

Date Received	Time Created	Subject	Position	Content	Name	Org	Contact Info	Neighbourhood	Attachment
08/21/2020	17:23	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	I'm glad to see a development proposal that brings moderate density to a low-density block, instead of replacing existing rental units. In addition, I prefer seeing secured rental projects as opposed to strata condos, so I hope council supports this rezoning.	Michael Adria		s.22(1) Personal and Confidential	Unknown	No web attachments.
09/03/2020	10:01	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	Dear Mayor & Councillors: I write in support of the proposed development at 2336 Charles Street, creating over 60 new homes in my neighbourhood. I appreciate the novel design, and hope it will add a bit of flair to an area that is otherwise mostly unfriendly hedges. My only objections are to continued city policies which require such housing to be over-supplied with parking, which conflicts with the city's climate and sustainability necessities, and city policies which continue to require such housing to be located on busy, more polluted and noisy locations such as arterial roads. Sincerely, Brendan Dawe	Brendan Dawe		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
09/02/2020	10:32	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	Hi there, I am home owner who lives at Lakewood and Triumph. I support this project. We are in the midst of a housing crisis, and need housing like this keep people, especially young people, in East Van. In speaking with my neighbours, there are concerns about limited spaces in schools and daycares. These are legitimate concerns that should be monitored over time. These concerns do not override the fact that we need more rental housing in the city and East Van in particular. I support this project. Thank you, Mitchell Reardon	Mitchell Reardon		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
09/06/2020	13:15	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	Short version: our city needs needs more rental housing. I've tried to find good reasons to not support this but none have been mentioned. This is housing we need in an area ripe for increased density. Increased population should improve the transit situation due to better ridership numbers. Every project faces NIMBY, but that should not be enough to interfere.	Joe Gagnon		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.

09/03/2020	11:31	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	I am in full support of the current proposal to build a 6 story building with secured rental housing. I find it disturbing that some arguments against his project lean on personal taste. While I appreciate the design of this building and can understand that others may not, it is important to recognize that personal taste does not mean a building is objectively undesirable. We need more housing. It is a common cry of Vancouverites and this is a location that will provide real people with homes. The shortsightedness of people to demand a building limit its height to 4 stories (unless there were a valid reason ie. preventing access to hospital by airlift) is short-sighted and environmentally irresponsible. The city is growing and doing so quickly. The taller our buildings are the more green space we can keep and share and maybe even more importantly the longer that building will be worth the land it sits on. This would mean that this building wouldn't be torn down in 20 or 30 years (what a colossal waste of resources!) to build a taller building. I understand that emotions get brought into things like this but please please please think of people struggling for housing today; what our housing needs will be over the next 50-100 years and what building up vs low sprawl means for our green spaces.	Rain Song	Tax payer and community member	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
09/09/2020	20:02	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	I fully support this development, which adds some badly needed density and units to a neighborhood with no affordable housing options at all. More please!	Duncan Lock		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/10/2020	09:14	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	Dear Mayor Stewart & Council, I am writing you (please see attached) on behalf of LandlordBC's 3300 members to strongly support this rezoning application to build 62 new safe, secure and sustainable family-oriented rental homes for our community. Thank you in advance for your serious consideration.	David Hutniak	Landlord BC	s.22(1) Personal and Confidential	Unknown	APPENDIX A

09/09/2020	20:23	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	This neighbourhood desperately needs more density and diversity! Two working parents with two kids can't hope to buy a entire house within the Lord Nelson catchment area, leaving us vulnerable to rent evictions and having two kids go to two different schools, which is just so hard on working families. Please support a kinder and more inclusive Grandview-Woodlands!	Frances Lock	Lord Nelson PAC	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
09/09/2020	19:55	PH1 – 4. CD-1 REZONING: 2336-2366 Charles Street	Support	Love to see more rental being built, let's keep at it!	Vincent Pierce		s.22(1) Personal and Confidential	Fairview	No web attachments.

September 10, 2020

Mayor Stewart & Council
City of Vancouver

Sent via email: publichearing@vancouver.ca

Subject: Public Hearing Rezoning 2336 - 2366 Charles Street September 15, 2020

Dear Mayor Stewart & Council,

I am writing you on behalf of LandlordBC's 3300 members, owners and managers of rental housing, to strongly support this rezoning application to build 62 new safe, secure and sustainable purpose-built rental homes for our community. This family-oriented project will help address a critical housing need in the community and the inclusion of street level commercial will add to the vibrancy of the neighbourhood. In our view, with the economic uncertainty facing British Columbia's, renting one's home will continue to be the better option for many people. The challenge then becomes ensuring we have adequate supply of safe and healthy rental homes.

As CEO of LandlordBC, I've communicated to you in the past about the need for all levels of government to create an environment that ensures the continued viability of the rental housing sector. This is even more critical now as our sector continues to navigate the current and future impacts of the COVID-19 pandemic. Please know that the challenges and uncertainties are exponentially greater for anyone contemplating the building of new purpose-built rental housing.

As I write this letter to you, the Bank of Canada has confirmed that it will maintain record low interest rates and that this scenario will continue into the foreseeable future. Yet despite record low interest rates the economics of building new purpose-built rental have not really improved. In fact the risks have increased largely due to the COVID-19 driven economic uncertainty. But even at the best of times, lower cost of capital is not enough on its own to make rental projects viable. These projects require a comprehensive approach including lower cost of capital, lower construction costs, reduced land cost, and a legislative framework conducive to the long-term operation of rental housing. That's a lot of variables that need to line up to justify building purpose-built rental and, frankly, this is not the full list.

Our organization is recognized and respected for its expertise on the economics of rental housing. What we've consistently found is that even with rental incentives, such as additional building height and density and a DCL waiver, return on project costs remained significantly lower for rental development than strata development. Our own financial testing has demonstrated that under zoning for a 4-storey strata building versus a 6-storey rental building, when the added height and density is available only to the rental

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developer, the 6-storey rental project will not generate return on costs at the same level as a 4-storey strata ownership building. So why would anyone build purpose-built rental housing?

Well, in our experience there are two primary motivations: First, most rental developers are building with the intention of retaining the buildings within a portfolio, knowing that the investment time horizon they are looking is measured in multiple decades, not years. The other reason is that they genuinely care about their community and they want build housing for local resident's. It is for these reasons they may be willing to proceed with a project despite the lower anticipated return on costs.

You have before you the opportunity to add 62 new safe and secure family-oriented rental homes to our community. We have a proponent who is prepared to take the risk, who is willing to accept lower return on costs, who is focused on the very long term and, who cares about their community and wants to build housing for local residents. It is important that we take advantage of this opportunity. That is why we are asking you to say yes to this rezoning application. Thank you.

Best regards,



David Hutniak
CEO
LandlordBC