

Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 1:52 PM
To: Public Hearing
Subject: [EXT] 445 Kingsway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

To Mayor Kennedy Stewart & City Council;

I would like to take the time to briefly outline a proposed development in my community that I have been following and I am in support of. The current dealership at [445 Kingsway \[google.com\]](https://www.google.com) is not beneficial for the neighbourhood, and adding rental housing on this land would be a much better suitable addition to the neighbourhood of the Upper Mount Pleasant neighbourhood.

- Additional Rentals, Specifically with not just studios, but a mix of 2 & 3 beds as well***
- Access to park (Robson) and retail along Kingsway***
- Moderate Rates on apartment buildings***

Overall, this rental development is a great spot to build! I support this in my neighbourhood and if council can agree, other neighbourhoods as well.

Thank you,

Jenny Kim

Choi, Rowena

From: Rymak Installations Ltd. "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 1:22 PM
To: Public Hearing
Subject: [EXT] 445 Kingsway Redevelopment

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To Mayor, Council and Vancouver Planning Staff,

Please consider my letter of support for the public hearing at the property of 445 Kingsway. I would like to firstly address that this proposal is exactly what our neighbourhood needs.

As a father of 2 and a local Vancouver resident I understand this City is not shy of having a void of rental apartments, this project will help not only to increase Vancouver's rental stock, but Mount Pleasant as well. With over 215 rental units, 44 being catered to moderate income individuals, this will help attract young working professionals, as well as single income families.

Another great benefit would have to be the fact it is right on a Transit line heading in either direction to Burnaby or into the Downtown core where individuals, whom have to commute daily from outside of Vancouver would be able to move closer! This also would attract more people to storefronts along Kingsway, E 12th, Main Street and Fraser Street.

I appreciate you acknowledging my letter, and am positive this application will be considered as it would be a great place to have some rental housing!

Rudy Marek
Vancouver Resident, Small Business Owner

Choi, Rowena

From: Gail Marek "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 1:07 PM
To: Public Hearing
Subject: [EXT] 445 Kingsway Redevelopment

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Hi There,

Please take this letter as a form of support for 445 Kingsway in the upper Mount Pleasant Neighbourhood. As a resident of Vancouver, I can definitely see the lacking of rental supply amongst each specific neighbourhood. Fortunately for my husband and I, we bought into our house when the market was a bit lower. Having rented prior to our house purchase, I know exactly how hard it is to find a great place. With this development being close to Transit, Shops, Good and Services, it would be a lovely spot to house a new rental development. The Mount Pleasant Area is a wonderful, diverse neighbourhood and I love that this development proposed has taken into consideration about not just market rental pricing but Moderate-Income pricing as well. I think this development is a great addition to the area, and will attract many new and existing renters to a great community.

Thank you for reading my letter, I hope this project is approved!

Gail Stewart
City of Vancouver Resident

Choi, Rowena

From: Owen Brady "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 12:53 PM
To: Public Hearing
Subject: [EXT] 4. REZONING: 445 Kingsway and 2395 St. George Street

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Dear Mayor Stewart and Council,

I wanted to quickly express my support for these desperately-needed 215 rental homes with zero displacement. The commercial and office spaces will be a welcome addition to the area, providing a better diversity of services and employment. Extending the Robson Park to the building's property line will be very nice for the future residents and improve safety for all park users. I could see myself renting in this building someday.

It's a shame that the building will not be taller so as to include more homes and more affordable homes and to get them farther away from the road noise/pollution. I believe 14-storeys is not an especially economical tower height and thus denies the City a disproportionate potential for public benefit. I also find it strange that underground car storage is being included in FSR, as underground parking normally is not; I think this is liable to cause more confusion than it is informative.

Thank you for your consideration of my comments.

Kind regards,

Owen Brady

Choi, Rowena

From: Dineley, Luke "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 10:50 AM
To: Public Hearing
Subject: [EXT] Rental off Kingsway

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Hello Mayor and Council,

I am writing a letter to express my appreciation and support to the development application that is proposed for the address of 2935 St. George's Street, and 445 Kingsway. If this letter can be passed along to Mayor Kennedy Stewart & City Council.

I really like that this proposal has come back (as it was approved previously a few years ago) and has added a bit more density, by really utilizing the property and height allowance, while also managing to improve the shadow impacts on Robson Park. Another great benefit is the fact it has used that limited pilot program for a percentage of 'moderate-income' units that can cater to individuals that have salaries between 30-80,000 a year. We all know this income bracket is critical to the health and success of our local businesses, and has had an increasingly tough time staying within Vancouver due to the costs of rent.

I have been supportive since day 1, I look forward to see this approved and start building immediate.

I appreciate you taking the time to review my supportive letter.

Luke Dineley

Choi, Rowena

From: Peter Waldkirch "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 10:49 AM
To: Public Hearing
Subject: [EXT] Support for 445 Kingsway and 2395 St. George Street

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Dear Mayor and Council,

I write to express my support for the rezoning application for 445 Kingsway and 2395 St. George Street. This MIRHPP project close to a future Skytrain project is exactly the sort of thing this city needs! It will provide centrally located homes with great transit to many people. My only problem with this project is that it seems quite small -- given its great location and the significant public investment in transit nearby, it is unfortunate that it is a relatively small building. More homes here are needed!

Please support this rezoning.

Sincerely,

-Peter Waldkirch

Choi, Rowena

From: Daniel Holloway "s. 22(1) Personal and Confidential"
Sent: Tuesday, June 23, 2020 6:21 AM
To: Public Hearing
Subject: [EXT] 445 Kingsway

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Dear Mayor and Council,

I am contacting you regarding the rezoning application at 445 Kingsway (at St George). I am a resident of the east side, living (and a renter) and would like to register my full support for this application. "s. 22(1) Personal and Confidential"

I feel compelled to once again, share my opinion because these projects – if approved – will offer much needed secure rental, below market housing options for people earning \$30-80K, as well as renewed retail at the ground level. We are talking about bringing 214 high quality rental homes to Kingsway – 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.

I understand that some neighbours may have concerns around construction and traffic, but that is temporary and I would imagine that the developer is willing to work with the neighbours on construction hours.

In my opinion, this is an appropriate proposal for the location that is supported by policy and has been recommended by planning staff. Please proceed with this rezoning.

Thank you for considering my comments.

Dan Holloway

Choi, Rowena

From: Monica Slobozianu "s. 22(1) Personal and Confidential"
Sent: Monday, June 22, 2020 6:40 PM
To: Public Hearing
Subject: [EXT] 445 Kingsway Development

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ATTENTION: Mayor, City Council, and Planning Staff

In response to [445 Kingsway \[google.com\]](#) & 2935 St. George's Avenue Development Application

I wanted to send in a letter in offering my support for the proposed development on St. George's Avenue and Kingsway. This proposal would be a great spot for what is existing currently. With the need for rental housing, and affordable at that, this development could help to fill a void that Vancouver is currently experiencing with rental housing.

In addition, this building could create a revitalize spot for new residents (or old wanting to downsize), with the influence of great amenities, along a major transit line and being very close to retail/parks etc.

I believe developments that provide the above should be approved and rushed, as these are the types of housing we need for the struggling renters within Vancouver and Metro Vancouver.

Thank you, I hope for an approved application!

Monica S
Resident of the Mount Pleasant Area

Choi, Rowena

From: Namir Mustafa "s. 22(1) Personal and Confidential"
Sent: Monday, June 22, 2020 5:01 PM
To: Public Hearing
Subject: [EXT] 445 Kingsway - Letter of Support

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To Mayor and Council,

My name is Namir Mustafa and as a long-time resident of this neighbourhood I am writing in support of the rental housing proposal at 445 Kingsway.

I believe that this project checks all the boxes for a development that would be beneficial to not only its future residents, but the Mt. Pleasant community at large. It addresses affordability issues with the moderate income units, which cater to a range of household incomes. It includes a mix of different sized homes, creates long-term rental security for many, and the location is ideal – with restaurants, parks and schools all within short walking distance. It is also highly accessible to multiple forms of transit and dedicated bike routes. The addition of over 200 new, purpose-built rentals – including 40+ homes at below market rates, zero displacement and retail space, is a win for the neighbourhood and I would really like to see this project come to fruition for both the neighbourhood and our Mt. Pleasant community.

This project, if allowed to proceed, will benefit new residents and neighbours for years to come. I hope that Council will vote in favour of advancing this application.

Thank you for your time and consideration.

Sincerely,

Namir Mustafa

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Choi, Rowena

From: Andrew Seymour "s. 22(1) Personal and Confidential"
Sent: Monday, June 22, 2020 4:08 PM
To: Public Hearing
Subject: [EXT] 445 Kingsway Development

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Dear Mayor Stewart and Vancouver Council,

As a 10+ year resident of the Kingsway neighbourhood of Mount Pleasant, I am pleased to endorse the proposal headed before you [this Tuesday June 23rd](#) requesting to replace the existing car dealership with two secured rental buildings, above retail at 445 Kingsway.

I attended the open house several months ago, and was pleased to see the mix of tenure offered with both secured market rental housing, and housing geared towards our moderate income earners in Vancouver (\$30,000 - \$80,000.)

It is no surprise to anyone we are in dire need for new, and renewed, affordable housing in our City, or we will continue to see challenges for our local neighbourhood economies to survive. This challenge has only been exacerbated with COVID.

I support this project and hope to hear of its approval next week.

Andrew Seymour
"s. 22(1) Personal
and Confidential"

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

Date Received	Time Created	Position	Content	Name	Organization
06/22/2020	23:44	Support	<p>I am writing to support in principle the proposal for the moderate income rental project at 445 Kingsway and 2395 St George street as well as identify deficiencies in the planning analysis I wish to see resolved in the DP stage. I live just down the street from the proposed sight and believe the form, height and use are all quite compatible with the neighborhood. I am concerned that the policy report doesn't make any references the community priority of indigenous reconciliation and restoring the Coast Salish heritage of the area. There needs to be analysis on how to build on the existing public art (such as the indigenous trail/wagon road signs or the murals at 395 Kingsway) to start embedding the Coast Salish history into the facade or streetscape design of this project. I ask that this be requested to be looked into as part of the DP process.</p>	Craig Jorgensen	