

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/24/2020	13:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	We need more rental housing.	Eileen Lois Sadler		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/24/2020	17:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I hope the city will support the development of this site. This is precisely the kind of gentle density this city needs to support families to stay in Vancouver. I have been lucky enough to buy a home but many of my friends and co workers have not. Having stable dedicated rentals in all neighborhoods is essential to a livable community.	Althea Hayden (ps)	NA		Mount Pleasant	No web attachments.
07/24/2020	17:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	More of this throughout the city, please.	No Name No Name (ps)	None		Kitsilano	No web attachments.
07/24/2020	18:36	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I responded earlier, but now that I have seen the attached poster, my blood boils at the attitude of these landed gentry: "This will greatly impact your...home security...." To call renters criminals is unconscionable. This is on busy Granville - just where we like to put renters and the servants, isn't it? These new tenants will be the shield from traffic noise and pollution that the entitled want. Besides, where will their Starbucks baristas live if there is nowhere affordable. Someone is going to commute in for a minimum wage job? I hope not. More rental everywhere. Abolish single family home zoning. If this is what the "all about me" people do, there is no hope. You do the right thing.	No Name No Name (ps)	none		Kitsilano	APPENDIX A
07/24/2020	22:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Yes, this rental project is desperately needed. Please make some units available for very low income people (add 3+ floors). Restaurant staff, grocery clerks, animal groomers all live on the West of Vancouver & need appropriate nearby housing too. Thanks.	Bailey			Fairview	No web attachments.
07/24/2020	22:45	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support the rezoning at 4750 Granville to increase density in an under-populated area of the city along a major thoroughfare.	No Name No Name (ps)			Marpole	No web attachments.
07/25/2020	08:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Im in favour of more density across all areas of city, and the West side is underperforming here. Density builds vibrant and affordable neighborhoods, which Vancouver needs more of. We need to see more projects like this.	Christopher Hallamore			Unknown	No web attachments.
07/25/2020	09:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello, my name is Brianne Samson & I would like to register to speak at the July 28th Public Hearing for the 4750 Granville Street & 1494 West 32nd Avenue rezoning. I intend to participate via telephone. Please let me know my speaker number and instructions for calling in. Thank you	Brianne Samson			Kensington-Cedar Cottage	No web attachments.
07/25/2020	11:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support this project. As we are in a housing crisis, the debate over form do development and neighbourhood ?fit? is a trivial matter that too often restricts additional housing supply, particularly in central, transit-served areas. This is not a large development, and should be allowed to proceed without delay	Warren Schmidt			Downtown	No web attachments.
07/25/2020	15:24	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Please allow this and all other density increases in Shaughnessy, especially for purpose built market rentals. If you vote against this, could you consider a special levy against single family homes to pay for more affordable housing?	Thomas Martin			Dunbar-Southlands	No web attachments.

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07/25/2020	16:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Thomas Davidoff Vancouver Resident Letter in support: rezoning for 4750 Granville Street & 1494 West 32nd Avenue I am writing to offer my strong support for this project. Granville and 32nd is an excellent location for rental housing, with Downtown accessible by bus or bike within 30 minutes. The location also offers access to Children's Hospital, the Oakridge Mall, and beautiful parks within a walk or short bike ride or drive. For these reasons, the proposed FSR of 1.6 is far below the most profitable level, and likely even further below the level that would accomplish the most to make Vancouver livable in terms of environmental leadership and affordability. By creating rental homes, this project offers opportunity both to downsizing older residents of the neighbourhood and to young families. Absorbing demand from these households will relieve pressure elsewhere in the rental and ownership market. As an economist, therefore, I see no good reason to oppose this project. As a Vancouver resident, I particularly appreciate the proposal to retain most of the trees and hedges on site. I would like to offer some thoughts on a flyer being distributed summarizing local opposition. Among the critiques offered: The proposal is massive. Silly given the suburban FSR. Highest and best use would be closer to 10. The project will let too many people live in Shaughnessy, threatening on street parking for incumbent residents. Of course, the city's interest lies in making it easy for people to be housed, not cars to be parked. If parking were scarce, of course raising street parking permit and use fees would be the right approach, not excluding residents. The project will reduce property values throughout the neighbourhood. This is unlikely. Relative to retaining a luxury mansion on site, this project may well diminish property values for a small number of neighbouring properties. Available evidence indicates that negative spillovers from moderate nearby density dissipates rapidly with distance. But of course even the impact on neighbours is not all bad: the city currently subsidizes people with very expensive tastes, including a taste for exclusion, with its restrictive zoning that prohibits market-oriented development. That subsidy to the super rich is of course terrible policy. Notice that some councillors complain that amenity levels are "too high" in condos, aiming at affluent people who live "inside" tall condos. So allowing a much lower level of density "next door" to single family homes cannot be a serious objection. As a matter of fairness, I do not believe this Council should tell the 81 putative renters in this project that they are forbidden to live here because a few neighbours might face challenges parking, or have concerns that what lies behind the hedges looks different from what currently lies behind the hedges along Granville. As a matter of economics, any adverse impacts on neighbours? very high home values would be quite small relative	Thomas Davidoff		Unknown	No web attachments.
07/25/2020	16:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I'm definitely in support of this proposal. This city needs way more rental and this is a great location for it. As a UBC student I've found it very challenging to find adequate housing in Vancouver and think about leaving because I can't afford the cost of living here. If covid has taught us anything it's that everyone deserves a safe and decent home. Many renters spend a great deal to live in unsafe and substandard housing. More rental gives us better options. Please approve this	Rhi Myfanwy Kirkland		Dunbar-Southlands	No web attachments.
07/26/2020	13:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support the construction of the residential building with 81 units at 4740 Granville street. Our city needs more diversity in options of housing this is one more option. This centrally located development only a short bus ride to downtown and an even shorter bus ride to the future South Granville Broadway Subway station is a wonderful step in shifting Vancouver to a city for the future. By allowing this development to go forward the council would set a precedent for positive change in the city, as this location is within a neighbourhood of large single-family homes on large lots that resists change this small development can help ignite a more welcoming city for people. Taking two existing homes and developing there lots into a building with units for many people is a crucial step in ensuring that people are able to live, work and play in the city of Vancouver now and into the future.	Nathaniel O#39;Brien		Sunset	No web attachments.

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07/26/2020	16:36	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a renter and apartment-dweller in Vancouver, I write to support the proposed rezoning of 4750 Granville St. I prefer to live in purpose-built rentals to avoid challenges with inexperienced landlords and I am always excited to see new proposals for these buildings appear. It's particularly gratifying that this building would not replace any existing rental stock, relieving pressure on older rental buildings and improving regional housing affordability. The only disappointment is the modesty of this proposal. This small development would respect and complement the scale of the adjoining neighborhood, and consistently approving projects of this nature would be helpful in increasing the amount of available housing stock, but we should dream bigger?throughout the city?to build a welcoming, affordable, vibrant Vancouver. I was distressed to learn that some of the good people of Shaughnessy writing in opposition to the project feel that people like me would challenge the security of their homes or have other negative impacts on the neighborhood. Renting in Vancouver does not imply transience or irresponsibility?millennials (many of whom are pushing 40 now) without an inheritance simply can not live in the city any other way. I trust that Council will be reassured that renters may be delightful neighbours and deeply engaged in our communities. I further implore Council to consider that the "neighborhood character" and particular walled gardens of Shaughnessy are not a public good: maintaining an enclave of mansions for those blessed with dynastic wealth should not be a principle goal of our city's planning. The nearby Fairview and South Granville neighborhoods are accepting greater density and we should expect the same of our city's other neighborhoods. I trust Council will approve this charming development and will look forward to seeing it when I enjoy a ride on the 10.	Tim Smith		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/26/2020	19:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a resident of the Shaughnessy neighbourhood, I am in support of the rezoning of 4750 Granville Street and 1494 West 32nd Ave. Adults in their 20's to 40's who have grown up in this neighbourhood are leaving in droves due to ongoing lack of affordability. Shaughnessy is behind the rest of the city in evolving as a community and accepting a more diverse array of residents. The current homeowners in Shaughnessy are resistant to change, and for too long have been the dominant voice in deciding the fate of the neighbourhood.	Rae Kerzner			Shaughnessy	No web attachments.

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07/26/2020	20:22	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am a resident of, and work in, Vancouver. I believe I have standing to speak on this because it affects the supply of rental properties on the market, and it is something that I would consider renting in the future; as such, I write in support of this project. One reason why is the issue of race and inter generational wealth. This vote is about race, though not only about race. This development resides in an area that, until as recently as 40 years ago, had property with restrictive covenants preventing non-white races from owning such property (https://bc.ctvnews.ca/mobile/b-c-won-t-remove-no-oriental-clause-on-thousands-of-properties-1.2382873). That means for decades, people of one race was able to generate wealth in what is now one of the most, if not the most, valuable area of the city. While money from other countries has diversified this neighbourhood, it has hurt locals, namely those of non-white colour. For locals, inter generational wealth accumulated by racist covenants have, to an extent, cemented the exclusivity of this neighbourhood. Currently, the only developments that will be approved with near certainty are that of single family homes. Because of zoning, they do not have to undergo many hurdles. This perpetuates the exclusion of other races that have been historically disadvantaged and discriminated against. What I encourage is for council to support this rezoning to level the playing field; reduce the restrictions that deter development of more inclusive housing. When voting, please do not only think about what you're protecting; also think about who you're excluding. Thank you.	Kai Hsieh		Kerrisdale	No web attachments.
07/26/2020	22:16	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support the rezoning at 4750 Granville Street and 1494 West 32nd Avenue because our city needs so much more rental housing. While this isn't a development that includes below market rentals, we must also be allowing and encouraging market rentals as we are in housing crisis. It is absurd that certain councillors continue to reject rental proposals under the guise of wanting more affordability in the project when in fact they are just acting on their NIMBYism.	No Name No Name (ps)		Marpole	No web attachments.
07/26/2020	23:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I urge Mayor and Council to support this development to start lowering the barrier of entry to Shaughnessy. If this council wants to solve the housing affordability crisis and allow people of all incomes to live in all neighbourhoods, they should examine whether the mansions in this neighbourhood are conducive to providing affordability. Given their multi-million dollar price tags, and Shaughnessy's declining population, I'm inclined to say no. I certainly hope there will be future Shaughnessy proposals that include deeper affordability (such as a MRHPP development), but this rental proposal is a good first step. As well, I hope Council and Staff can re-evaluate the ARKS Community Vision, and determine if it should include language like the following about multi-family dwellings: "[These locations would] shield to some extent, adjacent single family homes from the noise of traffic as the new housing types (with good construction practices like double-glazed windows) and landscaping act as a buffer" From: https://vancouver.ca/docs/planning/arbutus-ridge-kerrisdale-shaughnessy-arks-community-vision-full-report.pdf	Michael Adria		Unknown	No web attachments.
07/26/2020	23:21	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support this rezoning. Homes like these will take pressure off existing rentals, and Shaughnessy is a great place to build rentals like these because it is very low density. We need more missing middle type housing in Vancouver to address the chronic shortage of rental apartments.	Oliver		Unknown	No web attachments.

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07/27/2020	09:07	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Please accept this email as an expression of support for the rezoning application by Domus Homes at 4750 Granville ? 1494 West 32nd Avenue. Currently, there are no comparable housing offerings in this part of Vancouver. As a life long Vancouverite, I have come to recognize and appreciate that all our neighbourhoods (and the communities of people therein) need appropriate rental housing - even the ?upscale? neighbourhoods. People that could benefit from this project include: ? Seniors in the neighbourhood who would like to downsize in the Shaughnessy area but have no other accessible options. ? Professionals and families who may have grown up in the neighbourhood and would like to continue to live in Shaughnessy but can?t afford a single-family home. ? Educational and medical professionals (teachers and nurses) who would like to live close to their employment. Domus Home?s project could address this housing gap. I hope that this project will be permitted to proceed to construction. Sincerely, Keith Darvell	No Name No Name (ps)		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	09:16	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support the rental building proposed at 4750 Granville Street. Thank you, William Azaroff	William Azaroff			Unknown	No web attachments.
07/27/2020	09:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a long time resident of the City of Vancouver, I wish to write to strongly and emphatically support the proposed rezoning at 4750 Granville Street. To me, and everyone else I know, more housing is desperately needed. We are in the midst of, among other things, a housing crisis. While this project will obviously not be a panacea, there is a shortage of housing being built. This project would provide much needed rental housing in a neighbourhood of Vancouver that desperately needs it. Ultimately, to fix the housing crisis means to providing housing options such that every neighbourhood can be for every body. That means providing and creating rentals in all neighbourhoods, even Shaughnessy, as lots 23 minutes by bus to downtown, and 10 minutes away from a future Broadway subway station should be considered prime locations for rental housing. Thank you for your time Elliot Hoyt	Elliot Hoyt			Unknown	No web attachments.
07/27/2020	09:20	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Please accept this email as an expression of support for the rezoning application by Domus Homes at 4750 Granville ? 1494 West 32nd Avenue. Currently, there are no comparable housing offerings in this part of Vancouver. As a life long Vancouverite, I have come to recognize and appreciate that all our neighbourhoods (and the communities of people therein) need appropriate rental housing - even the ?upscale? neighbourhoods. People that could benefit from this project include: ? Seniors in the neighbourhood who would like to downsize in the Shaughnessy area but have no other accessible options. ? Professionals and families who may have grown up in the neighbourhood and would like to continue to live in Shaughnessy but can?t afford a single-family home. ? Educational and medical professionals (teachers and nurses) who would like to live close to their employment. Domus Home?s project could address this housing gap. I hope that this project will be permitted to proceed to construction. Sincerely, Keith Darvell	No Name No Name (ps)			Unknown	No web attachments.
07/27/2020	09:21	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Vancouver's zoning is a mess and hurts our citizens most in need of housing. I fully support this rezoning.	Christopher Mark			Unknown	No web attachments.

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07/27/2020	09:25	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Please accept this email as an expression of support for the proposal to create better housing options to suit a diverse demographic in Shaughnessy at 4750 Granville Street. I've been a Vancouverite my whole life, growing up in Kerrisdale on the West Side and currently living in East Vancouver. I've seen the market and demographics shift and seen how that has affected people's ability to live in areas they once grew up and made roots in. With very limited housing options for seniors and downsizers in Shaughnessy, it is difficult for long term residents who have contributed to this community to downsize within their neighbourhood. I've experienced this first hand with my mother, a widower in her 70's, as she found herself in a situation where she was alone and looking for a place to live close to her grandchildren while also close to her friends. This project, should Council opt to allow it to proceed, will deliver opportunities for residents to find new homes in the area, providing rental and accessible housing options for seniors and empty nesters looking to downsize, just like my mum. While there will always be opposition to projects like this, please consider the many people in the community who are aging and would benefit from homes like these in the future. I think this project will deliver a positive contribution to the community, because, now more than ever, a strong sense of community is what we need in all areas of the city so I hope to see it approved by Council. Thank you for the opportunity to share my comments. Sincerely, Rich Murray	Richard Murray	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/27/2020	09:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Rentals in Shaughnessy is long overdue and this city should be for everyone. I support this project and I hope you do as well. Bob	Bob		Jnknown	No web attachments.
07/27/2020	09:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing to voice my support of this building in our city. The biggest threat to security in the Shaughnessy neighbourhood is lack of people living there. Neighbours good. Empty houses bad. -Jay Jay Seggie	No Name No Name (ps)		Jnknown	No web attachments.
07/27/2020	09:31	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I support the rezoning of 4750 Granville Street. I also think the mansion-only zoning in Shaughnessy is horribly classist and contrary to the city's declaration of a climate emergency. In a city facing a huge housing crisis, I expect my local government to show some leadership and make it a priority to abolish mansion-only zoning. Michael Bissonnette	Michael Bissonnette		Jnknown	No web attachments.
07/27/2020	09:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I live in Vancouver and I support the rezoning application of 4750 Granville st. Sean Charlton	No Name No Name (ps)		Jnknown	No web attachments.
07/27/2020	09:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing as a resident of Vancouver to state my support of the rezoning at 4750 Granville Street. Thank you, Mark Goodwin	Mark Goodwin		Jnknown	No web attachments.
07/27/2020	09:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing in support of the application to build a rental apartment building at 32nd and Granville. An immediate rethink of the land use strategy in this neighbourhood will help to accelerate the City of Vancouver's progress toward creating a more equitable, diverse, inclusive and affordable place for people to live. When I think of Shaughnessy, the words equitable, diverse, inclusive and affordable do not spring to mind, but the word privilege certainly does. This project will be a catalyst for change in an area of the City that needs it the most by providing access to people who otherwise could not afford to live there. Did you know that today there are only 9 (!!!) apartments listed for sale in Shaughnessy? And that the average price of those listings is \$2,862,844? Please think about that for a minute before you cast your vote on this application. It's time to add the right supply of housing in Vancouver, this project is exactly what we need! Thank You, Adam Lawrence	Adam Lawrence		Jnknown	No web attachments.

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07/27/2020	09:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a nearby resident, I fully support these and other re-zoning applications that will allow low-density exclusive neighbourhoods to be developed into places where many people can live, especially when this allows younger and lower-income households to remain in or move to the city, since these people are essential for the future growth and prosperity of Vancouver and the province. Please do not succumb to the vested interests of nearby land-owners who happen to have acquired rights that allow them to monopolize land and exclude others from finding productive employment and sharing in the benefits of living in this city. As you must know, this is fully aligned with your mandate to maximize overall welfare (i.e. for the majority) and ensure the health and prosperity of the city for future generations. My only concerns with these proposals are that they are far too few in number and taking so much time to approve. Sadly, we can only imagine the enormous societal costs and lost opportunities that scarcity of floorspace undoubtedly causes in urban economies like Vancouver with such archaic, regressive zoning regulations. If you're not sure what I'm talking about, this well-known urban economist explains it much better than I can: https://urldefense.com/v3/__https://www.econtalk.org/alain-bertrand-on-cities-planning-and-order-without-design/__;!!G4oVokrRG-!m!8QHjBXwA99Hjv7Cn9b4Bib7eZkBMwys_hPTvyYj66kJTtoJtvN_YWjArLYeEgqeeO_VgdOk\$ yours sincerely, Bill Tubbs.	William J Tubbs		Shaughnessy	No web attachments.
07/27/2020	09:59	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I just wanted to write to voice my support for the rezoning of 4750 Granville st. This change will allow for a much needed, though minor, increase in density for Shaughnessy which will hopefully spark a trend for housing across the city to benefit everyone. Thank you. -- Dylan	Dylan Merrick		Unknown	No web attachments.
07/27/2020	10:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I have lived in Vancouver my whole life 47+ years and I fully support this development. I have lived in Kits, Dunbar, Downtown, and East side. I love this city and to make it even better we need more rentals in ALL neighbourhoods. People rent for a variety of reasons, and diverse communities are the strongest and healthiest. I know that council knows these things, and for those reasons alone this application should be granted. However, we also know that mansion owners have significant political sway, some might say more than renters. This is intrinsically undemocratic, and must be considered when making decisions that affect us all. Thank you for taking the time to read my letter of support for the above development permit application. Tara Sundberg	Tara Sundberg		Grandview-Woodland	No web attachments.
07/27/2020	10:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a renter in the City of Vancouver for 19 years, I know very well how hard it is to find a rental unit in this city, especially in the area that this proposal is in. I have had numerous friends move away from the city due to rental price increases in the last 5-10 years. I fully support this proposal.	Ken Pratt		Mount Pleasant	No web attachments.
07/27/2020	10:22	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing in support of the rezoning at 4750 Granville Street. All areas of the city should support welcoming new neighbours. Multi unit rental buildings of any kind should be prioritized over single family dwellings. As someone who has helped support & grow the tech community in Vancouver for many years, I want to let council know that affordable housing is the number one issue in Vancouver and across the Province. -- Boris Mann	Boris Mann		Grandview-Woodland	No web attachments.
07/27/2020	10:25	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support the CD-1 Rezoning of 4750 Granville Street and 1494 West 32nd Avenue for secured rental housing.	Michael Mortensen	Liveable City Planning Ltd.	Dunbar-Southlands	No web attachments.
07/27/2020	10:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	We desperately need more housing in all neighbourhoods of Vancouver, particularly rental housing. Please approve this project, and get to work on a blanket upzoning of all of Vancouver (e.g. min residential FSR of 1.6) so council doesn't have to approve each individual project. Thank you.	Will Cleveland		West End	No web attachments.

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07/27/2020	10:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Writing in to say that I support the rezoning at 4750 Granville street. The city is experiencing a housing crisis and as 25 year old professional and entrepreneur, the high renting costs are impeding my ability to continue living in the city and hiring in the city. Every single unit counts! Regards,	Avetis Muradyan		Unknown	No web attachments.
07/27/2020	10:30	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing in support of the rezoning at 4750 Granville Street. I also strongly support rezoning all low density areas to allow multi family housing. I've lived in Vancouver since 2011 and have had apartments in Dunbar, Cedar Cottage, and Coal Harbour. Every time I move, it's an enormous struggle because there's so little housing available and it's all so expensive. I think that facilitating rezonings like this would help. Thank you, Susannah	Susannah Tysor		Unknown	No web attachments.
07/27/2020	10:31	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	We need more housing in this neighbourhood!	Jen Harvey		Strathcona	No web attachments.
07/27/2020	10:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support allowing 81 rental apartments in Shaughnessy, the project is too small, and the process is too arduous, and things like this should be as-right, but unquestionably, should be supported.	Ian Robertson		Fairview	No web attachments.
07/27/2020	10:34	PH3 - 3. CD-1 Rezoning: 4750	Support	See attached.	James Wanless		South Cambie	APPENDIX B
07/27/2020	10:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support this project and ask that council unanimously vote to approve. This is one of the least affordable areas of the city and building these apartments will improve affordability.	Scott de Lange Boom		Unknown	No web attachments.
07/27/2020	10:51	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. I'm a resident of Shaughnessy. I have friends and family who live nearby, and I want the best for them. I urge you to approve the project for the following reasons: - It will help keep local housing prices down - I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - We desperately need more rental homes in Vancouver - Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. Regards, Scott Tully	Scott Tully		Unknown	No web attachments.
07/27/2020	10:53	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing regarding my support for 4750 Granville Street. Shaughnessy is a nice place and I personally would like to live there one day. I support 4750 Granville Street for these reasons: - We desperately need more rental homes in Vancouver - More apartments in Shaughnessy will mean less pressure on existing rentals in my area. 4750 Granville Street deserves to be approved, but some things could be improved: - The project could have more family-friendly units In short, council should approve this project. Sincerely, Maria Jose Balbontin	No Name No Name (ps)		Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	10:53	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Council, Affordability in Vancouver isn't going to improve unless the City approves more housing. Approving the proposed development at 4750 Granville St. is a critical step towards that, particularly as it is situated in an area of the city recognized for its disappointingly low density. That's the operative word: density. Cities, by their design, are meant to be dense. Maintaining antiquated density classifications that correspond more closely to 1950s population levels only serves to further entrench the prosperity of the "haves," and to keep the working and middle class "have nots" from affording real estate in Vancouver. Speaking as a young person from a low-income family, born in Vancouver but displaced to the suburbs due to unaffordable housing prices, I can attest that exclusionary zoning hurts the people that live and work in our beautiful city. My own time living in Vancouver as an adult has been compromised by that same problem: whether as a university student or as a young professional, I've faced the scourge of renovation, onerous, pet-hostile policies, and the challenge of finding a home in one's budget. Fortunately, a solution is in sight, and it starts with approving developments like 4750 Granville. A final note: the proposed built form of the development is gorgeous. In my view, it would not only fit the character of the neighbourhood perfectly but it would also enhance its aesthetic value. Cheers, Margareta Dovgal A young professional who continues to be a victim of low housing supply in Vancouver	Margareta Dovgal		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	10:54	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing to express my support for 4750 Granville Street. 4750 Granville Street should be approved because: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. Of course in an ideal world, things would be a little different: ? It's disappointing that a project like this requires a rezoning Sincerely, Ursula Ellis	Ursula Ellis			Unknown	No web attachments.
07/27/2020	10:54	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am in full support of rezoning 4750 Granville Street to allow the development of rental buildings. The city is in urgent need of rental units to allow people of different backgrounds and financial means to live in Vancouver. Although some of the neighbouring residents seem to see it differently, Shaughnessy is not reserved for the shockingly well off and a mix of incomes might actually benefit everybody involved. Thank you for your consideration, Helene Perndl	Helene Perndl	n/a		West End	No web attachments.
07/27/2020	10:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing regarding my support for 4750 Granville Street. I live close to the proposed development site. 4750 Granville Street should be approved for the following reasons: - I live nearby, but may someday want to move to a bigger apartment and would like to live nearby. That will be easier if there are more homes there - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver - Building more homes in wealthy areas like this will help prevent me getting priced out. Of course in an ideal world, things would be a little different: - I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. - I would like the project to have more family-sized units - It's disappointing that a project like this requires a rezoning Thank you for your time, John-Jose Nunez	John-Jose Nunez			South Cambie	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	10:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street for the following reasons: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood. It's no secret that this neighbourhood has become dormant with a younger generation aging out without new family replacement. New rental opportunities are a key step in turning that trend around. ? We need more rental homes in Vancouver. I've heard from some that new developments should not happen while a city or area (e.g. Broadway) plan is in progress. I believe that until a plan is completed and approved, its potential contents should exert zero influence on current decisions. The city needs rental housing, and council and staff should feel empowered to take decisions in that context without needing to divine the contents of future plans. Thank you for the work you are doing. Regards, Todd Sieling	Todd Sieling	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	10:59	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street for the following reasons: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood. It's no secret that this neighbourhood has become dormant with a younger generation aging out without new family replacement. New rental opportunities are a key step in turning that trend around. ? We need more rental homes in Vancouver. I've heard from some that new developments should not happen while a city or area (e.g. Broadway) plan is in progress. I believe that until a plan is completed and approved, its potential contents should exert zero influence on current decisions. The city needs rental housing, and council and staff should feel empowered to take decisions in that context without needing to divine the contents of future plans. Thank you for the work you are doing. Regards, Todd Sieling	Todd Sieling		Unknown	No web attachments.
07/27/2020	11:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing to express my support for 4750 Granville Street. This project is in a great location and I'd love to live there someday. I work in Shaughnessy. 4750 Granville Street should be approved for a number of reasons including the following: - I would like to move to Shaughnessy someday, and that will be easier if there are more homes there - If there are more homes like this, it's less likely that I will be priced out of the area - I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver - Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. I have some suggestions for improvement that do not detract from my overall support: - I'm disappointed that the project doesn't have even more units - I would like the project to have more family-sized units - Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't! Regards, Youssef Basha	Youssef Basha		Downtown	No web attachments.
07/27/2020	11:11	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. I would love to live in Shaughnessy someday. I live close to the proposed development site. I have family and friends in Shaughnessy. I support 4750 Granville Street for the following reasons: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. Please approve this project. Sincerely, Cathy Anew	No Name No Name (ps)		Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

s.22(1) Personal and Confidential

07/27/2020	11:15	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I understand you are considering Domus Homes? proposal to build 81 homes of secured, rental housing on Granville Street this Tuesday at Council. While this, and what seems to be most proposals that are looking to create additional housing on under-utilized sites, has been a controversial process, this rezoning application is based on good planning policy, and in reflection of an aging demographic, and I strongly believe should be approved. I attended the City?s Open House on this project at VanDusen Gardens several months back. I heard concerns from the neighbours about how this proposal would impact their property values, or how it may not reflect the character of their neighbourhood. NIMBY?s should not be a reason to prevent sound development that meets the needs of the broader population of Vancouver. Change is tough for any neighbourhood. But currently, if any of these folks decided they no longer wanted to manage their large home and property, they would have little or no choice to downsize in the neighbourhood into high-quality, well managed (rental) housing stock. Furthermore, it was evident at the open house that the applicant and their design team have spent considerable effort ensuring a very healthy landscape program to largely hide this building from Granville Street, and will both protect and enhance the existing hedge along Granville. This plan is well thought out, and respectful of the neighbourhood. I hope you vote to support this needed new rental project on Granville Street. Regards, ANGELO TSAKUMIS PRINCIPAL EPTA Development Corp.	Angelo Tsakumis	Principal, EPTA Development Corporation	nknown	No web attachments.
07/27/2020	11:16	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This email is about 4750 Granville Street, which I support. I'm looking forward to 4750 Granville Street because of the following reasons: - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver - Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. - Building density in exclusive neighbourhoods like Shaughnessy will ease the burden unfairly placed on other neighbourhoods and will more equitably distribute density across the city. In conclusion, 4750 Granville Street is a worthy proposal and I urge you to approve it. Regards, Amanda Morgan	Amanda Morgan		nknown	No web attachments.
07/27/2020	11:17	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is exactly the type of light density that is needed in the City of Vancouver in order to make Vancouver a liveable, affordable city for young persons like myself. I urge Council to approve this development.	Jamie Cook		nknown	No web attachments.
07/27/2020	11:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street. Someday I'd like to live in the area. I recommend that you approve the project because: ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver Sincerely, jaspal marwah	Jaspal Marwah		nknown	No web attachments.
07/27/2020	11:20	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street. I work in Shaughnessy. This project deserves to be approved because: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver I do have some ideas for improvement: ? It's disappointing that a project like this requires a rezoning Sincerely yours, Louise Boutin	Louise Boutin		airview	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

s.22(1) Personal and Confidential

07/27/2020	11:24	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. I have family and friends in Shaughnessy. I'm looking forward to 4750 Granville Street for the following reasons: ? It will help keep local housing prices down ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? More apartments in Shaughnessy will mean less pressure on existing rentals in my area. Despite my overall support, I have some suggestions for improvement: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. ? The project could have more family-friendly units ? Building homes like this shouldn't require an entire rezoning In short, council should approve this project. Best regards, Nadya Repin	Nadya Repin (ps)		owntown	No web attachments.
07/27/2020	11:25	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. This project is in a great location and I'd love to live there someday. I have friends and family in the neighbourhood. I recommend that you approve the project for these reasons: ? I would like to move to Shaughnessy someday, and that will be easier if there are more homes there ? Projects like this will make it less likely that I am priced out of Shaughnessy ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. I do have some ideas for improvement: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. ? Building homes like this shouldn't require an entire rezoning Thank you for your time, Robert Berry	Robert Berry		nknown	No web attachments.
07/27/2020	11:26	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support the 4750 Granville Street and 1494 West 32nd Avenue project. With 81 secured Market Rental Housing Units, this project will add much needed rental housing to an area that has been hollowed out for families, and medium income professionals. I wish that this proposal were larger, and allowed for more of a mix of residences and uses at ground level. However, I recognize that the proponent is trying to put forward a building that will fit into the height and character expectations of the neighbourhood, and I think they succeed in doing so.	Christopher David Sauder		nknown	No web attachments.
07/27/2020	11:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street. I have friends and family who live nearby, and I want the best for them. I recommend that you approve the project for the reasons listed below: - I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes - This project will make Shaughnessy a more vibrant, exciting neighbourhood - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver 4750 Granville Street deserves to be approved, but some things could be improved: - I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. - Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't! Regards, Nathan Vieites	Nathan Vieites		owntown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	11:28	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. I have family and friends in Shaughnessy. We need more lower price and rental housing in all areas of Vancouver, not just in the downtown core. I recommend that you approve the project for a number of reasons including the following: ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver I would also like to see the following if possible: ? I'm disappointed that the project doesn't have even more units ? The project could have more family-friendly units ? Building homes like this shouldn't require an entire rezoning Sincerely, Monica	Ms Monica Edl	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	11:30	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. It's time that all neighbourhoods and all residents of Vancouver support affordable rental housing spread throughout the city. I'm enthusiastic about 4750 Granville Street because: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver Regards, Todd Burman	Todd Burman		Grandview-Woodland	No web attachments.
07/27/2020	11:31	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing regarding my support for 4750 Granville Street. Shaughnessy is a nice place and I personally would like to live there. I support 4750 Granville Street for the following reasons: - I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver Of course in an ideal world, things would be a little different: - I'm disappointed that the project doesn't have even more units - I would like the project to have more family-sized units - Building homes like this shouldn't require an entire rezoning Thank you for your time, Chris Karu	Chris Karu		West End	No web attachments.
07/27/2020	11:36	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This email is about 4750 Granville Street, which I support. I would like to live in Shaughnessy someday, and I think that's more likely to happen if projects like this are permitted. 4750 Granville Street should be approved for a number of reasons including the following: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. I have some suggestions for improvement that do not detract from my overall support: ? I'm disappointed that the project doesn't have even more units ? The project could have more family-friendly units ? The land should already be zoned to allow homes like this, no rezoning required Regards, Jerome Deis	Mr JEROME DEIS		Arbutus-Ridge	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	11:36	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support this project and I ask Council to do the same. While I favour increased density across the city as a means to help address housing affordability, I particularly support this project because: 1) it provides secured rental housing on the WEST side, where it is significantly lacking, and is within the area designed under the City's Affordable Housing Choices Interim Rezoning Policy. 2) it's close to SkyTrain and walking distance to GF Strong and BC Women and Children hospitals. 3) it's on a major street, minimizing transition challenges between lowest and higher density. 4) People's housing desires are changing -- many people WANT to rent and want higher density; this will bring life to a dead zone in the middle of the city. 5) The building design and layout is tasteful, including offset from the street to minimize impact for adjacent residents - and was endorsed by the Urban Design Panel. Thank you.	Pam Ryan	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/27/2020	11:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing to express my support for 4750 Granville Street. Some of my friends and family live in Shaughnessy, and I want the best for them. Council should approve the project for the reasons listed below: ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver Of course in an ideal world, things would be a little different: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. ? The project could have more family-friendly units ? It's disappointing that a project like this requires a rezoning In short, council should approve this project. Best regards, Randall Sutton	Randall Sutton		Fairview	No web attachments.
07/27/2020	11:38	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support the proposed lowrise rental building. It is located on a Frequent Transit Network corridor in the centre of the city - organic market demand would result in a significantly larger project given that Shaughnessy has not expanded its housing stock in decades, pushing growth to other neighbourhoods. The current proposal should therefore be seen as compromise heavily tilting in favour of the aesthetic preferences held by incumbent Shaughnessy residents, one made at the expense of providing more badly-needed rental homes in an area with a 0.5% vacancy rate. Please approve these 81 homes and identify policy changes to allow many more homes in wealthy areas with low vacancy rates. Sebastian Zein Vancouver	Sebastian Zein		Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	11:38	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street. I currently live and work nearby. Housing the proposed project is almost entirely market single family detached houses and costs up to \$110,000 per month! This is completely absurd. Shaughnessy's ultra-exclusive zoning has failed to serve Vancouver, it's time for change. While a 4 storey building may be radical given Shaughnessy's history, the housing shortage has made 28 storey buildings necessary elsewhere, meaning that this is still far too little housing for such a location. If 1971 Shaughnessy was able to handle 10,000 people, any concerns about infrastructure or parking should be moot while it's current population is only 8,000. Exclusive neighbourhoods like Shaughnessy effectively export their share of population, even their own children, into other, less wealthy neighbourhoods, pushing up rents and prices. Over the last 50 years, if Shaughnessy had merely kept pace with Metro Vancouver, and accepted their fair share of neighbours, over 25,000 people would live there now. Instead, only 8,000 do. Those missing 17,000 people ended up in other neighbourhoods, increasing housing costs for everyone else. One new rental building will not solve all of Shaughnessy's problematic history, but it's a start, and the future residents of that building will be that many fewer people competing with us for apartments each month. Exclusive neighbourhoods are incompatible with housing for all, and incompatible with housing as a human right. I urge you to approve the project because: ? I would like to move to Shaughnessy someday, and that will be easier if there are more homes there ? Projects like this will make it less likely that I am priced out of Shaughnessy ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? More apartments in Shaughnessy will mean less pressure on existing rentals in my area. I do have some ideas for improvement: ? I'm disappointed that the project doesn't have even more units. ? The project could have more family-friendly units ? Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't! Sincerely, Lucia Salazar	Lucia Salazar	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	11:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. Someday I'd like to live in the area. The project is close to work for me. 4750 Granville Street is a good project for the reasons listed below: ? I would like to move to Shaughnessy someday, and that will be easier if there are more homes there ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? Building more homes in wealthy areas like this will help prevent me getting priced out. There are some things that could be improved: ? I'm disappointed that the project doesn't have even more units ? The project could have more family-friendly units Thank you, Kiren Aujla	Kiren Aujla	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	11:42	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I fully support the proposed rezoning.	Duncan Lock	s.22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	11:43	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for the proposed rezoning at 4750 Granville Street. I realize that I do not live in Vancouver, but Vancouver's actions are watched by the entire region. The steps you take today to help renters will encourage other cities in the future. We're all in this region together, and it's important for cities to listen to and learn from others around them. I recommend that you approve the project for the reasons listed below: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood. ? We desperately need more rental homes in Vancouver and in Metro Vancouver. ? More apartments in Shaughnessy will mean less pressure on existing rentals in my area. I strongly encourage you to make room for 81 families to move to Vancouver, and send a signal to Vancouver and the rest of the region that you're interested in helping to make renting and living in Metro Vancouver a little easier. Best, Brad Cavanagh	Brad Cavanagh	s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
07/27/2020	11:44	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	More housing is badly needed, and I think 4750 Granville is a great location for it, in a great neighbourhood that more people deserve to experience. I especially like that this is a rental project and that the relative amount of parking is low, which is an important consideration in a climate crisis.	Ryan Matthew Campbell		Renfrew-Collingwood	No web attachments.
07/27/2020	11:45	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This email is about 4750 Granville Street, which I support. I have family and friends in Shaughnessy. I'm enthusiastic about 4750 Granville Street for the reasons listed below: - I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver 4750 Granville Street deserves to be approved, but some things could be improved: - I would like the project to have more family-sized units - Building homes near homes shouldn't require a decision from council. Respectfully yours, Tom Skinner	Tom Skinner		Unknown	No web attachments.
07/27/2020	11:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I wish to email in my support for the creation of new, rental housing in Shaughnessy at Granville and 32nd. I grew up in this area and while it is a beautiful part of Vancouver? this neighbourhood only offers one housing type ? large, estate single family homes. Situated along the busy arterial road of Granville (Hwy 99), adding in modest rental accommodation makes good sense. This will allow folks who wish, to age within their neighbourhood when they reach the point of no longer wanting or being able to manage a large home. I currently live in Kitsilano with my husband, and work in Kerrisdale. My own grandparents had a difficult time downsizing in our community. I understand there is significant neighbourhood concern about this application and the impacts it will have on their neighbourhood (predominately their property value). This looks like it will be high-quality, professionally managed housing that will likely serve those currently living in the area. This is not something to be fearful of. I encourage you to support this proposal at the upcoming public hearing. P. Tsatouhas	Pamela Tsatouhas		Unknown	No web attachments.
07/27/2020	12:02	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Even though many people will still not be able to afford living in this development, this is a good step in the direction of housing equity across the city. No neighbourhood should be immune to welcoming new neighbours and projects should be assessed based on whether they benefit the city as a whole instead of a vocal minority's fear of change or desire to keep others out.	Bill Kalmakoff		Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	12:36	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi Mayor and Council: I'm in favour of approval for this project. I urge you to approve it. Vancouver needs new homes, and these 81 rental units will be a welcome addition to our housing stock. I am disappointed in this council's performance so far. The urgency associated with promised action on Vancouver's housing crisis has drained away into close-to-decade-long planning processes. Meanwhile, it seems each building must be fought over interminably, all ensuring that little gets done. Unless of course the project is in downtown, the West End or on an arterial in East Vancouver. I would prefer to see the vast majority of Vancouver's land becoming available for homes for the people who live, work and raise families here. And yes, we all know where those neighbourhoods are, and how low their density is, and how their population has been diminishing while the rest of the region grows. It's time for more housing for more people in more places in Vancouver. Please approve this project, and many more to come.	Ken Ohm	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	13:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing to express my support for 4750 Granville Street. I work by the proposed development site at BC Children's Hospital. But regardless of my profession or location of work, how wealthy you are should not be the only criteria for living in a neighbourhood. Especially given Vancouver's growing population and longtime need for secure rental units, it still blows my mind that public hearings are still held. We don't need more hurdles to address the urgency of the situation. Related to the problem, public hearings are skewed anyway to those attending who have the time, literacy, and resources to do so. Attendance will always be disproportionate. Opposition to diversifying and densifying traditionally wealthy neighbourhoods like Shaughnessy exists. But every reason has to be measured against the question "So is this issue more important than improving the lives of people and Vancouver's future?" It's almost unethical to propose preserving "historical character" of a neighbourhood as a reason to keep people living in a home that has access to transit and in the same city where people work. I recommend that you approve the project for the following reasons: ? Central, walkable neighbourhoods like this are the best places to build more affordable, rental units ? If we want people to use public transit, we need to let them live near it. And we need to consider building homes for those who are MOST LIKELY to use public transit. ? We desperately need more rental homes in Vancouver Please approve this project before we hit our next crisis. We don't need a shortage of essential staff like nurses, firefighters, teachers all being pushed out of the city because of housing costs.	Vivian Wong		Grandview-Woodland	No web attachments.
07/27/2020	13:22	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing regarding my support for 4750 Granville Street. I have friends and family who live nearby, and I want the best for them. As well, I used to work in this area, and I am familiar with this neighbour hood. I believe that more rental and family-friendly housing in this area, and throughout Vancouver, is essential to help Vancouver stay vibrant, exciting, and liveable. . I recommend that you approve the project for the following reasons: ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver I do have some ideas for improvement: ? I'm disappointed that the project doesn't have even more units ? I would like the project to have more family-sized units I urge you to approve this project. Thank you, Melinda Johnston	Melinda Johnston		Downtown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	13:22	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support this rezoning. Density should be added in the city wherever renters have the least likelihood of being displaced - renter displacement is the biggest negative consequence of growth. But we know where renters are! Shaughnessy is exactly the place we should be adding more density. It is very close to downtown, it has good transit, and few renters will be displaced. Census data confirms it. There's less than 0.2 renters per acre in this census block, lower than anywhere else in the city. https://mountainmath.ca/planned_displacement_map.html	Denis email_denis.agar_@gmail	s.22(1) Personal and Confidential	Downtown	No web attachments.
07/27/2020	13:24	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I would like to register my support for 4750 Granville Street. I live just north of Shaughnessy and walk and bike through it often. Please approve the project: - I want real people to be able to live in Shaughnessy, and they won't be able to do that if the homes there are for investment purposes - This project will make Shaughnessy a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver - Building more homes in wealthy areas like this will help prevent me getting priced out of Vancouver. I do have some ideas for improvement: - I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. - I would like the project to have more family-sized units - It's disappointing that a project like this requires a rezoning Do the right thing, approve this project. Thank you, Mike Vlasman	Reilly Wood		Unknown	No web attachments.
07/27/2020	13:27	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing regarding my support for 4750 Granville Street. I'm a resident of Shaughnessy. I work by the proposed development site. I have friends and family who live nearby, and I want the best for them. I urge you to approve the project for these reasons: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? More apartments in Shaughnessy will mean less pressure on existing rentals in my area. Despite my overall support, I have some suggestions for improvement: ? I'm disappointed that the project doesn't have even more units ? The project could have more family-friendly units ? Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't! Please approve this project. Regards, Julia Longpre	Julia Longpre		Unknown	No web attachments.
07/27/2020	13:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing regarding my support for 4750 Granville Street. I would love to live in Shaughnessy someday. I live in Shaughnessy and will be affected by this project. I'm from the area, and still feel strongly about the neighbourhood. I have friends and family who live nearby, and I want the best for them. Council should approve the project for these reasons: ? I want my friends and family to be able to live in Shaughnessy, and they won't be able to do that if there aren't enough homes ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver ? Building more homes in Shaughnessy will help prevent too many people competing for limited rentals in my area. 4750 Granville Street deserves to be approved, but some things could be improved: ? I'm disappointed that the project doesn't have even more units ? Building homes near homes shouldn't require a decision from council. I urge you to approve this project. Thank you, Jordan Ross	Jordan Ross		West Point Grey	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	13:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>I am writing in support of Domus Homes's proposed rental development in Second Shaughnessy at 4750 Granville Street and 1494 West 32nd Avenue respectively. I am a third-generation westside resident and I currently reside in Dunbar with my young family. I can speak first hand to the disappearing community fabrics in areas such as Dunbar, Kerrisdale, Shaughnessy and South Granville. The exorbitant housing prices and lack of available/suitable rental options for young professionals, families, aging baby boomers and transitioning elderly parents are key drivers to the demise of these once thriving neighbourhoods. I attended the open house back on March 5th and I had an opportunity to speak with the Developer and the Architect behind the project; in my opinion, the proposed design looks stunning and breaks from the homogenous ?rental building mold? that is synonymous with market rental projects in Vancouver. The tree retention, use of the existing landscape and incorporation of the surrounding site elements will ensure that this project ages well for years to come. Vacancies are and will continue to be at an all-time low because the demand for housing in Vancouver is grossly outpacing the City's ability to approve these types of projects. For residents who wish/want to stay on Vancouver's westside, what other options are available, and that cater to a wide demographic of occupants? The answer is none. Particularly for those who cannot and do not want to live in high density cores. On a more personal note, I would like to see the City's Planning department find a way to expedite these types of projects because Vancouver's qualified and capable developers will continue to overlook rental opportunities and programs simply because they are becoming too costly, too bureaucratic and too painstakingly difficult to get approvals over the goal line. These developers will simply shift their focus and attention to other projects in more development friendly municipalities and the impact of these decisions will be evident in the next 3-5 years. This project is an excellent use of land, at its highest and best use, at what I would consider a mild densification given the costs and designs involved. Thank you for your consideration. Sincerely, Matthew Lee</p>	Matthew Lee		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	13:34	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>This email is about 4750 Granville Street, which I support. I'm looking forward to 4750 Granville Street for a number of reasons including the following: - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver - Building more homes in wealthy areas like this will help prevent me getting priced out. Despite my overall support, I have some suggestions for improvement: - I'm disappointed that the project doesn't have even more units Sincerely yours, Jamie Harte</p>	No Name No Name (ps)				Mount Pleasant

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	13:41	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I'm in favour of approval for this project at 4750 Granville St.. I urge you to approve it. Vancouver needs new homes, and these 81 rental units will be a welcome addition to our housing stock. I am disappointed in this council's performance so far. The urgency associated with promised action on Vancouver's housing crisis has drained away into close-to-decade-long planning processes. Meanwhile, it seems each building must be fought over interminably, all ensuring that little gets done. Unless of course the project is in downtown, the West End or on an arterial in East Vancouver. I would prefer to see the vast majority of Vancouver's land becoming available for homes for the people who live, work and raise families here. And yes, we all know where those neighbourhoods are, and how low their density is, and how their population has been diminishing while the rest of the region grows. It's time for more housing for more people in more places in Vancouver. Please approve this project, and many more to come. Bye ===== Ken Ohm	Ken Ohm		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	13:45	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing in support of the proposal currently made by Domus Homes at 4750 Granville/1494 West32nd, rental rezoning. As a Health Care Professional with Vancouver Coastal Health (Public Health) for 2 decades in multiple locations across Vancouver Downtown and Vancouver Eastside, I am wholeheartedly supporting this proposal for City market capped rents and Affordable Housing units a this is a four-storey, 81-unit proposed 100% rental project for the southeast corner of W 32nd and Granville. Their proposal to redevelop two non-character 1950s homes to provide housing for downsizing seniors, professionals and families on one of Vancouver's main arterial streets, in a neighbourhood that suffers from a lack of this type of housing is meeting a demand we see in tent cities across the city and in our homeless communities. The project does not displace any existing renters, nor does it have any shadowing effects on neighbouring properties. The building has been carefully designed by well-respected Stuart Howard Architects to maximize retention of existing hedges and trees, and has been sculpted to minimize visual impact on the surrounding neighbourhood. Domus does plan to own and operate this building for the long term. It will be professionally managed and maintained as a high-value asset in keeping with the prestige of the neighbourhood. Rents are capped by the City of Vancouver's Secure Market Rental program at \$1,768 for a studio, \$2,056 for a one-bedroom, \$2,703 for a two-bedroom and \$3,559 for a three-bedroom home. The building is being built to a ?near passive house? standard which will result in significantly reduced GHG emissions and minimal utility costs for the tenants. Schools in the neighbourhood have capacity to easily accommodate the population of children that this building will bring to the area. The population of Shaughnessy has been declining over the past three censuses, and the population of children in the neighbourhood has declined 15% over the past 10 years. We believe this building will help to balance the population in the area. In particular, we believe that professionals in the educational and medical/health professions (with a large number of job spaces in the immediate area) would be well-served by this building As someone on The ground daily in my occupation working with families, young infant and vaccinations in child and infant care and in organizing informative clinics around the city helping teach about prenatal care, we see a great need for affordable housing options, particularly now that COVID has become a part of daily life moving forward, With many Thanks, Lisa Cheung Administration-Public Health Sector, Public Health / Child and Infant	Lisa Cheung			Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	13:52	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>Please find below my comments on "Rezoning Application - 4750 Granville Street and 1494 West 32nd Avenue". Thank you, Alyssa Koehn Mt. Pleasant Resident -- I am strongly in support of the construction of a purpose-built rental building at 4750 Granville Street. While I view purpose-built rental as appropriate for the vast majority of the city given our current housing crisis, this location could not be more ideal for a purpose-built rental project. It is on the major arterial of Granville, where additional traffic from this project would primarily be seen and thus the impact would be negligible from such a relatively small project. There is a Translink stop directly adjacent to the site on Granville, which then provides easy access to the major transit arterial of King Edward. There is no gentrification risk, as this is a very low-displacement project on the site of two single family homes, surrounded by additional single family homes. No existing rental units are likely to see an increased rental rate due to the presence of new units in this area. These 81 units are ideal for employees who work at BC Women's and Children's hospital just a few minute bike or 15 minute walk away. Purpose-built rental is greatly needed across the City, but there is no better location than a neighbourhood with a diminishing population (specifically of children and young families), where gentrification risks are extremely low, where infrastructure such as schools and parks are plentiful, and transportation infrastructure can easily support additional tenants. As an intern architect and urban planner, I see this project as entirely in scale for the neighbourhood with it's 1.5 FSR and very considered design. 3.5 floors is the scale of many buildings throughout Kitsilano, Fairview, and Mt. Pleasant, all of which are neighbourhoods that retain adjacent historic single family homes but support density within their urban fabric. Despite our vast housing shortage, the population of Shaughnessy has been decreasing, and would not only be able to support but indeed benefit from additional residents in their community through a "missing middle" housing project such as this. The Community Vision for ARKS in 2005 notes in "Section 16.5 Allow New Housing Types On or Near Arterial Roads" that this is exactly the sort of project that the Community itself envisions.</p>	No Name No Name (ps)		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/27/2020	13:54	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>I'm writing to you in support of the application for 4750 Granville Street. Vancouver has one of the lowest vacancy rates in Canada at 1%. The vacancy rate in the South Granville/Oak CMHC zone was lower than the city-wide average, at 0.5 per cent. This speaks to the need for more secured rental housing in this area, and an opportunity exists to address this through Domus Homes? rezoning application for 4750 Granville. We need to build more rental housing in ALL parts of Vancouver if we are ever going to pull ourselves out of this housing crisis, we have found ourselves in. Having the lowest vacancy rate in Canada is nothing to be proud of and will only deter people from moving here, living here long term! I strongly encourage you to approve this proposal for 81 new rental homes in a beautiful part of our City. Sincerely, Andrew Seymour</p>	Andrew Seymour				Unknown

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	13:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This email is about 4750 Granville Street, which I support. I live close to the proposed development site. I saw a flyer that is circulating to encourage homeowners in this neighbourhood to speak out against this project stating that if they oppose this project, it will take them 5 minutes and will ultimately save them millions of dollars. What? I'm sorry but that makes no sense to me. Could adding 81 rental homes to this exclusive community really cost these jerks millions of dollars? I highly doubt that but hey, I'm just a librarian so what do I know? I believe someone else speaking about this same project likened it to the slave trade in some way which is just... sorry, I'm trying not to swear here. Anyways, consider this letter another to add to the support team. Go team! I really hope my team wins this one :) This project is worth your support for these reasons: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? We desperately need more rental homes in Vancouver Please approve this project. Sincerely yours, Emily S.	No Name No Name (ps)	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/27/2020	13:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I'm writing in support of the rental housing project submitted by Stuart Howard Architects at 4750 Granville Street. I would like to see it approved at the upcoming public hearing. As someone who works in a field associated with healthcare in Vancouver, I hear regularly about the lack of rental housing situated close to hospitals and healthcare facilities. A building dedicated to additional rental inventory for the City would be ideal for the thousands of nurses, doctors, interns, and healthcare staff who work in Vancouver. The difficulties that come with finding family-sized rental homes in Vancouver, and on the west side in particular, create a barrier to attracting and retaining talented medical professionals. I support this project and hope the City encourages more developments of this nature. Sarah Chiu	Ms Sarah Chiu		Mount Pleasant	No web attachments.
07/27/2020	13:58	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This is just a short note to express my support for 4750 Granville Street. Council should approve the project for the reasons listed below: - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver - Building more homes in wealthy areas like this will help prevent me getting priced out. Despite my overall support, I have some suggestions for improvement: - I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. - The land should already be zoned to allow homes like this, no rezoning required In short, council should approve this project. Regards, Keith Evans	Keith Evans		Unknown	No web attachments.

Public Hearing - July 28, 2020 - Item 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue (SUPPORT)

07/27/2020	14:02	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>I'm writing in support of the Rezoning Application for 4750 Granville St. When council decides whether to allow new housing I hope they consider a couple things. 1) If the housing is denied, what is the alternative? In this case the status quo for a lot like this is a brand new \$29,000,000 mansion two lots down on 32nd. 2) How many homes do we get, compared to how many we lose? 4750 Granville replaces two luxury homes, with 81 rental homes for a 40:1 ratio. This 585' tower council approved at 1075 Nelson St, only manages 10:1. It replaced 51 old rental homes with 485 new ones. 3) What is the impact on those displaced? In this case the property owners sold voluntarily, for millions of dollars. 4. What is the impact on those who will live there? 81 households will be able to rent in an area, that normally you need at least \$5,000,000 to live in. They will have access to great schools and parks, which are currently underused. 5. What is the impact on the neighbourhood? Some neighbours are concerned about increased traffic in the alley, or that the project doesn't 'belong' in the neighbourhood. Concerns are typically raised about shadows, but the shadow study shows this very modest building does not cast shadows off the property. 6. Ability of those impacted to bear the impact? The nearby homeowners of Shaughnessy are more able to deal with impacts, by virtue of massive wealth and flexibility, than almost any other group in the city. 7. Fairness and equality This project would be approved without hesitation if it were in Cedar-Cottage instead of Shaughnessy. I don't consider it a valid use of the cities zoning power to prevent certain categories of people from living in particular neighbourhoods, and I hope you don't either. 8. Environmental Impact The project has lots of bike parking, is walking distance from many wonderful schools and parks, and is near the Arbutus greenway to encourage clean and active transportation. It is certainly more environmentally friendly than a 10,000 sqft house per family, which would be the status quo.</p>	David Brokenshire		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
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URGENT: ATTENTION NEEDED FROM NEIGHBOURS PREPARE TO LOSE SUBSTANTIAL AMOUNTS OF MONEY ON YOUR PROPERTY VALUE!

APPENDIX A

Please, this will only take 5 minutes of your time, and save you Millions of dollars.



We are a group of concerned neighbors trying to raise attention to others who may not be aware of the project or application.

This application slipped through the cracks during the Covid19 crisis, without community consultation, when everything else was on pause; this will only benefit the developer.

- The city has purposed a **Massive 81 UNIT rental building** on Granville and 32nd.
- This will add **160+ people** to the block with **only 71 underground parking** spaces for the building which includes **only 4 visitor parking**.
- The traffic and parking increase alone will be more than our surrounding streets can handle. Consider; Guests, homes with more than one vehicle, delivery trucks etc.
- This will **significantly** Impact all areas of Shaughnessy and surrounding property values.
- This will greatly **impact your parking, home security and traffic** especially on narrow streets for the surrounding area.
- This will make the area **less desirable** and **harder to sell**
- The building **does not fit** into the city design requirements.
- We are not opposed to a smaller development but this one is much too large for the area.
- This application was submitted as a trial submission. The city will no longer support "spot zoning" such as this as it has provided to create problems in the areas purposed.
- The current zoning of the neighbourhood is the most comprehensively regulated low density residential zoning in the city which contains 50 pages of design guidelines which forces retention of character buildings.
- If we do not act on this, this project could set a precedence and more and more of the heritage feel of Shaughnessy will be taken away and our property values will suffer greatly
- Please act now and follow the links below show that you **OPPOSE** a development of this size.
- We have until **TUESDAY JULY 28TH** to show our contest to this development
- Details about the project can be found at the following link.
<https://rezoning.vancouver.ca/applications/4750granvillest/index.htm>

Please see reverse side of the page

From: James Wanless
To: [Public Hearing](#)
Subject: [EXT] Support for rezoning application for 4750 Granville and 1494 West 32nd
Date: Sunday, July 26, 2020 1:48:07 PM

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 and Council;

I am writing to you in support of the rezoning application for consideration July 28th at 4750 Granville / 1494 W 32nd in Shaughnessy. I have been a Metro Vancouver resident since 1988 (with the exception of one year in Victoria), with over 25 of those years residing within the City of Vancouver proper.

For years, Vancouver has been in the grip of a housing affordability crisis, and restrictive zoning is one of the primary reasons why. Any additional rental stock we can build is a good thing, with the ability to purchase a pipe dream for many. While these will be market rentals and certainly not at the low end of the pricing scale, the 81 units are badly needed. They'll take (a little) pressure off limited rental stock, which can be particularly problematic on the west side. According to CMHC as of October 2019, vacancy rates on Vancouver's west side were 1% or lower with an average 2BR renting for as much as \$2600.

Far more rental stock is needed to get our vacancy rates closer to a healthy 3%, where renters would have choice and landlords would have to be competitive to secure tenants. Shaughnessy is well-served by amenities and transit, and with the area seemingly completely protected from density thus far, allowing more families to move into the neighbourhood would breathe some needed life into an area that often feels more like a ghost town than a neighbourhood. Shaughnessy also offers families a safe environment in which to raise their kids. This proposal also seems to fit all the criteria laid out in the city's own Affordable Housing Choices Interim Rezoning Policy of 2012.

Some of the complaints being made by Shaughnessy homeowners via pamphlets currently circulating are ludicrous. While I would personally argue for even greater density, this development's FSR of 1.50 is still very low compared to most developments on other arterials, and this will in no way impact home security, nor significantly impact traffic. 70 car and twice as many bike parking spots is more than reasonable for 81 units, while suggesting Granville Street at 32nd Avenue is currently quiet or tranquil is utterly laughable.

The only thing Shaughnessy homeowners seem to want to do is keep other people out, particularly if they are renters. Their greed and exclusionary attitudes are on full display in the circulating pamphlet. The most honest parts of their arguments are that they recognize the privilege they have with the current low density zoning, and that they really only want to

maintain property values. If there is any hope for improving affordability in Vancouver, then we cannot continue pandering to people who view homes as an investment asset, over being places for housing for their fellow citizens.

As a side note, one of the reasons I moved to Victoria was the obscene cost of housing we now have in Vancouver. Family and other issues brought us back, but I digress. If I can leave again, I probably will. I am 55 and was a homeowner for two decades before selling to move to Victoria. It is unlikely even I could purchase within the city again.

Sincerely;

James Wanless

s.22(1) Personal and Confidential

[Redacted]