

5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue (Support)

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
09/09/2021	15:43	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I have received a letter of support from BC housing attached here.	Gordon Yeh	s. 22(1) Personal and Confidential	Unknown	Appendix A
09/13/2021	14:38	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Rental housing, and housing in general, is needed throughout Vancouver. A short supply of housing is causing our housing issues and increased density is one of the key factors to helping resolve this. I hope that mayor & council understand how important it is to help support projects like this as it adds much needed rental housing.	Helen Lui		Mount Pleasant	No web attachments.
09/13/2021	14:53	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	Please see attached letter of support from BC Housing.	Raymond Kwong		Unknown	Same attachment as Appendix A
09/14/2021	11:14	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	see attachment	David Hutniak		I do not live in Vancouver	Appendix B
09/16/2021	13:57	PH1 - 5. CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue	Support	I am a life-long renter and due to Vancouver's horrendous real estate market, will continue to be a renter. I am not alone in this situation. More affordable rental housing is needed.	sara		Kensington-Cedar Cottage	No web attachments.



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September 7, 2021

City of Vancouver
453 West 12th Ave
Vancouver, BC V5Y 1V4

Re: 4426 – 4464 Knight St, Vancouver

Dear City of Vancouver,

The HousingHub, a newly established division of BC Housing, was created to fulfil a new mandate – to supply housing for the middle-income household. As part of this initiative, the HousingHub seeks to utilize partnerships with the development community and Developers to create projects that serve the needs of the middle-income households in communities across our province. In particular, the HousingHub's Provincial Rental Supply Program aims to increase the supply and range of affordable housing options in the independent range of the Housing Continuum.

In 2020, Alliance Partners Development Ltd approached the HousingHub to explore the opportunity to develop 4426 – 4464 Knight Street in Vancouver with a partnership. The development would create 72 rental units on the proposed site and would have a positive impact in the community for the supply of rental housing. After initial analyses and review of the opportunity, we found that the development meets the overall program intent, goal, principles, target population and core elements of the HousingHub.

This letter confirms that BC Housing, through the HousingHub is in support of the development at 4426 – 4464 Knight Street in Vancouver with Alliance Partners. The development dually accomplishes objectives set by Alliance Partners and the HousingHub while more importantly, benefiting future residents with the creation of new rental units.

We value this potential partnership and see this as a positive response in alleviating the pressures faced in the neighbourhood with respect to affordable housing and additional supply for middle income households in Vancouver.

Yours truly,

s. 22(1) Personal and Confidential



Raymond Kwong
Provincial Director, HousingHub
BC Housing



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September 14, 2021

Mayor and Council
City of Vancouver

Subject: 4426 to 4464 Knight Street & 1406 East 28 Avenue Rezoning Application

Dear Mayor Stewart and Council,

On behalf of LandlordBC, please accept this letter of support for the above-captioned rezoning application to create 72 secured purpose-built rental homes for the community. This project is an important step to help address the rental crisis in Vancouver by ensuring that families of all sizes have access to adequate housing in a highly liveable neighbourhood. Rental housing, and in particular secure purpose-built rental housing, will continue to be the best housing option for many of our residents, both current and future. We must therefore ensure that we continue to enable new rental housing to be built to meet demand. We also remind Council of the significant immediate economic benefits of this new build by virtue of high-paying construction jobs and the significant purchase of services and supplies from local businesses.

WHY PURPOSE-BUILT RENTAL HOUSING?

Purpose-built rental housing provides secure, long-term housing for renter households earning a broad range of incomes. A robust supply of purpose-built rental housing is crucial for supporting a diverse city. Furthermore, over half of Vancouver's households rent their homes and this cohort is growing as our population continues to grow. And our population will continue to grow, likely beyond our projections and expectations, because Vancouver is where businesses want to anchor their operations, and where talented individuals from around the world want to live and work.

WHAT THIS PROJECT OFFERS

- All of the 72 units are purpose-built pet-friendly rental homes
- 10 ground-oriented live/work units to support small home-based businesses
- 36% family-sized homes with 2 or more bedrooms
- Located in an area well served by transit, and close to shops services, schools, and parks helping to create walkable communities
- Zero tenant displacement (currently 3 single family homes on site)

In closing, we respectfully ask that you approve this project and thank you in advance.

Sincerely,

s. 22(1) Personal and Confidential

David Hutniak
CEO, LandlordBC