to residents in the building and nearby it.

I sincerely hope that Vancouver City Council will vote in favour of the proposal of this project.

Sincerely,

Tanya Paz

s.22(1) Personal and

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

pronouns: she/her/hers

I respectfully acknowledge that I live, work, learn, and play

in the traditional, unceded territories of the x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish),

and səliwətaʔ / səliwutlh (Tseil-Waututh) Coast Salish peoples.