

3. CD-1 Rezoning: 1066-1078 Harwood Street - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/07/2022	16:13	PH2 - 3. CD-1 Rezoning: 1066-1078 Harwood Street	Support	As a close neighbor, I support this building without reservation.	Daryl Larsen	s.22(1) Personal and Cdn	West End	No web attachments.
06/15/2022	15:44	PH2 - 3. CD-1 Rezoning: 1066-1078 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
06/16/2022	14:26	PH2 - 3. CD-1 Rezoning: 1066-1078 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.
06/16/2022	20:33	PH2 - 3. CD-1 Rezoning: 1066-1078 Harwood Street	Support	Dear Mayor Stewart and Council. I have been a resident/tenant of a building in the West End that was built by Bosa. I fully support Bosa's application to renew older housing stock with new secured rental and below-market housing at the corner of Thurlow and Harwood Street. Over and above the obvious benefits of providing access to stable, affordable housing (specifically with below-market housing), Bosa is in the business of building communities. Here where I live, the managers have fostered a warm, welcoming environment that truly makes one feel at home and I believe that this sense of belonging is the cornerstone of a thriving, vibrant community. I am confident that Bosa will continue to build energy-efficient homes that establish strong communities in the West End. Thank you. - Iris	Iris Santos	s.22(1) Personal and Cdn	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