

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
07/28/2020	16:36	PH3 - 3. CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue	Support	I don't live in the neighbourhood (I'm in Kitsilano), but as a renter with a young family I recognize the need to increase the overall housing supply across the city to try and meet demand. Exclusive neighbourhoods like Shaughnessy keep people out while exporting their children to other areas of the city pushing rental/housing demand up in other areas, while blocking any supply increase in Shaughnessy. We need more housing period. This project is a small step in the right direction. I urge council to approve this project and many others like it in the area.	No Name No Name (ps)		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/28/2020	17:05	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	Hello I strongly support this development, it is the type of housing we need everywhere in the city. I grew up (in a rental property!) not far from here and it's a wonderful neighbourhood for young folks and families. Also, it's outrageous that this development is subject to public consultation, but a single family home (which has its own significant negative impact on an array of public interests) is not. Please rezone all of Vancouver so that low-rise multifamily residential can be built anywhere without jumping through these ridiculous hoops.	Ryan Elias			Mount Pleasant	No web attachments.
07/28/2020	18:03	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	Mayor Kennedy, Councillors: I wanted to write this brief letter with a small positive bit of feedback about the proposal going up along Granville street (4750 Granville [google.com]). I was hoping that this would be a good opportunity for council to realize how important ANY and all rentals are needed for this neighbourhood. The developer has worked with the community and the city plans to ensure that all and every regulation is met. This is a good indication that this proposal is reflected in the thoughtfulness and caring of the community. I know myself as well as my clients would benefit from this proposal. I truly appreciate your efforts to approve this project! Jenny Kim Physiotherapist, Vancouver	Jenny Kim			Unknown	No web attachments.
07/28/2020	18:21	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	Dear Mayor Stewart and Council, I'm writing to express my strong support for the rezoning of 4750 Granville St. 1.5 FSR is extremely modest, I think it should be 6 storeys and ~3.5 FSR just like we would expect to see on so many other large arterial streets. If lack of nearby commercial zoning is the issue, I would say we need more commercial nearby to support a walkable/rollable community similar to what so many have been calling for. I also hope that future apartment buildings nearby will have less parking, but this proposal is a reasonable compromise with objections that I'm sure were voiced at the open houses regarding street parking. Shaughnessy is a very central neighbourhood, with easy cycling and straightforward, frequent transit to downtown and along Broadway. It should not be an absurdly expensive preserve for the ultra-wealthy, it should be growing just as fast as the rest of the metro and serving the needs of far more people in the community. Please approve this project. Thank you for your consideration of my comments. Sincerely, Owen Brady s.22(1)	Owen Brady			Unknown	No web attachments.
07/28/2020	18:22	PH3 - 3. CD-1 REZONING: 4750	Support	See attachment	Stuart Smith			Unknown	APPENDIX A

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

07/28/2020	18:23	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	<p>Dear Mayor and Council, I am writing to voice my support for the proposed rental building at Granville and 32nd Avenue that is scheduled to go to public hearing this evening. I believe this location is well suited for rental apartments and that the neighbourhood (and City) would benefit from this building and other buildings like it. I have lived at Oak and 18th for nearly a decade and love my neighbourhood. The variety of housing options creates a vibrant neighbourhood full of people from different walks of life: families, seniors, and young professionals. Not to mention the MANY healthcare and hospital staff that call the neighbourhood home due to the proximity to Women and Children's Hospital as well as VGH. I think Shaughnessy could have this same vibrancy but instead, when I cross over Oak and walk south-west just a few blocks, many of the yards and streets are dead quiet. I believe this building is a step in the right direction to bring new life to the neighbourhood while offering current residents an opportunity to downsize or move their children or . Considering the height/size of the proposed building and the number of units, I do not foresee any issues with parking, traffic, shadows etc. It is a small, but none the less worthwhile step in providing more rental housing in a city that is facing huge housing challenges. Sincerely, Andrea Kuric</p>	Andrea Kuric		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/28/2020	19:36	PH3 - 3. CD-1 REZONING: 4750 Granville Street & 1494 West 32nd Avenue	Support	<p>Dear Mayor Stewart and Councillors, I wanted to lend my voice for strong support to the proposal to build new, purpose built rental housing at 4750 Granville. Having been a westside resident for close to 40 years, I am acutely aware of the significant changes to affordability in the city. I have a particular concern how my children will be able to continue to call Vancouver home if we they do not have access to the type of housing being offered by this project. Having secure rental housing in close proximity to transit, shops, education and employment opportunities is what builds a thriving community and real economy in our city. If approved, the proposal for 4750 Granville would see the introduction of more than 80 new, secured rental units in Shaughnessy, suitable for working professionals, nurses at VGH and Women's and Children's and teachers working at one of the many schools nearby (York House, Little Flower, Shaughnessy Elementary, etc). Finding affordable, quality housing for teachers and nurses is a constant challenge for Vancouver westside schools and hospitals as employers. We need local housing options for these people providing critical care and support services to our community. While this project is not large in scale and will not solve all these issues, I do believe the project will help to alleviate it in part. Thank you for your consideration. Sincerely, Petra Kuret SVP, Business Transformation Vancity</p> <p>s.22(1) Personal and Confidential</p>	Petra Kuret		s.22(1) Personal and Confidential	Unknown	No web attachments.

**From:** Stuart Smith  
**To:** [Public Hearing](#)  
**Cc:** [Abundant Housing Vancouver](#)  
**Subject:** [EXT] SUPPORT / 4750 Granville Rezoning  
**Date:** Tuesday, July 28, 2020 5:32:19 PM  
**Attachments:** [image.png](#)

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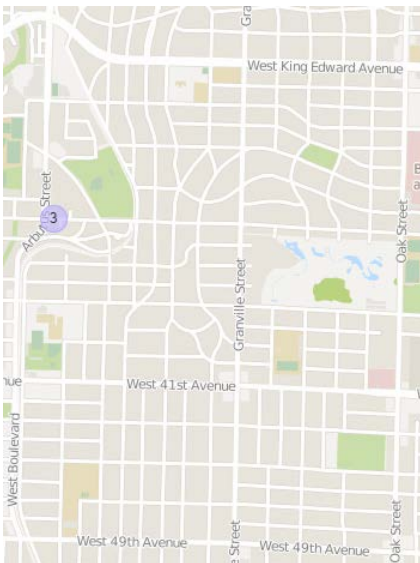
Dear Mayor and Council,

I'm writing to express strong support for apartments like 4750 Granville in Shaughnessy and in every neighbourhood.

My only concern is that it is woefully small for a city where renters face a cruel game of musical chairs each month. If 28 storeys is good enough for my neighbourhood of Fairview (and yes, it is just fine) then it's good enough for The Crescent, good enough for 32nd Ave and good enough for Shaughnessy and every other neighbourhood.

Additionally, rather than mandating a destructive and expensive parking garage, the city should be charging for curb parking in every neighbourhood. Grandfather incumbent drivers if you must, offer discounts to disabled and low income people by all means, but there is no sense in offering free public land for people who already have homes, while claiming there is no public land for people who do not have homes.

While researching the area, I looked to see what it could cost to live in the existing housing. The closest housing option available today, was for purchase only, no rental, cost \$28M and would require a monthly mortgage payment of \$110,000 per month. I believe that if we are going to usefully critique the affordability of new housing, we must remember to compare it to what homeowners are currently offering with existing housing. Taking a broader look on Craigslist today (July 28) I found only 3 rental options in all of Shaughnessy, all insecure, subject to an eviction anytime the owner decides to sell or move back in, and all for \$3/sqft/month and higher.



Over many decades, land use policies in Shaughnessy have done more to create housing insecurity, housing shortage and housing desperation than any other area of the city. The most heart breaking example is that before 1956, thousands of people who could not afford houses, nonetheless had the opportunity to live in Shaughnessy due to a war time federal order that prohibited cities from banning rooming houses and other low cost housing in existing structures. However once that order was rescinded in 1956, homeowner advocates and city employees worked hand in glove to evict thousands upon thousands of tenants, in order that Shaughnessy landowners could once again claim to own in an 'elite' or 'high end' area of the city.

There will never be housing justice or equity while public laws, land and policy are used to create and enforce 'elite' or 'high end' neighborhoods. Exclusivity in Shaughnessy - banning collective houses, multi-conversions, duplexes, triplexes, townhouses, rooming houses, public housing, social housing, homeless shelters and yes, market rate apartments - is what creates crowding outside of Shaughnessy. There is no resolution to the housing crisis that maintains the Shaughnessy status quo. This one building will not resolve Shaughnessy's troubling history, I invite and will support council to do much more, but it's not a bad place to start.

Thank you

Stuart Smith

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Stuart Smith

Abundant Housing Vancouver

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