

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/03/2020	16:11	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>I urge approval of new buildings along this corridor only if they conform to a seven-story height maximum. I live s. 22(1) Personal and Confidential and am generally pleased with the height of the current buildings that have been constructed along Kingsway between Knight and Fraser. However, 12 or 13 story towers should not be located along this corridor simply because the financial numbers of such buildings work for the developer. I understand that there are now TWO towers currently planned for Kingsway ? one at Glen Drive and the other a block away at Windsor. The height of these towers, if built, would be ridiculously out of proportion to all other buildings along Kingsway between Knight and Fraser. In my view and I suspect that of many of my neighbours, building tall towers is neither acceptable aesthetically nor in full understanding of the impact of their occupancy numbers on nearby parks and schools. Seven-story buildings would be more in keeping with the other apartment buildings along this corridor and increase the number of new neighbours to an absorbable level. Finally, where is the approved community plan under which apartment buildings along this corridor are proposed? If a community plan does not exist, shouldn't an effort be undertaken to create one rather than asking those of us in the community to provide comment on each building proposal, one building at a time?</p>	No Name No Name (ps)	none	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

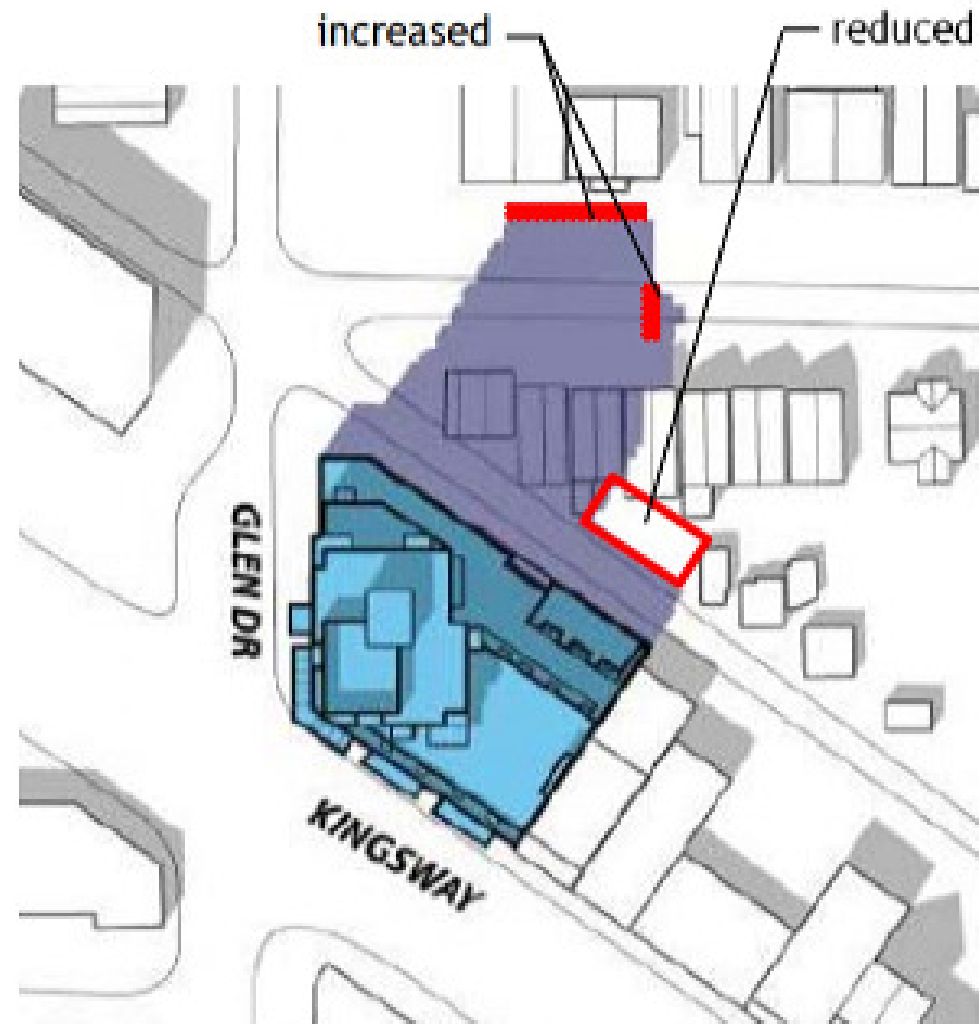
Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (OPPOSED)

07/06/2020	13:38	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>A 14-storey tower at this site and the shadow it casts in the neighbourhood is unacceptable. Unlike the 17-storey high-rise at 1420 Kingsway, the proposed development shares an alleyway with residential homes and it is not located at the intersection of two main roads, i.e. Kingsway and Knight. Surrounding recent developments on Kingsway do not have the same effect on neighbouring houses because they are between 4-6 storeys high. The proposed height is too drastic of a difference when compared to overall surrounding buildings, therefore it does not transition well in this area. Reducing to a five-storey podium but increasing the tower to 14 storeys only displaces the original shadow and does not actually improve the situation. Keeping the zoning to C-2 or reducing the proposed tower height by half will still result in additional rental units to the neighbourhood and minimize the overshadowing of adjacent residential homes north of the proposed development. It is also important to get adequate sunlight in our homes and yards for both our well-being and outdoor activities such as gardening. In addition, a building of such height will cause more light pollution in the neighbourhood and in turn make it harder to appreciate the night sky. In "Report - Zoning 1111-1123 Kingsway: 2020 Apr 28" PDF, Figure 7 "Shadow Changes Between Original and Revised Applications at 2:00 pm on the Spring Equinox captioned "Revised Application" conflicts with "Resubmission Shadow" PDF, image captioned "March / September 21 -2:00 PM". The shadow rendering in the former completely covers three houses whilst the latter covers one and a half - the shadow is at different angles. Which is the correct rendering? How can we trust the renderings are accurate at all? Although I support rental developments in the neighbourhood, a development of this size will increase parking challenges in the area. Customers of businesses on Kingsway and residents of the apartment on Glen Dr are already parking on E 19th Ave making it harder for current residents to access street parking. A potential car share program may alleviate parking and traffic congestion, but car-owning residents of the development may still decide to park in the surrounding residential streets. The implementation of residential permit parking should counteract this, but the fees must be covered by the developer to residents on the block of E 19th Ave and surrounding streets north of the proposed development.</p>	Jennifer Wong	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	Appendix A
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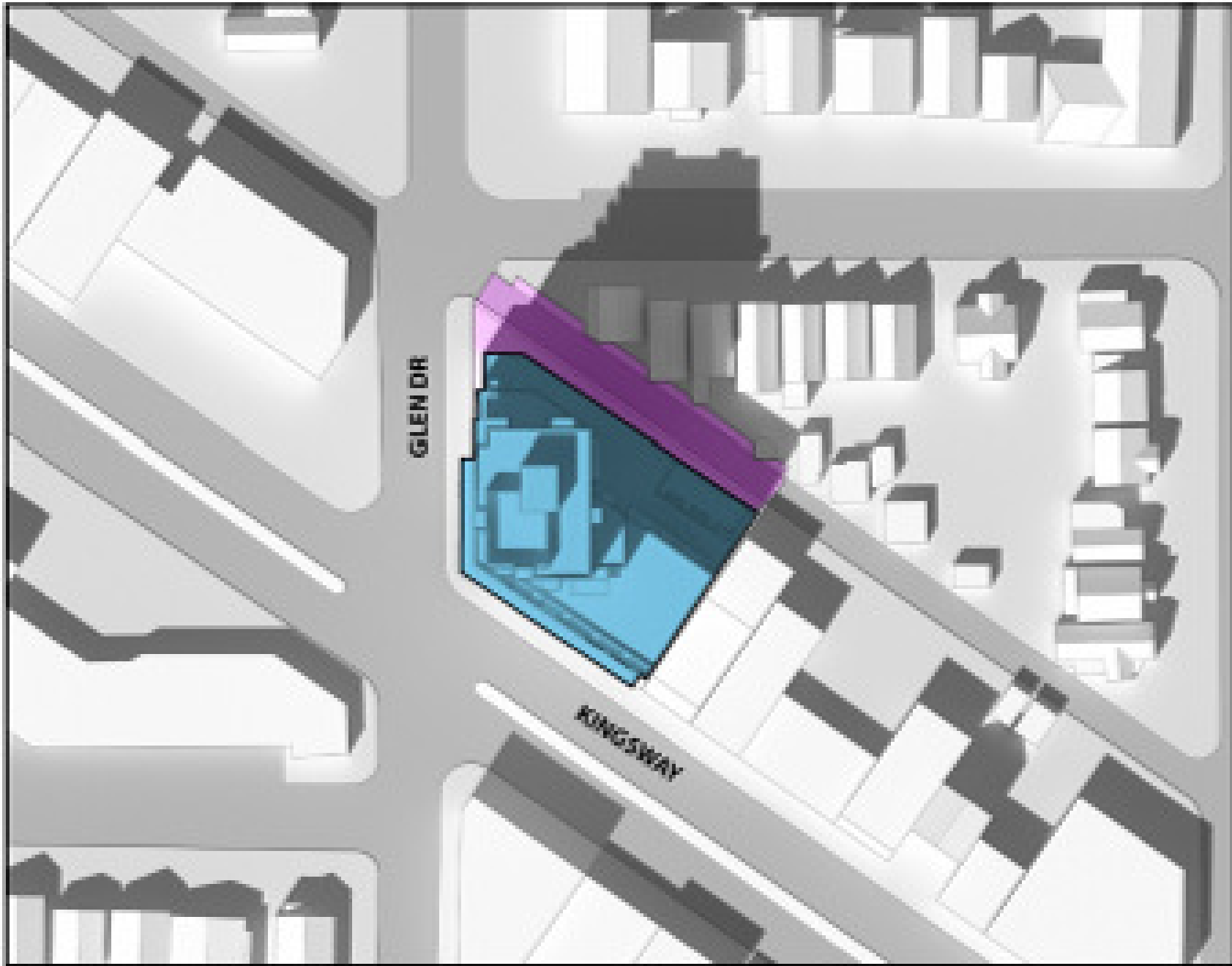
Figure 7 – Shadow Changes Between Original and Revised Applications at 2:00 pm on the Spring Equinox.



Original Application



Revised Application



March 02:00pm



C2 Envelope Shadow



Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)									
Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/03/2020	09:17	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	This lot is in desperate need of development and Vancouver needs more housing. It seems like a no brainer. This will really positively impact the neighborhood which is currently run down and in need of a face lift.	Sarah George		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/03/2020	10:05	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Members of Vancouver Council, I am writing to register my support for the moderate income rental project at Council this coming Tuesday July 7th for your consideration. This pilot program ? MIRHPP ? is commendable, and will deliver true affordable rental homes for members of our working community without large government subsidy but rather through granting additional density. Over the last few decades, Vancouver has grown and through good work, there have been policies and programs that support low-income people and families. These are important, but we now need to focus support on those earning between \$30,000 - \$80,000 annually, which this program does, as they are being pushed out of our communities. As a Vancouver resident, but also a medium sized business owner in Vancouver, I can attest to the challenges this demographic is faced with finding secure, affordable housing. Building these projects on main arterials, with good access to transit and services, is good planning, and I hope to see more developed, quickly. My Company is in the Tech and Digital space and talent acquisition has been a challenge recently, one of the main reasons we are unable to attract talent is because Vancouver is too expensive to live in. With more affordable housing options we will be able to attract more talent to be able to live and work in one of the best cities in the world. Thank you for the opportunity to share my opinion. I hope this proposal receives your full support. Louise Simkin s. 22(1) Personal and Confidential	Louise Simkin		s. 22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)									
07/03/2020	10:30	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor & Council Members, Please take this letter as a formal opinion on support for the project proposed at 1111-1123 Kingsway in the Grandview Woodlands neighbourhood. Both my wife and I are working professionals, with small businesses in the area, and we are happy to see a new rental project! With the new project of rentals, that increases and brings in over 131 units worth of individuals in the neighbourhood! We can also appreciate the tremendous economic gain this brings to our community, with more people supporting local shops/services and driving young working individuals as well as young families to live in the area. We also appreciate that Peterson has gone ahead and created a sustainable building design, that also blends into our beloved neighbourhood! We cannot wait to see what kind of retail would be coming in as well, new shops and services are always welcome. To finish on the last point, projects that bring affordable housing and rentals into a neighbourhood that is severely lacking should be approved right away. We fully support this proposal and look forward to seeing it build in the community! Sincerely, Rudy Marek Small Business Owner & Rental Advocate for East Vancouver	Rudy Marek		s. 22(1) Personal	Unknown	No web attachments.
07/03/2020	13:00	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	To Whom it may concern, I wanted to forward you a letter in support of the application on the corner of Kingsway and Glen, from the applicant Peterson Developments. As a neighbour in the area, and a renter myself, I can appreciate developments like this that have the 3 major factors any renter is looking for: -Access to carshare, Transit and walkable shops/services -Moderately priced rental units (This is a HUGE one) -Amenity spaces, and retail at the ground level As a young working professional, and a soon-to-be Masters student, times are a bit tight and having Moderate Income units to individuals such as myself, are a great benefit! I think the City of Vancouver needs to approve more of these projects, especially ones in core neighbourhoods as the Grandview Woodlands area. I am positive that we will see this development starting to build in the near future! Thank you for taking the time to read my letter! Monica Slobozianu Resident	Monica Slobozianu		s. 22(1) Personal and	Unknown	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)								
07/03/2020	13:02	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Hi There, I am just writing to you today with the intent to show my support for the newest MIRHPP project along Kingsway! I am so happy that the council has been responding positively to the applications in the area and are approving projects like these! As a resident of East Vancouver and a mother of 2, I am hoping to see more rentals like these show up in our neighbourhood. It comes with no surprise that Vancouver is short of rental accommodation, with one of my children still living at home and hoping to move out within the next few years. I am worried he will not be able to afford the neighbourhood he grew up in. On top of that, even finding a vacant place in the area is quite difficult. I am happy to see his project will bring over 131 units and have a portion dedicated to individuals not making six figures a year! Back when I was renting, it was a lot easier to work a service industry job and afford rent in Vancouver, however as the times have changed, the rental prices have changed drastically as well, and unfortunately, the minimum wage has not. Let's make this proposal another wonderful community addition for our neighbourhood and drive new renters to the area! Thank you for your time, Gail Stewart Vancouver Eastside Homeowner, and Mother of 2	Gail Stewart	s. 22(1)	Unknown	No web attachments.
07/03/2020	13:07	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	To Mayor and Council, I'm writing to support the 1111 Kingsway rental housing project. I think this is a really great opportunity for his particular neighbourhood which is why I'm writing to share my thoughts. Despite providing a heap of new rental which is really needed, this proposal would have a really positive impact on the wider community. The project will not only bring new residents to the area that will spend their money in the local businesses, but it will create a lot of employment opportunities through the construction period too. I think these benefits are often overlooked but are critically important to consider in his decision. This application (and many like it under the moderate rental housing program) make a lot of sense. They have been created in response to the City's need and vision to bring ?missing middle? housing to neighbourhoods east to west. I want to see them approved and moving, rather than stuck in the lengthy application process. Feel free to email me any questions you may have. Yours truly, Deanna Barreira s. 22(1) Personal and Confidential	Deanna Barreira	s. 22(1)	Kitsilano	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)								
07/03/2020	13:09	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Council, Thank you for the opportunity to comment ? I'd like to share my two cents on the rental building at 1111-1123 Kingsway, Vancouver. I'd like to see his project approved and built asap! As a renter myself I'm encouraged to see more of these moderate-income projects come forward because no doubt they are going to be in high demand. The current rental offerings in our City can be extremely limiting ? projects like this give people more opportunity, more choice, and most importantly, more rental security! I know many who would be thrilled to live in a new, secured, rental building, where their income was taken into consideration. To me, this sounds like a great opportunity! I'd love to see this project approved. Thank you, Barry Houlihan s. 22(1)	Barry Houlihan	s. 22(1) Personal	Kitsilano	No web attachments.
07/03/2020	14:48	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Hello Mayor and Council, I appreciate you taking the time to consider my brief comments about the rezoning application at 1111-1123 Kingsway. I live s. 22(1) Personal and so I wanted to write in and share my thoughts. I read on your website that he proposal is for 131 rental homes ? 20% of which will be for people who earn a moderate income & that the project would also include new retail at street level. I hink these are really great additions to the project! I want to see more housing like this built around Vancouver. We need a real range of housing options for everyone, regardless of their income level. I see a lot of condominium projects being built and I hear a lot about market rental in the media, but not so much for moderate income earners specifically. I commend he City for identifying this gap in the housing market and incentivizing builders to bring such applications forward. I will continue to monitor this project online and remain hopeful it is approved asap. Thank you Alexandra Sojo	Alexandra Sojo	s. 22(1)	Kensington-Cedar Cottage	No web attachments.
07/06/2020	08:56	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	I am writing in support of the above development proposal. I believe the development is appropriate in size and siting, being on a busy arterial. I have lived in the immediate neighbourhood for over 35 years and have watched it as it has grown and changed. Increased density along arterial streets is a good thing. If not there, then where? John Buckberrough s. 22	John Buckberrough	s. 22(1)	Unknown	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)									
07/06/2020	09:09	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor Stewart, Councillors and Planning Staff, My name is Amber McLennan and I'd like to lend my written support to the application to redevelop the property at 1111-1123 Kingsway. I am in strong support of the moderate income rental housing program, which I think will make a difference towards achieving more affordable housing supply in Vancouver. The \$30-\$80K income bracket that this program targets stands to benefit people who play critical roles in our community such as teachers, nurses, paramedics and more. The proposed project at Kingsway and Glen is a perfect candidate for delivering on this policy. The site is located on an arterial road near transit, parks, restaurants (good ones too), schools and other community services. As someone who lives not far from the site (Kingsway and Knight), I welcome the new retail that has been proposed as part of this project. The new business will help promote a thriving retail corridor (and the building residents will no doubt form a consistent customer base to support them). I support his project and look forward to seeing it built. Sincerely, Amber McLennan	No Name No Name (ps)		s. 22(1) Personal	Unknown	No web attachments.
07/06/2020	09:20	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor & City Council, I am wanting to send over a letter of support for the project at 1111-1123 Kingsway [google.com]. As a recent resident to the Grandview-Woodlands neighbourhood, before living in Kitsilano for the last few years, I didn't notice what a great area this was until moving! With the walkability of services, shops and little dive-in restaurants, it truly makes this area a great place to live! However, with that being said, I have definitely felt the lack of rentals in the area, including when I was searching for my current address, which I moved for due to working in the area. This project will be a great opportunity for the neighbourhood to increase rental availability and help individuals, much like myself to find a great, affordable rental apartment in an upcoming vibrant neighbourhood. I also want to point out, that regardless if you have a car or not, you are right next to a major transit line and only a bus ride away in either direction to major shopping centres, very convenient I would say! Thank you for taking the time to read my letter of support, I look forward to seeing this project approved and start to be built! Best, Jenny Kim Resident & Physio Therapist	Jenny Kim		s. 22(1) Personal	Grandview-Woodland	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

07/06/2020	09:44	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Dear Vancouver Council, I appreciate the opportunity to share my support for Petersen's rental housing proposal at Kingsway and Glen. As a 10 year resident of the area, and father of three young children, I am pleased to welcome new, affordable rental to our neighbourhood adding additional diversity to our thriving community. Our city continues to struggle with delivering affordability for our young people, our new Canadians, and our working population earning under \$100,000. Council has made good progress on approving market rental projects, which will provide housing for working professionals, and over time will add to our affordable housing stock. This proposal, and the policy it follows, will not only provide new market rental, but also deliver 20% of the homes at below-market rates, with the subsidy coming from the market rentals rather than government dollars. I applaud planning and council on this pilot program, as well as the proponent for putting this project forward. On a more local neighbourhood context, this section of Kingsway is in need of renewal. Although less so now we are exposed to crime and prostitution along the Kingsway corridor frequently. With every new development the problems become less and less prevalent. We welcome the new retail his proposal will bring to the area, and the public realm improvements which will enhance the ground plane experience, the safety of the block, and the safety of the community in general. Thank you, Graham Horton</p> <p>s. 22(1) Personal and Confidential</p>	Graham Horton		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
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Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

07/06/2020	09:48	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>To Mayor Kennedy Stewart, and Vancouver City Councilors: I understand that Peterson's proposed project at 1111-1123 Kingsway is coming before Council for consideration at a Public Hearing on July 7th and would like to express my support in writing. I live in the area s. 22(1) and welcome the positive changes that come with new development and community investment. It's great to see all the restaurants and small businesses that have popped up in the Kingsway Corridor over the last 5 years ? the majority of which are located in the ground level of new residential buildings. As a resident, I enjoy the opportunity to explore new restaurants and amenities and have welcomed the influx of businesses into the community. I also appreciate the need for better housing options in Vancouver, where the cost of living continues to escalate beyond what is affordable to many. Declining to permit projects such as Peterson's would allow this crisis to continue to fester. This project will benefit moderate income renters by delivering 24, secured rental homes at rates affordable to those earning between \$30,000 - \$80,000. While the MIRHPP program, and this project, will not solve the housing affordability challenges in our city, it will provide safe, secure affordable housing for some 35+ people, and another 100+ secured rental units at market rates ? which, in time, will also age into more affordable housing stock. I was pleased to see Mayor Kennedy Stewart's verbal commitment to addressing the affordability of housing in Vancouver and I'm eager to see these words instantiated as action. I think this project will make a great addition to the neighbourhood and I hope to see it approved. Sincerely, Peter Muench s. 22(1) Personal and</p>	Peter Muench		s. 22(1) Personal and	Kensington-Cedar Cottage	No web attachments.
07/06/2020	12:32	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Dear Mayor Stewart and Councilors, I strongly support the proposal to build new, purpose built rental housing at Kingsway + Glen. Home ownership in Vancouver is out of reach for many, which is why I feel that it is important to create access to secure rental housing in walkable communities within close proximity to employment opportunities in the downtown core. If approved, the proposal for 1111-1123 Kingsway would see the introduction of more than 130 new, secured rental units in Kensington Cedar Cottage neighbourhood with all kinds of restaurants nearby ? a walkers paradise! And finally, this project represents a great opportunity to build new rental and affordable housing without requiring tax dollars to subsidize the affordable housing component. I hope to see Council vote in support of this project. Sincerely, John Abraham s. 22(1) Personal</p>	John Abraham		s. 22(1) Personal and	Downtown	No web attachments.

Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

07/06/2020	13:24	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Good Afternoon Mayor & Council, I am writing you today to send my support for the proposal at 1111-1123 Kingsway. As a resident living nearby, the neighbourhood of the Grandview Woodlands area is a great opportunity for proposal?s like this. I especially appreciate that this proposal also offers moderate income units, which will help to keep young working professionals like myself in Vancouver. It also aids single parent families and lower-income families being able to afford to live close to employment opportunities in Vancouver and Burnaby. Unfortunately, many people are being pushed out of Vancouver in search of more affordable housing and commuting into their jobs in the city. This project is in a very desirable neighbourhood, and is along a major roadway with access to Transit and walkability into o her shops, goods and services surrounding he site. I really hope to see his project approved! I think it would be a great addition to the Grandview-Woodlands community. I appreciate he time you have taken in reading my letter. Best, Pawel Szydlowski</p> <p>s. 22(1) Personal and Confidential</p>	Pawel Szydlowski	s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
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