

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/27/2020	15:17	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support this project. This area has been zoned for the super wealthy. This is finally an opportunity to allow for less wealthy individuals to live in this neighborhood. Allowing for more housing close to Vancouver reduces the amount of people who will need to drive far distances into Vancouver for work. It also creates a more vibrant and healthy city. We already have many mansions and expensive houses in this city. Creating additional forms of housing that are less expensive is beneficial.	DANIEL VARGA		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/27/2020	15:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To the relevant persons at the City of Vancouver, I am writing regarding my support for 4750 Granville Street. I would like to live in Shaughnessy someday, and I think that's more likely to happen if projects like this are permitted. I live in Shaughnessy and will be affected by this project. I work in Shaughnessy. I grew up in Shaughnessy and have sentimental ties to the neighbourhood. Some of my friends and family live in Shaughnessy, and I want the best for them. This project is worth your support 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 - More apartments in Shaughnessy will mean less pressure on existing rentals in my area. I have some suggestions for improvement that do not detract from my overall support: - 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 In short, council should approve this project. Best, Albert Huang	Reilly Wood			Unknown	No web attachments.
07/27/2020	15:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing this letter to share my strong support for the proposed development at? 4750 Granville Street. I believe that this development plan represents a logical way forward in addressing our city's housing climate and will contribute to the liveability of our City for many years to come.?? ? My family lived in Shaughnessy when I was younger. Since then, there has been a steadily decline of families living here, and as a result, decline in local school capacity. This project promotes family living and would fit really nicely? in the community. I think this area of Vancouver is often overlooked because it's full of the large family homes, but this would be a really great place for family rental housing too. ? I hope you will consider this and approve their proposal at Public Hearing.? Thank you Adrienne Thom	Adrienne Thom			Unknown	No web attachments.
07/27/2020	15:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello Mayor Stewart and City Council, I am writing as a West Side resident and homeowner in support of the proposal to rezone 4750 Granville Street to allow for low rise, modest rental housing. I believe that a diversity of housing across all Vancouver neighbourhoods is vital to the long-term success and livability of our city. I think this project, subject to Council approval, will contribute to our community by providing that much-needed diversity. We need to stop treating renters like second-class citizens - relegated to less affluent neighbourhoods and limited to dingy basement suites, old, run down rental stock or insecure condos that may be sold at any time. We also need to move forward with projects targeted specifically towards the "missing middle". These purpose-built market rental homes - situated in a highly desirable neighbourhood that direly needs housing diversity - will provide new, secure homes to 81 "missing middle" Vancouver households while also freeing up older, more affordable rental stock along the housing continuum. I believe that increasing the supply of purpose-built rental housing in our city will have a direct, positive impact on the cost of living in Vancouver by alleviating the pressure on rental supply. If we have any hope in creating a truly complete and balanced city, we need to build all housing types in all communities. ? A ?yes? vote for this proposal will send a clear message to the community that you are serious about making a difference to the rental market in the City.?? Thank you, Heather Harley s.22(1) Personal Vancouver, BC d C f i d t i l	No Name No Name (ps)			Unknown	No web attachments.

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s.22(1) Personal and Confidential

07/27/2020	15:39	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing in strong support of the proposed rental project at 4750 Granville Street and 1494 West 32nd Avenue. I am a Registered Nurse at RISE Community Health Centre and BC Children's Hospital, current tenant of a purpose-built rental apartment in Mount Pleasant, and, ultimately, a local millennial resident looking to build a life in Vancouver. I can speak to the benefits of living in a high-quality rental building, the value and vibrancy of having young and rejuvenated residents in a community, as well as the dire need for more housing diversity in Vancouver. This location is perfect for this project and these aforementioned benefits, given its location on the highly trafficked Granville Street (BC highway 99), the convenient access to South Granville, Downtown, and Kerrisdale via public transit (existing buses and expected train lines), as well as the proximity to BC Women's and Children's hospitals for both frontline workers, support staff and management, and ongoing research initiatives. In short, I support this project and building rental housing here, in particular. It is exciting to see the growing acceptance and celebration of rental housing, and I feel strongly that redeveloping this property will: refresh the ageing character of this neighbourhood, increase housing supply and contribute to our city's affordability, and help create a well-rounded, inclusive Vancouver that values young people and our communities. I hope that the Council can appreciate this project's thoughtful design and vote to approve this rezoning. Thank you for your time and consideration. Sincerely, Janae Dunlop, BScN, RN(C) (she/her/hers) s.22(1) Personal and Confidential I acknowledge that the land I work, live and play on is the traditional unceded territory of the Coast Salish peoples, including the territories of the x?m??kw??y??m (Musqueam), the Skwxwu?7mesh (Squamish) and the S?lilw?ta?/Selilwitulh (Tseil-Waututh) Nations.	Janae Dunlop		Unknown	No web attachments.
07/27/2020	15:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I am writing regarding my support for 4750 Granville Street. Please approve this project and many more like it. It's unacceptable that most of Shaughnessy is zoned for megamansions - out of all the regressive aspects of our city planning, Shaughnessy is probably the worst. Sincerely yours, Reilly Wood s.22(1) Personal and Confidential	Reilly Wood		Unknown	No web attachments.
07/27/2020	15:52	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To whom it may concern at the City of Vancouver, I am writing to express my support for 4750 Granville Street. Someday I'd like to live in the area. I urge you to approve the project for the following reasons: - I would like to move to Shaughnessy someday, and that will be easier if there are more homes there - I don't want to be 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 wealthy areas like this will help prevent me getting priced out. - Approving this project would open up more potential sites for rental housing, as a significant portion of Vancouver is zoned for single-family homes only. Of course in an ideal world, things would be a little different: - 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! Thank you for taking the time to read and consider this support letter. Sincerely, Soles Perez de Tagle West End	Sonsoles Maria Perez de Tagle		West End	No web attachments.
07/27/2020	16:00	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello, these homes are desperately needed by those who have been badly hurt by the lack of housing in the area. People want to live in these, and the owner wants to build these, so please don't let competing landlords and residents keep people out to serve their own interests. I have already been priced out of the city (now in Burnaby), but I'm writing so that future people like me are not.	saj		I do not live in Vancouver	No web attachments.
07/27/2020	17:34	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support approval of this 4 storey building to increase housing supply in Vancouver. Higher would even be better! Shaughnessy should participate in redevelopment to contribute its fair share to Vancouver community. I am a resident and property owner in Shaughnessy.	HOWARD WONG		Shaughnessy	No web attachments.
07/27/2020	19:59	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I fully support the proposal for 4750 Granville Street at public hearing tomorrow night - I will be so disappointed if Council deny this worthwhile proposal.	AJS		Unknown	No web attachments.

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07/27/2020	20:49	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	It's long since past due for more rentals in Shaughnessy. It currently remains a class-segregated place, exclusive but for the richest 1% or less. Please build hundreds like this so renters can live in such a central area of Vancouver.	Jennifer Bradshaw		Victoria-Fraserview	No web attachments.
07/27/2020	20:58	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I enthusiastically support the proposal at 4750 Granville St./1494 W. 32nd Ave. I used to live adjacent to Shaughnessy back when I was a UBC student, and I know how difficult it can be for anyone but the ultra-rich to afford to live near there. These new homes will provide a much-needed alternative to the pre-existing exclusive, ultra-luxury units that currently monopolize the neighbourhood and will bring much-needed vitality and economic diversity to the area. This is a crucial step toward making more of the city more accessible to more Vancouverites, and I urge Council to approve this application.	No Name No Name (ps)		Mount Pleasant	No web attachments.
07/27/2020	20:58	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I fully support this project. Vancouver City Council was elected to represent ALL Vancouverites and not the property investment portfolios of a select privileged few. We are in the midst of a housing crisis, where some of the cheapest land in the city is being preserved for some residents to live out the illusion that they exist within some kind of Village Green Preservation Society, where the rabble are kept away by increasingly punitive zoning measures. Approve the project. Make Shaughnessy accessible for all. You won't regret it. For every new resident we welcome into this city, we all benefit from their innovation, (human) character, and culture, that, in the end, will make this city better than two old mansions surrounded by hedges.	Peter Andreasen		Fairview	No web attachments.
07/27/2020	21:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This project shines a spotlight on the biggest need in Vancouver housing: to convert some of the 50+% of the city's land reserved for detached single-family houses into denser housing. No one project will solve our housing woes; ideally, we would convert hundreds of blocks of SFH to row houses and low-rise apartments. But you have to start somewhere. This city is failing on one of its most basic responsibilities: to ensure that people who work here can afford to live here. You cannot pin all of our housing problems on this government or the last one, but the present government has a responsibility to work on the solution. In a time when drastic action is needed, approving this small project is truly the least you can do.	Thomas Wagener		Mount Pleasant	No web attachments.
07/27/2020	21:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I would like to support the rezoning of 4750 Granville Street to allow for 81 new rental homes. I am a student and renter who would like to continue living in Vancouver. Unfortunately, my prospects are not looking good with a rental vacancy rate below 1%, dated zoning laws that restrict new rental buildings, and a failure of all levels of government to build enough social housing, I will likely be forced to move to a more affordable city. These 81 new rental homes will be located in a beautiful part of the city, with ample green space, great transit and cycling infrastructure, and proximity to the job-rich Central Broadway Corridor. On top of that, building more homes in wealthier neighbourhoods like Shaughnessy can take some of the gentrification pressure off low-income areas like the Downtown Eastside and Chinatown. Finally, I'd like to remind you that Vancouver City Council unanimously voted to declare a climate emergency just last year. One of the "Six Big Moves" that you supported was creating walkable complete communities. You set a goal of having 90% of Vancouverites living within an easy walk and roll of their daily needs by 2030. This will be impossible unless we build more homes in central, liveable parts of the city. I ask you to approve these rental homes, and to take it a step further and allow 4-6 story rental buildings city-wide. Alongside this, I urge you to work with the federal and provincial governments to build more social housing, so that we can begin to address the housing crisis that we are facing. Thank you for your time, Elias Rieger	Elias Rieger		Downtown	No web attachments.

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07/27/2020	22:17	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I am writing in support of the spot rezoning at 4750 Granville Street. It was about 18 months ago that council declined a rezoning application for townhouses in Shaughnessy only for the land to be redeveloped into a mansion instead. It's ludicrous that we have to go through this length and costly consultation process for multifamily units but huge mansions can be constructed with impunity. I know that councillors are going to be concerned about affordability with these units, because housing unaffordability is a byword for Vancouver but the surrounding area is unaffordable because of the size of the houses and the lots. This building is aimed at upper market housing and while not middle income housing will be more affordable than anything else in Shaughnessy. Of course we all have our wish lists for what we want to see, I'd rather see less parking given that the building has 60% more off street parking than the by-laws require but that's not worth rejecting the building. Something I want to draw your attention to is the absolute travesty that is the intention of putting multifamily units on arterials. The display boards for this project state that this project is designed to "shield single-family homes from the noise of arterial traffic as the new housing types and landscape act as a buffer." It has been the case for a long time that renters and condo dwellers have been put onto noisier and more polluted streets. It's a disgrace that the posters for this project confirm that city policy uses human shields living in multifamily dwellings to protect the most expensive forms of housing from the noise and pollution along arterial roads. I know this is a problem that requires a new city plan but it's appalling that this situation has been allowed to continue. Current zoning allows Shaughnessy to exist as a private enclave for the wealthiest people in the city who pay a fraction of the property tax they should be paying owing to the strict zoning that prohibits buildings like this one. Please approve this rezoning application so we can continue working towards the city's housing targets.	Charles Eyrich		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/27/2020	23:08	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, This project shows a simple way how to replace 2 single family homes with rental homes for 81 households. The neighbourhood has good transit service and amenities, under-subscribed schools, and has been suffering from population decline. This project can help revitalize his declining neighbourhood. I encourage you to approve this project and make it easier to add homes like this in this and other low-density neighbourhoods throughout the city. Thank you, Jens von Bergmann Vancouver, s.22(1)	No Name No Name (ps)			I do not live in Vancouver	No web attachments.
07/27/2020	23:24	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	We need more rental in ALL neighbourhoods in Vancouver.	Jason s.22(1) Personal and Confidential			Kitsilano	No web attachments.
07/27/2020	23:26	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I fully support this rental project.	Janice McDougall			Unknown	No web attachments.
07/27/2020	23:28	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support this project. I grew up in Shaughnessy and would love to move back to the neighbourhood I grew up in now that I'm living on my own.	Lucy Evans			Shaughnessy	No web attachments.
07/27/2020	23:31	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Yes, please! More rental in Shaughnessy. I fully support this project	Bonnie Smythe			Kitsilano	No web attachments.
07/27/2020	23:32	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I fully support this rezoning.	June Nickerson			Kerrisdale	No web attachments.
07/28/2020	07:12	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Rental accommodation options must be increased throughout Vancouver! This public policy objective has greater priority than keeping Shaughnessy as the exclusive domain of a few selfish people.	Donna Wilkie	None		West End	No web attachments.
07/28/2020	08:42	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I am writing regarding my support for 4750 Granville Street. I would love to live in Shaughnessy someday. Council should approve the project for these reasons: - Projects like this will make it less likely that I am priced out of Shaughnessy - This project will make Shaughnessy a more vibrant, exciting neighbourhood - We desperately need more rental homes in Vancouver There are some things that could be improved: - I'm disappointed that the project doesn't have even more units	Melanie Atkinson			Unknown	No web attachments.

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07/28/2020	08:43	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am a Vancouver resident who lives in Fairview and I support the rental building at 4750 Granville Street. Vancouver has a shortage of rental housing and projects like this help renters. Opening this location up to housing other than mega-mansions is important. It's close to Broadway and also the Arbutus Greenway. To solve the housing crisis starts from offering more density and new varieties of buildings in century-old neighborhoods that have not been historically known as inclusive. I support this project and I sincerely hope that you do too. Sincerely, Chih-Heng (Charlene) Hsia	Chih-Heng (Charlene) Hsia	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/28/2020	08:44	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I fully support 4750 Granville Street. As a 38-year-old professional con inually priced out of the market, I would like to afford to live in a place without a roommate sometime before I am 50. Some additional reasons I support this project: - We desperately need more rental homes in Vancouver, when I look for a roommate I routinely have 50+ people apply because demand drastically outpaces supply. - Shaughnessy, in particular, has a lot of potential to add more rental - We should be building more homes in walkable neighborhoods with transit access like this. Ideally, the project should be more aggressive given the scope of the housing crisis and should include even more units. These hearings are ridiculous, a project like this should not require rezoning. Thank you, Aaron Ottho s.22(1) Personal	Aaron N Ottho		Unknown	No web attachments.
07/28/2020	08:45	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, This email is about 4750 Granville Street, which I support. I'm a resident of Shaughnessy. It's time to diversify the neighbourhood. I urge you to approve 4750 Granville Street for a number of reasons including the following: - If there are more homes like this, it's less likely that I will be priced out of the area - 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 Of course in an ideal world, things would be a little different: - The project could have more family-friendly units I urge you to approve this project. Thank you, Sharon Street s.22(1) Personal Vancouver	SHARON STREET		Shaughnessy	No web attachments.
07/28/2020	08:46	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Vancouver Council, As a former (childhood) resident of the West Side, and a long-time renter in Vancouver, I am writing to support this proposal and really hope you will too. It's critical that Council focus on delivering a wide range of house types in all communities, not just the east side, and especially ones like this close to rapid transit along Granville Street. I realize there is significant concern and push back from local residents about the impact on their property values ? in fact, building modest, multi-family on the major arterials will help protect the single-family character of neighbours behind the arterials. Also, I would imagine this building (although not much taller than an existing single family home in he area) would also provide as a significant sound barrier to the neighbours. Beside all this, the proposal will bring over 80 new homes of market rental homes to an area where his scarcely exists. Not only might this allow professional families to move into his neighbourhood, but it also will allow seniors wishing to downsize and stay with in their neighbourhood. Thank you for considering my comments. Sincerely, Dan Holloway	Dan Holloway		Unknown	No web attachments.
07/28/2020	08:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Planning Staff, My name is Graham Harris, and I'd like to register my support for the rezoning application at 4750 Granville Street. As an on and off renter, and a lifelong resident of Vancouver who had to move to Burnaby recently due to he extreme costs of renting/owning in Vancouver, I was pleased to see this proposal come forward for consideration. I grew up on the West Side of Vancouver (Marpole/Kerrisdale), as did my Dad along with his parents who lived on the West side(Dunbar) for the majority of their lives as well. It would be great to be able to live in the neighbourhood I grew up in, but unfortunately, the existing rental offerings in the area are quite limited. It would be great to see this change. If the rental housing project at 4750 Granville Street is approved, I would be interested in potentially renting a home in this development myself. I encourage you to vote this proposal forward and make this neighbourhood more inclusive for those who live in rental housing. Thank you very much, Graham Harris s.22(1) Personal and Confidential	Graham Harris		Unknown	No web attachments.

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07/28/2020	08:49	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi Mayor and Council, My name is Natalie Aron and I'm writing to share my comments on the rental housing proposal for 4750 Granville Street. I understand here was another rental housing project that was turned down near this site, which is what motivated me to speak up in support of this one. As someone who both lives and works in Vancouver, I am very familiar with the challenges our housing climate has on many people across the City. I've had many conversations with friends about the difficulties that come with being a renter in Vancouver and what that could mean for their long-term future in the City. The proposed development at 4750 Granville Street will help alleviate some of this pressure, and is in an ideal spot, close to transit and amenities. These 80 new homes would make a difference this is not a project to let slip by! Thank you for the opportunity to comment on the matter. I hope you agree with me and approve this project at the upcoming Public Hearing. Sincerely, Natalie Aron	Natalie Aron			Unknown	No web attachments.
07/28/2020	08:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To the relevant persons at the City of Vancouver, I would like to register my support for 4750 Granville Street. This project is in a great location and I'd love to live here someday. The project is close to my home in Shaughnessy. Council should approve the project because of 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 Sincerely, Paula Osachoff	Paula Osachoff			Shaughnessy	No web attachments.
07/28/2020	08:51	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing to provide my support for the proposed rental building at 32nd and Granville. I believe this is a location that would benefit from the introduction of high-quality rental apartments. My family and I have lived in Shaughnessy for 8 years and do not feel that a high-quality rental building for professionals or downsizing seniors would be out of place on Granville Street. The area has lots of amenities but very few children, as we experienced firsthand; hopefully this building will help to add some young families to the neighbourhood as they are sorely lacking. The building's architecture is attractive, and the retention of many trees and hedges means that its impact on neighbourhood will be fairly minimal. Its scale is respectful to the neighbours and doesn't cast any significant shadows nor should it cause significant traffic issues. As a longtime West Side resident, I know that our neighbourhoods need some diversification. This project accomplishes that in a tasteful manner. I am also an employer of over 1,200 staff in the City of Vancouver as Founder and CEO of the Tap & Barrel Group, proudly named one of Canada's Best Managed Companies. I know firsthand the difficulties that my team have in finding reasonable rental housing in this city along the entire continuum, from kitchen and front-of-house staff to senior leadership in our Vancouver head office. The housing shortage makes it all the more difficult for us to be able to hire and retain good people. This project and others like it are needed to support the growth of businesses in the City of Vancouver. This project would undoubtedly be a step in the right direction and I encourage you to give it your wholehearted support. Sincerely, Daniel Frankel Founder & CEO, Tap & Barrel Group	Daniel Frankel	Founder & CEO, Tap & Barrel Group		Shaughnessy	No web attachments.
07/28/2020	08:52	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I am writing regarding my support for 4750 Granville Street. The project is near my work in Shaughnessy. I support 4750 Granville Street 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 - This project will make Shaughnessy a more vibrant, exciting neighbourhood There are some things that could be improved: - I'm disappointed that the project doesn't have even more units - Building homes like this shouldn't require an entire rezoning Please approve this project. Thank you, Corey Lingarter	Corey Lingarter			Unknown	No web attachments.

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

07/28/2020	08:54	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor Stewart and Council, I'd like to share my support for the proposal at 4750 Granville Street. If approved, his application will bring 81 new purpose-built rental homes to the area in a building form that fits really well into the existing neighbourhood setting. I appreciate that the developer plans to maintain the hedge wall along Granville Street, which will maintain the classic look and feel of the neighbourhood. I grew up on the West Side of Vancouver, not far from the subject site, and would welcome an opportunity to live in his community once again. My parents continue to live on the West Side and it would be great to live closer to them. The housing being proposed offers a great option for seniors looking to downsize and people who'd like to live in the area, but require a more affordable housing option to home ownership, which is particularly costly in this area. I hope to see the City move this application forward. Jason Januth s.22(1) Personal and Confidential	Jason Januth		Unknown	No web attachments.
07/28/2020	08:55	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I'm writing in support of the proposed 4-storey, 81-unit 100% purpose-built rental building in Shaughnessy at the SE corner of W 32nd and Granville Street. As a long time renter in Vancouver I can personally speak to the scarcity of available rental housing units across the city. My wife and I have rented in South Granville, Davie and Granville, and most recently, s.22(1) Each time, finding suitably affordable rental housing in good upkeep was (1) incredibly challenging. While I understand many residents fear greater density in their particular neighborhood, I think those fears are overblown and out of touch with the reality of our growing city. My neighborhood now has a lot of higher density low rise buildings, one of which my wife and I reside in currently. The building has maintained the family centric qualities of the neighborhood as a whole, and has helped businesses both at the base, and in adjacent blocks. The city as a whole is desperate for exactly this type of housing, and there has been a critical shortage of new builds in the rental space. Building this type of building is far less profitable in the short term and I applaud companies like Domus who take it upon themselves to build in this space and fill this huge void in the city's housing offering. Many families start out with renting like my own. As a mortgage broker, I can professionally and personally speak to the fact that many people aim to save 20% as CMHC does not ensure properties over a million dollars, and finding a home for a young family in Vancouver is not possible under that price point. Affordable rent is crucial for people looking to eventually buy into the neighborhood, and increasing supply has never been more important. If this void is not filled, young families like my own will continue to be pushed out and the downward trend of children leaving the neighborhood and the population aging will continue and rob the city of life, energy, and diversity. Lastly, I also wanted to speak to the development company and it's principal - Richard Wittstock. My wife, Alexandra Waight, and I rented our last apartment located at [redacted] and his company Domus Homes. He treated us very fairly and was always prompt in responding to any needs we had, like a dryer repair for instance. We would not hesitate to rent from them again. All the best, David [redacted] *****	David [redacted]		Unknown	No web attachments.
07/28/2020	08:56	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, This is just a short note to express my support for 4750 Granville Street. I have family and friends in Shaughnessy. I urge you to approve the project because of 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 - More apartments in Shaughnessy will mean less pressure on existing rentals in my area. There are some things that could be improved: - It's disappointing that a project like this requires a rezoning I urge you to approve this project. Sincerely yours, Stephen s.22(1) Personal and Confidential	Stephen Bailey		Unknown	No web attachments.

s.22(1) Personal and Confidential

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07/28/2020	08:57	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello, I would like to shout my support for 4750 Granville Street. I would like for there to be more class diversity in this hyper-exclusive neighbourhood. This development is good for Vancouver for all these reasons and more: - I would love to live to Shaughnessy someday, and that will be easier if there are more purpose built rental homes there. I also want my friends and family to be able to live in Shaughnessy! - This project will make Shaughnessy a more vibrant, exciting neighbourhood but we need hundreds more like this. We also need social/public housing and the market rental will pave the way for it. - Central 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 still desperately need more rental homes in Vancouver - Building more homes in Shaughnessy will help prevent too many people competing for limited rentals elsewhere. - I am already priced out of this area, like 99% of others. This will make it a little easier. I have some suggestions for improvement, particularly for future projects: - way more units - we need expedited rezoning for rentals and social housing in such an exclusive neighborhood. THEY HAVE TONS OF CATCHING UP TO DO. Please approve this project. Sincerely yours, Jennifer Bradshaw s.22(1) Personal	Jennifer Bradshaw		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/28/2020	08:58	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To whom it may concern: I am writing to express my support for 4750 Granville Street. I'm looking forward to 4750 Granville Street for a number of reasons including the following: ? 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. Of course in an ideal world, things would be a little different: ? I would like the project to have more family-sized units ? It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it! Sincerely, ismail esen s.22(1) Personal	ismail esen			Unknown	No web attachments.
07/28/2020	09:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To whom it may concern at the City of Vancouver, This is just a short note to express my support for 4750 Granville Street. Some of my friends and family live in Shaughnessy, and I want the best for them. I urge you to approve 4750 Granville Street 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 wealthy areas like this will help prevent me getting priced out. 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 - In conclusion, 4750 Granville Street is a worthy proposal and I urge you to approve it. Regards, Mike Leyne s.22(1)	Mike Leyne			Unknown	No web attachments.
07/28/2020	09:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Good afternoon Mayor and Council, I'd like offer my written support to the rental housing application at 4750 Granville Street, which I understand has been referred to a public hearing on July 28th. I was raised in Kerrisdale and now reside near Main Street with my wife and two children. My father still lives in the home where I grew up. He is getting older and I expect won't want to stay in his current home forever, which requires all kinds of upkeep. With lots of friends still living on the West Side, and in Kerrisdale and Shaughnessy in particular, I hope that he will be able to find housing nearby if and when he chooses to downsize. While some of his friends and neighbours have moved outside of the area since there aren't many options for downsizers locally, my father still has a real attachment to his community. This proposal will bring 81 new homes to the community, and does so in a sleek looking building, that has clearly taken the existing character of the neighbourhood into consideration. Given the homes will be adaptable and that the project offers a variety of unit sizes, I expect the building will be well sought after by current residents looking to downsize. I support this project wholeheartedly and I hope the City encourages more developments of this nature. Thanks for your time, Mike Chiu	Mike Chiu	Director, Health Services Management, Capital West Mortgage		Unknown	No web attachments.

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07/28/2020	09:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a young professional who is giving up hope of finding a home in this city, projects like his help me keep the faith. These units may not be for my income bracket but any amount of new units helps to relieve pressure from existing stock/rentals.	Geoff Costeloe	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/28/2020	09:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing in support of the proposal at Public Hearing for 4750 Granville Street. It is important for us to diversify our housing stock, and to ensure that all neighbourhoods have equal access to housing. Rental housing is in short supply on the West Side, and this project would be an excellent opportunity to start changing that. This is a modest proposal and will significantly improve the quality of life in the city in general by easing development pressures. Please approve his project. Thanks for your consideration. Sincerely, Gary S. Nakhuda & Michelle Gontier	Gary S. Nakhuda & Michelle Gontier		Unknown	No web attachments.
07/28/2020	09:05	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Please support the housing of more people, affordably and within Vancouver.	No Name No Name (ps)		Riley Park	No web attachments.
07/28/2020	09:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To Vancouver Council, I am writing to support the development of the proposed building at 4750 Granville for 81 rental units. The city urgently needs more rental units, and this proposal does so in a respectable way. The location is on a busy Granville street which is ideal for high density, and the proposed landscaping and design fits well into the community. The neighbourhood of Shaughnessy has been steadily losing population in recent years for a variety of reasons. This proposal helps to bring balance to an otherwise bizarre condition for this area. As a long time resident of Dunbar and Vancouver, I have seen the city change and suffer as many units lay empty while people struggle to find places to rent. We need more rentals. Please support this proposal. -- Mike Dolphin	Mike Dolphin		Unknown	No web attachments.
07/28/2020	09:08	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I'm writing to support the proposed rezoning and townhouse complexes. To zone an area in a manner that necessarily excludes middle class people is offensive. And to read comments from rich mansion owners describing people who rent is even more offensive. Allowing density here lets people, health care workers and others, live within walking or biking distance from work. This type of density ultimately reduces pollution by reducing commuting. It makes for a happier, better quality of life for families who no longer have to drive 2 hours a day to get back and forth from VGH/BCCA/BCCH. To continue to subsidize mansion living at the expense of middle class people who want a home to rent is absurd. Rental housing allows people who work here to actually live here. The alternative is to restrict these neighbourhoods to the extremely wealthy, a portion of whom do not work in this city. This type of density is better for the environment, better for families and better for our community. Rahim Manji	Rahim Manji		Unknown	No web attachments.
07/28/2020	09:09	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Vancouver Council Members, I understand Tuesday you will be considering approval of the Domus Homes 81-unit rental building on Granville Street in Shaughnessy. While a controversial decision, the right one is to support this proposal as it meets your City Policies for increasing rental housing stock on our main arterials, near transit, and furthermore, it looks like the builder has done a very nice job of heavily landscaping the property so the building will be hardly visible from Granville. As a homeowner myself on the West Side, I am happy to support this proposal and others like it in our community. Sincerely, L Simkin.	L. Simkin		Unknown	No web attachments.
07/28/2020	09:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Mayor and Council, I write to express my enthusiastic support for the rezoning application at 1494 West 32nd / 4750 Granville. I am a nearby resident in Fairview. Additional rental stock is needed in Vancouver and in Shaughnessy in particular. The central location and good transit also support this application. It's sad to see the local well-housed homeowners launch a disinformation campaign against this proposal. This development's FSR of 1.50 is (too) low and will not negatively affect their property. As a net exporter of population, it is both right and fair that Shaughnessy gives back. New rentals here will limit the pressure on other rentals in Vancouver. As always, it is bad that projects like these have to go through a rezoning so please consider your time spent on these and then consider the other things Council could do with the time spent on these needed rentals. sincerely, Andrew Ferris	Andrew Ferris		Unknown	No web attachments.

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07/28/2020	09:11	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To whom it may concern at the City of Vancouver, I am writing to express my support for 4750 Granville Street. 4750 Granville Street is a good project because of the following reasons: ? This project will make Shaughnessy a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like his 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. 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. ? The project could have more family-friendly units ? It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it! Please approve this project. Thank you, Liang Ding	Liang Ding		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/28/2020	09:12	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello, This email is about 4750 Granville Street, which I support. I'm from the area, and still feel strongly about the neighbourhood. I have family and friends in Shaughnessy. This project deserves to be approved 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 ? 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 Please approve this project. Respectfully yours, Sam Roberts s.22(1) Personal and Confidential	Sam Roberts			Unknown	No web attachments.
07/28/2020	09:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To whom it may concern at the City of Vancouver, I am writing to express my support for 4750 Granville Street. I have family and friends in Shaughnessy. I'm looking forward to 4750 Granville Street because of 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 Regards, Brian Rowland s.22(1) Personal and Confidential	No Name No Name (ps)			Unknown	No web attachments.
07/28/2020	09:15	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I would like to register my support for 4750 Granville Street. I currently live nearby. I'm enthusiastic about 4750 Granville Street for the following reasons: ? 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 his 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. Best regards, Deborah Rudo	DEBORAH RUDO			Unknown	No web attachments.
07/28/2020	09:21	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	As a city councillor, it is your duty to represent all citizens, and not merely rich homeowners. When it comes to housing policy, that means weighing and balancing many competing considerations, such as housing affordability and neighbourhood character. Currently, the balance has been tilted far too much in favour of neighbourhood character, as rich homeowners can veto new housing supply. The result has been sky-high housing prices, forcing young families to move out of Vancouver, and preventing young people from leaving stagnant small towns for jobs in the city. It is time to rebalance the scales by building new housing, even if it means a slight change in neighbourhood character. Rich homeowners have enjoyed heir character for many decades while the rest of us have struggled with rising housing costs. We must support new housing.	Michael Wiebe	UBC Department of Economics		Mount Pleasant	No web attachments.
07/28/2020	09:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Rental accommoda ion options must be increased throughout Vancouver! Don't keep Shaughnessy as an exclusive domaine for a few selfish people!	Monica Kellers			Dunbar-Southlands	No web attachments.

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s.22(1) Personal and Confidential

07/28/2020	09:33	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Vancouver Council Members, Please accept this letter as an expression of my support for the Domus Homes Rental Proposal on 32nd and Granville in Shaughnessy. I grew up not too far from here and believe a greater offering of housing would serve the neighbourhood extremely well. From what I have seen, this proposal has been prepared with great consideration given to the neighbours and the character of the heritage neighbourhood of Shaughnessy. The building height is not much higher than the typical single family home in the area, and from the look of the renderings, the proposal will be barely visible from Granville Street due to the retention of the hedges which are so important to and reflective of this community. I see the application also includes ample parking to ensure there is no overflow onto the neighbourhood streets. This neighbourhood needs this type of housing, having lived on the East Side for many years I see the vibrancy that rental opportunities bring to a community. With all these respectful design considerations, the proposal will also bring much needed 81 homes of high-quality housing to the area. No, these homes likely won't be affordable for the average person in Vancouver, but here are many working professionals who can afford new, high-quality market rental who may move here and free up other more affordable housing elsewhere, or older folks wishing to give up the garden work in exchange for a building with its own maintenance program. We need these homes, and I believe the project before you will deliver needed homes while also maintaining the neighbourhood character. Sincerely, K. Hager	K. Hager			Unknown	No web attachments.
07/28/2020	09:50	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Increasing the available housing, especially in places that allow people to be ecologically responsible in their movement (walking, biking, bussing, skytrain) is in-line with the City's stated goals. Please support this rezoning; we can't continue to allow low density buildings to implicitly invoke a tax of transit time on all of our citizens.	Michael Kessler	N/A		Fairview	No web attachments.
07/28/2020	09:55	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Support proposal to redevelop property to 81 unit project in Shaughnessy neighbourhood. In favour generally of increasing density of housing in all west side single family neighborhoods to increase housing supply.	ROSEMARY LEE			Shaughnessy	No web attachments.
07/28/2020	10:02	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I support the rental building at 4750 Granville St. and urge all of council to support it as well. The facts are clear: Vancouverites are suffering from an extreme shortage in rental housing. The persistently low vacancy rate hovering at or below 1% for decades shows that this isn't some mere blip, or something that COVID19 will somehow change. There is also a widespread recognition that we can't continue with the status quo of shoving virtually all population growth into a few neighbourhoods, like the West End and Fairview, where multifamily housing is permitted. Allowing these homes to be built will take displacement pressure off of those other areas. Shaughnessy's population is actually declining! No neighbourhood is too good for change or to welcome new neighbours, as some opponents of his project have directly stated. The last time council had an opportunity to allow rental housing in Shaughnessy, it was rejected on the basis that it was by a hospice. Here is your chance to show you actually meant that and this council won't just cave before the loud voices of extremely wealthy West Side land owners. Shaughnessy is a virtual gated community for only the very richest in our society, but the gates are not physical: they are the extreme zoning that prevents any use for this land other than ultra-expensive mansions. This is simply not consistent with a society that purports to care about equity and justice. A vote against these homes is a vote for the inequitable status quo. Please support these homes. Sincerely, -Peter Waldkirch	Peter Waldkirch			Fairview	No web attachments.

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s.22(1) Personal and Confidential

07/28/2020	10:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>Dear Councillors, I'm writing to you today regarding the proposed housing development on Granville Street and 32nd avenue. I am not writing to you today to advocate for this particular development, but instead to advocate for municipal housing policy that avoids the racist, classist mistakes of our city's past. I understand that most of the people who have signed up to speak at tonight's meeting are in opposition to the project due to the fact that it would lower property values and change the character or the neighborhood. These are arguments that have been made regarding low and middle income housing for almost 100 years, and harken back to the sentiment that created Vancouver's segregationist housing policies, many of which remain in place today. In a recent Vancouver Sun article by Dan Fumano, one Shaughnessy resident suggests that these types of developments belong near a SkyTrain station. This individual is perhaps ignorant of the campaign waged by rich homeowners such as themselves in decades past to prevent the SkyTrain from expanding in to the west side of Vancouver. This effort was made in order to prevent anyone poor enough to require public transit from accessing wealthy neighborhoods. Unfair and corrupt housing policies have robbed entire generations in Vancouver of homeownership, or saddled those few who have managed to break in to the market with crippling, destabilizing debt. It currently costs over \$700,000 for a family of three to purchase a small two bedroom apartment, an amount of money that is completely unobtainable for millions of Vancouverites. There is a homelessness crisis in Vancouver at a level never seen before in Canada. At the same time, here are vast stretches of mansions located in the centre of the city that sit entirely unoccupied, an equity parking lot for the ultra-wealthy and a monument to institutionalized wealth inequality. The only way to mitigate his housing crisis in Vancouver is to build affordable, higher density housing in all of Vancouver's neighborhoods, provide social housing for the homeless and housing insecure, and to make it so that empty homes are not just taxed, but outlawed. With all due but increasingly dwindling respect for the homeowners of Shaughnessy, complaints about home value should fall on deaf ears when Councillors consider the fact that their home values have risen ten-fold within the past two decades. Complaints about character should be seen for what they are: thinly veiled euphemisms for the xenophobia and classism that is foundational to these debates. If the mayor and council continue to bend their will to accommodate the wealthy and powerful in their quest for NIMBY exclusionism, you will find yourself voted out of office in favour of those who understand the power of inclusive, progressive housing policy. Thank you for your time and consideration, Kimberly Irwin</p>	Kimberly Irwin			Unknown	No web attachments.
07/28/2020	11:11	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	<p>Simply put, it is time to densify single family neighborhoods such as Shaughnessy. Simply put, rich neighborhoods should not exist. Poor neighborhoods should not exist. Proper neighborhoods are those that are a mix of all incomes and types of people. By this standard, Shaughnessy is an abject failure. The people who live there whine about neighborhood character but this is simply a facade. This is merely saying that they don't want the problems that other neighborhoods face, such as drug use and homelessness. Shaughnessy isn't a gated community, but city council has allowed essentially allowed it to become one through its policies over the past 50 years or more. The residents of that neighborhood should have to deal with all the same issues that other residents of the city face, and shouldn't be allowed to buy their way out of these problems. Vancouver is continually losing its residents to neighboring cities such as Richmond or Burnaby who are happily densifying as appropriate. If Vancouver wishes to be a world class city, its suburbs can not begin south of 12th Avenue. There is simply too much demand and not enough land. The time has come to end this ridiculous policy of not allowing density when it is sorely needed.</p>	Scott Thurston			Downtown	No web attachments.

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s.22(1) Personal and Confidential

07/28/2020	11:13	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To Mayor Stewart, Vancouver Council & Project Planner: Please take this letter as a form of my written support for the project on Granville & W32nd Avenue, 4750 Granville Street [google.com] in the Shaughnessy neighbourhood. I am happy to see that new projects are coming forward for this area. Currently, the arterial on Granville Street has many single-family homes, however the properties are big enough to be welcomed for new development, especially rentals! This project will be a great addition being that it is close to transit, making having no car an option! In addition to proximity to transit, it also has walkable shops and services in either direction of Granville. Again, I am happy to see that more applications are coming forward for this neighbourhood, and I hope to see this application approved! Thank you, Sarah L	Sarah La roque		Unknown	No web attachments.
07/28/2020	11:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello, I am writing regarding my support for 4750 Granville Street. I work in the neighbourhood. I have family and friends in Shaughnessy. I'm looking forward to 4750 Granville Street 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 - More apartments in Shaughnessy will mean less pressure on existing rentals in my area. - The opposition to this rezoning, frankly, has been nothing but classist fearmongering. Do the people who oppose this rezoning by nature of it bringing renters closer to schools seriously believe that renters do not have children who would also go to school? Do the people who oppose this zoning by nature of it changing the character of Shaughnessy not recognize that the character of Shaughnessy is already changing, as it is one of the few neighbourhoods in Vancouver losing population due to its completely stagnant urban form. - Furthermore, this loss of population means that people who grew up in Shaughnessy are being forced to move into other areas of the city, driving up home prices and rents elsewhere, in addition to dislocating people from the neighbourhood they grew up in and have connections to. More housing in all neighbourhoods creates more options for all people, a universal good. 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 - The land should already be zoned to allow homes like this, no rezoning required Best, Elliot Hoyt s.22(1)	Elliot Hoyt		Unknown	No web attachments.
07/28/2020	11:15	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To Council and City Planning Staff for the Project at 4750 Granville Street, I appreciate you taking the time to read everyone's letters, including my own. I am writing you to express my support for the development proposed at the corner of Granville & W 32nd Avenue. In addition to adding new rentals into this much needed part of Vancouver, I like that this development is catering to not just single or couple individuals but families as well. The mix and range of unit sizes will really help to drive many different new people into the neighborhood! I also particularly like that it is close to a transit route, which would be great for people without a vehicle or looking to get rid of one! Moreover, I am pleased to see that developers are looking along Granville Street more, there is lots of potential for many various forms of development that will help to differentiate the majority of single-dwellings in the community. I hope to see this approved, and I hope this will spike interest from other Developers to produce more options within the Arbutus-Ridge-Kerrisdale and Shaughnessy neighborhoods! Best, Rudy Marek Vancouver Resident & Small Business Owner	Rudy Marek		Unknown	No web attachments.
07/28/2020	11:16	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To Mayor Stewart & Council, Thank you for taking the time to read my letter of support for the project at 4750 Granville Street & 1494 W32nd Avenue. This project adds 81 units of rental housing which we desperately need for this area! Please consider the needs of renters in this city when you review this application and deliberate its approval! I hope that it can be a benchmark for other developers to find a property to produce more rental homes for the Shaughnessy neighbourhood! Thank you, Gail Stewart	Gail Stewart		Unknown	No web attachments.

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s.22(1) Personal and Confidential

07/28/2020	11:17	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To the relevant persons at the City of Vancouver, This is just a short note to express my support for 4750 Granville Street. I would love to live in Shaughnessy someday. The project is close to my home in Shaughnessy. I have family and friends in Shaughnessy. 4750 Granville Street is a good project because of the following reasons: ? 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 wealthy areas like this will help prevent me getting priced out. 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 ? The project could have more family-friendly units ? Building homes near homes shouldn't require a decision from council. Sincerely, Karene Luu s.22(1) Personal and	Karene		Unknown	No web attachments.
07/28/2020	11:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hi, I am writing to express my support for 4750 Granville Street. I have family and friends in Shaughnessy. I rent and this project will relieve the pressure on housing availability throughout the city. This project deserves to be approved 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 ? 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: ? The project could have more family-friendly units ? Building homes like this shouldn't require an entire rezoning Please approve this project. Regards, Katherine Chambers s.22(1) Personal	No Name No Name (ps)		Unknown	No web attachments.
07/28/2020	11:19	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Mayor and council. As a boomer I greatly support this development. It has been obvious for years that Vancouver needs more rental housing. The city should be advocating for rental housing to be available in all Vancouver neighbourhoods. Please do not continue to support certain neighbourhoods of the city being exclusive to only homeowners, I support a city that is inclusive of people who rent. As a person who grew up in rental housing I take offense at the the absurd negative stereotypes about renters being used as propaganda by some homeowners in the Shaughnessy neighbourhood. More rentals, more homes. Thank you Ken Paquette	Ken Paquette		Grandview-Woodland	No web attachments.
07/28/2020	11:47	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	More rental in this "elitist" neighbourhood please. I fully support more rental housing in all neighbourhoods in the city.	Phoebe Jaxson		Kensington-Cedar Cottage	No web attachments.
07/28/2020	11:48	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I fully support this rezoning for more rentals in the City.	Rachel Audobonious		Sunset	No web attachments.
07/28/2020	11:49	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support this application. There should be more rental housing options throughout the City.	Ross Riffs		Unknown	No web attachments.
07/28/2020	11:52	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I support more rental housing options in the city. The proposed project is very complimentary to the City and I don't believe it will detract from the monster mansions in the neighbourhood. We need more developments like this one to be built!	Holly Enis		South Cambie	No web attachments.
07/28/2020	12:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Hello, I am writing to express my support for 4750 Granville Street. The project is close to my home in Shaughnessy. I'm looking forward to 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 - Building more homes in wealthy areas like this will help prevent me getting priced out. Best regards, Ana Ferreyra Pons	Ana Ferreyra Pons		Shaughnessy	No web attachments.

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07/28/2020	12:18	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I'm writing in support of the rezoning application at 4750 Granville. This is a good location for rental tenancy growth as it is close to transit, walkable, and in a location that is resilient to the impacts of climate change. As a long-time Vancouver renter I support this move to add new secure market rental supply in this location. Furthermore, allowing renters to access existing neighbourhoods with high walkability, transit access, access to jobs, and parks is an equity issue. More Vancouverites should have access to his existing neighbourhood and the services and amenities it provides. Thank you for considering my comment.	Erin Rennie	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/28/2020	12:43	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor Stewart and Council, I am emailing to express my support for the rezoning application at 4750 Granville Street. I attended the previous Open House held by the developer and believe the proposal to be respectful of its neighbourhood context, while also delivering needed rental homes to the local market. I understand that there might be some local reluctance to this change. Rental developments are the path forward for our city. The people living here will be working, contributing members of society and a benefit to the community. Granville Street is a busy highway. In fact, I suspect this building will bring added noise buffering to the neighbourhood. I am a homeowner myself with a young family. We all want Vancouver to continue to be a vibrant, thriving place to live, and to work. We need to be building homes that will accommodate our working population, as well as serve those who may wish to sell their family home and rent as they age in community. Lastly, the architect and design team have included a thoughtful, robust landscape plan here which will largely mask this building from its surroundings, and stay in keeping with the neighbourhood look. I urge Council to approve this plan. Ben	Benjamin Curry		Unknown	No web attachments.
07/28/2020	12:59	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To Mayor Kennedy Stewart and Respective Council Members, I am writing you today in hopes to share my support for the project stationed to be developed at 4750 Granville Street [google.com]. Please find my important points mentioned below: -Family-oriented units and options for young families or students -Accessibility along Granville Street to shops and services -Great place to downsize for some in the neighbourhood -On a major transit line We need more projects like this to be approved not only along Granville Street, but throughout all parts of this neighbourhood, Sincerely, Monica Slobozianu	Monica Slobozianu		Unknown	No web attachments.
				Entry was removed as it was a duplicate.				
07/28/2020	13:01	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Staffs City of Vancouver. We are, Oscar Hanks and Aifung Toh, the owner of house located in 5212 Granville St. Our concern to: a. we support the application of rezone of 4750 Granville street and 1494 West 32nd Ave. b. Due to very high price of land value of our living property, the block of our living area : Granville st. block W36 h Ave to Block W37 hAve we support the city planning to convert more high value of FSR, to obtain more affordable residential properties. c.to [c.to] rezoning more high density and more small unit of residential properties. Best regards Oscar Hanks and Aifung Toh.	Oscar Hanks and Aifung Toh		Unknown	No web attachments.

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s.22(1) Personal and Confidential

07/28/2020	13:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear City Council, My name is Lena and I live in the Arbutus-Ridge-Kerrisdale-Shaughnessy neighbourhood. I am writing today to let you know of my support for 4750 Granville Street. I think this project makes a lot of sense and should be approved immediately. It doesn't make sense for us to try and preserve non-heritage mansions along a high-volume arterial like Granville. This proposal is building what we need: low-rise purpose built rental with a variety of unit configurations, close to centres of employment and recreation. I really hope to see this project approved ? we need more of this here and everywhere in the city! Sincerely, Lena	Lena			Arbutus-Ridge	No web attachments.
07/28/2020	13:04	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing in support of 4750 Granville at Public Hearing today. We need to keep pushing for affordable housing in all areas of the city. As you may have seen rents dropping in recent months, we know that this strategy is working. I would therefore urge you to support this rental proposal in Shaughnessy and support young professionals and small families who wish to build their lives in this neighbourhood. Thank you for all your work in making Vancouver more affordable, we really need all of you on Council to help support sensible projects like this so we do not delay the growth of our rental stock any longer. Thank you, Tessa Abetkoff	Tessa Abe koff	Housing and Facilities Coordinator, Kiwassa Neighbourhood House		Unknown	No web attachments.
07/28/2020	13:06	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing to lend my support for the project at 4750 Granville Street [google.com]. I believe that in 2020, we have a duty to be forward thinking and creative in our policies, and as such, I am supportive of Council's pilot programs MIHRPP and AHCIRP. I think they are boldly trying new things in areas of the city where you perhaps may not expect such building forms. If we do not try, we will not know what works and what doesn't. As far as I'm aware, this project fulfills the requirements of the interim plan, and should therefore be approved. If a project which fulfills the conditions of an interim plan is rejected, then what good is the interim plan itself? Thank you for the opportunity, I hope you approve of this great project. Sincerely, Roman N	Roman N			Unknown	No web attachments.
07/28/2020	13:14	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I strongly support the proposal to rezone and redevelop 4750 Granville Street and 1494 West 32nd Avenue into an 81-unit, four-storey rental building. As a former architect, I have long taken an interest in Vancouver's constant urban growth and change. With limited land available to build on and projected continued growth, the need to strategically create density that yet allows the city to maintain its beauty and liveability is vital. I believe this proposal deserves strong support because it adds strategic density in the form of rental housing that is urgently needed: as you know, Vancouver has a nearly-permanent low vacancy rate and dysfunctional rental market. The proposed unit helps to alleviate this by providing 81 rental units on land that currently houses 2 families. It is also situated on the busy Granville traffic corridor, with easy access to public transit for those working downtown or along or near the Broadway corridor, for example. The design of the building and its commitment to varied and substantial planting and landscaping will allow it to blend into the existing aesthetic of this portion of Granville Street, with its large hedges and lush greenery. With continuing growth, the pressure to change and to adapt to manage his growth will also continue. Change can be difficult, but it has to be shared equitably throughout the city, including in low-density neighbourhoods such as Shaughnessy. As this project shows, it can be done with intelligence and for the benefit of many. Siting an 81-unit building on Granville Street, a major traffic artery, will not, in my opinion, alter the overall character of this area of the city. It may be that creating higher-density in this neighbourhood does affect the property values of a few, for instance, however I believe the greater public policy goal must be to favour the needs of many over those of a few, particularly if we are committed to continuing to create a city that offers housing opportunities for everyone. Sincerely, Chris Ashby	Chris Ashby			Mount Pleasant	No web attachments.

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07/28/2020	13:29	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To: Vancouver Council: I am writing in support of the proposed 4-storey 81-unit rental building at the corner of 32nd and Granville. I was born in Vancouver 80 years ago and have lived here all my life, residing in the Dunbar area for most of that time. I would like to stay on the West Side but there is a lack of high-quality, accessible housing for Seniors. There are also housing challenges for my own children who want to stay in Vancouver. The housing market is a significant factor in their choosing to continue to do so to raise their own children. The design proposed appears to fit in with the neighbourhood of Shaughnessy. It is particularly appealing that the project will retain mature trees on the site and the 25-ft. high hedge fronting Granville Street ensuring that the character of the neighbourhood is maintained. The proximity of the project to B.C. Women's and Children's Hospital allowing people employed there to live near their work is also a plus. The population of Shaughnessy has been declining and the area needs to be re-vitalized with families who want to rent. This project would help to facilitate that. Please vote in favour of this proposal. Sincerely, Dorothy Dolphin	Dorothy Dolphin	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/28/2020	14:03	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	The city needs to support housing through increased density in all neighbourhoods. Granville street between 16th and the bridge should be more than a highway past the backsides of multi million dollar homes. I would ask anyone opposed if they have ever walked down Granville street past 16 h.	Michael Griffin		Marpole	No web attachments.
07/28/2020	14:07	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I can't imagine how this is even a debate when we are deep in a housing crisis in this city. I support the rezoning here and want to see more, maybe one day I'll be able to afford to rent somewhere above ground hen.	John Griffin		Marpole	No web attachments.
07/28/2020	14:10	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	This rezoning represents a step in the right direction of creating an equitable Vancouver. Renters in this neighborhood will bring life back to the otherwise dying and dusty area. More people discourage breaking and entering, and the schools in the area are some of the only ones around available. Everyday denizens are being priced out of so much of the city that it is a scandal. The housing crisis needs immediate action and this is one step towards fixing the problem. I beg council to upzone this and any future housing development as soon as possible. The life of the city depends on it. Those opposed to this should realize Vancouver is not a quaint village but a bustling city	No Name No Name (ps)		West End	No web attachments.
07/28/2020	14:37	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue Replace two mansions with 81 dwelling units? Yes. Rezone this site now. Get a crucial start on rehabilitating a local area that has seen a population DECREASE of 18 percent. Meanwhile Vancouver overall population has gone up by 45 percent. That is decades of neglect. End the continued displacement from Shaughnessy. People want to live there and need to live there. The old InequiCity is way too yesterday.	Mr Joseph Jones		Kensington-Cedar Cottage	No web attachments.
07/28/2020	14:44	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	Dear Mayor and Council, I am writing to register my strong support of the proposed development at 4750 Granville Street. In the midst of a housing crisis, it is perplexing that ~70% of the City's land continues to be reserved for single family homes. If we are to have a hope of reversing the course on this issue, hen this will need to change. It is my sincere hope that some of this change will come with a new City plan. In the interim, projects like this, which are supported by existing rental housing policy, must be approved for our City to have a hope of even treading water on the issue of housing. There may have been a point in distant past where having a large portion of the City reserved for single family homes didn't egregiously undermine City's ability to provide sufficient housing to its residents and future residents. That day has long since passed. The proposed project --a modest 4 storey rental building-- should be allowed anywhere in the City. More importantly it should be permitted on his specific site. The proposed project is a mere 8 1/2 feet taller than the height that is permitted under the existing single family zoning. This is a negligible difference. In a given City block the rise and fall of buildings will frequently vary by this much just due to differing grades. It is a modest building that will provide secured rental homes for 81 different families or individuals. 81 homes is a drop in the bucket of our collective housing shortage but at least it is a drop. I sincerely hope that Council votes for incremental progress and approves this application. Best Regards, Alexander Wright	Alexander Wright		Mount Pleasant	No web attachments.

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07/28/2020	14:52	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	To whom it may concern, Please find this letter of support intended for the project at the address 4750 Granville Street. It is nice to see a project being proposed for this neighbourhood! Many projects are being proposed for every other main arterial of the city except for this one, bravo for making that leap. I am hoping to see more come forward in the next couple years, this neighbourhood is seriously lacking in rental housing options. The great thing about having a building in this location is the proximity to downtown it is, yet still having that residential feel to it. This community is a very great place to raise a family or even to being a hardworking individual as well. Looking ahead, this could really get the ball rolling on other developments being proposed in the area along Granville Street. Let's get this proposal approved and set the tone for future applications for rental housing in the Shaughnessy area! Thank you for the read! Cole Marek	Cole Marek			Unknown	No web attachments.
07/28/2020	15:52	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	Development would allow for a younger and more vibrant population to live in Shaughnessy which has over the years turned into a lifeless, vacant community. The opposition argues that there would be a lack of parking and too much traffic. However currently on any given day the streets and sidewalks are empty of cars and people so this argument has no basis. The City needs to support growth and change - not stagnation!	CAROLYN BISHOP			Shaughnessy	APPENDIX A
07/28/2020	12:03	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	Dear Mayor Stewart and Council Members, I am writing to lend my support to the development application for 4750 Granville Street, which I understand is coming before Council later today (apologies for my tardiness in sending through this email). The ability to add much needed rental product to this neighbourhood and area is an opportunity that cannot be missed. The gentle densification this development would bring forward would permit longtime residents of the area to remain close to home while downsizing, as well as afford families the opportunity to move in to one of our city's great neighbourhoods. Our city lacks adequate purpose-built rental housing options outside of major urban centres, this affords growth of that rental stock while being mindful of keeping the site's aesthetic appeal along the Granville Corridor. Having grown up only a short distance away (and my parent's still living in the same house) on West 32nd, I welcome these sort of additions to our community. I would like to offer my support to this application as I believe it offers many benefits, including: ? Provides secured rental housing for 81+ families (as opposed to housing for 2 families) ? Located in walkable, transit oriented area near community amenities including numerous schools and two major hospitals ? Design has been modified substantially based on community feedback to take people's concerns into account Thank you for taking my comments into consideration. I hope that you will vote to move this project forward when it comes before you on September 12th. Sincerely, Bryan Reid	Bryan Reid			Unknown	No web attachments.

APPENDIX A

