

2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/14/2022	15:41	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	Dear Mayor Stewart and Council. I live in the West End, not too far from the proposed development at Thurlow and Harwood. I think that the proposal to build secured rental and below market housing at Thurlow and Harwood is appropriate for this amenity rich location, within walking distance to employment hubs and transit. The West End is a great place to live ' it's downtown, yet surrounded by green space and sheltered from the hustle and bustle in the core. In my opinion, this project will most definitely serve to enhance what is already a welcoming community with lots of great restaurants and shops. Personally, I love living in the West End and I know others would feel the same. As most Vancouverites have heard by now, Vancouver has become one of the most expensive cities in the world, with escalating housing costs. Not everyone agrees what is driving this ' but whatever the cause, I think we can all agree that having more secured rental and affordable housing is a good thing. I think that it makes to allow taller buildings in this location to enable the delivery of rental and affordable housing. I suspect that future residents of these buildings will work downtown and will commute by walking or cycling. We should be encouraging developments like this that discourage driving. For these reasons, I am encouraging you to support both of these proposed buildings, which will bring renewed rental stock and affordable housing to the West End. Thank you. ' J.L.	Jonathan Lim	s.22(1) Personal and Confidential	West End	No web attachments.
06/15/2022	15:45	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	On June 21st this concurrent rezoning applications are items two and three on the Public Hearing agenda. Please ensure Mayor and Council receive the letter for both hearings. Thank you	David Hutniak	s.22(1) Personal and Confidential	I do not live in Vancouver	Appendix A
06/15/2022	15:56	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	I'm fully in support of the application to build two rental buildings at the corner of Harwood and Thurlow St. As a renter myself, I'm pleased to see steps being taken to renew and prolong rental housing tenures in the neighbourhood. The West End has a lot of older buildings that are in need of much repair, and as a result, renters are sometimes forced to live in less than ideal living conditions. I really like that this project has housing for moderate income earners as well ' this will be hugely helpful for so many people who work and service our Downtown region (i.e. nurses, teachers, retail staff etc.). Looking forward to seeing this one move forward and welcoming new families and individuals into the area. - A A.	Andraya A	s.22(1) Personal and Confidential	Downtown	No web attachments.
06/16/2022	09:27	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	My name is Corey, and I am a West End resident writing in support of the rental housing project proposed for Thurlow and Harwood. I was thrilled to learn that this project would bring 279 new, high quality rental apartments to the area. The West End is a beautiful place to live, and this project will mean more people & families will have this opportunity as well. From the Shape Your City page, I was very impressed by the building design. I like that it will fit in well with the existing area, and include landscaping to ensure the streets stay green just like many other parts of the West End. Happy to see this project moving forward to Council, I hope it receives a green light at the public hearing.	Corey Colville	s.22(1) Personal and Confidential	West End	No web attachments.
06/16/2022	11:06	PH2 - 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	Please approve the proposal to build two rental buildings at the corner of Harwood and Thurlow in the West End. My husband and I have just been through the process of looking for rental housing in Vancouver and it was challenging ' to say the least. We lived in the West End previously (on Pendrell) and were hoping to find something in the neighbourhood, but no luck. We loved living here, close to shopping and restaurants. We also don't have a vehicle, so housing in a central, walkable, transit oriented location is essential. We work from home and have been looking for a 2 or 3 bedroom rental for months. After searching for months, and submitting several applications for housing, we finally found a home in Fairview. Unfortunately, we weren't able to find anything suitable in the West End. This development, although a few years away, would have been perfect for us. Please support this project. Thank you. ' P M.	Pia Montes-Freiboth	s.22(1) Personal and Confidential	Fairview	No web attachments.
06/16/2022	11:19	PH2 - 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	Please approve the proposal to build two rental buildings at the corner of Harwood and Thurlow in the West End. My husband and I have just been through the process of looking for rental housing in Vancouver and it was challenging ' to say the least. We lived in the West End previously (on Pendrell) and were hoping to find something in the neighbourhood, but no luck. We loved living here, close to shopping and restaurants. We also don't have a vehicle, so housing in a central, walkable, transit oriented location is essential. We work from home and have been looking for a 2 or 3 bedroom rental for months. After searching for months, and submitting several applications for housing, we finally found a home in Fairview. Unfortunately, we weren't able to find anything suitable in the West End. This development, although a few years away, would have been perfect for us. Please support this project. Thank you. ' P M.	Pia Montes-Freiboth	s.22(1) Personal and Confidential	Fairview	No web attachments.

2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street - SUPPORT

06/16/2022	13:14	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	I'm fully in support of the application for 1065 Harwood St and 1332 Thurlow St moving forward at next week's Public Hearing. As a renter myself, I'm pleased to see steps being taken to renew and prolong rental housing tenures in the neighbourhood. The West End has a lot of older buildings that are in need of repair, and as a result, renters are sometimes forced to live in less than ideal living conditions. I really like that this project has housing for moderate income earners as well ' this will be hugely helpful for so many people who work and service our Downtown region (i.e. nurses, teachers, retail staff etc.). Looking forward to seeing this one move forward and welcoming new families and individuals into the area.	Ian Patillo	s.22(1) Personal and Confidential	Downtown	No web attachments.
06/16/2022	13:33	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	Hi Mayor and Council, I'd like to share my support for the rental housing project by Bosa at Thurlow and Harwood. I've lived in the neighbourhood for several years now and am thrilled with the amount of rental housing projects I'm seeing come forward for your consideration lately. This is exactly the kind of housing stock we need & redeveloping older stock is absolutely part of the solution to our ongoing housing challenges. This project looks great, is in a great location and will make a real impact for 279 people/ families. Please approve this project at the public hearing.	Sebastian Jasiorkowski	s.22(1) Personal and Confidential	Downtown	No web attachments.
06/16/2022	14:25	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Support	As a nearby resident, I completely support more desperately needed rental housing coming to my neighbourhood!	Dan Rothwell	s.22(1) Personal and Confidential	West End	No web attachments.

June 15, 2022

Mayor and Council
City of Vancouver

Subject: June 21, 2022, Concurrent Rezoning Applications at 1066 – 1078 Harwood Street and 1065 Harwood and 1332 Thurlow Street

Dear Mayor and Council,

LandlordBC is the province-wide industry association representing owners and managers of rental housing. Our mandate is to work with government and stakeholders to ensure that we have a vibrant rental housing ecosystem delivering safe, secure, and sustainable rental housing for British Columbians. On behalf of our members, we are writing to strongly support the concurrent purpose-built rental rezoning applications at 1066 – 1078 Harwood Street and 1065 Harwood and 1332 Thurlow Street proposed by Bosa Properties and submitted together with Henriquez Partners Architects. These two proposed buildings will deliver:

- 557 new secured rental homes
- 110 below market rental homes and 447 market rental homes
- 35% of the homes are family oriented 2 and 3-bedroom homes

Community benefits delivered by this project are extensive and include:

- renewed rental stock where the aged existing structures
- true affordability with deep subsidy rental rates at either 50% or 20% below CMHC average rents for the West End
- bona fide family housing with all 3-bedroom units secured as below market rental homes – the existing structures are primarily one-bedroom homes
- extensive amenities that will enhance the quality of life for all residents
- sustainability is a priority, the project is following the City's Low Emissions Green Buildings pathway

BC families deserve to have access to safe, secure, sustainable rental housing. To address the persistently low rental vacancy rates in the City of Vancouver, we need to encourage and approve more projects such as the concurrent rezoning applications before you. Projects that are delivering secure, affordable, and family-oriented purpose-built rental. Without robust construction of new purpose-built rental housing Vancouver will not be able to provide suitable rental housing for singles, young families, and seniors.

Vancouver is a highly desirable place to live and purchasing a home in Vancouver is out of reach for more and more families. Sadly, renting has been stigmatized, when the reality is that renting is the best option for a significant cohort of individuals and families in Vancouver. Renting is more affordable, provides financial flexibility, enhances job mobility and, reduces the huge risks that are

often associated with purchasing a home. As Staff has stated in the past, in the order of 76% percent of all new Vancouver residents are renters. Those opposing new rental construction fail to recognize the broader socio-economic importance of a robust supply of new rental housing and are instead focused on their own self-interests.

Renters want the health and safety that comes with these new buildings. The current rental options available are disproportionately represented by aging purpose-built rental buildings nearing the end of their functional life, or secondary suites unsuitable for families and with no security of tenure. This project provides badly needed secure family-oriented homes that are close to transit, shops, and services. As the city grows, we need to be prepared to provide a mix of housing options to the community. **I would also add that one cannot be for more housing affordability and restrict new supply at the same time.**

I wish to acknowledge that under your leadership, and with the strong support of your very capable Staff, we've seen progress in the approval and construction of new rental housing across the income spectrum. By the same token, Your Worship and Council know that it is extremely challenging to build rental housing at the best of times due the risk/reward imbalance favouring condo development, high land and construction costs, financing costs (exacerbated by the unfolding high interest rate environment that spells the end of "cheap" money for rental projects for the foreseeable future, likely decades, if not forever), and a legislative environment that makes it very challenging to operate rental in BC, let alone build it. So here we have a proponent willing to assume the risk and build secure purpose-built rental homes for our community. In our view, we should not be putting up unnecessary barriers, we should be going out of our way to support them as they strive to enhance our community.

I closing I wish to reiterate that LandlordBC strongly supports these concurrent rezoning applications, and ask Your Worship and Council to say yes so that this critical rental housing gets built. Now is the time to be bold. We know that saying yes to these two proposed buildings will be against the backdrop of strong albeit ill-conceived objections from some members of the community and, for that matter some of your fellow Council members. We encourage you to not fall prey to the naysayer's rhetoric.

Thank you.

Sincerely,



David Hutniak
Chief Executive Officer
LandlordBC