

Choi, Rowena

From: Alexander Wright "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 2:30 PM
To: Public Hearing
Subject: [EXTERNAL] Public Hearings for 3600 East Hastings Street & 3680 East Hastings Street - Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

As a Vancouver resident, I am writing to register my strong support of the proposals at 3600 East Hastings Street and 3680 East Hastings Street. I appreciate that these are separate applications, but given their physical proximity and design similarities I have decided to write a single email of support which I hope you will consider in relation to both proposals.

The City has an acute shortage of housing of all forms. The need for market and non market secured rental housing is especially pronounced. I support these projects because they will increase the supply of both market rental and non market (moderate income) rental homes. If approved these projects would make a positive contribution to this solution by providing 94 rental homes (3600 East Hastings) and 118 rental homes (3680 East Hastings) to the City's inventory of secured rental homes.

The City of Vancouver has a paucity of housing options that are affordable to households of moderate income (\$38,000-\$80,000 /year). 3680 East Hastings would add 24 moderate income homes and 3600 would supply 19 moderate income homes. Adding these moderate income homes whether they are studio and one bed apartments that could be afforded by an individual or couple earning \$38,000-\$48,000 a year, or a 2 or 3 BR apartment that could be afforded by a family where the household income is \$64,000-\$80,000 would be a huge win for the City. These homes have all but disappeared from our City.

I respect that there may be design and financial considerations that preclude the possibility of building taller buildings on these sites. With this important caveat, my one criticism of these proposals is that they are too small. MIRHPP, which these proposals comply to, provides guidance/support for proposals of up to 14 storeys for these sites. In 2020, in the midst of a housing crisis, it is difficult to understand why building heights on sites like these would be capped at 14 storeys. This is especially confounding given the presence of 13 & 16 storey buildings a block away on the Burnaby side of Boundary. These buildings were approved and constructed about 40 years ago.

Best Regards,
Alexander Wright

Choi, Rowena

From: Shawnessy Luke "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 2:01 PM
To: Public Hearing
Subject: [EXTERNAL] PCI - 3600-3680 Hastings Street

"s. 22(1) Personal
and Confidential"

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Vancouver Planning Staff,

My family and I are long-time renters in the City, and appreciate the need for greater access to secured, rental housing. I understand that there are two purpose-built rental projects on East Hastings (3600 and 3680) coming forward for a public hearing this evening under the City's new moderate income rental housing program. As an advocate for increased rental housing choice and supply, I would like to register my support for these applications.

In order to maintain and promote the continued diversity of Vancouver, it is critical that we have the adequate housing supply that supports our growing population. Not only is this project adding vital rental housing, but it is doing so in a central location, across from a transit hub (Kootenay Loop). This is exactly where new rental housing should go. I understand that some concerns have been raised about traffic congestion and parking, however, given the tenure and location on East Hastings – an arterial well served by transit – I have no doubt that new residents will take advantage of public transit.

I hope that Mayor and Council will support these great projects coming before them this evening.

Thank you,
Shawnessy Luke

"s. 22(1) Personal and
Confidential"

Tom Beasley
Vicki Donoghue

"s. 22(1) Personal and Confidential"

January 21, 2020

Presentation to the Mayor and Councilors, City of Vancouver

Re: Moderate Income Rental Housing Proposal

- **By PCI Development Corporation**

o **3600 and 3680 East Hastings Street, Vancouver**

We have lived at "s. 22(1) Personal and Confidential" since 1994, and are active in our neighbourhood. We love our neighbourhood. It is a friendly, central, ethnically mixed area with easy car access to other areas of Vancouver, but the area has been ignored by the City on a number of issues as set out below.

We support the Proposal by PCI Development Corporation (PCI) at 3600 and 3680 East Hastings Street, Vancouver, which Proposal is before City Council at a Council meeting on January 21, 2021, under the 'Moderate Income Rental Housing Process' (MIRHP).

A. Housing

1. The City needs housing, much more housing, beyond condos and single-family housing. The City needs housing to fit a large matrix of needs – income levels, supported, non-market, co-op, shared housing and rental. Our son (26) and daughter (23) live in our "s. 22(1) Personal and Confidential". They want to move out but cannot. There is no housing that they can afford.
2. This Council recognizes the need for a matrix of new housing supply and the MIRHP is one step on that journey, but it must not be the only tool in the housing kit. Much more supported housing is needed.
3. We must not leave homeless on the street, or in tents. Couch surfing must end.
4. The socio-economic impacts of the housing crisis are deep and costly.

B. Residents' concerns

5. The MIRHP by PCI Development Corporation (PCI) has raised concerns by some residents in our neighbourhood. Those concerns to my knowledge include:
 - a) Increased traffic
 - a. thorough our neighbourhood (bounded roughly by Cassiar and Boundary Adanac and Cambridge}, and
 - b. on Hastings;
 - b) Increased off-street parking;
 - c) The start of a concrete bank of large towers down Hastings; and

d) Increased demands on transit.

6. In reaction to those issues, and probably other issues, raised at an Open House in June 2019, PCI formed an Advisory Committee and sought input from members of Community Groups in the area. I served on that Committee. PCI brought in a traffic expert, a BC Transit representative and Councilor De Genova to give presentations and answer questions on issues of concern. PCI has stated that they will continue a community advisory committee through to the completion of the buildings.
7. The Proposal has exposed the residents' concerns on traffic calming needs. Non-resident traffic through the areas north and south of Hastings and from Cassiar to Boundary is very problematic. Drivers cut through to avoid traffic backed up on Hastings. When the Ironworkers Memorial Bridge is blocked, traffic on Hastings and on the feeder streets off Hastings is backed up for several blocks. Chaos reigns.
8. That chaos must end. The City must forthwith engage in a traffic calming study for the area with real input from the residents and implement its findings. Off street parking by non-residents must be monitored after the PCI development is finished.

C. Livable City/Streetscape

9. Often City planning is framed in concepts of striving for being a 'livable city' which includes walkable, safe, affordable and sustainable. The Proposal brings a spotlight on some of those areas for our neighbourhood.
10. We need to move beyond the car as the design icon for cities and have walking in neighborhoods as the design focus. My proposal emphasizes walking as a design feature and not the car.
11. We are a forgotten area of Vancouver. Many think that Vancouver stops at Cassiar and we live in Burnaby.
12. Hastings from Cassiar to Boundary is a strange mixture of commercial properties, several bridal stores and about 1/3rd of the store front businesses being open but never having any apparent clientele. There are few restaurants, a small organic grocer but no green grocery store. Residents drive to North Burnaby or the Nanaimo/Hastings area to shop.
13. The City needs to encourage walking to stores and parks in the area by:
 - a) Traffic calming;
 - b) Creating safe walking routes and paths;
 - c) Encouraging the extension of the East Village Business Improvement Area from Renfrew to Boundary;
 - d) Investing in better streetscape presence in benches, lighting, signage, planting, safe conversation/interaction areas;
 - e) Creating better use of laneways for community engagement; and
 - f) Investing in off street parking.
14. The PCI Proposal is weak in its streetscape.

15. Our understanding is that:

a) City engineering has requested:

- a.** That no trees be planted along Hastings;
- b.** The removal of planters along Hastings;
- c.** Deleting trees from the landscaping along Kootenay Street;
- d.** No benches along Hastings or Kootenay; and
- e.** Grass only along the Kootenay street.

b) PCI wishes to enhance their streetscape

16. The City Engineering response on landscaping and streetscape is boring and sterile.

17. The streetscape and its interaction between the building's residents and the neighbours is of immense importance in creating and sustaining a livable city and neighbourhood.

18. While keeping within the Crime Prevention through Environmental Design principles (CPTED), that streetscape should:

- a)** 'Animate' the street;
- b)** Encourage residents to use the street;
- c)** Create opportunities for residents and neighbours to engage in conversations;
- d)** Enjoy the space;
- e)** Have space to sit and chat;
- f)** Contain art to enhance creative thought.

19. The City's Private Development Program for public art requires developers to contribute \$1.98 per square foot (sq. ft.) for developments over 100,000 sq. feet. The development at 3600 East Hastings is 76,083 sq. ft, and the development at 3680 Hastings is 96,203 sq. ft.

20. The 3080 Hastings site is just under the 100,000 sq. ft. threshold. Together they are well past the threshold. The City should treat the development as one for the purposes of that bylaw and add a public art component to the development.

21. A better streetscape with public art will:

- a)** Kick start a revitalization of the 3 blocks along Hastings;
- b)** Encourage people to rent and to continue renting the apartments and leasing the commercial businesses;
- c)** Bring new and diverse businesses to the area;
- d)** Make it an area for walking, engagement and conversations;
and
- e)** Build better communities.

22. We have several specific design comments including:

a) 3680 East Hastings

- a. Changing the stairs to increase space in the entry;
- b. Adding planters and benches;
- c. Adding public art;
- d. Improving the entrance lighting;
- e. Expanding the glass canopy over the entrance;
- f. Roof terrace
 - i. Having a covered area for use in inclement weather;
 - ii. Moving the planters against the rental window to increase their privacy;
 - iii. Adding an outdoor oven; and
 - iv. Adding beehives;
- g. Back lane
 - i. Having a green wall (lattice over the cement wall);
 - ii. Moving the bike rack from the lane (no one will use this public bike rack which is far from the entrance and down a steep grade); and
 - iii. Being innovative on the use of the back laneway by residents and neighbours.

b) 3600 East Hastings

- a. Rotating the entrance so that it faces Hastings and not Kootenay;
- b. Adding public art;
- c. Replacing grass with sustainable planting and benches;
- d. Adding a sidewalk café component to the restaurant;
- e. Improving the entrance lighting;
- f. Expanding the glass canopy over the entrance;
- g. Adding in a City bike rental station;
- h. Roof terrace
 - i. Having a covered area which is usable in inclement weather;
 - ii. Moving the planters against the renter's window to increase their privacy;
 - iii. Adding an outdoor oven; and
 - iv. Adding beehives;
- i. Back lane
 - i. Having a green wall (lattice over the cement wall); and
 - ii. Being innovative on the use of the back laneway by residents and neighbours.

23. We will send those specific detailed comments to the appropriate person in the City's Planning Office and Tom offers to meet with them to discuss and implement improved streetscape.

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential" Tom Beasley "s. 22(1) Personal and Confidential"

Vicki Donoghue

Choi, Rowena

From: Owen Brady "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 12:18 PM
To: Public Hearing
Subject: [EXTERNAL] 4. & 5. 3600 & 3680 E Hastings - SUPPORT

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Stewart and Council,

I am writing to express my strong support for the rezonings at 3600 & 3680 East Hastings.

These 212 apartments, including moderate income homes up to 3 bedroom, are desperately needed in a neighbourhood with only a 0.6% vacancy rate. I think a tower form is appropriate and a good idea on a busy street like Hastings, as it moves homes vertically farther from traffic noise and pollution. Securing these homes as rental, including vacancy control of the moderate income homes, will pay dividends for at least 60 years as tenants will have secure tenure in a high-demand area with easy access to schools, parks, and rapid transit.

I also support recommended small increase in FSR to allow for an improved rooftop amenity space. Improving buildings for the people who will actually live in them is more important than the minimizing size; it's always refreshing to see the interests of future residents put first. These buildings will represent a small break with the past that is long overdue, as current zoning in most of this neighbourhood, and the city as a whole, hasn't made sense for decades. Recent and proposed changes to zoning bylaws are also generally designed to create as little change as possible, and as a result are and will likely continue to be held back by both low uptake and impact, and thus largely ineffective at achieving our housing goals. Proposals like this are a breath of fresh air.

As for affordability of market units, we know from census data that people who already live here will be moving into these apartments, with new people moving here for work or school making up most of the remainder. I hope we can all agree that basically no one moves to a city just because new apartments were built, they would be coming here anyway. This means that these new apartments will help free up existing older rental homes that are more affordable, and decrease competition between tenants to occupy them. Of course landlords will mostly reset rents to market rates for these new tenancies, but market rates for older apartments are significantly cheaper than building new. Fundamentally, how much anyone will pay for an apartment depends a lot on what their alternatives are, and thus more options will create lower rents across the spectrum of our aging rental stock. This is not to say that new homes for lower income tenants are not also desperately needed; please raise our property taxes and use the funds to build more social housing.

Thank you for your consideration of my comments. Please approve these rezonings and enable more projects like this (but perhaps more ambitious) in the future.

Sincerely,

Owen Brady

Choi, Rowena

From: John Fuerst "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 11:01 AM
To: Public Hearing
Subject: [EXTERNAL] REZONING: 3600/3680%E Hastings St / SUPPORT

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council

Unfortunately, I am unable to attend tonight's hearing on 3600 and 3680 East Hastings. Both this project is appropriate - it does not replace existing rental housing, it provides significant affordable rentals as well as family sized apartments. And, being just two blocks from the PNE grounds, the buildings are in a heavily trafficked corridor. I strongly support this project.

John Fuerst

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Peter Waldkirch "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 10:52 AM
To: Public Hearing
Subject: [EXTERNAL] Please approve Item 5 - REZONING: 3680 East Hastings Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I write to show my support for all of the MIRHPP projects that are up for public hearing on January 21, 2020, and in particular to express my support for Items 4 and 5, the projects at 3600 & 3680 East Hastings.

The need for rental homes across the City is obvious, and these projects should be approved on that basis alone. I trust every councillor is well aware of how far behind the City is on its rental housing targets. But these projects are particularly strong and deserving of support and approval.

As MIRHPPs they will provide desperately needed housing for moderate income persons. These homes will even be protected by vacancy control.

These projects also will cause zero displacement. There's no downside to approving this project!

This is also in a great location. East Hastings has a particularly low vacancy rate (I understand only about 0.6%!) and these homes would be extremely close to the new R5 RapidBus, giving quick, easy, and environmentally sustainable access to downtown and SFU.

Against these strong merits the complaints about height should not be given weight. The whole point of MIRHPP is to promote affordability by allowing for taller buildings than would otherwise be built. Do we want housing or not? I also note that there are buildings nearby that are taller. If this sort of extremely moderate change in allowable height is not supported then nothing will get done anywhere and we may as well freeze the city in amber and put a "get out! We're full!" sign up on it.

Please approve these projects.

Sincerely,

-Peter Waldkirch

Choi, Rowena

From: Arden, Greg "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 10:32 AM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
Subject: [EXTERNAL] REZONING: 3600/3680?20Hastings St / SUPPORT

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Dear Mayor and Council,

I support the proposed MIRHPP projects at 3600 East Hastings and 3680 East Hastings.

Thank you,

Greg Arden

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Sophee "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 9:53 AM
To: Public Hearing
Subject: [EXTERNAL] REZONING: 3600/3680%E Hastings St / SUPPORT

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council Members,

As someone who came to Vancouver because of its beauty and professional opportunity, I ask you to please approve the rental projects at 3600 and 3680 East Hastings. Some important reasons for approval include:

- East Hastings area has one of the lowest vacancy rates in the city (0.6%), much lower than the 1.1% metro average. Rents will continue to climb and hard-working people who rent will continue to be displaced from the neighbourhood and the city;
- Basement suites are not sufficient. People who rent deserve above ground housing options;
- These buildings will meet Vancouver's Near Zero Emission Building requirements. Reduced parking means fewer cars and more people taking transit, not too mention less energy-intensive building of underground concrete parking garages; and,
- There is zero displacement in this project - existing buildings are only commercial and office space.

Best regards,
Sophee Payne

Choi, Rowena

From: Kyle Demes "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 8:23 AM
To: Public Hearing
Subject: [EXTERNAL] 3600 + 3680 Public Hearing

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Stewart and Members of Council,

I am pleased to register my support for PCI Developments MIRHPP Rental Housing projects at 3600 + 3680 Hastings Street. My partner and I recently moved to Vancouver's east side, and can attest to the challenges locals are faced with when looking for secure, affordable rental housing.

This location is ideal for this type of housing tenure. Many renters choose not to own a car if they can find suitable housing with good access to transit. This site is directly across the street from the Kootenay Bus Loop. Being on Hastings, future residents will be able to walk to shops and services, or take a short bus trip, or Evo/ Modo. This site is also within a short walking distance of Sir Franklin Elementary School, making these new buildings attractive to young families given the 3-bedroom units and amenity spaces.

Of course, what is really exciting about this project, and the MIRHPP Policy, is that it offers subsidized rents to those earning a moderate income of \$30,000 - \$80,000, making it truly affordable for average working singles, couples, and families to stay in our communities. We need these people in our communities as they work at our schools, fire halls, hospitals, and also work in our neighbourhood cafes, restaurants, pharmacy's etc. We need these people in our communities.

I congratulate staff and Council on your leadership with this policy. Let's see it through.

And finally, I appreciate you taking the time to read all the letters, and correspondence in regards to this application.

I trust the project will have a great outcome!

Sincerely,

Kyle Demes (he/him)

"s. 22(1) Personal
and Confidential"

Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Tuesday, January 21, 2020 1:01 AM
To: Public Hearing
Subject: [EXTERNAL] 3600 and 3680 East Hastings

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council:

I support the proposed project at 3600 and 3680 East Hastings as 20% of the units will be guaranteed rental units in perpetuity.

The city needs more rental units, especially units for families. There is a critical shortage of family rental accommodation in the city.

Please approve this project, for the kids who will live there.

Alan P. Fetherstonhaugh

Choi, Rowena

From: Sebastian Zein "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 11:26 PM
To: Public Hearing
Subject: [EXTERNAL] 3600/3680 East Hastings

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

I am writing to express strong support for the rezoning of 3600 and 3680 East Hastings.

Supporting the apartment development 1805 Larch St. was the right thing to do, and will be the right thing to do at Hastings and Boundary. Supporting desperately-needed additional housing in all parts of the city is also obviously the right thing to do, and I look forward to a day when modest and policy-conforming projects such as 3600/3680 East Hastings are not subject to lengthy rezoning and public hearing processes.

While developments of this scale should be approved throughout the city (including on non-arterials), the subject location of Hastings and Boundary should be seen as particularly suitable for larger scale apartment development - the R5 RapidBus provides door-to-door fast and frequent transit service to both downtown and BC's second-largest university.

Adding 212 rental homes at this location is therefore a slam dunk in addressing both housing affordability and climate change.

There was enough demand in the early 1980s' to support the two existing 18-storey apartment buildings at this intersection. Four decades of housing demand later, the proposed pair of 14-storey towers represents the minimum scale of development which should be contemplated here.

Thank you for your consideration,

Sebastian Zein

Vancouver, BC

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: stuart mcbride "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 5:38 PM
To: Public Hearing
Subject: [EXTERNAL] Rental project at 3600 & 3680 East Hastings

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mayor and Council,

My name is Stuart McBride and I'm a homeowner in "s. 22(1) Personal and Confidential". I want to give my two cents on the rental project at [3600 & 3680 East Hastings](#) because I think it's a great project that will really liven up this part of the community. Firstly, this location makes a lot of sense. Rental housing on a main arterial close to transit and schools. I don't know what a better location would be. I also think the scale of this project suits the area – there are buildings of very similar height just across Boundary & I would much rather see housing density like this on Hastings than in other parts of the community with existing single-family homes (i.e. along the side streets).

I like that this building will have rental apartments for those that can afford market rent as well as those who need assistance through the moderate-income program. I know a lot of people who would easily fall into the income bracket of \$30-\$80k who would love to live in a place and location like this. It's great to see more rental come to market and more options for those who need it.

This particular area of Hastings would really benefit from a bit more life and renewed retail spaces – I want to see new restaurants that complement our existing neighbourhood. I'm excited to see how patch of Hastings will evolve.

Hope to hear good news after the hearing,

S. McBride

Choi, Rowena

From: Rymak Installations Ltd "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 4:39 PM
To: Public Hearing
Subject: [EXTERNAL] Re: PCI Public Hearing Project

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Thank you in advance for reading my support letter for the project that is having an upcoming hearing at 3600 & 3680 E Hastings. I am a small Vancouver Business Owner, Resident of Vancouver for 50 Years, and father of 2. Currently, my daughter is living in the area very close to me, she luckily was able to find rental housing close to home when she moved out a few years ago. However, I fear for my son who is at the age of wanting to move out, but with the rental rates being very high most likely will not be able to move into the area. With that being said, this project has the ability to open doors for many young individuals, like my son, to move into the area and close to home. With the MIRHPP program, the rental rates are tailored to 30-80k which is perfect for a single income family or lower income earner such as a student or someone just starting in the workforce. I hope that the City of Vancouver see's the massive potential and the NEED for rental housing, especially in the Hastings Sunrise area so people like my son have hope's to be able to live close to home and within the City of Vancouver limits.

Thank you for your time! I only hope the Mayor, and City Councillors agree with my opinion and aid Vancouver with more approvals to rental housing such as this one!

Best,

Rudy Marek, Small Business Owner, Resident of Vancouver

Sent from [Mail](#) for Windows 10

Choi, Rowena

From: Rymak Installations Ltd "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 4:37 PM
To: Public Hearing
Subject: [EXTERNAL] Re: 3600/3680 E Hastings Proposal

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor, Council and Planning,

I wanted to send a very brief note advising my support for the project proposed at 3600 & 3680 East Hastings. I am a Mother and have lived in Vancouver as a Homeowner for over 30 years. The area along Hastings Sunrise has been through it's fair share of small local businesses, but somehow is not what it use to be, it needs a bit of revitalization. This project has elements of everything that the Cassiar Corridor needs, in its current forgotten state, new store fronts and amenities are heavily needed for the community in this area. I also really like that the project is a rental project, with a rental break for individuals with lowered incomes, the benefit of rentals is great but this initiative is even better. Also, the convenience of having a building close to a Transit Loop that heads to Downtown, North Vancouver, Burnaby and other parts of Vancouver really makes it worth while for individuals who transit to work.

I appreciate the time in reading my letter of support, I hope this project gets approved!

Thanks,

Gail Stewart, Vancouver Resident & Homeowner

Sent from [Mail](#) for Windows 10

Choi, Rowena

From: Saj Karsan "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 3:23 PM
To: Public Hearing
Subject: [EXTERNAL] 4. & 5. 3600 & 3680 E Hastings St / SUPPORT

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

Please approve the rental projects at 3600 and 3680 East Hastings.

With rental vacancy rates so low, these are desperately needed homes. This particular project doesn't displace any residents, will contain family-sized units, is close to transit, and one fifth of the homes here are aimed at those with moderate income.

Saj

Choi, Rowena

From: Michael Rodenburgh "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 2:12 PM
To: Public Hearing
Subject: [EXTERNAL] 3600 & 3680 E. Hastings Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor, Council Members and City of Vancouver Planning Staff
From: Michael Rodenburgh, "s. 22(1) Personal and Confidential", and Father of 2

To whom it may concern,

I wanted to send you a letter of support for the projects proposed at 3600 E Hastings (at Boundary) and 3680 E Hastings (at Kootenay). As a homeowner in the area, with two children, I support new developments, especially for secured rental housing, in my neighbourhood. My oldest, who is in the last leg of high school, will be looking to find rental accommodation close to home in the next 4-5 years and would be an ideal candidate for one of the below market homes. I am also in support of the Moderate-Income Rental Pilot Program, which will help young people (like my oldest) to be able to move on their own without any roommates, and still have affordable monthly rent.

This neighbourhood has such great potential, and I welcome the recent development activity that has started to take place along East Hastings Street. Unfortunately, we have seen a number of businesses leave the area or shut down and us residents are left with bare storefronts and no walkable retail shops. By having both towers with retail at grade, this gives this small neighbourhood potential to be lively again, with more options to choose from all within walking distance.

Furthermore, if this project goes ahead, it will be a benchmark for the rest of the street and will help to attract other developments to help revitalize the corridor.

Thank you for taking the time to read my letter, I trust that this proposal will be approved and others being proposed for the area will as well!

Best,

Michael Rodenburgh

Michael Rodenburgh | "s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Jerome Deis "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 1:40 PM
To: Public Hearing
Subject: [EXTERNAL] 3600 & 3680 E Hastings St / SUPPORT

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The above 2 projects should be approved without delay – I fully support this project.

I'm not sure why there would be any discussion on rental housing construction in the city – when there is a critical shortage of rental housing?

This project should be fast tracked and all approvals given as soon as humanly possible.

Whoever is opposing this project obviously has no grip on realty and issues the residents of this city face.

The poor land use by the city, and the lengthy approval processes – has cost this city jobs, reputation, sky high housing prices, and an outflow of young people.

It's time this city government starts to work for the residents of this city – rather than continue to drive them away with their antiquated process – and small town thinking.

APPROVE THIS PROJECT!

I am never too busy for your referrals.

JEROME DEIS

"s. 22(1) Personal and Confidential"
[Redacted]
[Redacted]
[Redacted]