

2. CD-1 Rezoning: 4745-4795 Main Street

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
11/16/2020	13:25	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	I support this development along the Main Street corridor. I have continued to show support of more densification specifically for anything rental along Main St, Fraser St, and Kingsway. I continues to diversify the neighbourhood improving retail/small business and allowing additional opportunities friends, families, and colleagues to live in this amazing neighbourhood.	Carey Buntain		"s 22(1) Personal and Confidential"	Unknown	No web attachments.
11/16/2020	14:21	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. Vancouver has a historically low and unhealthy vacancy rate, and more rental housing options are needed for Vancouverites, especially for young working families in neighborhoods near Main Street where there is very limited rental housing supply, and great community amenities nearby, with excellent access to transit. The City's aging rental stock fails to address the needs of downsizers looking for a place of residence (in a quality rental building) as well as families looking for two or three bedrooms. There are also great benefits to local businesses arising from having more residents near commercial nodes and shops along Main Street. These are a few of the reasons to support a project, and development, like this in Vancouver. o the project is located on Translink's Frequent Transit Network.	Alex Orr			Kitsilano	No web attachments.
11/16/2020	15:05	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	Dear Council, I support the rezoning of 4745-4795 on Main St. The city needs more rental housing options, and the proposed buildings design fits the aesthetic of Main St.	Chris Moniz			Mount Pleasant	No web attachments.
11/16/2020	17:35	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. More rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Main Street where there is very limited rental housing supply, and great community amenities nearby. The City's aging rental stock fails to address the needs of downsizers looking for a place of residence (in a quality rental building). There are also great benefits to local businesses arising from having more residents near commercial nodes and shops along Main Street. I hope you will approve this project to continue growing our beloved City in the right direction.	Carter Kerzner			Downtown	No web attachments.
11/16/2020	17:45	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Vancouver has a historically low and unhealthy vacancy rate. (1.0% in 2019). More rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Main Street where there is very limited rental housing supply, and great community amenities nearby. There are great benefits to local businesses arising from having more residents near commercial nodes and shops along Main Street. The buildings 6-storey height fits in appropriately on Main Street. The building has a complementary design to Main Street. The ground level public realm is designed nicely and will add to the vibrancy of Main Street and the success of future small businesses.	Joe O'Connell			Riley Park	No web attachments.
11/16/2020	17:51	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. The vacancy rate in Vancouver is too low and we need more quality rental housing stock to support our growing population. Moreover, the project is located on Translink's Frequent Transit Network providing future residents accessibility.	David Knight			Unknown	No web attachments.
11/16/2020	20:17	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and City Council, I support the rezoning of 4745-4795 Main Street and Strand's proposed development. As a young professional in Vancouver I am keenly aware of the obstacles young people facing in finding suitable and accessible housing in our city. Rental projects such as this are critical to retain youth and to draw young professionals and working families to Vancouver. The rental mix, proximity to green space and transit make this a model project that council should support without hesitation, particularly given the reputable nature of the developer. I look forward to seeing this project approved. Andrew	Andrew Kemp			Kitsilano	No web attachments.
11/17/2020	09:11	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	The city needs more rental options for young families	Bettina Fuglerud			Kitsilano	No web attachments.
11/17/2020	09:48	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street simply because this site could be high end condos. The applicant is instead adding much needed rental to the neighborhood. I live in this area and fully support higher density for a rental project. Renters are the fabric of this City and we need to provide a many options for them as possible. This also replaces a large 'car lot' which added nothing to the neighborhood in terms of places to eat and shop.	Jamie Vaughan			Riley Park	No web attachments.
11/17/2020	11:49	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. The building has a very complementary design to Main Street. Also, the ground level public realm is designed nicely and will add to the vibrancy of Main Street and the success of future small businesses.	Ramon Masana			Downtown	No web attachments.
11/17/2020	15:07	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	As a nearby resident (Main and 33rd) and Registered Professional Planner, I'm encouraged to see much needed secured market rental housing proposed in our neighbourhood, something we desperately lack, especially from a reputable developer like Strand. A couple comments: I hope given Covid you will consider requiring larger outdoor living spaces, either with larger private balconies or a shared rooftop patio. Please limit the maximum allowable size of the retail CRUs to discourage leasing the retail space to banks- we have enough banks in mixed use buildings on Main St already. Smaller CRUs will promote leasing to local retail shops aligned with the character of the street.	Shad Mayne			Riley Park	No web attachments.
11/18/2020	15:40	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. This project is another great example of much needed rental housing to encourage individuals and families to stay close to the city. As we continue to see housing prices spike across the lower mainland, despite the COVID crisis, it is more important than ever to create quality housing that allows people to stay close to the Vancouver employment center. Given the projects convenient location along the Translink Frequent Transit Network, it offers individuals and families the opportunity to conveniently commute while feeling apart of a great neighbourhood. As Main street continues to evolve, it is projects such as this that will create even more desirability for the neighbourhood.	David Basche			Downtown	No web attachments.

2. CD-1 Rezoning: 4745-4795 Main Street

11/18/2020	17:40	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I strongly support the rezoning of 4745-4795 Main Street. This development is exactly the type of project the City of Vancouver needs. Given the challenges associated with home ownership, the City needs to increase the supply of quality rental to cater to a larger share of people renting for longer periods of their lives. With vacancies being at historic lows and rental rates continuing to increase, addition rental supply is crucial. This mixed-use project complements the neighbourhoods around Main Street in both size and design. As a small business owner, we struggle securing quality staff who can afford to live near our store. Many of our employees travel for well over 1 hour each way to get to work. Projects such as this will provide increased residential supply but will also provide the opportunity for small businesses to service the additional residents. Furthermore, these businesses will not be exposed to the growing property tax issue of retailers paying property taxes for underdeveloped residential density. Best Regards Adam Battistelli Small Business Owner Burrard Liquor Store Parthenon Market Proline Properties Ltd	Adam Battistelli	Burrard Liquor Store	"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
11/18/2020	20:15	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. The building is within a 1-minute walk to Riley Park, a 6-minute walk to Queen Elizabeth Park, and an 8-minute walk to Hillcrest Park. The Main street area is in need of this particular type of building and would be very happy to see this project go through.	Conor Kinsella			airview	No web attachments.
11/19/2020	07:19	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. As a long term Vancouver resident, with a family that is roughly 3 years away from downsizing, there appears to be a problem in the rental segment today. The City's aging rental stock fails to address the needs of downsizers like my family looking for a place of residence (in a quality rental building). Additionally, I feel like there are great benefits to local businesses arising from having more residents near commercial nodes and shops along Main Street. Main Street has a great base of local businesses and we must do everything we can to ensure that we continue to support them. I strongly support the rezoning and believe that the main street corridor will benefit from a development like this that will continue to establish it as a wonderful place to live, work and enjoy life in a vibrant eclectic community. We need more projects like this in Vancouver. Thank you	nicholas bozikis			Dunbar-Southlands	No web attachments.
11/19/2020	08:41	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Mayor & Council, As a resident of the Riley-Park neighbourhood, I am writing in support of the rental development proposal at Main and E 32 Avenue. It is no secret that the city is in desperate need of more rental housing and this project will secure much needed homes to the neighbourhood and City - today's market rental housing is tomorrow's affordable housing. The ground-floor retail is also a plus and will help to add more shopping options to that stretch of Main Street. I encourage Council to approve this proposal Sincerely, Jonathan The	Jonathan The			Riley Park	No web attachments.
11/20/2020	08:46	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. We continue to see historically low and unhealthy vacancy rates in the City. More rental housing options must be built, especially for young working families in neighbourhoods like this. Additionally, the City's aging rental stock fails to address the needs of downsizers looking for higher quality rental residences. There are also significant benefits to local businesses arising from having more residents near commercial nodes and shops along Main Street. The City is in desperate need of new quality rental stock to replace aging buildings, and to accommodate our cities growth and demand for housing. The gap between owning a home and the ability of younger Vancouverites to afford ownership is dramatic. Housing must anticipate a larger share of people renting for longer periods of their lives. The design and form of the proposed building is quite appealing. The buildings 6-storey height fits in appropriately on Main Street, as most other 6-storey rentals being approved in Vancouver. The location of the proposed building is ideal, as it is located within a frequent transit area, local amenities and shopping nearby, and within a 1-minute walk to Riley Park, a 6-minute walk to Queen Elizabeth Park, and an 8-minute walk to Hillcrest Park. The ground level public realm is designed nicely and will add to the vibrancy of Main Street and the success of future small businesses.	Jeremy Cutler			Jnknown	No web attachments.
11/20/2020	09:29	PH1 - 2. CD-1 REZONING:	Support	See attached Word document	David	LandlordBC		Jnknown	Appendix A
11/23/2020	10:23	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	Dear Mayor Stewart and Council, I am writing you on behalf of LandlordBC's 3300 members, all owners and managers of rental housing, to strongly support this rezoning application to build 89 new safe, secure and sustainable purpose-built rental homes for our community. Thank you for your serious consideration	David Hutniak			Jnknown	Same as Appendix A
11/23/2020	19:39	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	We live in a great neighbourhood and see a need for rental housing not only in the city but in this neighbourhood. Main is such a great street and more warm bodies will be a great addition.	Christopher Evans			Riley Park	No web attachments.
11/24/2020	05:34	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	Needed rental stock on an arterial Height is good with good opportunities for high quality retail This is a large size piece of land and only 89 units - could be more I support the application	David Evans			Mount Pleasant	No web attachments.
11/24/2020	19:48	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	I live/rent at [redacted] and am writing in support of Strand's rental proposal at Main and E 32 St. I am a Physiotherapist who works at a Physiotherapy clinic near city hall. I have had firsthand experience of having difficulty finding affordable rental in this neighbourhood. The site is also close to shops and services, bars and restaurants, and other community amenities that are attractive to young health professionals like myself. I am also looking forward to the new retail options that this project will bring to that portion of Main Street. I live/rent at [redacted] and am writing in support of Strand's rental proposal at Main and E 32 St. This proposal will bring much needed rental homes to a transit accessible neighbourhood, which for an easy commute to VGH and it's surrounding health service providers within the city. The site is also close to shops and services, bars and restaurants, and other community amenities that are attractive to health professionals. I am also looking forward to the new retail options that this project will bring to that portion of Main Street. Sincerely Chris Tierney	Christopher Tierney	None		Riley Park	No web attachments.
11/24/2020	20:43	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	Dear Mayor Stewart and Council, I am writing a brief note to share my support for the Strand rental housing project at 4745-4795 Main Street. As a resident of Mount Pleasant, and a renter here for almost 19 years (now with two kids), I believe strongly that we need more diverse rental options, especially ones that offer family-friendly units. I particularly appreciate that this building isn't displacing any existing affordable housing, but instead displacing a car dealership. More people less cars! I also appreciate that there are more bike stalls planned than car stalls. I hope that council will approve this project. Sincerely, Michelle Hoar	Michelle Hoar		Mount Pleasant	No web attachments.	

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11/25/2020	12:29	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	<p>Hello, we write to support the rental proposal at Main & 32nd Ave. A few years ago, we purchased our home at 3221 Main Street. Although we live just outside of the Riley-Park neighbourhood we still want to show our support for this proposal since rental housing is not a neighbourhood-specific issue, but city-wide. This proposal will help other young couples who may not be able to purchase a home, stay in or move to the neighbourhood and enjoy all that Main Street has to offer. We have another low-rise rental building in our neighborhood (the Bovrill) that has been occupied since fall of last year and we have had no issues at all.</p>	Emily Chan		"s.22(1) Personal and Confidential"	Sunset	No web attachments.
11/25/2020	15:27	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	<p>I believe that adding rental stock to Vancouver's housing supply is critical to address the affordability issues we have encountered over the last 10 years. Additionally, the density will help businesses in the area, many of which are independently owned and operated. The proposal for 32 two-bedroom and larger format homes will also mean that young families can stay in the neighbourhood. Please consider this in support of the project.</p>	Nolan Blackie			Grandview-Woodland	No web attachments.
11/26/2020	10:53	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	<p>Main street is a diverse and growing community. Having lived in the corridor for 10 years, I am pleased to see developments like this moving up the street. The opportunity to beautify and spread new fresh development in this area is needed. The ground floor retail shops will be SO great as well. I would fully support this project and cannot wait for it to be built.</p>	katherine salgado			Mount Pleasant	No web attachments.
11/26/2020	13:33	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	<p>Dear Mayor & Council, I grew up in the Riley-Park neighbourhood and lived there for 25 years and went to elementary school at General Brock, located across the street from this proposal. I am writing in support of this proposed 6-storey rental project and am especially pleased to see it located on the vacant dealership lot, which means no existing renters will be displaced as a result of the redevelopment. Adding new rental options will be beneficial to the area as it is becoming more popular and increasingly unaffordable, especially for young couples who are getting their own place for the first time and growing families who want to stay in the neighbourhood. Also, the addition of new retail options along Main St between 30 and 33 Avenues is a nice addition to the community. Thank you.</p>	Gary Wong			Jnknown	No web attachments.
11/26/2020	16:42	PH1 - 2. CD-1 REZONING: 4745-4795 Main	Support	<p>Dear Mayor and Council, I support the rezoning of 4745-4795 Main Street. I am a resident of the Mount Pleasant area and I believe the area needs more rental housing options. It is my view that there is not enough supply of rental housing, to keep up with the demand and, would therefore, like to see more housing in the area.</p>	Shai James			Mount Pleasant	No web attachments.
11/26/2020	17:39	PH1 - 2. CD-1 REZONING: 4745-4795 Main Street	Support	<p>Hi Mayor and Council, I received the public hearing notice for this project (4745-4795 Main Street) in my letter box so I thought I'd share my two cents for your consideration! I am a resident of the area and I am writing to support the rezoning application to permit the development of a mixed-use building with purpose-built rental homes here. As a renter myself, I understand first hand the urgency and need for more rental housing in the city. This area in particular needs more purpose built rental! I think the location is ideal for this project as it gives people, including young families, the opportunity to live in a central location. I believe the development of rental homes is a great way to use the current space (which is a car lot today!). I hope Council will support this application moving forward and am looking forward to it progressing. Thank you, Zoë</p>	Zoe Boal			Riley Park	No web attachments.

November 20, 2020

Mayor Stewart and Council
City of Vancouver

Sent via email: publichearing@vancouver.ca

Subject: Rezoning Application - 4745-4795 Main Street

Dear Mayor and Council,

I am writing you on behalf of LandlordBC's 3300 members, all owners and managers of rental housing, to strongly support this rezoning application to build 89 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 these 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. We must therefore not miss opportunities such as this when we have a highly reputable proponent prepared to take the risk to build this important housing typology in our community.

LandlordBC enthusiastically supports the approval of this rezoning application, and we look forward to the proponent securing the necessary permits in an expeditious manner to proceed with the project. Purpose-built rental housing is the most secure form of long-term rental housing and the most affordable form of housing available, and while we appreciate the initiatives and efforts you have undertaken to help address the rental housing supply crisis, we need your continued vision and leadership with the approval of this project. We cannot afford to miss this opportunity. Thank you.

Sincerely,

s.22(1) Personal and Confidential

David Hutniak
CEO, LandlordBC