

Choi, Rowena

From: Ralph Thornton "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 1:10 PM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
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

Hello we need any affordable housing as there isn't any in, our once great city of years ago. This city has become a nightmare for anybody looking, at the cost of renting an apt which can't be found any where . You have displaced people to the streets & parks, this condition didn't exist 20 years ago. The cost of living here is UNAFFORDABLE for any working stiff, including groceries where we now get ripped off Daily. Let's do something about this situation, " that's only for the corrupt rich citizens" and make us seniors not in a stress condition 24/7 over money woes!!

Thanks,

SO DISAPPOINTED IN YOU ELECTED, DO NOTHING OFFICALS.

Choi, Rowena

From: Laureen Whyte "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 9:08 AM
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,

I write to urge you to approve the rental projects at 3600 and 3680 East Hastings Street. They will provide desperately-needed rental housing for residents with moderate incomes in a market that is unaffordable for too many people who work here.

The proposed development would provide housing suitable for families, is on major transit routes and near services within walking distance. The height proposed is completely reasonable, necessary and consistent with the City of Vancouver's policy objectives.

My children are young adults, and struggle to find suitable housing in Vancouver. The housing situation affects them, and us, greatly and we want to see continued action by the City to relieve the pressure by approving significantly more housing for residents with moderate incomes.

Thank you,
Laureen Whyte

Laureen Whyte
3025 West 7th Avenue
"s. 22(1) Personal
and Confidential"

Choi, Rowena

From: Bram Evert "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 8:58 AM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
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

I am writing to voice my support for the housing development at 3600/3680 E Hastings St.

I currently live in a small, two-bedroom apartment with my wife and our 14-month old baby. The cost of housing in Vancouver is so high that even renting a modest apartment strains the budget of our dual-earner household - buying is out of the question. Many have accurately called this a housing crisis. At the root of this affordability crisis is a shortage of housing. We experience this acutely as competition for any available apartment, casual discrimination by landlords who have dozens of applicants to choose from, and shocking price increases for apartments that have not been improved in years.

It seems virtually everyone agrees there is a severe shortage of housing and loudly proclaims that they support solving the problem. Yet the actions of the city tell another story. 75% of the city land remains reserved for big detached houses which are affordable to virtually no one. This kind of housing requires far too much valuable land for each unit of housing to ever be affordable, and yet nothing else is allowed to be built. In order to construct the kind of housing that is even potentially affordable for most people, the city creates absurd barriers such as lengthy and expensive rezoning processes and multiple public hearings. Frequently, concerns such as aesthetics, the character of those who might live in such places, and parking appear to take precedence over addressing people's need for housing. I ask myself, are these really the actions of a city that is concerned with affordability?

This development offers a combination of market rental units, for which there is huge demand, and a number of affordable units for which there is a dire need. It's along a RapidBus route and will allow people to live near their workplaces and shopping needs, reducing people's dependence on cars and environmental impact. This building could provide a home for my family. If this council is serious about addressing the shortage of housing and improving affordability, I urge them to approve this development and many more like it. If this a crisis it's time to start acting like it. The council should not only approve this development, but should immediately expand the scope of this program.

Thanks,

Bram

Choi, Rowena

From: Rory St Clair "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 8:42 AM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
Subject: [EXTERNAL] REZONING: 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.

Dear Mayor and Council,

Please, please, please approve this proposed building. The community and the city need it for a variety of reasons — increase in total housing stock, rental stock, affordable stock, family-sized units, transit accessible units, etc etc etc.

We need more buildings with more units in more parts of the city more often. They should be brought forward with a belief that they will not be unduly delayed, voted down, or otherwise interfered with. Suddenly having slightly too much housing in the city might actually enable us to have a reasonable vacant rate and return to market to a healthy place.

If you take anything other than PLEASE APPROVE THIS REZONING from this email, let it be this: WE ARE NOT BEING AMBITIOUS ENOUGH WITH THE GROWTH OF OUR CITY.

Thank you,

Rory St Clair
"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Marion Jonathan Luiz "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 8:25 AM
To: Public Hearing
Subject: [EXTERNAL] 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:

As a renter, I am writing to express my support for the moderate-income projects being proposed at 3600 and 3680 East Hastings Street.

I believe these applications should be approved and would like to support the developer for the following key reasons:

- These projects offer secured, purpose-built rental housing.
- More than 40 of the homes will be locked in at rates affordable to people earning between \$30K and \$80K annually.
- The proposed development sites are located directly across from the Kootenay Bus Loop; nearby shopping is also accessible on foot.
- The proposed design is attractive and will contribute positively to the neighborhood.

Please approve this application when it comes to you for a Public Hearing.

Thank you for considering my comments.

Choi, Rowena

From: Shaun Lang "s. 22(1) Personal and Confidential"
Sent: Monday, January 20, 2020 12:10 AM
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.

To Mayor & Council,

I am writing to you as a concerned citizen with the intent of strongly encouraging you to vote in favour of the proposed developments at 3600 & 3680 East Hastings.

This city continues to suffer the effects of a serious housing shortage caused largely by restrictive zoning. I'm a young professional in the film industry hoping to continue to work and eventually raise a family here.

This council has a spotty record on approving housing due to neighbourhood pushback and apparent distaste to anything that's not 100% social housing. This has its place, but you have to build new cars before someone can sell you a cheaper used one down the line.

Don't sell out our city's future. Please support this development and others like it.

Regards,

Shaun Lang

Choi, Rowena

From: Lani Brunn "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 10:37 PM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
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,

As a resident and condo owner in the Hastings Sunrise neighbourhood, I wholeheartedly support this project, the height, and most especially, the large number of affordable rental units for single and family households.

Please approve and provide this much needed housing in our neighbourhood!

Lani Brunn, "s. 22(1) Personal and Confidential"

Choi, Rowena

From: Easton Lloyd Smith "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 10:35 PM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
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,

I support the two new MIRHPP projects at 3600 and 3680 East Hastings. I am a renter, and recognize the city desperately needs more rental housing, where a moldy, depressing basement suit frequently rents for over 1,000 dollars, and an objectively crappy apartment starts at 1400 or 1500 dollars per month.

Additionally, densifying Vancouver is the only way it can have an honest claim at the "greenest city". If I remember correctly, we are 1/3rd the density of Barcelona. Denser cities are intrinsically less energy and resource intensive, as I am sure you know.

Thanks for your work on new buildings and on making the city greener. Don't let the NIMBYs ruin our future.

Sincerely,

Easton Smith

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: John Hwang "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 9:57 PM
To: Public Hearing
Subject: [EXTERNAL] Vancouver East Rezoning Application

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 am contacting you regarding the rezoning applications at 3600 and 3680 East Hastings Street. I am a resident of the east side of Vancouver (and a renter) and would like to register my full support for this application.

I feel compelled to share my opinion because these projects – if approved – will offer much needed secure rental as well as opportunities for affordable housing. We are talking about bringing 212 high quality rental homes to East Hastings Street – which is well served by transit, retail, parks and community services. This is exactly where density should go. If our City is serious about moving the dial on housing affordability, then we need to be moving ahead with projects like this.

These projects also offer a number of two and three bedrooms and will likely house our successful working population, looking to establish themselves in Vancouver – young lawyers, accountants, professors, health technicians – many of whom will have children I suspect.

I understand that some neighbors will have concerns around construction and traffic, but that is temporary and it sounds like the developer is willing to work with the neighbors on construction hours.

Council Members, I hope that you to look at the bigger picture. This is appropriate proposal for the location that is fully supported by your expert staff. Please proceed with this rezoning.

Thanks,

John Hwang

Choi, Rowena

From: Sophia MillerVedam "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 9:45 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. The need for above ground, sustainable, multi-person rental options in Vancouver cannot be over stated. As a recently returned Vancouverite, I've been dismayed at the number people of my generation (18-35) who have been forced to go elsewhere to establish their families and communities by lack of availability. At the beginnings of our careers, affordable housing is imperative to building a sustainable independent life. So much of the minimal rental market is unattainable, or soon to be so.

This project provides the long term promise that we will continue to be able to participate in this city, while also allowing the property to follow market prices for the vast majority of units. It's situated in an area that already has an established active culture, which can prosper with more individuals joining the fabric.

It also commits to something important to Vancouver and my community: sustainability. To quote Abundant Housing Vancouver "[t]hese 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."

The fact that the proposed units are above ground is also so important. Given the dark and rainy climate of Vancouver and the correlation between access to natural light & positive mental health, this design commits to fostering a healthier population.

Thank you for your consideration,

Sophia Miller-Vedam
"s. 22(1) Personal and Confidential"

Sent from my mobile, please excuse brevity or errors.

Choi, Rowena

From: Robyn Gerry "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 9:45 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.

Dear Mayor and Council,

Please approve the rental projects at 3600 and 3680 East Hastings as I SUPPORT them.

These projects bring some much needed rental supply to East Vancouver's rental market. I support these projects for all the positive benefits that the new supply would bring as well as the economic and environmental impacts that are taken into account of the projects proposed.

The risk of not approving more rental housing projects such as this not only impacts this project specifically, it has ripple effects such as other developers not putting forth rental project applications for fear of not being approved despite doing their best to adhere to all social, fiscal and environmental policies as per City of Vancouver's guidelines.

New purpose built rental that is both financially and environmentally sustainable housing and is inline with the Vancouver rental housing strategy I feel should be supported, and I back this project 100%. Given that Vancouver is behind on its purpose built rental targets, this building looks like a prime example to support the aforementioned initiatives.

Please approve these developments for Vancouvers current and future generations. Thank you very much for your consideration.

Best regards,

Robyn Gerry, MBA.

"s. 22(1)
Personal and
Confidential"

Choi, Rowena

From: Noah Quastel "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 9:37 PM
To: Public Hearing
Cc: info@abundanthousingvancouver.com
Subject: [EXTERNAL] REZONING: 3600/3680E Hastings St / SUPPORT Letter

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 live in "s. 22(1) Personal and Confidential" I have previously served on the City of Vancouver's Renters Advisory Committee.

I would like to express my support for this project give its promise of increasing available rental housing in East Vancouver and accessibility to transit and shopping. In general, the area of East Vancouver near Hastings east of Commercial needs much more rental housing, and with better options for families and groups of students/collective houses.

I was also pleased to see ample provision of bicycle parking in the plans-- although I do hope the city will ensure that bicycles can be individually locked. I do have some worries about noise and traffic related air pollution in the units facing Hastings, and do hope the city includes some guidelines around building design and indoor air quality to address those concerns.

I also note that no reference is being given to the type of commerce the buildings will contain. My preference would be for the city to do what it can around securing non-chain grocery stores, and forms of social gathering place, such as a coffee shops or neighbourhood pub.

Noah Quastel

Choi, Rowena

From: Russil Wvong "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 9:31 PM
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,

I'm writing in support of the rezonings at 3600 East Hastings and 3680 East Hastings. I read through the staff policy reports.

Vancouver has a severe shortage of rental housing; this scarcity is reflected in high market rents. The two proposed projects will add 212 units of secure rental housing, including 43 units of housing affordable for household incomes between \$38,000 (for a studio) and \$80,000 (for a three-bedroom).

Increasing the height of the buildings is what allows the high cost of land to be divided among more units.

In case anyone is wondering what my motivations are, I have no connection to developers. I just think that the housing shortage is the most important problem facing Vancouver.

People want to live here because Vancouver is a great place to live. Unless Vancouver becomes a worse place to live (causing people to stop coming here), we're going to need more housing.

Best regards,

Russil Wvong

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Debbie Borg "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 1:58 PM
To: Public Hearing
Subject: [EXTERNAL] Application for rental housing at 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 Planning Staff,

I am writing to express my support for PCI's application to build new rental housing at 3600 and [3680East Hastings Street](#).

As a resident in the "s. 22(1) Personal and Confidential", I support the renewal of these sites with new rental housing and retail store fronts. There are currently limited options for new, high quality rental housing in this neighbourhood. I would be interested in renting a home in this new development and I hope that it will be permitted to move forward.

In particular, the units set aside for moderate income earners is of extreme interest to me as a single renter in this city. I will have to move out of BC if a solution to the housing crisis isn't found and SOON. I cannot afford to buy. If I can no longer afford to rent here I will have to move to another province just to have a roof over my head. A person working full time should at the very least have a roof over their head and enough to buy food and necessities. Wages have not kept up with this city's cost of living, and my salary falls in this category. I'm ready to give up soon.

Thank you for your consideration.

Sincerely,

Debbie Borg

"s. 22(1) Personal and Confidential"

[Redacted]

Choi, Rowena

From: Jordan Saunderson "s. 22(1) Personal and Confidential"
Sent: Sunday, January 19, 2020 9:18 AM
To: Public Hearing
Subject: [EXTERNAL] Housing project - 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.

Dear Mayor and Council,

My name is Jordan Saunderson and I'm a resident in "s. 22(1) Personal and Confidential" I am writing to share my support for the rental housing projects at [3600](#) & [3680 East Hastings Street](#) (Boundary and Hastings) which will be considered at the January 21 public hearing.

As a long-time rental tenant myself, I think it's important to advocate for more housing choice for all income levels. Projects like these two provide more options for people looking for a secure rental to call home for the long term. I think the moderate rental housing policy that these projects have applied under are a good idea and will give families who earn under the income threshold a stable home and community to live in. My preference would be to see families and young couples be given priority to the moderate-income units, rather than one individual who earns toward the higher end of the income threshold (i.e. \$80k) – I feel that this would truly meet the intention of the policy and should be considered when the process of tenanting the building comes around.

Finally, I'm looking forward to seeing this project built and checking out the new restaurants that will come with it. Would love to see some new funky restaurants take up space here over larger franchise businesses like a Browns Social House etc. Thanks for your time and looking forward to hearing of your decision.

Sincerely,

J. Saunderson

Choi, Rowena

From: Marissa Chan-Kent "s. 22(1) Personal and Confidential"
Sent: Friday, January 17, 2020 3:51 PM
To: Public Hearing
Subject: Public Hearing -January 21, 2020 - MIRHPP Rezoning 3600 & 3680 E. Hastings St.
Attachments: UDI Letter to the Vancouver City Council- MIRHPP January 20, 2020[2].pdf

Good afternoon,

On behalf of Anne McMullin, President & CEO of the Urban Development Institute, please see attached for a letter of support for the MIRHPP Rezoning 3600 & 3680 E. Hastings Street projects for consideration at Public Hearing on January 21, 2020.

Please get in touch if you have any questions.

Thank you,

Marissa Chan-Kent | Director, Policy & Government Relations
Urban Development Institute

"s. 22(1) Personal and Confidential"



"s. 22(1) Personal and Confidential"

January 20, 2020

Mayor Kennedy Stewart and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

Dear Mayor and Council:

RE: MIRHPP Rezoning 3600 & 3680 E. Hastings St.

On behalf of the 850 members of the Urban Development Institute – Pacific Region (UDI), we respectfully submit our support for the Moderate Income Rental Housing Pilot Program (MIRHPP) rezoning at 3600 & 3680 E. Hastings St.

We believe that it is vitally important for the City to approve MIRHPP projects if Vancouver is going to meet the housing targets of 20,000 new purpose-built rental homes over the next 10 years, including 4,000 privately owned units secured for moderate income rental households, as outlined in the *Housing Vancouver Strategy*. UDI commends Council on the recent **approval of Vancouver’s first Rental Incentive Program**, and three previous MIRHPP proposals in December 2019. However, more needs to be done if the City is to achieve its rental objectives. With the vacancy rate hovering around 1%, initiatives like MIRHPP are essential to **meeting Vancouver’s rental housing goals**.

This 14-storey project is the largest MIRHPP proposal that has been presented to Council to date, and its approval would continue to send positive signals to builders and the public that this Council supports innovative rental housing projects. By supporting applications such as this, it clearly illustrates that rental homes are a priority. We are concerned that if these types of projects are not supported by Council, it will discourage applications to MIRHPP and other rental programs in the future.

UDI encourages Vancouver City Council to support this and other, more ambitious MIRHPP projects as they are presented in the coming months. The approval of secured rentals as part **of this program would be another meaningful step by this Council to addressing Vancouver’s rental housing shortage**.

Yours sincerely,

"s. 22(1) Personal and Confidential"

Anne McMullin
President and CEO, Urban Development Institute

Choi, Rowena

From: Szydlowski, Pawel PSSG:EX "s. 22(1) Personal and Confidential"
Sent: Friday, January 17, 2020 6:24 PM
To: Public Hearing
Subject: [EXTERNAL] Support Letter for 3600 & 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.

To Mayor and Council,

I am writing you today in support of the proposal for 3600 & 3680 East Hastings Street. As a renter and young working professional, finding rental housing is difficult in Vancouver, especially in the Hastings Sunrise Area. Being a resident of the area all my life, I heard about this proposal from the very beginning, and was hoping it would make its way to council. In my opinion, this project gives everything this neighbourhood is currently lacking. Specifically, along the Cassiar Corridor, many store fronts are closed or are outdated. We residents need better store fronts, and the proposal would be in an ideal location for them being as transit users and commuters are in the area. I really hope to see this project approved. I think it would be a great addition to the neighbourhood – and would open up great opportunity for the community along the last end of Hastings.

Thanks for taking the time to read my letter,

Pawel Szydlowski
Resident of Hastings Sunrise

Pawel Szydlowski
"s. 22(1) Personal and Confidential"



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Choi, Rowena

From: Julie Fortin "s. 22(1) Personal and Confidential"
Sent: Thursday, January 16, 2020 9:47 PM
To: Public Hearing
Subject: [EXTERNAL] In support of rental developments

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,

As a renter, I support the proposed rental developments at 3600 and 3680 East Hastings Street. Please accept this letter in support of both applications.

Higher density housing is needed to maintain a level of affordability in the city, which I find important as a 20-something renter who has been priced out of home ownership in Vancouver. Building housing that is affordable to people with moderate incomes like myself seems to be a critical need in this city, and it is part of what the developments propose.

Higher density housing also helps curtail urban sprawl, which has many negative environmental impacts such as land use change, habitat loss and fragmentation, and increased greenhouse gas emissions from commuting long distances.

Not only is this project adding vital rental housing, but it is doing so in a central location near transit and within walking distance to parks and schools – just where rental housing should go.

I hope these projects will be allowed to proceed to support the City's critical housing needs. Thank you for your time and your ongoing commitment to meet the Housing Crisis head on.

Sincerely,

Julie Fortin

Choi, Rowena

From: Kevin Garvey "s. 22(1) Personal and Confidential"
Sent: Thursday, January 16, 2020 7:44 PM
To: Public Hearing
Subject: [EXTERNAL] Rental Housing: 3600-3680 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 in support for the rezoning applications for 3600 and 3680 East Hastings. I see these projects are separate on the hearing agenda but my comments refer to both applications.

As someone who used to live in this area, I believe this proposal will bring numerous (and much needed) benefits to the community. I like that this will bring homes for "moderate income" households to the community.

As a teacher, this is exactly the kind of housing I would look to live in & it would be great to have the opportunity to move back into the neighbourhood. I think putting more housing here makes a lot of sense for both residents and businesses looking to thrive.

Thank you for allowing me to provide my support for this proposal.

Kevin Garvey

Sent from my iPhone