

7. CD-1 REZONING: 349 East 6th Avenue

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
11/27/2020	19 01	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	It's important to make space for seniors in the community. This project fits the character of the neighbourhood and will provide a walkable location for seniors.	Sarah Farina		"s 22(1) Personal and Confidential"	Mount Pleasant	No web attachments.
11/30/2020	10:19	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	On behalf of Vancity Credit Union, please accept this letter of support for Brightside Community Homes Foundation's rezoning application for 349 East 6th avenue in the Mount Pleasant neighborhood. 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. With a Public Hearing scheduled to take place on December 2, 2020, we believe it is important that we add our voice in favour of the proposed plan that will replace the existing 36 units with 82 new affordable homes for independent living seniors, families and people with disabilities. Affordable housing continues to be a significant need in Vancouver, which includes neighbourhoods such as Mount Pleasant. Brightside works hard to assist residents through the temporary relocation period, and for this project, will not need to temporarily relocate during the construction process since the new building site is adjacent to the existing Brightside building, thereby minimizing disruption to current residents. Brightside's planning for this property also includes LEED gold certification standards for a sustainable building that will ensure design and build employ strategies that improve performance in multiple aspects of a project, including energy and water efficiency, reduction of CO2 emissions, and improved indoor environmental quality. 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			Unknown	Appendix A
11/30/2020	14 30	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	Social housing is auto-support from me. Clear need. Please make them all buildable by-right.	Jennifer Bradshaw			Victoria-Fraserview	No web attachments.
11/30/2020	14 35	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	I live in the adjacent Mainspace lofts (350 E.2nd) and support the project. This project would have been better if: - it replaced single family homes instead of existing affordable rentals. - was also duplicated in other n'hoods that haven't absorbed as much new density as mt pleasant That said, these are much needed homes and I welcome the new neighbours.	Bryn Davidson			Mount Pleasant	No web attachments.
11/30/2020	14 36	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	I support the development of affordable housing. Specifically on 6th Ave but also throughout Vancouver. Any opposition is nothing but classist, racist, and ableist bulls***. Housing is a human right and it is City Council's moral imperative to build more affordable, accessible housing throughout the city.	Tanya Roussy			Fairview	No web attachments.
11/30/2020	14 57	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	I fully support this excellent proposal for much needed additional social housing in my immediate neighborhood.	Campbell Thomson			Mount Pleasant	No web attachments.
11/30/2020	14 59	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	As a resident of Vancouver, I strongly support the approval of this rezoning application, as it will contribute to providing much needed new homes. As a renter, I know first hand that adequate housing is difficult and expensive to find in this city. In my experience, Vancouver's rezoning application process is dominated by the concerns about the negative impacts associated with construction and new residents. I feel it is important the council also consider the benefits the new homes would provide to the people who will live in them for decades to come. For that reason, I support this rezoning application and hope that council will too. In my view, the fact that this application includes 82 unites of social housing makes the case for approval significantly stronger, as it is particularly needed in Vancouver.	Christopher Raftis			Kitsilano	No web attachments.
11/30/2020	15:17	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	I have lived in this neighbourhood in the past, and live nearby now. I'm in support of this badly needed housing, for sure. What would make it better though, would be replacing low density single family houses rather than an existing apartment building, and building more such developments on RES DENTIAL streets south of 16th Avenue.	Katherine Chambers			Kensington-Cedar Cottage	No web attachments.
11/30/2020	15 22	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	Necessary housing.	Jeff Minuk			Kitsilano	No web attachments.
11/30/2020	16:10	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	We are in desperate need of quality rental housing in Mt Pleasant and this location is so close to future Broadway Subway and other great transit, walk, and bike transportation options. This building is NOT too big, if anything it is a very modest proposal given the strong location and transportation options provided for people. Please think about ways to improve park and other community amenities in this area to continue to support the livability of the neighbourhood for more people to call Mt Pleasant home Please do the right thing and say YES to more housing for our community	Mo Bot			Mount Pleasant	No web attachments.

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11/30/2020	16 21	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	A project like this, to build social housing during a housing crisis, should not require a rezoning or a public hearing. Just build it already- and make it as easy and simple as possible for NGOs to build non-profit housing. It's great that this is on a quieter street. The nearby Catalyst development at 7th and Main is fine, but faces directly on to main. This will be much more pleasant. Occupants of social housing deserve to live on quiet streets, just like owners of detached homes are able to. To this end, social housing like this should be allowed to be built on RS and RT areas.	Daniel Craig Oleksiuk		"s 22(1) Personal and Confidential"	Mount Pleasant	No web attachments.
11/30/2020	16 59	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	Please see attached letter of support on behalf of Metro Vancouver Housing.	Laurel Cowan			Unknown	Appendix B
11/30/2020	17:16	PH1 - 7. CD-1 REZONING: 349 East 6th Avenue	Support	Our neighbourhood needs more housing generally and more social housing in particular. 100% support!	Noam Dolgin			Mount Pleasant	No web attachments.
11/30/2020	22:41	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Support	Looks great. Will add some much needed density. Please approve!	Dylan Merrick			Fairview	No web attachments.
11/30/2020	22 53	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Support	I'm writing in support of this project. Whereas I do believe that housing density ought to be spread out more fairly and evenly throughout the city, this site - and this neighborhood - is the perfect place to add affordable housing. Housing affordability, livability, transit, climate change... every single one of these issues will be positively affected by this project and others like it. I just wish we didn't have to wind up in this situation, with me, a member of the public, writing in for every single project. This isn't how progress happens.	Leopold Wambersie			Mount Pleasant	No web attachments.
12/01/2020	07 22	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Support	I am writing in support for Brightside Homes' redevelopment at 325/349 East 6th Avenue. Our city continues to be in desperate need of secure, affordable rental housing. This project will more than double the current housing on the site, creating more homes for seniors, families and people with disabilities. I also love that current residents will not be displaced, and that, once the new building is completed, residents will be invited to move into the new building at the same rental rates based on their income. I urge Council to support this project.	Lesli Boldt			Fairview	No web attachments.
12/01/2020	09 22	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Support	I am writing to support the social housing project at 349 E 6th Avenue. This project is well-located near a number of amenities and is extremely walkable. More projects of a similar scale and density are needed around the entire city (especially on the west side!) to help combat our housing crisis.	Chloe Boisvert			Mount Pleasant	No web attachments.
12/01/2020	09:45	PH1 - 7. CD-1 Rezoning: 349	Support	See attachment	David Hutniak			Unknown	Appendix C
12/01/2020	13 27	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Support	Over the past years the Mount Pleasant neighbourhood has become increasingly gentrified. It has become increasingly more difficult for low-income folks to access the Mount Pleasant area and have the opportunity to call it home. One of the most beautiful aspects of this community, is that it is made up of a range of different folks with different backgrounds. It is important that this neighbourhood is able to keep it's community alive and doesn't lose it to the affluent folks who have started to take it over. It is imperative that we support opportunities for housing of low-income folks in all areas of the city, especially more "attractive" areas.	Dana Sharon			Mount Pleasant	No web attachments.
12/01/2020	13 32	PH1 - 7. CD-1 Rezoning: 349 East 6th Avenue	Support	This is a great project with wonderful public benefits. This should be approved and many more like it approved as well. We need more if this in the City.	Matthew Cavanaugh			Kitsilano	No web attachments.

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11/24/2020

349 East 6th Avenue (Mount Pleasant) Public Hearing Letter of Support

To Mayor and Council:

Re: 349 East 6th Avenue Rezoning

On behalf of Vancity, please accept this letter of support for Brightside Community Homes Foundation's rezoning application for 349 East 6th avenue in the Mount Pleasant neighborhood. 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.

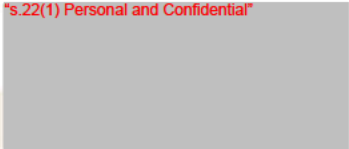
With a Public Hearing scheduled to take place on December 2, 2020, we believe it is important that we add our voice in favour of the proposed plan that will replace the existing 36 units with 82 new affordable homes for independent living seniors, families and people with disabilities. Affordable housing continues to be a significant need in Vancouver, which includes neighbourhoods such as Mount Pleasant.

Brightside works hard to assist residents through the temporary relocation period, and for this project, will not need to temporarily relocate during the construction process since the new building site is adjacent to the existing Brightside building, thereby minimizing disruption to current residents. Brightside's planning for this property also includes LEED gold certification standards for a sustainable building that will ensure design and build employ strategies that improve performance in multiple aspects of a project, including energy and water efficiency, reduction of CO₂ emissions, and improved indoor environmental quality.

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.

"s.22(1) Personal and Confidential"



**Kira Gerwing, Senior Manager
Community Investment
Vancity Credit Union**



*Regional Planning and Housing Services
Tel. 604 451-6635*

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

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December 1, 2020

Sent via email

Mayor Stewart and Council
City of Vancouver

Subject: Rezoning Application – 325 East 6th Avenue

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 82 new units of affordable, secured rental housing for independent-living seniors, families, and people with disabilities. This new building is proposed for the site adjacent to the proponent's current building meaning current residents will not be disrupted and will move into the new building upon its completion. 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 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