

Dragnea, Irina

From: Adrian Crook [REDACTED]
Sent: Wednesday, September 11, 2019 12:59 PM
To: Public Hearing
Subject: Letter in support of item #6 - REZONING: 1535-1557 Grant Street

I support this application.

This is a purpose built rental development that fits within the existing zoning for the area.

Staff counselled the applicant to cut a floor of rental homes from this application (taking it from 6 floors - which was allowed within existing zoning - to 5 floors) before it even reached the public.

This is ridiculous. If we're not allowing applicants to built even up to the limits of a very modestly zoned area, what are we doing? GWAC is still on about this development being a "blockbuster" - using their own manipulated images to show a more imposing 5 storey (five storey!) building than it really is.

Bottom line: staff should not be counselling applicants to cut out rental homes already allowed under zoning. What we end up with is a building with more imposing massing as the applicant adapts the proposal to fit some of the cut rental homes back into the plan. To do this, the applicant cuts out communal areas, courtyards, breathing space, etc - making the building less inviting for occupants and neighbours alike.

Let's not inflict any more wounds on this much-needed housing... it's been through enough. Please tell staff not to preemptively cut rental homes simply because they're worried about neighbourhood reactions to 6 storeys vs 5. You'll never satisfy rogue, unrepresentative groups like GWAC.

Just approve Grant street already, as-is.

Thank you,

Adrian Crook

Dragnea, Irina

From: Michael Lee [REDACTED]
Sent: Wednesday, September 11, 2019 1:17 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Dear Sirs and Madams,

I write in support of the rezoning application for 1535 – 1557 Grant Street, Vancouver, because the project can deliver on much needed affordable rental housing in the City of Vancouver, including 54% of the project as three-bedroom family homes.

The applicant has listened to the City and neighbourhood's concerns by reducing the building mass, building height and number of suites from its original application.

The applicant also is planning to provide landscaping buffers between the proposed development and neighbours.

Sincerely,

Michael Lee
[REDACTED]

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Dragnea, Irina

From: Rob J Stewart [REDACTED]
Sent: Wednesday, September 11, 2019 2:41 PM
To: Public Hearing
Subject: 1535-1557 Grant Street

Dear Mayor Stewart, Members of Council and Planning Staff.

My name is Rob Stewart. I am both a Grandview Woodland resident and business owner [REDACTED] in the area. After researching the project that has been proposed for 1535-1557 Grant Street, I wanted to write to express my full and strong support for this project.

As I'm sure you're well aware it is very difficult to find and retain employees. We employ 10 people, but have employees commuting from all over the GVRD.

What I like about this development is that it is a 100% rental building. There is nowhere near enough purpose built rental options in Vancouver and this should be a no-brainer to approve, given it responds to the local GW Plan.

As a business owner, I can tell you that my employees are struggling to find a home close to where they work that offers attractive amenities. This project is still a few years away, so it won't help our immediate need, but the more affordable and rental housing options that are built in Vancouver, the better for the long term needs to serve the community in which I love, live, and work.

Our business provides music and art studio space to area residents. Another by-product of projects like these is that it provides much needed rental stock for our clients who struggle to find affordable living accommodations in this area specifically, which is a favourite for artists and musicians. Far too much of the housing in this area is out of reach financially as it is purchase only and this is definitely having a negative impact on the ability for artists to live in this area. By their very presence in our neighbourhood they make the community more vibrant and liveable.

We stand behind these types of developments and I sincerely hope that the Council approves this project.

Sincerely,

Rob Stewart
[REDACTED]

Robert J. Stewart
[REDACTED]

Dragnea, Irina

From: Matt Cavanaugh [REDACTED]
Sent: Wednesday, September 11, 2019 2:44 PM
To: Public Hearing
Subject: REZONING: 1535-1557 Grant Street

I am writing to voice my strong support for this proposed rezoning. This is the appropriate size and density for the neighbourhood given its proximity to neighbourhood amenities and higher order transit. While the neighbourhood may today be comprised of inefficient single family homes, cities are dynamic and fluid and must change to adapt to their current issues. Today's issue is all about affordability and if these homes are not approved because there are currently SFH in the neighborhood we may as well just admit Vancouver is not for the next generation and only for those who are fortunate enough to already own. Please support this rezoning, and the other rezonings like this, as my generation need a place to live, and if we bow to selfish NIMBYs every time we will have no where to go but away from the City we've always known and loved.

Matthew Cavanaugh

Dragnea, Irina

From: Gus Jackson [REDACTED]
Sent: Wednesday, September 11, 2019 4:16 PM
To: Public Hearing
Subject: Resident Feedback Agreeing With This Proposal | Rezoning Application 1535-1557
Grant Street

To Whom It May Concern,

As a resident of of Vancouver since 1992 and specifically East Vancouver since 2003, my family and I wish to share our 2-cents and support of this new development and hope you will approve this re-zoning application.

We are active community members with two young children, we have many friends living in the neighborhood and wanting to move into the neighbourhood.

We have actively been watching our community evolve over the years and plan to stay in "the hood" for years to come.

We feel that this project has patiently worked with, listened to and revised plans with the city and neighbours. We strongly feel this projects' re-zoning will bring more good than "not so good" into the neighbourhood. Below are just a couple key reasons we support this application's approval:

- First and foremost, adding and enhancing secured rental housing in our beautiful community.
- Strong composition of family housing providing 3-bedroom homes. (54% of the mix)
- We really like the architecture/design. We think it is aesthetically pleasing and like the considerations it makes to create privacy for building residents as well as neighbours around the building.
- Valuable attributes/amenities for residents/families like descent room sizes, kids play area and common shared amenity deck to encourage human connections of residents of the complex.

Regards,

Elvira Laats

Dragnea, Irina

From: Jason Del Vicario [REDACTED]
Sent: Wednesday, September 11, 2019 5:31 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Dear CoV Council,

I urge you to approve the proposed project noted in the subject line. You have a stated goal of developing 70,000 rental units over the next 10 years and the city is miles away from meeting this goal despite everyone accepting that we are in the midst of a housing crisis. This project is sensible and will help deliver much needed rental housing.

Best, Jason Del Vicario

Dragnea, Irina

From: Jarrod Levitan [REDACTED]
Sent: Wednesday, September 11, 2019 5:32 PM
To: Public Hearing
Subject: Rezoning application for 1535-1557 Grant Street

Dear Council Member

I'm writing this email as both a concerned Vancouver resident as well as successful tech entrepreneur. I'm very much in favour of the Rezoning application for 1535-1557 Grant Street.

In the technology business where I've built several companies in Vancouver with well over 150 employees, mostly software engineers and developers. We are in dire need of rental properties. Even though they are well paid and highly skilled employees they find the Vancouver housing market very challenging to enter through buying a property and rental is their only option for a home. Add to this many are immigrants from other cities and other countries which is additive to our economy.

As I'm sure you are aware, and there are statistics to prove, Vancouver based rental units are very tough to come by. Without rental availability it's challenging for us to employ people in our fast growing business; lack thereof has a direct impact on our growth. Worse yet these highly skilled people move elsewhere which dampens all of our mutual long term success as a city.

I'm sure there are people who are against this plan to add rental condo's in their backyard. Choosing to live in an urban environment in a progressive city has unfortunate consequences where they share a different view from myself and other entrepreneurs. However sacrifices must be made for the greater good.

My ask, on behalf of the tech community in Vancouver is, lets please introduce as many rental units as possible into Vancouver to provide homes for the fast growing tech industry where the Grant Street project is a great example.

My sincere thanks in considering this letter and my ask.

Best,
Jarrod Levitan

Jarrod Levitan
[REDACTED]

Dragnea, Irina

From: Christy Joy Taylor [REDACTED]
Sent: Wednesday, September 11, 2019 8:01 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

To the City of Vancouver.

We recognize the city of Vancouver is in need of more rental units that are affordable. The housing market for young families is extremely difficult and expensive. We highly recommend Avera Construction and the work they do and are in favor of their proposal. We would like to see this project maximized in the units as well as the FSR in order to create the most number of units possible.

Please consider allowing this project to move forward without many revisions.

Christy Taylor
[REDACTED]

Christy Taylor

Dragnea, Irina

From: Matthew Lee [REDACTED]
Sent: Wednesday, September 11, 2019 8:21 PM
To: Public Hearing
Subject: Fwd: Rezoning Application for 1535-1557 Grant Street

To whom it may concern,

I write in support of the rezoning application for 1535 – 1557 Grant Street, Vancouver because the City of Vancouver needs this type of family-orientated housing in this community.

Despite the incentives and relaxations offered to developers, few choose to develop affordable housing projects because with the current rules and regulations, it is near impossible to make these types of projects financially viable.

The City of Vancouver enacted the Grandview Woodland Neighbourhood Community Plan, which specifically allows for this type of development. If residents in the neighbourhood had objections/concerns about the scale of scope of allowable housing measures, they would have had their opportunity to voice their concerns at such time.

Further, the applicant has adjusted their product mix to reflect over 50% towards 3 bedroom homes. They have agreed to setback requests and have even reduced their floor space ratio so that privacy and design concerns could be achieved. The applicant has shown that they will make concessions in an effort to make this project viable for all stakeholders involved.

The City cannot keep up with the current demand for family housing and we need to see this application get approved.

Sincerely

Matthew Lee
[REDACTED]

Dragnea, Irina

From: P Cox [REDACTED]
Sent: Wednesday, September 11, 2019 8:21 PM
To: Stewart, Kennedy; Boyle, Christine; Bligh, Rebecca; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Wiebe, Michael; Swanson, Jean; Public Hearing
Subject: Please support the revised proposal for 1535 Grant

Dear Mayor and Council,

I'm writing you a second time in favour of 1535 Grant. Please approve this much-needed rental development. Aiming to achieve the Passivhaus standard, and located in a walkable neighbourhood close to rapid transit and bike routes, this is exactly the kind of new housing Vancouver requires.

I'm disappointed by two things: 1) that this development has been delayed by a further 9 months (Vancouver's painfully long development timeline is a key contributing factor to our city's housing crisis and high housing costs), and 2) that this development has been forced to remove 3 units in order to be approved by city planning staff during this 9 month delay. Those units represent 3 families that won't be able to live in Vancouver in the future.

I look forward to seeing this project approved tomorrow.

Regards,
Peter

Dragnea, Irina

From: Tony Kalla [REDACTED]
Sent: Wednesday, September 11, 2019 8:28 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Dear Sirs & Madams,

We own and operate a 1966 built 18 suite apartment building on East 13th in Vancouver. Whenever we have turnover our suites are in very high demand. Though we do our best to reinvest in our physical plant, at over 50 years old, our property does show its age, hence is not a fit for some tenants.

We have seen the plans for the proposed 38 suite building referenced above and we are familiar with the developer; we know they are people of high integrity that build quality product. The city's east side is in dire need of more rental accommodation and we strongly support the redevelopment of this under-utilized, strategically located site as purpose-built rental by the Averka group.

If anyone wishes to further discuss this matter with us, feel free to contact the undersigned at your convenience.

Sincerely,

Tony Kalla

[REDACTED]

Dragnea, Irina

From: Kai Hsieh [REDACTED]
Sent: Wednesday, September 11, 2019 11:30 PM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Dear Vancouver City Council,

I am writing in support of this rezoning application for 1535-1557 Grant Street. For many years I have walked through the neighbourhood, and I adore it. It manages to balance homeliness with quirkiness, and there is a comfort to that.

There is also a discomfort to change that, as evidenced by the tensions surrounding this development. One criticism levelled at this development is that it does not fit within its context — it would change the neighbourhood character. But that relies on the assumption that a neighbourhood remains stagnant when nothing is built, and that is not true.

One merely needs to look at another area in this city: West Point Grey Village. Out of the many neighbourhoods in the village, I contend that Point Grey has seen the least amount of disruption to its buildings. However, that does not mean that it is not changing: <https://dailyhive.com/vancouver/west-point-grey-village-retail-future-ubc>.

In fact, the housing crisis and growing inequality are probably changing neighbourhoods more than a five-storey rental complex ever could. Businesses are unable to remain open due to changing demographics of the area, inability to find labour, high rents, and so on.

The location of this development benefits from the vibe of the neighbourhood and the idiosyncrasies of the Drive. To reject this rental development is to do two things:

- 1) push lower-income residents out of this neighbourhood; and
- 2) prevent the usual patrons and employees of the Drive from living close to it

This development will benefit lower-income residents and those that find the Drive appealing as it is a market rental. Larger suites would be affordable to families or couples with jobs in the healthcare, legal or tech industry, which the bachelor or single bedroom units could be affordable to single professionals or couples that are in retail.

This proposal is not perfect — I do not believe the federal or provincial government will readily grant the subsidies required to infuse this with social housing, but rejecting this housing is not going to make the place more affordable or prevent change. Rejecting this will merely maintain a facade of a static neighbourhood character.

So on behalf of the residents of the neighbourhood that can call this development home, and on behalf of new residents that love what the neighbourhood currently has to offer, I implore you to accept this development. It is not perfect, but it is the best that we can do for now.

Regards,
Kai

Dragnea, Irina

From: Ivette Li [REDACTED]
Sent: Thursday, September 12, 2019 9:20 AM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

To Whom It May Concern,

I would like to give my support to the rezoning application for 1535-1557 Grant Street. As a resident living in Greater Vancouver, we as a city are always in need of greater density buildings so that more people can live and work in this beautiful city.

Regards,

--
Ivette Li
[REDACTED]

Dragnea, Irina

From: Stefano Faedo [REDACTED]
Sent: Thursday, September 12, 2019 9:36 AM
To: Public Hearing
Subject: Rezoning Application 1535-1557 Grant

Hi,

I'd like to submit an email of support for the proposed rezoning application on 1535-1537 Grant Street. The area is in need of more rental housing and this project fulfills this requirement.

I also like the amount of 3-bed family units proposed for the project (54% seems very generous).

Lastly, the amenities provided are excellent. This seems like a great project to live in for growing families.

Regards,

STEFANO FAEDO

[REDACTED]

Dragnea, Irina

From: Paul Eviston [REDACTED]
Sent: Thursday, September 12, 2019 9:38 AM
To: Public Hearing
Subject: Spam: 1535-1557 Grant Street Proposal

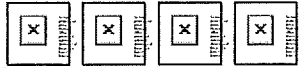
To whom it may concern,

I am writing in support of the rezoning application process for 1535-1557 Grant Street, the city is in need of more rental housing and this seems to be an exceptional opportunity for the city to fill some of the said need.

Sincerely,
Paul Eviston.



Paul Eviston, *Realtor + Team Leader*



Dragnea, Irina

From: Matthew Steyer [REDACTED]
Sent: Thursday, September 12, 2019 9:49 AM
To: Public Hearing
Subject: 1535 - 1557 Grant Street

Dear Mayor Stewart and Members of Council,

As an urban planner, Grandview Woodland resident, and renter, I support the proposed rental development at 1535 - 1557 Grant Street.

30-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, I and 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 (vs. single family).

Sincerely,

Matt Steyer
[REDACTED]

Dragnea, Irina

From: Cameron Davis [REDACTED]
Sent: Thursday, September 12, 2019 9:52 AM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

Hello. Just wanted to send a quick note to lend my support to this rental project. Adding more rental to the city in general is very much needed but regarding this project specifically, I am really excited to see rental projects come in off the busier streets. Love it.

Thank you,

Cameron Davis

Dragnea, Irina

From: Aleem Thaver [REDACTED]
Sent: Thursday, September 12, 2019 10:14 AM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

To whom it may concern,

As an owner and operator of several multi family apartment buildings in Vancouver I fully support the merits of this application as the City requires additional rental stock in the proposed area. The developer seems to have taken into consideration feedback from the community and I really hope to see the project come to fruition.

Aleem Thaver*

[REDACTED]

Dragnea, Irina

From: Richard Williams [REDACTED]
Sent: Thursday, September 12, 2019 11:27 AM
To: Public Hearing
Subject: Rezoning Application for 1535-1557 Grant Street

To whom it may concern,
I believe the Grant Street project would be a welcome addition to the current rental market. I am one of the many members of the community who rent and have two young adult children who will be looking to do the same in the near future. Regards, Richard Williams
[REDACTED]

Dragnea, Irina

From: Daniel Holloway [REDACTED]
Sent: Wednesday, September 11, 2019 2:41 PM
To: Public Hearing
Subject: Item #6: Rental Housing on Grant Street

Dear Mayor Stewart and Members of Council,

I am writing to express my support for the proposed rental development at 1535-1557 Grant Street in Grandview Woodlands.

I like this project because it offers access to quality, purpose-built rental off a main arterial road in a central, walkable location with easy access to public transportation. This project represents an opportunity to build secure rental homes for the vast majority who have been priced out of home ownership and want to live in quality housing outside of the downtown core. I also appreciate that this project will offer larger, market rental units for young families and downsizers.

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. It seems clear to me the developer has paid extra attention to the context of Grandview Woodlands to make sure the building will fit within the existing neighbourhood context and contribute to the community. This all adds up to a thoughtful and community minded inclusive proposal in my opinion.

I hope that you will vote in favour of this project at the Public Hearing on September 12th.

Sincerely,

Daniel Holloway
Main & Kingsway