

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
07/07/2020	16:05	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Oppose	<p>As a Vancouver resident and a renter, I'm opposed to this rezoning proposal. For years I lived nearby, just several blocks due north of the site in Mount Pleasant. As such, I know the area well as I passed by there on foot and bike many times and shopped regularly on Kingsway. The height and scale of this rezoning is not only inconsistent with the KCC CityPlan, it stands to set a precedent for the immediate area. There will be little left of 'Little Saigon' with the gentrification of this part of the community. The C-2 scale of 4-storeys would be far more appropriate for this site, as can be seen nearby on Kingsway & Inverness. Dedicated rentals should be 6-storeys maximum, as the project a block away at 960 Kingsway. Please reject this proposal.</p> <p>Furthermore, please scrap the MIRHPP program. This program was put in place by Vision Vancouver near the end of their time at City Hall. Vancouverites rejected Vision's policies at the last election, and elected this Council to fix so many of the mistakes and missteps of a party that was predominantly funded by big donors. Please help restore the balance to City Hall. Please reject this proposal and find ways of preserving the character of Little Saigon. Sincerely yours, Stephen Bohus, BLA Vancouver</p>	Stephen Bohus		s.22(1) Personal and	Grandview-Woodland	No web attachments.

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
07/07/2020	15:31	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Dear Mayor and Council, I write to show my support for the rezoning at 1111-1123 Kingsway. This is a great looking MIRHPP project and I hope you will all support it. The city needs many, many more projects like this, and it is just a shame that homes like this need to go through lengthy, expensive, and time consuming processes. Surely the public can find better ways to spend our tax dollars than on putting up obstacles to building desperately needed housing? Also, while this project is obviously meritorious and deserving of support, it is unfortunate that it is yet another rental housing building on an arterial. We know that arterials are noisy, polluted, and dangerous. Renters deserve to live on quiet streets too! Buildings like this should be allowed in every neighbourhood in the city, on every street. Sincerely, -Peter Waldkirch	Peter Waldkirch		s.22(1) Personal and	Unknown	No web attachments.
07/07/2020	15:32	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	Please consider this letter a form of support for the Peterson Project at the corner of Kingsway and Glen Drive, 1111-1123 Kingsway. Vancouver in general is increasing in population with a need (more than ever) for affordable rental housing. My neighbourhood in general has seen much interest over the last few years. I would love to see a project like this, that combines the nature of family-oriented and moderate-income housing avail to those wanting to move into in the Grandview-Woodlands Community. These rental projects are just what Vancouver needs in order to increase the rental stock amongst many neighbourhoods, including this well-situated one! I give my full support and hope to see this being built in the next year! Appreciate your time, Cole Marek	Cole Marek		s.22(1) Personal and	Unknown	No web attachments.

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

07/07/2020	16:08	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Dear Mayor and Council I understand that a public hearing is being held this evening for a proposed rental building under the MIRHP program at the above address. Regrettably I will be unable to attend the "virtual" public hearing this evening owing to family commitments but I did want to express my opinion about the proposal. As a 20 plus year resident of East Vancouver I know how challenging it is to locate and secure good, safe and secure rental housing. Much of the housing stock in the immediate area around this site consists of basement suites which are not always suited for certain people. They lack security of tenure as the owners can take them back at any time and in many cases they are substandard and don't meet today's building code for sustainability or life-safety. My perspective is somewhat unique because in addition to being a long time resident, I am also a builder who has developed both market and rental housing in the City of Vancouver. So I understand how limited the supply of rental housing is in the City but also how challenging it is to actually deliver new rental buildings. Project life cycles are very long and the process is long and complex one. Furthermore almost two thirds of the land base in Vancouver devoted to detached dwellings so there is an extremely limited land base that will support new purpose built rental housing. The MIRHP program is an interesting and innovative tool that Council adopted a few years ago that expands the geographic area in which projects such as this one can be considered. It also provides for a significant density bump in exchange for the provision of some "affordable" units. I put "affordable" in parentheses because affordability is a huge challenge in this City for both rental as well as market housing. It always has been and probably always will be. But the addition of a pool of permanently affordable units to the City's housing stock is a welcome addition and will ensure that there will be places for people in this City with moderate incomes to live alongside those who can afford it. Certainly the addition of the significant additional density that is usually required to make these buildings economically viable is a challenge to integrate into neighbourhoods throughout the City of Vancouver whether it's in Mount Pleasant, Kitsilano, Killarney or anywhere else for that matter. But I believe that this particular proposal strikes the right balance and provides a welcome addition of a mix of unit types to an area that is presently underserved. I would encourage Council to support the project. Sincerely James Evans</p>	James Evans		s.22(1) Personal	Unknown	No web attachments.
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Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

07/07/2020	16:53	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Dear Mayor Stewart and Council, I just wanted to quickly add my voice to the cacophony calling for approval of this much-needed rental housing. It's in a great location close to Sunnyside Park and all the services on Kingsway, and easy access to transit and within cycling distance to employment downtown and around Broadway and False Creek Flats. I think all councillors would agree that households earning between \$30,000 and \$80,000 deserve to have more housing options in the City of Vancouver; and the services to accommodate car-free living are also an important element of affordability. Given the proximity to Vancouver's urban core, as well as large parks such as John Hendry Park, I think this site ought to have been considered at higher than 14 storeys and with more moderate income homes. Of course, I would like to see more rental and moderate income housing located off of arterial streets, but the City has not developed policies to allow the development of significant amounts of multi-family housing off of arterials. Under the circumstances, a vote against this proposal is clearly a vote to force moderate income individuals and families out of the city, into long, expensive, and often GHG-intensive commutes. While further action is needed and for more income bands, the City cannot achieve its rental housing goals without supporting this and other moderate income rental projects. Thank you for your consideration of my comments. Sincerely, Owen Brady</p>	Owen Brady		s.22(1) Personal and	Unknown	No web attachments.
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Public Hearing 2020-Jul-07 - 1. CD-1 REZONING: 1111-1123 Kingsway (SUPPORT)

07/07/2020	17:16	PH1 - 1. CD-1 REZONING: 1111-1123 Kingsway	Support	<p>Dear Mayor, Members of Council and City Planning Department, I am pleased to offer my support for the rezoning application at 1111-1123 Kingsway. I have been a resident and property owner in East Van since 2013 and live a short walk from the proposed development site. Since moving to the area, we have experienced many changes to this neighbourhood. The evolution of the neighbourhood has been positive for the most part. With new development and residents added to our neighbourhood, we have welcomed the new restaurants and shops that come with it. However, it has become notably more expensive to live here. I do have concerns about the affordability for future generations. With a child on the way, who I hope will want and be able to stay in Vancouver, the issue of affordability has become more concerning to me. Having looked at this rezoning, we feel the added rental and affordable housing, and new retail space will help to keep housing costs affordable, and bring positive change to our East Van neighbourhood. I support this project and I hope it will be approved. Sincerely, Timothy Magowan</p> <p>s.22(1) Personal and Confidential</p>	Timothy Magowan		s.22(1) Personal and Confidential	Unknown	No web attachments.
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