

**PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue - Support**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-19	10:20	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	1) BC is in housing crisis therefore we need more more houses to be built. 2) This is a leaky condo and it's not advisable to do further repairs since everything is too expensive. Most of the owners do not have that funds to shoulder recurring repairs.	Ferdinand Aquino		
2023-12-20	21:10	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support the proposed development at 3380 Vanness Avenue.	Dick Hsu	Renfrew-Collingwood	
2023-12-14	22:50	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support more rental opportunity in the community	CHITRA SURYAKUMAR	Renfrew-Collingwood	
2024-01-08	09:32	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I am in support of more housing in the neighbourhood.	Celine Diamond	Renfrew-Collingwood	
2024-01-15	20:36	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I live in Joyce since 1996. I love the area and want to rent an unit near Skytrain because I do not need to drive to do my shopping.	Fiona Chan	Renfrew-Collingwood	
2024-01-15	20:55	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I live in Joyce almost 30 years. I really like the neighbourhood. I can take the Skytrain and buses to anywhere very fast. I want to rent an unit near Joyce Skytrain in the future.	Sunny Chan	Renfrew-Collingwood	
2024-01-18	07:35	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I have been living in the Joyce-Collingwood neighbourhood for 20+ years. I'm fully in support of the proposal to rezone the property currently occupied by Joyce Place at 3380 Vanness, and the adjoining townhouses. I have looked at the plans put forth by Intracorp, to build high-density rental housing on the site and feel like this would be an ideal development for this neighbourhood. Skytrain is literally a few seconds walk away, making this a prime spot for commuters to have a 15 minute journey downtown, as I have done for years. And the neighbourhood has great potential for shops and restaurants, and could really be a vibrant community. I truly hope that the rezoning is passed and that Intracorp can proceed with their proposed development.	Jennifer Reed	Renfrew-Collingwood	
2024-01-18	15:22	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support the rezoning.	Edna Abustan	Renfrew-Collingwood	

**PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue - Support**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-18	16:29	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	Downtown Van is in full support of this development. It delivers secured rental housing, including below-market rental housing, along with child care spaces in comfortable commuting proximity to our district, which in turn plays a role in long-term vibrancy of our downtown area, and positively benefits the overall economic and social fabric of our city.  See letter, attached, for full letter.	organization Downtown Vancouver BIA (Downtown Van)	Downtown	<a href="#">APPENDIX A</a>
2024-01-17	19:27	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I strongly support the development and building of more rental unit in this area due to the easy access to transit/skytrain station, I live in this neighbourhood since 2009...	Wilbert De asis	Renfrew-Collingwood	
2024-01-17	21:15	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	The rezoning of 3380 Vanness ave for additional rental housing is a crucial step in fostering the growth of Joyce neighbourhood. By providing more housing options, this rezoning can attract a diverse mix of residents, creating a vibrant and inclusive community. Moreover, increased rental options can help address the housing affordability challenges that many individuals and families face, ensuring that long-time residents and newcomers alike can continue to call Joyce home. This initiative not only enhances the quality of life for current residents in the area but also lays the foundation for a dynamic and sustainable future for this cherished Joyce community.	Jessica Huang	Renfrew-Collingwood	
2024-01-17	14:38	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I SUPPORT THE REZONING OF 3352-3386 AVE. BECAUSE OF THE HOUSING SHORTAGES AND SKY HIGH RENTAL PRICES. THE POPULATION IN VANCOUVER ARE RAPIDLY INCREASING. PEOPLE FROM IMMIGRANTS AND OTHER AREAS OF THE COUNTRY. HOUSING SHORTAGE BECOME A HUGE PROBLEM. PEOPLE CAN NOT AFFORD MORTGAGES, AND RENTS THAT CAUSED LOTS OF HOMELESS PEOPLE.  THANK YOU FOR THE CONCERN.  KIT-	KIT LEE		
2024-01-17	16:35	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I believe this rezoning will help the neighborhood and community in Joyce/Collingwood. Having lived personally in the area for more than 10 years and having multiple family members living in the area, I welcome the plan and think it will revitalize the community and be good for all.	Theodora Gannon		

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-17	17:04	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I am writing to support the CD-1 Rezoning: 3352-3386 Vanness Ave and 3347 Clive Ave. 1) I see progress upon seeing the proposed rental units that will help families who are also renting from far places and need to commute by sky train or bus. 2) I see compassion in knowing that a day care space will be provided, and that 10% of rental units to be below market rents. 3) I see a next level of a vibrant community from how the building is to be built, is modern, spacious, and very welcoming. I do hope the City will see the merits of that this project's approval.	Febe Peralta	Renfrew-Collingwood	
2024-01-17	17:14	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I am in support of the proposed building project at 3352-3386 Vannes and 3347 Clive Ave. The vicinity is fast developing and there is a need for rental units, the place being accessible to sky train and transit. The proposed day care center will be advantageous to the working parents of the community. I hope that the COV will approve building this project. Thanks.	Benjamin Peralta	Renfrew-Collingwood	
2024-01-15	14:00	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support the rezoning. First eccentric premium location. High density residential mixed with all levels of people. Because of the skytrain, bus station is good for all levels of people.	Simeon Hui	I do not live in Vancouver	
2024-01-16	16:48	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I fully support the rezoning application, as more homes are needed close to the Skytrain Station.	Joan Good	Renfrew-Collingwood	
2024-01-16	17:41	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support re-zoning because Vancouver needs more rental housing.	Anita Yeung		
2024-01-16	18:08	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	The proposal to build high rise high density dwellings helps ease housing shortage and create jobs in construction & allied sectors. The neighborhood is well adapted to high density residential units.	James Sia	Renfrew-Collingwood	
2024-01-16	20:05	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support the rezoning. I believe the multi-use proposal will benefit a wide range of people and the proximity to public transit will be valuable for access to work.	Pricilla Hui	I do not live in Vancouver	
2024-01-17	00:21	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I endorse the rezoning proposal for CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue to promote an increase in the supply of affordable housing in our city.	Grace Wong	Renfrew-Collingwood	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-17	00:22	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support rezoning it to build 2 tall rental buildings. because it is close to and within 50 meters of the Joyce Sky train Station. More people now prefer living near Sky train station to take advantage of easy public transport and save a lot of time. and money Many of my friends are asking to rent a unit near the Station. as they are getting old and do not want to drive any more, By sky train can go to many places to enjoy their lives. such as shopping centres, community centres and parks. etc.	Chuk Leung	Renfrew-Collingwood	
2024-01-17	00:52	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	It will create more rental units for many more people to live in this nice place. It helps solve the present severe critical housing problem. It is within 50 meters of Joyce Sky Train station. It is very convenient to take public transit. It saves time and money. It would help ordinary people a lot with their daily lives and help make society as a whole more harmonious. Many of my badminton and table tennis friends love to live in this place as it is near Sky train station.	Perri Wong	Renfrew-Collingwood	
2024-01-17	10:21	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I strongly support the rezoning application for 3352 Vanness Avenue & 3347 Clive Avenue  As a resident in the Joyce-Collingwood area for over 30 years, I enjoy watching the growth of this friendly, multicultural and vibrant neighborhood.  The proposed development will give the area more rental units - affordable housing - which are desperately needed in the current economy. We are a community of young families, youths pursuing education, working professionals, and active retirees. Easy access to skytrains and buses gives us all affordable mobility and convenience, contributing to a healthy community.	Vivian Blaker	Renfrew-Collingwood	
2024-01-17	10:48	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support rezoning first eccentric premium location, high density residential.	Dennis Kao	I do not live in Vancouver	
2024-01-17	10:55	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	The building is in a bad shape and it should be torn down and build a taller, more rental units so that more people can benefit.  I do not live in the area but my sister and my brother in law do.	Abbe Lee	Arbutus Ridge	
2024-01-17	13:51	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	Been living in the Joyce Collingwood community since birth and I wholeheartedly support the proposed apartment density increase. Embracing additional rental housing is crucial for fostering a vibrant and inclusive neighbourhood, addressing housing needs, and ensuring the sustainable growth of our community.	Thomas Ng	Killarney	

**3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue - Support**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-09	17:56	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support the rezoning. First eccentric premium location. High density residential mixed with all levels of people. Because of the skytrain , the bus station is good for all levels of people.	Hanyan Che	I do not live in Vancouver	
2024-01-09	22:25	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	The more buildings the better	Eric Walton-Ball	Renfrew-Collingwood	
2024-01-10	08:23	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support this project. Encourage the inclusion of a grocery store. The area needs it.	David Gillard	Renfrew-Collingwood	
2024-01-10	08:59	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	The city is growing and needs housing for people who can live closer to transit. This location will accommodate young people and families.	Grace Wu	Renfrew-Collingwood	
2024-01-08	13:33	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I think it will be great to have rental units so close to a skytrain station. The referral report outlines many reasons for why this development will improve conditions in the neighbourhood & the city.  Having tall, dense developments is ideal in such close proximity to rapid transit and it would be a shame to force low vacancies and high market rates in such a prime location for renters.	Nyan Saik Krat	Riley Park	
2024-01-08	14:43	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support this as it will provide more rental housing for families and it is very accessible to transit systems for workers.	Janet Chiang	Renfrew-Collingwood	
2024-01-06	14:38	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	There are a need of more rental units in the community.	Carlos Cordeiro	Renfrew-Collingwood	
2024-01-13	18:33	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	I support the high rise because I think it will make housing more affordable and accessible for people who are in need.	Ria Zheng	I do not live in Vancouver	
2024-01-13	22:30	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	Joyce area is a developing area with a lot more potential.	Fangyu Li	Grandview-Woodland	

**3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue - Support**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-14	17:08	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	<p>I strongly support this redevelopment.</p> <p>The existing building (3380) requires extensive restoration which is untenable financially for the current tenants to complete.</p> <p>The proposed redevelopment provides extensive housing for various income-levels as well as community services.</p> <p>It means many more people will live in close proximity to transit, meaning less cars on the road, less pollution, and crucially needed affordable housing which the city is desperately short of.</p> <p>The new building is within the general elevations and sight lines of the area, and with a Skytrain station right there it makes sense to create added density to facilitate a growing East Vancouver neighbourhood.</p>	Peter Byrne	Renfrew-Collingwood	
2024-01-14	18:15	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	<p>Dear Mayor and Council,</p> <p>The proposed development around the Joyce SkyTrain station is a much needed housing project for this neighbourhood. I support the Rezoning application and encourage that we secure more market rental housing especially below-Market rental units around rapid transit to support housing affordability for Vancouver residents. As a past resident of this neighbourhood I want to see more high density mixed-use development around this high utilized transit hub to support community growth and businesses. With Joyce Station being such a centralized location it will also help move people to alternative modes of transportation such as taking transit. I encourage this project to move forward.</p>	Jefferson Cheung	I do not live in Vancouver	
2024-01-12	10:53	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Support	<p>I'm hugely in favour of this rezoning so that more housing can be provided next to the Joyce Street skytrain station.</p> <p>We have so many new immigrants coming to our city and this is exactly the sort of development that is needed to accommodate them. Most immigrants can't afford to drive so having rental accommodations right next to the station and bus loop is invaluable. It means they can have a good quality of life in this neighbourhood and then be able to move around the city on transit for work opportunities and for interacting with other citizens. A very worthwhile development that will add so many more housing units compared to what is there now.</p>	Dave Mangelsdorf	Renfrew-Collingwood	

**DOWNTOWN VANCOUVER  
BUSINESS IMPROVEMENT ASSOCIATION**  
Suite 1380 –1100 Melville St  
Vancouver, BC V6E 4A6  
info@dtvan.ca



January 18, 2024

Dear Mayor and Council,

**Re: Downtown Van support for secured rental housing developments at public hearing**

I am writing on behalf of the Downtown Vancouver Business Improvement Association (Downtown Van) to express our support for three rental housing development applications, as outlined on the agenda and supporting materials of the public hearing dated January 23, 2024, and as recommended by city staff.

Our association represents the interests of 8,000 businesses, and approximately 130,000 people visit our district to work each day. As such, we are deeply invested in the health, supply and affordability of our regional housing and rental housing market. We see developments with secured rental housing as beneficial for our district, as it helps attract and retain skilled employees. Moreover, it is crucial to have a diverse and abundant mix of housing options within convenient commuting distance of the downtown core.

We also see these transit-friendly developments as providing additional transportation and commuting options to Vancouver residents who wish to visit or participate in the cultural and social as well as economic opportunities found only in our city's central business district.

Downtown Van is in full support of the following developments:

- 3352–3386 Vanness Avenue and 4437 Clive Avenue
- 2015 Main Street and 190 East 4th Avenue
- 1055 Harwood Street

Together, these developments deliver 1158 units of secured rental housing, including 161 below-market units. Moreover, they are either adjacent to our district or located near rapid transit hubs. Downtown Van was also pleased to note that the development proposed for a site directly by Joyce Station (3352–3386 Vanness Avenue) includes a purpose-built childcare space – an essential amenity desperately needed for our region.

Delivering more rental housing stock in comfortable commuting proximity to our district plays a role in long-term vibrancy of our downtown area, and positively benefits the overall economic and social fabric of our city. Thank you for your time and consideration. I look forward to a favourable outcome for these applications.

Sincerely,

s. 22(1) Personal and Confidential



Jane Talbot  
President & CEO  
Downtown Van