

PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue - SUPPORT

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
05/14/2021	16:04	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	Dear City Council, Please accept my letter of support in regards to the rezoning application for 1650 East 12th Avenue. I am a commercial real estate broker who focuses in the East Vancouver market. I strongly feel the proposed project at 1650 East 12th Avenue would be a great addition to the Commercial Drive corridor, south of Broadway, as I believe it would help deliver a constructive evolution to this retail node. Furthermore, I feel that the condo units are a welcomed addition to the neighborhoods housing stock which is mostly single family and townhomes. It is my understanding that this project only requires a rezoning for height; an increase from 4-storeys (which is currently approved), to 6-storeys. In exchange, 65 new homes would be added to the Vancouver housing inventory. There is no added density required with this project. As well, the Grandview-Woodland Community Plan outlines 6-storey mixed-use buildings in the area of Broadway-Station Precinct, which is the ultimate goal of this proposal. As we all know, Vancouver has an extremely competitive residential real estate market, and as a result more people are looking to purchase a condo as their first home. This project is well-connected to transit and provides a more accessible price-point for first-time homebuyers looking for an alternative to the soaring single-family home prices. I hope that council approves this project and continues to encourage developers to deliver on community plans. Thank you.	Adrian Beruschi		s. 22(1) Personal and Confidential	Unknown	No web attachments.
05/17/2021	16:39	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	Dear Mayor and Council, I am a born and raised Vancouverite and have lived close by this project for many years. As a nearby resident, I'm in support of this project at 1650 E 12th Avenue. That corner is well suited to condos and the new commercial units will help animate the southern end of The Drive. Furthermore, that site will provide 65 new homes where none were before. I believe that this will make a difference to Vancouver and overall housing affordability levels. This new housing will also be close to transit which will help encourage people to use other modes of transportation outside of their vehicles, which will also be good for the health of our city. As a renter, I hope to one day be able to own my own home, but the reality of living in Vancouver is that I will likely first have to purchase a condo. I hope that there are options for me like this when I am ready to enter the housing market. I hope you will consider approving this project. We need to help first time homebuyers in Vancouver. Thank you.	Bailey Miazga		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
05/17/2021	19:36	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	This is a great project to redevelop Commercial Drive and increase the pedestrian realm. The commercial space is retained and made much more friendly to pedestrians which is great. And you add housing on top without displacing any renters. These types of projects are how we transform Vancouver into a 15 minute city, allowing people to live without the carbon pollution from a personal car. I strongly support.	Nathan Hawkins		s. 22(1) Personal and Confidential	Killarney	No web attachments.
05/17/2021	22:00	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	The Commercial Drive Business Society would like to express our full support for the rezoning application for 1650 East 12th Ave, located in our business district. We have been encouraged by the community outreach Wesgroup has done, and their willingness to strive to understand the needs of Commercial Drive.	Lesley McHale		s. 22(1) Personal and Confidential	Unknown	APPENDIX A
05/18/2021	08:16	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	A welcomed addition to a struggling corner at 12th and Commercial.	Mark Zuccaro		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	APPENDIX B
05/18/2021	08:21	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	This corner is currently an eyesore and in need of revitalization - I am in support of more homes and retail reflective of the vibrancy of the Drive.	Danielle Barker		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	APPENDIX C
05/18/2021	13:46	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	I'm a resident at s. 22(1) Personal and Confidential and am writing to support the application for 1650 E 12th Avenue. This project is aligned with the Grandview-Woodland Community Plan and would really help connect this part of the neighbourhood with the rest of the area. That portion of Commercial feels cut-off from the lively section up to 12th Avenue, and the old strip mall poking into the sidewalk breaks up the attractive next few blocks leading up to Clark Park. The proposal will create 65 homes, including 23 family-oriented units, a great benefit for an area well-situated on transit, and with lots of local businesses at its doorstep. This means people can live, work, shop and more near convenient transit lines such as the B-Line, Skytrain, and public bus. I pass by this area daily, and find that it could really use some revitalization, which this proposal is sure to provide. I was also impressed to learn about the private bike stations, as well as wash and repair tools. This will be great to encourage cycling in this area too! I'd like to see Council vote in support of this development at the Public Hearing.	Matthew Carwana		s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
05/18/2021	14:18	PH1 - 3. CD-1 Rezoning: 1650 East 12th Avenue	Support	My name is Yvonne Correia, and I am a small business owner at s. 22(1) Personal and Confidential. My business, Cafe Algarve, faces the site and I am happy to see some revitalization at this corner, finally. Please see attachment for complete comments.	Yvonne Correia		s. 22(1) Personal and Confidential	Mount Pleasant	APPENDIX D



Commercial Drive Business Society
4-1726 Commercial Drive, V5N-4A3
thedrive.ca

May 17, 2021

Dear Mayor Kennedy and Members of Council,

My name is Lesley McHale and on behalf of the Commercial Drive Business Society, I wish to express our support for the rezoning application of 1650 East 12th Avenue (by Wesgroup Properties), located in our business district.

The Commercial Drive BIA has been supporting and promoting the growth and vitality of The Drive's unique, local businesses for 21 years. The 21 blocks of Commercial Drive from Venables at north end, to 13th Avenue at the south, are home to the most eclectic mix of businesses in the city. Of the more than 400 businesses on the Drive, the majority are single location, owner-operated, and services completely unique.

Commercial Drive has long been the cultural heart of Vancouver. We appreciate that Wesgroup has taken the time to engage with our Society to make sure that their development on East 12th and Commercial Drive fits with the overall feel of the Drive and contributes to the unique brand of our business district.

Furthermore, this project conforms the Grandview-Woodland Community Plan, which our organization played an active role in creating. The project is located within the *Station Mixed Use and Employment Land Use* area of the *Commercial-Broadway Station Precinct* which calls for 6-storey mixed-use developments; this is exactly what Wesgroup is hoping to deliver. This area already offers rental housing, with more to come as encouraged by the local area plan. We welcome condominiums at this location to allow young families, first time home buyers or even empty nesters to lay more permanent roots in our community.

With much of the new development and revitalization occurring north of Broadway, we believe this proposal will help stimulate new business activity at the southern end of The Drive with new retail opportunities, and 65 homes above bringing us another 100+ daily shoppers to our neighborhood.

With this in mind, on behalf of the Commercial Drive Business Society, I ask that you vote in favour of the project at 1650 East 12th Avenue.

Thank you.

Sincerely,

Lesley McHale
President, Commercial Drive Business Society

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1650 E 12th Avenue - Wesgroup Properties

Dear Mayor & Council,

My name is Mark Zuccaro and I am writing in support of the development at 1650 E 12th and Commercial Dr. I live in the area and have noticed that this part of Commercial Drive represents a disconnect with the more vibrant lower end of the Drive. South of Broadway, we see many struggling businesses, and a stretch that is in dire need of revitalization along a busy thoroughfare into Vancouver.

Sixty-five new homes on the corner lot will make a world of a difference to this block, adding some much-needed density to support the local businesses along Commercial. There are so many cherished small businesses such as cafes and restaurants in the surrounding area, and I'm sure they would love to see some extra foot traffic and a new customer base on their street.

What's more, this building will add some new landscaping and sidewalk improvements that will only work to benefit the look and feel of this block.

Let's say yes to revitalization and new housing at Commercial and 12th.

Thanks,

Mark

1650 E 12th Avenue - Wesgroup Properties

Dear Mayor Kennedy and City Council,

My name is Danielle Barker and as a long time local of the area, I am writing in support of the development at 1650 E 12th and Commercial.

Personally, I was thrilled to hear that this site was slated for future redevelopment. Some added commercial and retail offerings would be a welcome interest in this area. I live nearby and know firsthand how difficult it is to secure housing near Commercial Drive. Having 65 new units of quality housing, close to transit and new retail is exactly what this corner needs. These units could be used for professionals, young families, or those wishing to downsize but remain in the area they've lived all their lives.

It is also my understanding that this project adheres to the Grandview-Woodland community plan, which calls for 6-storey mixed-use developments at East 12th and Commercial Drive. As this is exactly what the project is hoping to deliver, I do not see why it should not be approved!

I hope that you vote in favour of this application and continue to bring new activity to this end of The Drive.

Thank you,

Danielle Barker

Dear Mayor and Council,

My name is Yvonne Correia, and I am a small business owner at **s. 22(1) Personal and Confidential** Drive. My business, Café Algarve, faces the site and I am happy to see some revitalization at this corner, finally.

I really appreciate the appearance and design of the building.

The landscaping and public realm improvements are attractive as well, and I am glad there will be tree retention facing my business (a small Portuguese café and grocery).

I love the white flowers that bloom on these trees; when I look outside and see them, they remind me of Portugal.

I like the retail on the ground level, as it will be useful to us and will bring some new vibrancy to the neighbourhood.

I am especially looking forward to seeing new activity and families in the area, which will bring more pedestrians to E 12th Avenue and other local businesses.

I am really hoping that City Council will approve this project for our neighbourhood.

Thank you,

Yvonne