

## Choi, Rowena

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**From:** Nicola Bolton "s. 22(1) Personal and Confidential"  
**Sent:** Friday, June 19, 2020 9:25 AM  
**To:** Public Hearing  
**Subject:** [EXT] Kingsway and St George

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Dear Mayor Stewart & Council:

I'd like to voice my support for the proposal to build new rental housing at Kingsway and St George (445 Kingsway).

Over our years here in Vancouver, our little family has grown and with it so have our housing needs. We started off in a one bedroom place, and when it was time to move into a two bedroom after my son was born, we found it quite difficult (and quite competitive) to find something suitable. Luckily we did, but it meant we had to move out of the community we loved. I'm concerned about the growing housing pressures our City faces and what that might mean for my families future. We'd like to have some certainty that as our family grows, the city we love will have enough housing supply to support us!

I'm really encouraged to see the proposal for 445 Kingsway because it has a good number of larger units (both 2 bedrooms and 3 bedrooms) as well as shared common space for families to mingle. This is a really important factor in a big City! Especially for young families (like mine). I also love that the building has apartments for moderate income earners. It's truly a great idea and in my opinion, something our City needs more of!

With an active little boy to take care of I won't be tuning in to speak directly to you at the hearing, so I wanted to send you a quick email with my thoughts, and encourage you to please support this project – it would be a great one for our City!

Sincerely,  
Nicola Bolton (and little George!)

## Choi, Rowena

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**From:** Adrienne Thom "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, June 18, 2020 3:27 PM  
**To:** Public Hearing  
**Subject:** [EXT] New Rental Housing on Kingsway

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Dear Vancouver City Council,

I understand you will be considering twin rental towers off Kingsway, just "s. 22(1) Personal and Confidential" of where my family and I live. We're at "s. 22(1) Personal and Confidential". I'm emailing to voice my support for this application, and the program its based on.

Our community is already incredibly diverse, which is a big part of it's appeal. We have beautiful character homes, condo towers, affordable housing, and lots of rental. Given it's location on Kingsway, and its design to minimize shadows on Robson Park, I believe this proposal will fit in nicely into our neighbourhood. Furthermore, today the site sits as a parking lot for the dealership. What is proposed, including the new retail at grade, will offer much more to our community, without any displacement.

What also makes our community of Mount Pleasant so vibrant and attractive is all the restaurants, bars, coffee shops, and other commercial activity that keep our streets lively at all (waking) hours of the day. We need homes for folks to live in that support this retail/ commercial mix.

I support these rental towers, and the diversity of affordable housing they will bring to the area.

Sincerely,

Adrienne Thom

## Choi, Rowena

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**From:** Warren Psutka "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, June 17, 2020 8:43 PM  
**To:** Public Hearing  
**Subject:** [EXT] 445 Kingsway

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This letter is intended for City Council & Mayor Stewart:

I would like to address and give forward my support for the development proposed at 445 Kingsway and [2935 St. George's Street](#). In my opinion, this is an ideal site and location for new, intensified rental. This site is well underutilized with an old car dealership, and it offers zero displacement of existing, older, and therefore often more affordable rental. It is also surrounded by shops, services and is well served by transit.

As a renter myself "s. 22(1) Personal and Confidential", I know firsthand how difficult it is to find affordable rental accommodation in this city. While some still seem to deny the need for additional rental housing, I trust you Councillors will listen to your expert staff on our city's consistently low vacancies. Moreover, I like that this development creates an opportunity for people who work in the area (Nurses, Retail/Hospitality Industry) to have a home within close proximity to their employment. We are also seeing the continued expansion of the rec/tech businesses further north off Main Street.

I support this development, and hope we see others like it come to Council soon, in the next few months.

Warren Psutka  
"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Natalie Aron "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, June 17, 2020 5:22 PM  
**To:** Public Hearing  
**Subject:** [EXT] Support for rezoning application at 445 Kingsway

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Dear Planning Staff, and Council,

I am reaching out to offer my written support for the rezoning application at 445 Kingsway.

I understand that the proposal seeks approval for the development of a 14-storey rental building, which would build some 215 secured rental homes – including many options for families, and those earning “moderate incomes” supporting our local economy.

I live (and rent) just down the hill at [REDACTED] "s. 22(1) Personal and Confidential". This is a desirable place to live, with good access to shops, services, a new(ish) community centre, and a growing employment district just further north. Furthermore, following COVID, our local shops and restaurants are struggling more than ever. We need people living here to support these businesses, but we also need housing to house the employees needed to operate these businesses – and most importantly, at attainable rents. This program seems to achieve that.

I know that the upcoming Public Hearing is an important milestone for the proposal, and I want to see the project do well.

Thank you for considering my input. I look forward to hearing the outcome of the Public Hearing.

Sincerely,  
Natalie Aron

## Choi, Rowena

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**From:** Katie Hunter "s. 22(1) Personal and Confidential"  
**Sent:** Monday, June 15, 2020 1:33 PM  
**To:** Public Hearing  
**Subject:** [EXT] 445 Kingsway Project

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Hi Mayor and Council,

I'm excited to write to you today with my support for the new housing proposal proposed for 445 Kingsway. Given this projects location in the community – directly across the road from Mount Saint Jo's Hospital – this would make a really great location for moderate income rental housing!

As a nurse myself, I know all too well how a lack of housing choice and shift work can have a negative impact on someone's day-to-day. These moderate-income homes would make a real difference to professionals like me in the medical industry.

More projects like this one please! Thanks for your consideration.

Katie Hunter

## Choi, Rowena

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**From:** Hathaway, Jessica <"s. 22(1) Personal and Confidential">  
**Sent:** Monday, June 15, 2020 10:50 AM  
**To:** Public Hearing  
**Subject:** [EXT] 445 Kingsway

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I support this project and think that more rental housing should be built in the immediate area given its proximity to the future station at Main and Broadway.

**Jessica Hathaway**

"s. 22(1) Personal and Confidential"

**Colliers International**

"s. 22(1) Personal and Confidential"



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**Choi, Rowena**

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**From:** Leyda Molnar "s. 22(1) Personal and Confidential"  
**Sent:** Monday, June 15, 2020 9:25 AM  
**To:** Public Hearing  
**Subject:** [EXT] 445 Kingsway Project  
**Attachments:** 1592\_001.pdf

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Mayor and Council

Please find attached my letter of support for the 445 Kingsway Project

Regards

Leyda Molnar  
"s. 22(1)  
Personal and  
Confidential"





June 15, 2020

Dear Mayor and Council

My name is Leyda Molnar, Manager of Kingsgate Mall at 370 E. Broadway.

I am writing in regard to the rezoning application at 445 Kingsway. I believe this is a very worthwhile rental housing project that would make a really positive contribution to our community.

To my understanding, this application will deliver over 200 new rental homes, 20% of which will be geared toward households earning a moderate income of \$30,000 - \$80,000 per year. It will also bring renewed retail space and energy to this part of the community, while also respecting nearby Robson Park.

The 445 Kingsway property is less than a 10-minute walk to our mall and therefore presents a great opportunity for our commercial tenants to increase their customer base.

As we can all agree, in light of the recent COVID-19 health crisis, many small businesses have struggled over recent months, and will continue to struggle to remain viable as we navigate through efforts for local economic recovery. The delivery of affordable rental housing will be a really helpful piece to the puzzle when it comes to supporting local business, like those at Kingsgate Mall, long into the future.

I'd like to thank Mayor and Council for their consideration of this project in a broader neighbourhood context and look forward to hearing your commentary on how projects like this will play an important part in our City's future.

Sincerely,  
"s. 22(1) Personal and Confidential"

Leyda Molnar

*Mall Manager*



"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Andrew McKenna "s. 22(1) Personal and Confidential"  
**Sent:** Monday, June 15, 2020 3:15 AM  
**To:** Public Hearing  
**Subject:** [EXT] Comments

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Dear Mayor and Council,

My name is Andrew McKenna and I'm writing to share my full support for the new rental housing project in my community – at [445 Kingsway \[google.com\]](#), Vancouver. I attended the open house for this project and am pleased to see that it has progressed in the planning process to a Public Hearing.

This project is a great idea for this location. More rental housing – with below market housing options is exactly what we need here, and this proposal in particular will be of great benefit to those working at the hospital and in the neighbourhood. The site is located right on transit making it easy for future residents to make it downtown in no time.

I really like that these moderate-income projects are coming forward now, I think they're a great idea and that many people will be able to utilize this incentive.

Please approve at the hearing, it would be a shame to see this project turned down.

Thanks,  
Andrew McKenna  
"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Adrian Garvey "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, June 11, 2020 1:14 PM  
**To:** Public Hearing  
**Subject:** [EXT] 445 Kingsway - Rental Housing

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Dear Mayor and Council,

I'm writing to share my support for the moderate-income rental housing project proposed for 445 Kingsway in Vancouver. I live in the area and know this site very well – rental housing at this location makes a lot of sense to me! It's close to the hospital, transit options, the park and plenty of community services and restaurants. The design of this project also fits in really well with the area and I like that it will integrate with the park too.

To put it simply – I just want to see more rental housing built! As a long-time renter, and as someone with no interest in purchasing a million-dollar tear down house, it's important to me that we keep pushing to deliver viable rental options for all income levels – moderate incomes included! If we don't, people will look elsewhere for a place to call home – somewhere more affordable and where their hard-earned pay check won't be mostly spent on housing.

The MIRHPP program was brought in for a reason – let's get on with building these projects!

Thanks,  
Adrian Garvey  
Mount Pleasant

Sent from my iPhone

## Choi, Rowena

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**From:** Alexandra Sojo "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, June 11, 2020 11:29 AM  
**To:** Public Hearing  
**Subject:** [EXT] 455 Kingsway by MSJ

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Hello Mayor and Council,

As a long-time east side renter, I'm really pleased to see more rental housing project come forward for your approval. I've been following along with the moderate-income rental housing program project at 445 Kingsway since its early days, having attended the open houses to gather feedback. I'd like to share my support again now.

215 new rental homes right by Mount Saint Joseph Hospital is a really great idea. I understand that this building isn't just for those that work at the hospital, but the proposal opens up a fantastic opportunity for those who do, to also live in the community. This would strongly support living and working local, along with being able to walk to work! I love that the MIRHPP program offers rental homes at below market rates for people earning 30-80k. This is exactly the kind of people that work at Mount Saint Joseph Hospital! To me, this is an ideal scenario.

I would have liked to attend the public hearing to share my enthusiasm with you in person, but I work in the hospital sector supporting the covid-19 response. I hope to hear good news!

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Regards

Alexandra Sojo

#### 4. REZONING: 445 Kingsway and 2935 St. George Street

Date Received	Time Created	Position	Content	Name
03/09/2020	12:05	Support	I urge council to support the application based on the significant benefit of moderate income rental and market rental stock.	Stepan Vdovine
03/10/2020	11:36	Support	I strongly support this development application and hope Council will consider doing the same. I live in the area and walk - almost daily to Robson Park - with my son and dog. This particular corner could greatly benefit from a housing development. There are 3 reasons for my support. 1) The development offers much needed below market and market rental to the neighborhood. 2) It will bring eyes, light and life to an otherwise dark and quiet street. This will make the street and area safer, particularly when walking alone at night. 3) This development is in close proximity to transit, a hospital, a school and community infrastructure. The community will benefit from having more residents! It is exactly where we should be building new rental housing. I hope you will join me in support of this proposal.	Mira Oreck
03/13/2020	10:50	Support	I am just writing a brief note to support this proposed development. Replacing surface parking lots and used car dealerships with much-needed rental housing is precisely what this neighbourhood needs and I strongly support the proposal to build two apartment buildings right along one of our major transportation corridors. As an owner of a condo in the neighbourhood, and recently-former resident of the neighbourhood (I now live in the West End), I look forward to the new neighbours joining this vibrant community.	NEAL JENNINGS
06/02/2020	15:33	Support	I support the closure and traffic calming of part of St George Street and I would like to see the bike/pedestrian infrastructure that is part of this project continue across Kingsway to the "off-ramp" area of Kingsway and 15th/Carolina to allow for a safe bicycle crossing, and connect it with the Prince Edward and 14th Ave Neighbourhood Bikeways. Kingsway needs safer bike and pedestrian crossings in this area!	OLIVER KUEHN