

Public Hearing - December 8, 2020 - Item 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) - Support

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment
11/23/2020	12:07	PH2 - 5. CD-1 REZONING: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	Moved to Vancouver a year ago from Spain. Moved here as Director of soccer, to lead a youth soccer academy. The main challenge we found ourselves, was the difficulty in order to get a soccer field. Thats why I support this project, so hopefully it will be a 2-acre park with a sports field that could be used for soccer. Thanks a lot for your time.	Robert De Los Santos	Robert De Los Santos	DV7 Soccer Academy	[REDACTED]	Kitsilano	No web attachments.
11/27/2020	16:28	PH2 - 5. CD-1 REZONING: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	I am writing to express BC Non-Profit Housing Association's support for the rezoning at 949 W 41st Ave and 5469-5507 Willow (Oakridge Transit Centre). Notably, the project would allow for the creation of 330 units of social housing, 180 rental homes (incl. 45 moderate income rentals), in addition to 1,120 strata homes. We know that renters in the city of Vancouver are facing significant challenges with affordability. As per the latest census there were 150,310 rental households in the city, representing more than half of all households. Of those households, 44% spent more than the accepted standard of 30% of their pre-tax income on rent and utilities. Nearly one quarter (23%) spent more than 50% of their pre-tax income on rent and utilities, meaning they were likely forgoing other basic necessities and at real risk of homelessness. Additionally, the most recent homeless count in the city identified a minimum of 2,095 community members in need of a safe, secure, affordable home. The easy access of the site to transit (rapid bus and SkyTrain), amenities, and services positions it as a prime location for affordable housing and is a step in the right direction in terms of meeting the City's goals of developing new rental housing along transit corridors and transit stations. The proposed rezoning would not solve the housing affordability crisis overnight as many more market rental and non-market rental units across the housing spectrum are required to respond to the continuously steep housing demand. That said, the project would add desperately needed units to a limited pool of housing that serves low to middle-income earning families who cannot afford to own and who currently occupy other rental stock. We strongly encourage Mayor and Council to vote in favour of the rezoning application as has been requested.	Jill Atkey	Jill Atkey	BC Non-Profit Housing Association	[REDACTED]	Grandview-Woodland	No web attachments.
11/28/2020	12:14	West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	More retail space and a childcare center provided. 40% of public space will benefit the public a lot.	Jerry Zhong	Jerry Zhong		[REDACTED]	Kerrisdale	No web attachments.

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11/30/2020	18:26	PH2 - 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	Good day I have lived in the West Side of Vancouver most of my life. I have recently moved to Kerrisdale but lived on 33rd between Oak and Granville from 2017 to 2020. My son attends Vancouver college and I coach and play field hockey at Eric Hamber. I am thrilled to learn about this new project and the terrific mixed use options. There are fewer families in the West Side and project like this will revitalize the area. It has a great mix of social and market housing and more retail is welcome as Oak and 41st has very few options.	Mike McKee	Mike McKee	Homeowner	[REDACTED]	Kerrisdale	No web attachments.
12/02/2020	09:10	West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	The project provides both valuable public benefits through community parks and centers, and much needed residential homes	Chris Ho	Chris Ho		[REDACTED]	Oakridge	No web attachments.
12/02/2020	11:19	PH2 - 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	Supportive of the proposal. It represents a good balance of strata, rental and social housing units. Some neighbourhood serving retail is appreciated but I do question the viability of an increasing the retail component and think it would dilute what's happening at Oakridge. Would encourage the applicant to strive for a higher level of design.	Farouk Babul	Farouk Babul		[REDACTED]	Kerrisdale	No web attachments.
12/02/2020	13:22	PH2 - 5. CD-1 REZONING: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	I write in support of the above application which features a mix of social, rental, below-market rental uses, all of which are needed on this large site to meet both market housing and affordable housing needs. In addition there is childcare space to encourage families to the development. The proposed retail and commercial space along West 41st Avenue will provide an active pedestrian presence and add to an attractive streetscape together with dedicated parkspace on site. This is a welcome addition to a transit adjacent area. The CAC package of \$80,711,050 and Development Cost Levy \$31,246,346 will provide a welcome monetary contribution to the City's overall priorities.	Beng Gunn	Beng Gunn		[REDACTED]	Unknown	No web attachments.
12/02/2020	18:25	PH2 - 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	As a representative of Tikva Housing Society, with our office right across the street, I want to express strong support for this proposal. The neighbourhood is ideal for more housing, and we particularly like the fact that there will be both social and affordable housing in the development.	Alice Sundberg	Alice Sundberg	Tikva Housing Society	[REDACTED]	Unknown	No web attachments.
12/03/2020	15:24	PH2 - 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	I support the proposed mixed-use development at the OTC site due to it's proximity to the Oakridge municipal town centre and associated transit infrastructure. This sort of residential densification aligns City priorities and policies. The amenities - including childcare, parks, social housing and public art - will all provide much needed social support for the much densified Cambie Corridor.	Alex Percy	Alex Percy		[REDACTED]	Downtown	No web attachments.