

CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-08	17:08	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	<p>Social housing in Vancouver is a vital form of affordable housing, especially given that the current real estate market consistently exceeds living wage standards. Large developers are increasingly constructing what they term “affordable units” for sale, often to benefit from incentives such as increased building capacity, allowing for more floors. However, the prices of these so-called “affordable units” remain out of reach for many people, including those earning \$100,000 per year. This is especially the case for family size dwellings.</p> <p>This problem is particularly noticeable in neighbourhoods like Strathcona and Marpole (where I live), where the availability of affordable rental units is declining as new developments emerge with high price tags. As similar pressures mount in other neighbourhoods, the overall strain on Vancouver increases, making it more difficult to preserve affordable housing options for residents.</p> <p>Social housing has been proven to work as an effective solution for Vancouver's housing crisis. Social housing family units create diversity and sustainability in communities of Vancouver. E.g. essential workers of Vancouver cannot afford to live in Vancouver. Without greater support for social housing initiatives, especially those supporting family units, the problem is likely to worsen.</p>	Crystal C	Marpole	
2024-11-08	17:16	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	I support this project - we desperately need more social housing.	Russil Wvong	Riley Park	
2024-11-10	14:53	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	108 homes, all social housing needed housing for residents of temporary housing across the street. St. Paul's Hospital will bring a lot of housing demand to the area.	Mike Vlasman	Kitsilano	
2024-11-10	18:06	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	This is a great project made even better by the proposed amendment! Vancouver needs more buildings like this!	Marcia Kishida	Riley Park	
2024-11-11	14:32	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	I support this amendment. This wont fix the housing issue, but having the Hogans Alley Society run a full building of social housing will help a lot. That neighborhood is in desperate need of housing, well below market rate, which is barely being provided right now.	Johann Weiss	Kensington-Cedar Cottage	

Report date range from: 11/8/2024 3:00:00 PM to: 11/12/2024 12:00:00 PM

2024-11-11	13:39	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	Please approve the amendment to create more social housing, which we desperately need in Vancouver.	Tim Smith	Downtown	
2024-11-11	16:41	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	Wholeheartedly support - this introduces a big chunk of new social housing into an already great project.	Luke Johnson	West Point Grey	
2024-11-11	22:21	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	<p>Dear Mayor Sim and Members of Vancouver City Council,</p> <p>I write to you today regarding CD-1 (845) Text Amendment for 728-796 Main Street and 205 Union Street, and I do so with both hope and frustration. As a director at the Hogan's Alley Society and, more importantly, as a young Vancouverite who has experienced firsthand the housing crisis gripping our city, I urge you to approve this amendment.</p> <p>My wife and I recently returned to Vancouver after time away, drawn back by our deep connections to this community – our families, our careers, our roots. Yet what we've found upon our return is a city that seems determined to push out the very people who make it vibrant. According to the 2024 Demographia International Housing Affordability report, Vancouver remains one of the world's most unaffordable cities, with a median house price to median household income ratio of 12.0 – meaning housing costs are twelve times the median annual income. This is not just a statistic; it's a crisis that's tearing at the fabric of our community.</p> <p>I watch helplessly as friends and colleagues – talented, hardworking people who contribute immensely to Vancouver's culture and economy – make plans to leave because they simply cannot afford to stay. These are people who should be building their futures here, raising families here, enriching our community. Instead, they're being forced to abandon the city they love.</p> <p>The amendment before you is precisely the kind of action we desperately need. It would allow for increased density and the creation of more appropriately sized family units, while expanding affordable and social housing options. This is exactly the type of forward-thinking development that could help reverse the devastating affordability trend we're experiencing.</p> <p>Let me be crystal clear: passing this amendment should be an absolute no-brainer. The fact that we even need to debate whether to allow more affordable housing in one of the world's most expensive cities is, frankly, silly. Our outdated zoning laws and byzantine permitting processes have for too long been barriers to progress, serving as instruments of exclusion rather than tools for community building.</p> <p>If this amendment fails to pass, it would send a shocking message about</p>	Petros Kusmu	Strathcona	

				<p>Council's commitment to addressing our housing crisis. It would tell young families like mine that Vancouver is not interested in being a city where we can build our futures. It would tell organizations like the Hogan's Alley Society – which has worked tirelessly to create affordable housing solutions through their community land trust model – that their innovative approaches to addressing housing affordability are not welcome here.</p> <p>However, I remain hopeful. By supporting this amendment, you have an opportunity to demonstrate real leadership in addressing Vancouver's housing crisis. You can show that you understand the urgency of this moment and are willing to take meaningful action to ensure Vancouver remains a city for everyone, not just the wealthy few.</p> <p>Should you pass this amendment, know that you'll have my genuine gratitude. But more importantly, you'll be taking a concrete step toward ensuring Vancouver's future as a vibrant, inclusive, and livable city.</p> <p>The choice before you is clear. The time for half-measures and hesitation is long past. I, along with countless other Vancouverites, expect you to do the right thing and approve this amendment.</p> <p>Sincerely, Petros</p>			
2024-11-11	22:38	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	I support this rezoning as we need more housing.	Jesse Betteridge		

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2024-11-12	07:27	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	<p>Dear Mayor and Members of Council,</p> <p>Re: Public Hearing CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street</p> <p>I write on behalf of the Co-operative Housing Federation of BC and the Community Land Trust Foundation of BC to express our support for the proposed by-law amendment affecting the property at 728-796 Main Street and 205 Union Street.</p> <p>CHF BC is proud to work hand in hand with the wider community housing sector to empower organizations whose work prioritizes individuals and communities who have been historically marginalized by systemic discrimination. This development will be owned and operated by Hogan’s Alley Society and Hogan’s Alley Community Land Trust, who have been working tirelessly to steward the redevelopment of the Hogan’s Alley block and to champion the legacy of Strathcona’s Black community.</p> <p>The proposed by-law amendments will be critical in expanding the profile of residents in the neighbourhood to include a broader diversity of households and incomes. This will enable Hogan’s Alley Society to build a more inclusive community and further mitigate the impact of Vancouver’s affordable housing crisis.</p> <p>Please listen to the voices of those who know the community best. They are telling you that the proposed amendments are needed to create more sustainable, family-oriented housing that will contribute to the long-term social and economic health of one of Vancouver’s historic neighbourhoods.</p> <p>The entire co-operative housing sector applauds the efforts of Hogan’s Alley Society and we urge you to support the proposed amendments.</p>	organization Co-operative Housing Federation of BC	Grandview-Woodland	Attachment 1
2024-11-12	10:39	CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street	Support	<p>This is a fantastic project that fits well with this neighbourhood as well as in our City. It is so nice to see much needed social housing projects and it is so important for our city to build much more needed housing such as this.</p> <p>I live within walking distance to this project site and I am in full support of this project in every aspect. Please approve this.</p>	Helen Lui	Mount Pleasant	