

## Castro, Maria

---

**From:** Wendy Christie "s.22(1) Personal and Confidential)"  
**Sent:** Sunday, June 11, 2017 2:08 PM  
**To:** Public Hearing  
**Subject:** 809 West 23rd Ave, Vancouver - Development Application Hearing Tuesday, June 13th

I would like to go on record as supporting the above development.

As a neighbour in the Douglas Park area, I support an increase in densification, especially the gentle densification that is being proposed here. Furthermore, under the heritage retention program that is currently being considered by the city, we should have several houses in our neighbourhood, pre 1940, that might very well be candidates for stratification to 2 or 3 units per standard lot so this is another reason I see no problem with this application.

If you have any questions you can email me or call me at "s.22(1) Personal and Confidential)"

Thank you.

Wendy Christie  
"s.22(1) Personal and Confidential)"

## Castro, Maria

---

**From:** McGuire, Michelle  
**Sent:** Monday, June 12, 2017 10:18 AM  
**To:** 'Blair Arts'; CC Meeting Coordinators - DL  
**Subject:** RE: 809 West 23rd rezoning

Hi Jon,

Thank you for your e-mail. I have forwarded it to the City Clerks department for including with the correspondence received prior to public hearing.

Best regards,  
Michelle

---

**From:** Blair Arts "s.22(1) Personal and Confidential"  
**Sent:** Sunday, June 11, 2017 8:35 PM  
**To:** McGuire, Michelle  
**Subject:** re: 809 West 23rd rezoning

Hello:

I live in that neighbourhood "s.22(1) Personal and Confidential" and would like to say that I think that this project and rezoning application is a fantastic idea and would be a great benefit to our neighbourhood.

Vancouver has a housing shortage, and this kind of project is exactly what we need more of.

Cheers

Jon Steeves  
"s.22(1) Personal and Confidential"

-----  
"s.22(1) Personal and Confidential"



## Castro, Maria

---

**From:** Brendan Dawe "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 10:57 AM  
**To:** Public Hearing  
**Subject:** RE 809 W 23rd Ave.

Mayor Gregor Robertson and Vancouver Council Members,

I am writing regarding my support for 809 West 23rd Avenue. I am a Vancouver renter who suffers due to housing policies which have driven rental vacancy rates below 1%

This project deserves to be approved because of the following reasons:

- I want my friends and family to be able to live in Douglas Park, and they won't be able to do that if there aren't enough homes
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

809 West 23rd Avenue deserves to be approved, but we'd be even better off if:

- I'm disappointed that the project doesn't have even more units
- It's disappointing that a project like this requires a rezoning

In short, council should approve this project and create policies to expedite projects like it.

Sincerely,  
Brendan Dawe

"s.22(1) Personal and Confidential"

## Castro, Maria

---

**From:** Jerome Deis "s.22(1) Personal and Confidential)"  
**Sent:** Monday, June 12, 2017 11:03 AM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 809 W 23rd Avenue

As a concerned resident of Vancouver – I am fully supportive of this application.

There should be no reason why an application such as this should be delayed for such a long time when we are in a crisis situation – the long drawn out process used is only adding to our lack of housing, affordability – and frustration from residents and developers.

If we can create more housing options such as this in this neighbourhood – they should all be fast tracked!

Construction of this project should have started 2 years ago when the first application was received – approve it now! And start being part of the solution rather than a major roadblock.

Processes need to be changed, Zoning needs to be changed, Bylaws need to be updated!

When is this city going to get it!

Thanks

Jerome Deis  
"s.22(1) Personal and Confidential)"

## Castro, Maria

---

**From:** Jacques Grenier "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 11:39 AM  
**To:** Public Hearing  
**Subject:** In support of project at W23rd and Willow

Re: In support of the project to save and redevelop the old church at the corner of W23rd and Willow in Vancouver...

Unfortunately my wife and I cannot attend the public hearing tomorrow to express our strong support for the above project at W23rd Ave. and Willow. We firmly believe that this type of project is ideal for the area, and for us. We are seeking to downsize from a bigger home. We love the area with its many trees and parks. But we are not fans of the cookie-cutter townhouse and apartment developments currently going up in the Cambie corridor.

The church project has a unique character. It manages to save a historic local building *and* provide a number of housing units that fit well with the neighbourhood. The city is certainly aware that it needs more and better housing. This project manages to provide that while not creating an eyesore in the local area.

We are strongly in favour of this.

Jacques Grenier and Monica MacNeil

## Castro, Maria

---

**From:** Jacint Simon "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 11:56 AM  
**To:** Public Hearing  
**Subject:** Public comment for 809 West 23rd Avenue

To the Mayor and Council of the City of Vancouver,

I am writing regarding my support for 809 West 23rd Avenue. This project is in a great location and I'd love to live there someday.

I urge you to approve the project for the following reasons:

- This project will make Douglas Park a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

I do have some ideas for improvement:

- I'm disappointed that the project doesn't have even more units
- The land should already be zoned to allow homes like this, no rezoning required

Please approve this project.

Thank you for your time,

Jacint Simon, M.URB

## Castro, Maria

---

**From:** Julia Longpre "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 12:53 PM  
**To:** Public Hearing  
**Subject:** Douglas Park basement suites

The Douglas Park Neighbourhood Association's complaint about basement suites in their area is NIMBYism at its worst. Please do the right thing and allow more of this much needed and affordable housing everywhere. Homeowners with homes worth millions of dollars should not be allowed to unfairly target people who are not so fortunate.

Thank you  
Julia Longpre

Sent from my iPad

## Castro, Maria

---

**From:** Theo Wiersma "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 2:49 PM  
**To:** Public Hearing  
**Subject:** Support for development at 809 West 23rd Avenue

To Mayor Gregor Robertson and members of Vancouver city council,

I would like to communicate my support for the project at 809 West 23rd Avenue.

Among my reasons for supporting this project:

- I want my friends and family to be able to live in Douglas Park, and they won't be able to do that if there aren't enough homes
- This project will make Douglas Park a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

Despite my overall support, I have some suggestions for improvement:

- The project could have more family-friendly units

Vancouver needs creative projects like these to improve density *and* livability. The reality is that all residents are going to need to adjust to changes in our community and neighbourhoods - an affluent minority can't be allowed to force density to concentrate out of their line of sight.

I urge you to approve this project and others like it. Please feel free to contact me with any questions.

Best regards,

Theo Wiersma

"s.22(1) Personal and Confidential"



## Castro, Maria

---

**From:** Tanya Paz "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 3:07 PM  
**To:** Public Hearing  
**Subject:** Fwd: Please say YES to 10 units at 809 W 23rd Ave - near Douglas Park

Hello Mayor and City Councillors,

This project is a triple win. It cherishes some heritage aspects of the church (as a building), it provides 10 more housing units in the area, it keeps the character of the neighbourhood (whatever that means to each person), and it's near the Canada Line (rapid transit).

I consider it gentle density. Keep the basement suites.

From my blog about it from March 2016 on Pricetags:

<https://pricetags.wordpress.com/2016/03/25/nimby-rage-not-just-for-towers-anymore-townhouses-too/>

"Hair splitting leads to split ends:

- This property is within the Cambie Corridor near Douglas Park but about 1 block outside the area where changes are likely to be permitted.
- Once Phase 3 is complete, it could be applicable without rezoning but this application was submitted months before the completion of Phase 3.
- The residents who don't want it say it's spot zoning.
- The City and developer say it's not spot zoning it's an application to rezone from RS-5 (Single Family) District to CD-1 (Comprehensive Development) District under the City's Heritage Policies and Guidelines, including the Heritage Action Plan.

This [Vancouver Courier article](#) from October, 2015 explains what's going on in depth."

<http://www.vancourier.com/news/douglas-park-residents-fight-rezoning-application-1.2075892>

Clearly, the City needs an increase in density asap and this project fits into the neighbourhood nicely. Even those against increased density in all neighbourhoods agree that increasing density closer to major transit routes is the best place to start.

Thank you,

Tanya Paz

Vancouver resident

--

Tanya Paz

## Castro, Maria

---

**From:** Justin Turcotte "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 4:13 PM  
**To:** Public Hearing  
**Subject:** 809 West 23rd Avenue Rezoning

Mayor Gregor Robertson and Vancouver Council Members,

This email is about 809 West 23rd Avenue, which I support. My high income earning friends and myself have been priced out this area. This is a perfect example of missing middle density and fits beautifully with the neighbourhood. Allowing the current SFH owners of Douglas Park dictate the future unaffordability and hollowing out of this neighbourhood is terrible for the city and will push future density out of neighbourhoods and onto arterials.

809 West 23rd Avenue is a good project for the following reasons:

- I want my friends and family to be able to live in Douglas Park, and they won't be able to do that if there aren't enough homes
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- This is a perfect example of the type of housing this region desperately needs.

I have some suggestions for improvement that do not detract from my overall support:

- I'm disappointed that the project doesn't have even more units
- The land should already be zoned to allow homes like this, no rezoning required

I urge you to approve this project.

Sincerely yours,  
Justin Turcotte

## Castro, Maria

---

**From:** Mike Jarrett "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 4:17 PM  
**To:** Public Hearing  
**Subject:** 809 W 23rd Ave

I would like to support the rezoning of 802 W 23rd avenue.

I lived a few blocks north of Douglas Park for several years, and still live close enough that I'm in the neighbourhood often. I'm concerned that the neighbourhood is becoming exclusive to people who can afford 3 million dollar houses. This project doesn't go far enough to change that, but it is better than allowing the property to be wasted as a multimillion dollar mansion.

A neighbourhood near the Canada Line and within walking distance of two major hospitals MUST provide housing options for people who aren't millionaires.

Thank you.

Mike Jarrett

## Castro, Maria

---

**From:** Siobhan Gallagher "s.22(1) Personal and Confidential)"  
**Sent:** Monday, June 12, 2017 4:47 PM  
**To:** Public Hearing  
**Subject:** 809 W. 23rd - approve rezoning application EDG

Dear Mayor and Counsel,

I am writing to support the EDG rezoning proposal to preserve the church and add some infill density. I think this provides for tasteful densification as well as preservation of the church's history. There need to be housing alternatives to the single family home in this area. Projects like these off Commercial Drive are successful and seem to enhance the sense of community, not detract from it.

Sincerely,

Siobhan Gallagher  
"s.22(1) Personal  
and Confidential)"