

5. CD-1 REZONING: 2924 Venables Street

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
11/27/2020	19 04	PH1 - 5. CD-1 REZONING: 2924 Venables Street	Support	I support this development. It provides much-needed housing for vulnerable seniors.	Sarah Farina		"s.22(1) Personal and Confidential"	Mount Pleasant	No web attachments.
11/30/2020	10:16	PH1 - 5. CD-1 REZONING: 2924 Venables Street	Support	On behalf of Vancity, please accept this letter of support for Brightside Community Homes Foundation's rezoning application for 2924 Venables Street in Vancouver. In the past few years, Vancity has supported Brightside to transition from a housing operator into to a non-profit housing developer in order to see the organisation become a more vibrant, entrepreneurial, leaderful, and financially independent not-for-profit entity that serves as an exemplar for the community housing sector more broadly. Affordable housing continues to be a significant need throughout Vancouver. With a Public Hearing scheduled to take place on December 2, 2020, we want to add our voice in support for the proposed plan to replace the existing 64 units with 145 affordable homes for seniors, families, and people with disabilities. Their proposal prioritizes indoor and outdoor community space where seniors and families can share a genuine sense of community. In our experience with Brightside, they continue to demonstrate a clear commitment to the well-being of residents. They work hard to assist residents through the temporary relocation period, and have prioritized welcoming all residents back to the new buildings once the redevelopment is complete. Brightside's planning for this property also includes Passive House Certification standards for a sustainable building with a lower carbon footprint, which means they are doing their part to help build a cleaner future. We look forward to continuing to work with Brightside towards our shared goals, including that seniors and families of all income levels can have a safe, secure and affordable home in a vibrant community here in Vancouver.	Kira Gerwing		"s.22(1) Personal and Confidential"	Unknown	No web attachments.
11/30/2020	16 58	PH1 - 5. CD-1 Rezoning: 2924 Venables Street	Support	Please see attached letter of support on behalf of Metro Vancouver Housing.	Laurel Cowan		"s.22(1) Personal and Confidential"	Unknown	Appendix A
12/01/2020	08 50	PH1 - 5. CD-1 REZONING: 2924 Venables Street	Support	See attached letter.	Yvonne Ho		"s.22(1) Personal and Confidential"	Unknown	Appendix B
12/01/2020	09:44	PH1 - 5. CD-1 Rezoning: 2924 Venables Street	Support	See attachment	David Hutniak		"s.22(1) Personal and Confidential"	Unknown	Appendix C

November 30, 2020

City of Vancouver Mayor and Council
City Clerk's Office – 3rd Floor, City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

VIA EMAIL: ccclerk@vancouver.ca

Support for Brightside Affordable Housing Rezoning Applications at 2924 Venables Street and 349 6th Avenue

Metro Vancouver Housing (MVH) would like to express our strong support for Brightside Affordable Homes' (Brightside) rezoning applications for affordable rental housing at 2924 Venables Street and 349 6th Avenue in Vancouver.

As a non-market housing provider, MVH serves a similar population, targeting low-income independent-living seniors, families, and people with disabilities. MVH has 14 sites within the City of Vancouver, with 716 units. With a vacancy rate of less than 1%, unit turnover is rare and waitlists are long. We understand the urgent need for more below-market rental housing for these populations in the City of Vancouver, as well as the need to invest in redeveloping aging housing stock to ensure safe and healthy homes for existing tenants.

We applaud Brightside on the increase in new affordable rental units through redevelopment of these properties, as well as the emphasis on enhancing accessibility to better support people of all abilities and aging in place.

In addition to serving the urgent need for low-income residents, [studies](#) show that new affordable housing complexes tend to have a neutral or positive impact on surrounding property values, providing a benefit to neighbours as well as tenants, and supporting more inclusive and complete communities.

Sincerely,

S.22(1) Personal and Confidential

Laurel Cowan
Program Manager, Housing Planning & Policy

LC/JH/lc

42542307

Yvonne Ho
Operations Manager
Beulah Garden Homes Society
3350 East 5th Avenue
Vancouver, BC V5M 1P4

December 1, 2020

City of Vancouver
City Clerk's Office
453 West 12th Avenue, Third Floor
Vancouver, BC V5Y 1V4

Dear Mayor Stewart and Councillors,

RE: Rezoning Application for 2924 Venables Street

This letter is to support the rezoning application for 2924 Venables Street by Brightside Community Homes Foundation. Brightside's proposal is to replace the existing 64 units with 145 new units of below-marketing rental housing for independent-living seniors, families and people with disabilities.

Beulah Garden Homes is located in the same Hastings-Sunrise neighbourhood and we see the need for affordable housing in the area. As a fellow provider of affordable housing, we recognize the importance of this development. Our interactions with Brightside's staff have been pleasant and collaborative. They care for their residents.

If you have further questions, feel free to contact me at yvonne@bghomes.ca.

Kind regards,

"s.22(1) Personal and
Confidential"

Appendix C

LANDLORDBC

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December 1, 2020

Sent via email

Mayor Stewart and Council
City of Vancouver

Subject: Rezoning Application – 2924 Venables

Dear Mayor and Council,

I am writing you on behalf of the members of LandlordBC, owners and managers of rental housing across the province, to strongly support this rezoning application to build 145 new units of affordable, secured rental housing for independent-living seniors, families, and people with disabilities. This project will help address a critical housing need and serve as a community amenity for decades to come.

Your Worship and Council have prioritized affordable housing including support of the planned streamlining of processes to create new affordable and non-profit housing in select areas of the city, with the goal to help existing non-profit societies and co-ops renew existing buildings and build more housing over time. The proponent before you with this specific project, Brightside Community Homes Foundation, is a leader in the provision of affordable housing in the community and, in our view, deserve your unanimous support to advance this specific project.

Brightside is one of Vancouver's longest standing non-profit societies with over 64 years of experience providing social housing to seniors, families and people with disabilities. This particular project is largely focused on housing for seniors, a growing cohort of renters as we all know, whose needs extend beyond simply physical housing. **They need community.** In this regard, Brightside is without question a leader in building communities for seniors and this project represents another opportunity for them to build upon that legacy.

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 ecosystem. This is even more critical now as we continue to navigate the current and future impacts of the COVID-19 pandemic. 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. 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. Thank you.

Sincerely,

s 22(1) Personal and Confidential

David Hutniak
CEO, LandlordBC