

ABC Main Auto Centre LTD

City of Vancouver
City Clerk's Office
453 West 12th Avenue
Third Floor
Vancouver, BC
V5Y 1V4

December 5th, 2019

RE: Main Street Arts Development at 1940 Main Street

Dear Council,

We are the previous owner and current tenant of the subject site of the rezoning application and we are writing to you to express our full support for the Main Street Arts Development.

We have been operating the Auto Repair business ABC Auto on this property for many years and have witnessed the growth and change in the area. We are pleased that our site will be developed into a well-designed building.

PortLiving has maintained a good relationship with us throughout the process, and we are honored that they have decided to incorporate our "ABC" into the design as a monument. We think this is fitting on the daycare as our trademark will be transitioning to the next generation in the neighborhood.

The neighborhood also needs more retail spaces to facilitate the growth along Main Street and the new businesses that enter commercial units will become a valuable asset to the community.

Sincerely,

s. 22(1) Personal and Confidential

A. Hemji

Wong, Tamarra

From: Brendan Reeves s. 22(1) Personal and Confidential
Sent: Monday, December 09, 2019 2:05 PM
To: Public Hearing
Cc: Brendan Reeves
Subject: Letter of Support - 1940 Main Street

Dear Major & Council,

I am writing to you to express my support for the proposed '*Main Street Arts Development*', located at 1940 Main Street in the Mount Pleasant neighborhood of Vancouver.

As a resident & real estate professional within Vancouver, I strongly urge Mayor & Council to approve this proposed development. Below is a non-exhaustive list of how this development will benefit the community:

Hotel Accommodation & Tourism Benefits:

- Increased hotel room stock within the Mount Pleasant Neighbourhood;
- In 2017, tourism contributed approximately \$4.8 billion to the Metro Vancouver economy & supported over 70,000 full-time jobs;
- Over the past few decades the number of hotel rooms in Vancouver have been in decline. This loss of supply has put upward pressure on the market, resulting in extremely high-prices;
- New hotel room stock within walking distance of new employment & education uses; and
- Close proximity to transit (including the Canada Line, Expo Line, Millennium Line & B line buses) promotes sustainability & connects visitors to the rest of Vancouver.

Childcare Space:

- A brand-new childcare facility for 37-children;
- A large, well designed, South-East facing outdoor play area for children; and
- Gifted to the City of Vancouver.

Commercial Spaces:

- Large outdoor plaza to facilitate community gathering & increased foot-traffic; and
- A combination of above & below-grade commercial spaces further activates the street & contributes to community vibrancy.

The proposed "*Main Street Arts Development*" has the potential to greatly benefit the Mount Pleasant neighbourhood, while providing much need hotel accommodation within Vancouver's extremely competitive hospitality market.

I strongly urge Mayor & Council to advance this proposed development.

Regards,

Brendan Reeves

s. 22(1)

Personal and
Confidential

Wong, Tamarra

From: Dan Du s. 22(1) Personal and
Sent: Monday, December 09, 2019 11:41 AM
To: Public Hearing
Subject: CD-1 Rezoning: 1940 Main Street

Dear Sir/Madam:

I am writing on behalf of Mondivan Developments (Main) Ltd., Owner of the properties (1905 – 1981 Main Street) directly across the street from the subject site. Please accept this as our Letter of Support for the proposed development as outlined in Staff Report 2019-10-22.

Thanks,

Dan Du
s. 22(1) Personal and
Confidential
Mondivan Developments Inc.
604 875 0601

December 9, 2019

VIA EMAIL

City of Vancouver
453 W 12th Avenue
Vancouver BC V5Y 1V4

Attention: Mayor and Council

Re: 1940 Main Street, Vancouver, BC

As a business owner and resident in Vancouver, I am writing to share my support of the rezoning proposal for 1940 Main Street.

I think this proposal represents a well rounded and quality addition to the neighbourhood that will offer much needed hotel stock to the area of Mount Pleasant. In particular, I believe that the addition of the hotel stock will help Vancouver maintain it's competitive edge in tourism, as remaining stock has been in decline for quite some time and the available stock has risen considerably in price.

I believe that this is a great addition to the City and that the commercial component will add vibrancy to the neighbourhood and the hotel component will help accommodate the rapidly escalating visitor demand.

I fully support this project being approved and am looking forward to the day construction is complete.

Thank you for your consideration.

Sincerely,

s. 22(1) Personal and Confidential

Brian Roche

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

Wong, Tamarra

From: Albert H. s. 22(1) Personal and
Sent: Monday, December 09, 2019 9:45 AM
To: Public Hearing
Subject: 1940 Main St

Dear Mayor & Council,

I live in Mount Pleasant and support the project at 1940 Main St as proposed for a mixed-use project. Our community is a vibrant community filled with great restaurants and beautiful murals that are attractive to residents and visitors alike, and additional short-term accommodation will mean that people visiting the city will be able to stay in the heart of the neighbourhood as an alternative to living downtown. I look forward to having out of town friends visit and being able to stay close to where I live - as right now the only other option is the Best Western on Kingsway. In addition, this would also put downward pressure on the rates being charged by airbnb operators as well. Additional commercial space and a new child care facility are also great additions to Mount Pleasant as we're aware that the demand for child care is drastic both in the neighbourhood and throughout our city.

I encourage Mayor & Council to approve this proposal.

Thank you,

Albert

Wong, Tamarra

From: Tim Loo s. 22(1) Personal and Confidential
Sent: Monday, December 09, 2019 9:29 AM
To: Public Hearing
Subject: Rezoning: 1940 Main Street

Mayor and Council
City of Vancouver
453 West 12th Ave Vancouver, BC V5Y 1V4

Re: Support for 1940 Main Street Rezoning

I support this rezoning application.

Hotel use as a portion of the strata residential units is much needed in this area of the City. It's proximity to the future Broadway transit line, Mt. Pleasant and Great Northern Way employment areas make hotel space a necessity in this area. Hotel space is in short supply for visitors from national and international tech firms working in this area. The amenities such as restaurants, gyms, and coffee shops in this area are also conducive to hotel use.

Sincerely,
Tim Loo

s. 22(1) Personal and Confidential

Wong, Tamarra

From: Neil Wyles s. 22(1) Personal and Confidential
Sent: Friday, December 06, 2019 3:55 PM
To: Stewart, Kennedy
Cc: Public Hearing
Subject: 1940 Main Street
Attachments: Mayor Stewart letter.docx

Dear Mayor Stewart,

Attached is a letter of support for the new proposal at 1940 Main Street, which will hopefully include a smart design hotel by Sonder.

The Mount Pleasant BIA looks upon this development favourably.

Warm regards,

Neil Wyles

s. 22(1) Personal and Confidential



[Redacted signature block containing several lines of greyed-out text]



Dear Mayor Stewart,

I am writing you today to express my support for the new development going into 1940 Main Street.

If successful, I think that this will be a great benefit to the businesses of Mount Pleasant.

I am intrigued by the mixed use including hotel, daycare and retail, and look forward to it happening in the Mount Pleasant district.

In Mount Pleasant, we are always looking to increase the amount of tourists that we can attract. I feel that we are drawing an ever increasing number of tourists with a great public amenity like Mural Fest, and the 150 murals that Mount Pleasant currently has. This will give people yet another reason to come to Mount Pleasant and support all of our local businesses, all year round.

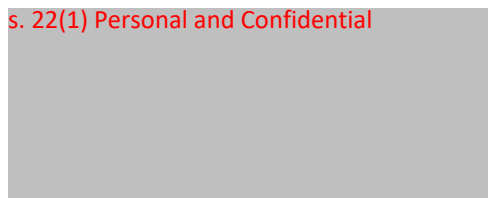
The addition of some much needed childcare in this rapidly expanding neighbourhood is a fantastic benefit.

With the upcoming Broadway Line a few blocks away, I see this being a very successful development in Mount Pleasant.

Best regards,

Neil Wyles, Executive Director

s. 22(1) Personal and Confidential



December 6th, 2019

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

RE: 1940 Main Street – Rezoning Application Hearing

Dear Council,

My name is Matthew Chong and I am a resident in s. 22(1) Personal and Confidential
 I have recently become aware of the Main Street Arts Development and I am writing to you to express my support for this project.

I believe that Main Street Arts will be an asset to my community. It will provide my relatives who visit from out of town with safe and affordable accommodation in my neighborhood.

The daycare component would also serve to help out the numerous new families with children the area.

Sincerely,

s. 22(1) Personal and Confidential

Matthew Chong



Mount Pleasant Neighbourhood House

800 East Broadway Vancouver BC Canada V5T 1Y1

T. 604.879.8208 F. 604.879.4136 E. info@mpnh.org I. www.mpnh.org

December 5, 2019

Mayor and Council
City of Vancouver

Re: Port Living Development Arts 2 at 1940 Main Street

I am writing on behalf of Mount Pleasant Neighbourhood House to support the Port Living's Proposal for Arts 2 at 1940 Main Street, and specifically to commend them for adding childcare as a community amenity.

Mount Pleasant Neighbourhood House is a community-based non-profit organization located at the Broadway and Fraser area. We are a community gathering place that engages people of all backgrounds, ages and demographics. A large part of our work is with families and children, and we offer licensed childcare at both the Neighbourhood House (daycare and preschool for 3 to 5 year-olds) and in an off-site locations (out-of-school care). We know first-hand the challenges that parents have in obtaining childcare in Mount Pleasant that there are gaps in services for childcare in Mount Pleasant, and are aware of the City of Vancouver's priorities regarding the establishment of additional childcare throughout the City.

Port Living's proposal includes a Community Amenity Contribution of licenced childcare for 37 children (12 Toddlers and 25 Children 3 to 5). Should the proposal be accepted, it will be the first new childcare to be developed in Mount Pleasant in at least a decade (with the exception of Olympic Village). Mount Pleasant is a growing community and with the current developments, as well as the potential developments along Broadway in the near future, childcare spaces are very much needed to meet the growing demands of the community.

Sincerely,

s. 22(1) Personal and
Confidential

Jocelyne Hamel
Executive Director

Cc: Lysa Dixon and Vanessa Brown, Co-chairs, Community Board,
Mount Pleasant Neighbourhood House



Connecting Neighbours since 1976

