

Dragnea, Irina

From: Paul Woodward s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 4:01 PM
To: Public Hearing
Subject: Rezoning Application - 1535-1557 Grant Street

Dear Mayor Stewart, Councillors and Planning Staff,

I am emailing to offer my support to the development application at 1535-1557 Grant Street. I understand that this project has received some pushback from a select group of immediate neighbours, and after reading recent media coverage, I felt compelled to express my support.

I understand that with this revised submission, the developer has taken each concern presented to them into consideration. For example, redesigning the exterior, reducing the height, creating larger setbacks and buffer zones, even though the development was parallel to the Grandview Woodland Community Plan.

I believe this development will bring some much needed rental through gentle density. The site is located in an attractive residential neighbourhood, off a major arterial close to many community amenities. This area has a number of schools and parks, all of which are accessible without a vehicle. The commercial strip has a multitude of grocery stores, restaurants, cafés and local businesses which are also accessible on foot and are rich, culturally and historically.

With over half the units having two or more bedrooms, the proposed development offers much needed family oriented housing. I understand that the vacancy rate for family housing in Vancouver is somewhere below 1%. As a result, many young families are forced to commute (or delay starting a family) because they are unable to access more affordable, secured rental housing.

The area could significantly benefit from a new development - I look forward to seeing this project approved.

Sincerely,

Paul Woodward, P.Eng.

s.22(1) Personal and Confidential

Dragnea, Irina

From: Dineley, Luke s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 4:14 PM
To: Public Hearing
Subject: Grant Street Rezoning

Dear Mayor Stewart and members of Council,

I understand you are considering another secured rental housing project, in the Grandview Woodland neighbourhood. This is welcome news. While I didn't tune into the Thursday public hearing, I did see some of the commentary reflected on Twitter.

I am emailing to formally register my support for this 5-storey, rental project on Grant street. This project is particularly interesting as it would deliver rental housing in a neighbourhood setting, rather than the major City Streets where most of the new rental seems to be proposed. Of course, there are many reasons why concentrating new housing on major transit routes makes sense, however we should also be providing options for those to live off these major routes, should they wish – in particular, I am thinking this location will appeal to young families.

I have recently lived in and near new purpose built rental in this city. Yes, there are always local concerns when these projects are first brought forward, but then they bring young professionals, new families/ children, and overall provide for a more vibrant, welcoming, safe neighborhood.

I hope Council moves this project forward.

S.L. Dineley.

Dragnea, Irina

From: Barry Dunner - s.22(1) Personal and Confidential
Sent: Tuesday, September 17, 2019 4:44 PM
To: Public Hearing
Subject: Public Hearing: 1535 Grant Street

Mayor Stewart and Council Members,

I am writing in support of the proposed development at 1535, 1545, 1549 and 1557 Grant Street. This project aligns with the Grandview Woodlands Area Plan and will deliver many benefits to the neighborhood.

Grandview Woodlands is a highly desirable / walkable / transit oriented neighborhood outside of the downtown core, close to many community amenities (parks, schools and shopping on Commercial Drive), making the site an ideal location for added density. It would be great to see more options for renters – including options for families – in this area.

The proposed development would support family housing, as 54% of the units have two or more bedrooms. In addition, the developer has incorporated a children's play area and both indoor and outdoor amenity space, making this development an attractive options for families with and/or considering children.

A purpose built rental building, the density requested is below levels of many strata developments. Cambie, Oak, 41st & 25th Ave has seen 6 and 8-storey developments with higher FSR and these are condos. If COV wishes to see more PBRs developed, they should fully support these types of projects.

Sincerely,

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Barry Dunner
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