
Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 4, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I am a member of Little Mountain Cohousing, as well as one of the organizers of the recent Canadian Cohousing Conference held in Vancouver.
(www.canadiancohousingconference.ca)

This project is innovative and important for Vancouver. I am excited for the future residents, and excited for the increased opportunities for cohousing to happen in Vancouver.

1. Cohousing Lite

Our Urban Village cohousing community is working with the developer, Tomo Spaces, to pioneer a new model called "cohousing lite" to make cohousing development easier and with less risk for members. Typically, a cohousing community would purchase land, design the building, and hire all the professionals required for construction. Unfortunately, the process is an arduous one taking on average 5 to 7 years with a high rate of failure. This is especially true in pricey Vancouver with limited land options.

Instead of acting as our their own developer, OUV looked for an innovative developer open to co-designing. Tomo was already working on increasing sociability in multi-family housing. In the cohousing lite model, Tomo is responsible for land acquisition, project design, and construction management.

2. Affordable homeownership

OUV is a multigenerational community, made up of singles, couples, and families with children. and housing affordability is a challenge that many families face. The proposed development includes 3 below-market units for homeownership, priced at 35% below market. These units will have a price-restriction covenant to peg future resale price to a regional income index to ensure affordability in

perpetuity. These units are critical to the creation of a diverse multigenerational community. OUV would be willing to assist in managing future re-sales to ensure that the price-restriction covenant is enforced in perpetuity.

3. Support for alternative transportation modes

This project is located in a neighbourhood well-served by transit. It also has a high bike and walk score. Many of the potential residents commute by bike and plan to use the nearby bike route on Ontario Street. They are also committed to car sharing and will not need one car per family. They have given feedback to the design of the courtyard with the parking spaces and the underground bike storage.

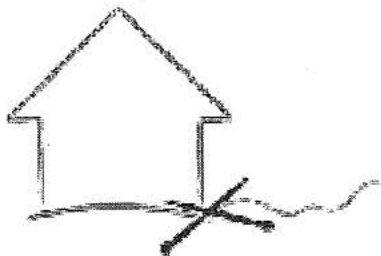
4. The form of the housing

Tomo House is an example of the small scale multi-family housing projects that we need more of in Vancouver. Its 3-storey form on a double lot is appropriate for the site which is adjacent to a 3 and 4-storey apartment buildings and 2-storey houses. This building is proposed to be built to Passive House standards, which will contribute greatly to the local know how on applications to multi-family projects.

This multi-family housing project contributes greatly to Vancouver. It is innovative in pioneering cohousing lite, affordable housing ownership, and its small-scale density design. I hope that you will support this rezoning application.

Sincerely,

Lysa Dixon



s.22(1) Personal and Confidential



Susan Ruzic

s.22(1) Personal and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 4, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I am a member of Our Urban Village (OUV), the cohousing group that will be the future residents of the proposed project. This project is innovative and important for Vancouver. We are proud to be a collaborator on this project.

Our OUV community is working with the developer, Tomo Spaces, to pioneer a new model called "cohousing lite" to make cohousing development easier and with less risk for members. Tomo is responsible for land acquisition, project design, and construction management. We meet throughout the development process to give feedback on the design and make a limited set of critical decisions. We were impressed that Tomo was already working on increasing sociability in multi-family housing.

Tomo House is an example of the small scale multi-family housing projects that I would like to see more of in Vancouver. Its 3-storey form on a double lot is appropriate for the site which is adjacent to a 3 and 4-storey apartment buildings and 2-storey houses. This building is proposed to be built to Passive House standards.

OUV is a multigenerational community. We are made up of singles, couples, and families with children. Many of us are retired or work in the public sector. Housing affordability is a challenge that many of our families face. The proposed development includes 3 below-market units for homeownership, priced at 35% below market. These units will have a price-restriction covenant to peg future resale price to a regional income index to ensure affordability in perpetuity. These units are critical to the creation of a diverse multigenerational community.

The neighbourhood where this project will be built is well-served by transit. It also has a high bike and walk score. Many of us commute by bike and plan to use the nearby bike route on Ontario Street. We are also committed to car sharing and will not need one car per family. We have given our feedback to the design of the courtyard with the parking spaces and the underground bike storage.

Sincerely,

Susan Ruzic

Dragnea, Irina

From: Paramjit Banga s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 9:09 PM
To: Public Hearing
Subject: Fw: Letter of support

From: Keren Freed s.22(1) Personal and Confidential
Sent: Wednesday, July 4, 2018 9:22 PM
To: Paramjit Banga
Subject: Letter of support

NOTICE: This email originated from outside of the school district. Do not click on links or download attachments unless you recognize the sender and know the content is safe. For information on how to detect malicious emails, please go to our district's Portal > Inside 38 > Software Support > Outlook.

Hi Paramjit. So good talking to you tonight. Here is the letter. Please feel free to change anything you want to.
Thanks. Keren

Paramjit Banga

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

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

July 4, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House)Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in this neighbourhood and I believe this proposed project will be a wonderful addition.

The project's scale is an example of the small scale multi-family housing projects that we need more of in Vancouver's low-density neighbourhoods. Its 3-storey form on a double lot fits well with the surroundings. The proposed project is across the street from a 4-storey apartment building and next to 2-storey houses. Also it will support a multi-generational community by having unit types ranging from studios to 3-bedrooms. It is important that our neighbourhood and our city have housing choices for diverse family types.

A cohousing project with its focus on neighbours knowing one another is great for the neighbourhood. I like the idea of neighbours helping neighbours, and I further support the project because of the attention it gives

to bikes and car sharing. I know one of the members of Our Urban Village and I am confident that this proposed project will be a positive addition to our neighbourhood.

Thank you.
Sincerely,
Paramjit Banga

Richmond School District No. 38, Richmond, BC, Canada

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Dragnea, Irina

From: James Chamberlain s.22(1) Personal and Confidential
Sent: Thursday, July 05, 2018 9:23 AM
To: Public Hearing
Cc: s.22(1) Personal and Confidential
Subject: Support for 5811 Main St Rezoning (Tomo House)

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 5, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

We are founding members of OUV Cohousing and we currently live in a very comfortable home, just footsteps from City Hall. We have owned only two homes in Vancouver over the last thirty years. We rarely move from place to place, and if we were just looking out for ourselves, we would have no need or reason to move now. But, our shared dream..... is to co-create a new kind of community with newfound friends and future neighbours.

Over the past three years, we've worked extremely hard to develop and nurture the establishment of a vibrant, cohousing lite community known as Our Urban Village Cohousing. This began, simply enough, as a kitchen table discussion amongst four people who wanted to make a positive difference in our city. Since then, we've dedicated significant time and energy to co-creating a better future for others. Conversely, over twenty years, we've witnessed our own neighbourhood hollow out due to increasing housing unaffordability for young couples, seniors and families with children.

We know that we have a lot of social, economic, racial and gender privilege as a gay, married couple in our late fifties. We don't want to ignore or squander our personal privilege. We want to make a realistic difference in this city that we love! We care deeply about the future of our city as a livable, socially and culturally diverse place to live. We hope that Tomo House and Our Urban Village Cohousing will provide a sustainable alternative to the existing housing dilemma in Vancouver for generations to come.

This multi-generational project serves as a model for a new kind of housing in Vancouver. It is innovative in pioneering cohousing lite and exemplifies more affordable home ownership via some units having price covenants placed upon them. Our community is looking forward to making this unique community and building a reality and one that can be more easily replicated in similar neighbourhoods. In closing, we are fully committed to continuing to work with the city and community partners to help make new cohousing lite communities thrive. We can't do this without your personal support. Therefore, we hope that you will whole heartedly support this rezoning application.

Sincerely,

James Chamberlain & Jean-Marie Russell

s.22(1) Personal and Confidential

“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it’s the only thing that ever has.” Margaret Mead

James Chamberlain acknowledges that he lives, works and plays on the unceded and traditional territories of the Coast Salish peoples – sk̓wx̓wú7mesh (Squamish), sel̓il̓wítulh (Tseil-Waututh), and x̣ẉṃəθḳẉəỵəm (Musqueam) nations.

Dragnea, Irina

From: Bill Piggott s.22(1) Personal and Confidential
Sent: Thursday, July 05, 2018 1:09 PM
To: Public Hearing
Subject: Support for 5811 Main Street (Too House) Rezoning Application

Bill Piggott
s.22(1) Personal and
Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 4, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in East Vancouver and I believe this proposed project will be a wonderful addition.

Scale and neighbourhood fit: The proposed project's scale is appropriate for its location and it fits well with the neighbourhood. Its 3-storey form on a double lot is appropriate. The proposed project is across the street from a 4-storey apartment building and next to 2-storey houses. It is an example of the small scale multi-family housing projects that we need more of in Vancouver's low-density neighbourhoods.

Intergenerational community: The proposed project supports a multi-generational community by having unit types ranging from studios to 3-bedrooms. It is important that our neighbourhood and our city have housing choices for diverse family types.

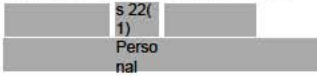
Cohousing: A cohousing project with its focus on neighbours knowing one another is great for the neighbourhood. I like the idea of neighbours helping neighbours. I have attended the open houses and met a few of the Our Urban Village members who will be future residents of the proposed project.

Bike and car sharing: I further support the project because of the attention it gives to bikes and car sharing.

Sincerely,

Bill Piggott

Mackenzie Stonehocker



Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
via publichearing@vancouver.ca

July 6, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5809-5811 Main Street (198 Ontario Place) Rezoning Application

In advance of the July 17, 2018 public hearing, I am writing to support Tomo House and Our Urban Village's proposed cohousing project on Main Street. I am happy to see the City has supported this collaborative project.

All cohousing communities increase affordability, by providing residents the opportunity to live well in smaller units, to share tools and skills, and by creating a support network. We instinctively know that the logistics of life cost more if you're on your own.

But in Vancouver, with such high prices for land, and rising costs of construction, we need many creative solutions to provide more affordable housing. Cohousing by itself doesn't make it affordable for working families to live in Vancouver. Therefore, I especially hope that the Charter changes are done in time to allow for 35% below-market affordable ownership of 3 units in this project.

I also support the proposed parking reduction for this proposal. Since Vancouver has excellent transit, car-share, walkability and bikeability, and since the cost of housing is always of concern, it doesn't always make sense for developers to build expensive parking.

Finally, I hope to see more examples of small scale multi-family housing projects throughout ALL of Vancouver's neighbourhoods. I especially think design that fosters connection and community should be encouraged. I think this 3.5 storey form would be appropriate replicated on local streets within most neighbourhoods, similar to the heritage walk-up apartments we find scattered throughout the city.

This multi-family housing project contributes greatly to Vancouver. It is innovative in pioneering cohousing, affordable housing ownership, and small-scale sociable design. I hope that you will support this rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Stonehocker'.

Mackenzie Stonehocker

Dragnea, Irina

From: Karen Lewis s.22(1) Personal and Confidential
Sent: Friday, July 06, 2018 12:12 PM
To: Public Hearing
Subject: Support for 5811 Main Street Rezoning

Mayor and Council
City of Vancouver
City Hall, 453 West 12th Ave.
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed 'co-housingsing life' project at 5811 Main Street. I am a resident of Vancouver and believe this proposed project will be a wonderful addition to our city's housing alternatives.

The project's scale is an example of the small scale multi-family housing projects that we so badly need more of in Vancouver's low-density neighbourhoods. It's 3 storey form on a double lot fits well with the surroundings. It would be across the street from a 4 storey apartment building, and next to 2 storey houses. It would also support a multigenerational community by having unit types ranging from studios to 3 bedrooms. Our city needs more choices for diverse family types.

A co-housing community, with it's focus on neighbours knowing one another, is great for the neighbourhood. I like the idea of neighbours helping neighbours, and I further support this project because of it's attention to bikes and car sharing, and the fact that it is so accessible to transit.

I know many of the members of Our Urban Village Co-Housing, and I am confident that this proposed project will be a positive addition to the neighbourhood and city.

Thank you.

Sincerely,

Karen Lewis

s.22(1) Personal and Confidential
[Redacted Signature]

Ludwig, Nicole

From: Carol Crabtree s.22(1) Personal and Confidential
Sent: Thursday, July 05, 2018 11:37 AM
To: Public Hearing
Subject: July 17: Letter of Support for project at 5811 Main Street

Mayor and Council

City Hall,

453 West 12th Avenue,

Vancouver, B.C. V5Y 1V4

publichearing@vancouver.ca

July 5, 2018

Dear Mayor Robertson and Councillors:

The purpose for this letter is to give support to the proposed cohousing-lite project to be built at 5811 Main Street.

I have been part of Our Urban Village Co-Housing Lite Project for over two years. I am 76 years old, also I am single and have no children. These two factors indicate that I belong to a group that research shows are at risk for isolation and loneliness. Luckily I have discovered the joys of belonging to a community, where there are people of all ages and stages of life. My skills and acquired wisdom are valued and I can get the help I might need as I age.

Many Co-Houses are intentionally multigenerational. At OUV that is one of the most important aspects when forming the community, to have in it, all different kinds of households – from singles both, young and retired to families with young children, to couples (same or different sex) with no children. We also value representing different ethnic backgrounds. But it hasn't been easy forming our community. The biggest barrier has been the incredible rise in Vancouver real estate prices. Many people, young and old, and particularly young families have joined our community but have not been able to remain because of the cost. A program, such as the proposed 3 suites which could be available at 35% below market prices, would allow important members of the community to remain in it. OUV could be as representative as possible in ages, stages, household, and ethnic background.

Without such an affordability program, there is no way I will be able to purchase even the smallest unit and remain in the community. With that program I could do it. I hope that the city will see the benefit of assisting individuals and promoting cohousing by bringing in this program.

Yours truly,

Carol Crabtree

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son
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and

Dragnea, Irina

From: Donelda Rose s.22(1) Personal and Confidential
Sent: Sunday, July 08, 2018 11:31 AM
To: Public Hearing
Subject: Re: Support 5811 Main Street (Tomo House) Rezoning Application

Mayor and Council
City of Vancouver City Hall
453 West 12 Avenue
Vancouver, B,C, V5Y I4V

Dear Mayor Robertson and Council,

Re: Support 5811 Main Street (Tomo House) Rezoning Application

We are writing in support of the proposed cohousing lite project at 5811 Main Street. I am a member of Vancouver Cohousing and feel that cohousing is a positive addition to any neighbourhood.

There was considerable opposition from individuals in our neighbourhood when we were going through the rezoning process. There was misunderstanding about cohousing as the concept was new.

One of the concerns was parking. We have underground parking and most of our households have one or fewer cars. Many of our members use public transit, car sharing, cycling or walk for commuting and errands. Parking has not been a problem.

An immediate neighbour was very worried that our building would have a negative impact on his large garden. The design took shading of his property into account so his garden has not been impacted. In fact he is pleased that we have worked hard to eradicate invasive morning glory vines. We have developed a friendly relationship with him and several of our neighbours via 'over the fence' chats and some open house events.

One of the great problems of our society is rampant consumerism. At Vancouver Cohousing we endeavour to reduce our collective footprint. As mentioned we work to reduce fuel consumption by having fewer cars. Three of our vehicles are electric (we have charging stations), one is a hybrid and most others are smaller fuel efficient models. We purchase food staples in bulk for four weekly community meals. We share tools, camping equipment, swap vehicles and more.

Knowing all of our neighbours has a huge social benefit. In addition to our weekley common meals there are frequent gatherings for everything from birthday celebrations to Scrabble games. The many children in the community have freedom to bike, scoot and play in the courtyard and in our childrens' areas. Need a cup of sugar, an hour of child care...Send an email to the community and you will likely have a response in minutes.

The focus on community in cohousing is a solution to many of the problems of isolation experienced in our society. The focus on sustainability supports smaller environmental footprints.

While not inexpensive, our homes are typically smaller and more affordable than many homes in the city due to the shared spaces in our common house.

In summary on social, environmental and financial levels cohousing is positive. We strongly support the Tomo House project as a positive addition to the Main and 41st neighbourhood.

Sincerely,

Donelda Rose and Monty Bruce

Dragnea, Irina

From: Sarah Hoye s.22(1) Personal and Confidential
Sent: Sunday, July 08, 2018 5:56 PM
To: Public Hearing
Subject: Support for 5811 Main Street (Tomo House) Rezoning Application

From: Sarah Hoye
4643 John Street
Vancouver, BC
V5V 3X4

July 8, 2018.

To: Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Councillors,

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in this neighbourhood and I believe this proposed project will be a wonderful addition.

The proposed project's scale is appropriate for its location and it fits well with the neighbourhood. Also, it supports a multi-generational community by having unit types ranging from studios to 3 bedrooms. This gives some housing choices for diverse family types.

This cohousing project with its focus on neighbours knowing one another is great! I love the ideas of neighbours helping each other and building community and connections.

A big bonus is that the project supports bike and car sharing!

Sincerely,

Sarah Hoye

Sarah



Barry Truter

s.22(1) Personal and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 8, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing in support of the proposed cohousing lite project at 5811 Main Street. I believe the neighbourhood will benefit from this project, and am entirely in favour of it.

I agree with the scale of the project, and believe it to be a good fit with the neighbourhood. It is an excellent example of low density, multi-family housing. The project will support a multi-generational community providing housing options for a range of family sizes. In addition, the project provides facilities for bike and car sharing, thereby contributing to a greener city.

I encourage the city to support more cohousing projects such as this one. Cohousing focuses on neighbours interacting with and assisting each other. This reduces alienation experienced in multi-family housing in urban environments where neighbours have little involvement and interaction with each other.

Cohousing lite is a good example of a group working with a developer to diversify the City's multi-family housing options. I am actively working to form my own cohousing group and we are seriously considering cohousing lite as our go-forward model.

Please provide this project with your full support.

Sincerely,

Barry Truter

Dragnea, Irina

From: anina mok s.22(1) Personal and Confidential
Sent: Monday, July 09, 2018 8:52 AM
To: Public Hearing
Subject: Support for 5811 Main Street (Tomo House) Rezoning Application

Anina Mok
166 East 45th Avenue
Vancouver, BC V5W 1W9

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 9, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. This project is innovative and important for Vancouver.

1. Missing Middle

Tomo House is an example of the small scale multi-family housing projects that we need more of in Vancouver. Its 3-storey form on a double lot is appropriate for the site which is adjacent to a 3 and 4-storey apartment buildings and 2-storey houses. This building is proposed to be built to Passive House standards, which will contribute greatly to the local know how on applications to multi-family projects.

2. Cohousing Lite

In addition to a scalable building form, OUV and Tomo Spaces are pioneering a new model called "cohousing lite" to make cohousing development easier and with less risk for members. Typically, a cohousing community would purchase land, design the building, and hire all the professionals required for construction. Unfortunately, the process is an arduous one taking many years and often failing. This is especially true in pricey Vancouver with limited land options.

In the cohousing lite model, Tomo will act as the lead developer. Cohousing lite is an innovative way to accelerate the creation of more cohousing in Vancouver.

3. Affordable homeownership

Housing affordability is a challenge in Vancouver. The proposed development includes 3 below-market units for homeownership, priced at 35% below market. These units will have a price-restriction covenant to peg future resale price to a regional income index to ensure affordability in perpetuity. These units are critical to the creation of a diverse and affordable neighbourhood.

4. Highly Energy Efficient Passive House

According to the Greenest City 2020 Action Plan, commercial and residential buildings emit 44% of the total green house gas emissions. Passive House buildings can greatly reduce emission amounts as they typically consume 70-80% less energy than a conventional build. Currently there are very few Passive House projects being built at the Missing Middle scale. I am excited that Tomo House showcases that Passive House projects can be built at this scale in Vancouver. Passive Houses can and should be built in all heights and forms.

This multi-family housing project contributes greatly to Vancouver. It is innovative in pioneering cohousing life, affordable housing ownership, its small-scale density and Passive House design. Our community is looking forward to making this unique project a reality. I hope that you will support this rezoning application.

Sincerely,

Anina

Ludwig, Nicole

From: Karen Sawatzky s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 10:46 AM
To: Public Hearing
Subject: Support for Item 4, July 17th public hearing - rezoning for Cohousing on Main St.

Dear Mayor and Council,

I write to express my enthusiastic support for item 4 on your July 17th public hearing agenda - the rezoning of 5809-5811 Main Street to allow for the "Our Urban Village" cohousing project. I support this rezoning because I think that cohousing is a type of housing that we need a lot more of. Due to its unconventional and still-rare ownership and administrative structure, people who want to develop cohousing for themselves often face many financial and procedural barriers. I am glad to see that this project has overcome those obstacles and made it this far, and encourage you to support it. I am also pleased to see that this project proposes to include three below-market units for sale (or alternatively moderate-income rental units) and I support the requested reduction in parking spaces. The proposed parking specifically for cargo bikes is also notable and welcome. I see considerable attention to the livability, sociability and design details of this project, which I greatly appreciate. I am glad this project has benefitted from a faster than usual rezoning process.

best,

Karen Sawatzky

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Keren Freed s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 5:01 PM
To: Public Hearing
Subject: Support for 5811 Main Street(Tomo House)Rezoning Application

Keren Freed

s.22(1) Personal and Confidential
[Redacted]

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

Re: Support for 5811 Main Street (Tomo House)Rezoning Application

July 10, 2018

Dear Mayor Robertson and Councillors,

I am writing as a member of Our Urban Village in support of the project that I hope to be my future home. I have had a long time interest in living in an intentional community, and this Cohousing lite project greatly appeals to me.

I am a retired senior grandmother with mobility difficulties living in Marpole in a lovely 1 bedroom strata unit across from a park. I am fortunate to own this home in our 26 unit building. Although I am happy here and I even know my neighbours' names and to say hello, I am willing to give it up for a considerably smaller place in ToMo House. The reason is community. I want to live with people I can get to know well enough to care about, to trust, to share with.

I have great confidence in ToMo, our developer, as well as in their choice of architect and builder. They have been beyond generous in keeping us informed, consulting with us, and giving us a say in many decisions. I have full confidence in their design for the project and I feel strongly that the decisions they have made and will make will fit with our needs and priorities. Also, because we are a community (and have been meeting for some time), my experience and expectation is that my mobility needs, as well as any that may arise for other members, will be accommodated.

Finally, I feel fortunate that I have found a multigenerational community of diverse people with diverse backgrounds, experiences, and circumstances willing to find common ground based on our common values. Of course only time will tell how this all works out, but I know we are all committed to creating the most happy, wholesome community that we can.

For all these reasons, I support this project and I respectfully request that you consider approving the rezoning application and allowing us to proceed as soon as possible.

Sincerely,
Keren Freed



Vancity

Make Good Money.™

Vancity Centre
s.22(1) Personal and
Confidential

July 11, 2018

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

RE: Support for 5811 Main Street (Tomo House) rezoning application

Dear Mayor and Council,

We are writing to support Tomo Spaces' rezoning application for its proposed co-housing project at 5811 Main Street.

The Tomo House is pioneering an scalable approach to development that offers novel mechanisms to addressing the dual challenges of housing affordability and social isolation affecting our region. We support this project because it is strongly aligned with Vancity's guiding principles to support co-operative values, social justice & financial inclusion, and environmental sustainability.

Impact real estate at Vancity

Vancity works with multiple partners to advance scalable, community-centered approaches for the development of affordable housing. Our investments in the sector help leverage community assets, relationships and capital to support our members' efforts along the continuum of housing.

We work with our community partners to grow the sector's collective capacity to strategically influence public policy around affordable housing and other real estate development for community benefit. This includes sponsoring various affordable housing events, including the Canadian Co-housing Conference this spring.

We believe that the development approach for the Tomo House offers a valuable model to build on these efforts.

Co-housing Lite, an innovative development approach for cooperative living

The social, environmental and financial benefits of developing more co-operative forms of housing is well understood. When communities find ways to work cooperatively to manage their affairs, they can build healthier and more resilient lives.

Co-housing facilitates cooperation between residents and provides them a wide range of benefits of these forms of housing, and also for their surrounding communities. Co-housing communities are part of a growing cooperative economy, which is predicted to expand in the next few decades as individuals and families seek to live more sustainably, and in community with neighbors. They also offer tangible mechanisms to

meet public policy goals such as Vancouver's Healthy City Strategy and its resilience framework.

Unfortunately, most co-housing communities fail to build and sustain the high level of technical capacity and resources required to see a complex development process through completion. Urban co-housing communities face additional challenges associated with the scarcity of land and expensive construction costs.

Tomo Spaces and Our Urban Village are pioneering a novel development approach that can facilitate the development of co-housing projects and help expand access to its benefits to more households in our region. Instead of taking on the development on their own, the developer is responsible for land acquisition, project design, and construction management. In terms of land assembly, the Tomo House demonstrates how thoughtful design can help achieve a highly efficient model of missing middle housing in just two single family lots. If this model was supported through a favorable policy environment and investment, Tomo's approach could provide a viable solution to add much-needed gentle density to single-neighbourhoods.

Social justice & financial inclusion

We support's Tomo's pilot approach to pilot an affordable home-ownership mechanism with 3 units priced at 35% below market. These units are critical to the creation of a diverse multigenerational community.

As co-housing communities pool their resources, they also help each other reduce their overall living expenses. This is an important, and somewhat indirect, contributor to affordable living. Families living in co-housing communities, when they support each other, can save up to \$15,000 in childcare costs every year. These families can, instead, invest freed-up resources to pay down a mortgage.

The Tomo development team and the Vancity Community Foundation's (VCF) have discussed an intention to explore affordable home-ownership mechanisms, like register a price-restriction covenant on the title of the enhanced affordability units. This covenant would peg future resale price to a regional income index to ensure affordability in perpetuity.

Environmental sustainability

The Tomo development team is piloting a novel application of multi-family Passive House standards. As a scalable model, Tomo's application of these standards can contribute to grow local expertise. The Passive House standards for air filtration systems, can make the Tomo House a valuable case study on ways of improving indoor air-quality of residences located along arterial main roads.

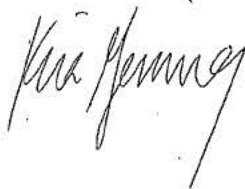
Co-housing communities typically adopt alternative and less carbon-intensive approaches to transportation. Tomo is located in a neighbourhood well-served by transit.

It is well serviced to cycling infrastructure and has a high walk score. It is common for co-housing residents to commute by bike and to committed to car sharing.

In summary, Vancity is committed to supporting innovative models for affordable home-ownership like Tomo. We urge the City to streamline and fast-track development approvals for mixed-income and co-operative forms of housing like this. By creating a favorable policy environment, the City would create more opportunities for mid-income families to live in more sociable and walking-oriented forms of housing.

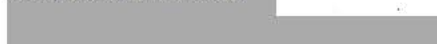
Please do not hesitate to contact me to discuss any questions or comments you may have about this submission or Vancity's Impact Real Estate program. We look forward to continue building opportunities to build on our common interests to invest in ways that strengthen public wellbeing in our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Kira Gerwing". The signature is written in a cursive, flowing style.

Kira Gerwing
Manager, Community Business & Investment (Impact Real Estate)

s.22(1) Personal and Confidential

A solid black rectangular redaction box covering several lines of text below the signature.

Ludwig, Nicole

From: Blane Grann s 22(1) Personal and Confidential
Sent: Wednesday, July 11, 2018 4:46 AM
To: Public Hearing
Subject: ReZoning Application Tomo House

Murielle Arsenault & Blane Grann

s 22(1) Personal
and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 10th, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in the Mount Pleasant neighbourhood and I believe this proposed project is exactly what the city needs more of.

Scale and neighbourhood fit: The proposed project's scale is appropriate for its location and it fits well with the neighbourhood. The building itself in terms of design provides a desirable living space for all its residents. The density is increased yet it is done so in a way which keeps with the feel of the neighbourhood.

Intergenerational community: The project hopes to accommodate people at different stages of their lives. We also believe that it is also important to live (as adults and children) with diverse family types. The proposed project supports a multi-generational community by having unit types ranging from studios to 3-bedrooms.

Cohousing: A cohousing project with its focus on neighbours knowing and helping one another is great for the neighbourhood. It is a wonderful concept for stratas and neighbourhoods alike. We would personally love to live in such a community. We have attended an open house and got to know some of the future residents. We have started to apply some of these concepts with our current strata.

Bike and car sharing: I further support the project because of the attention it gives to bikes and car sharing.

Sincerely,

Murielle Arsenault & Blane Grann

Ludwig, Nicole

From: SK Bring s.22(1) Personal and Confidential
Sent: Thursday, July 12, 2018 11:23 AM
To: Public Hearing
Subject: Support for 5811 Main Street (Tomo House) Rezoning Application

Categories: Green Category

Surrinder Bring

s.22(1) Personal and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 12, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in this neighbourhood and I believe this proposed project will be a wonderful addition.

Scale and neighbourhood fit: The proposed project's scale is appropriate for its location and it fits well with the neighbourhood. Its 3-storey form on a double lot is appropriate. The proposed project is across the street from a 4-storey apartment building and next to 2-storey houses. It is an example of the small scale multi-family housing projects that we need more of in Vancouver's low-density neighbourhoods.

Intergenerational community: The proposed project supports a multi-generational community by having unit types ranging from studios to 3-bedrooms. It is important that our neighbourhood and our city have housing choices for diverse family types.

Cohousing: A cohousing project with its focus on neighbours knowing one another is great for the neighbourhood. I like the idea of neighbours helping neighbours. I have attended the open houses and met a few of the Our Urban Village members who will be future residents of the proposed project.

Bike and car sharing: I further support the project because of the attention it gives to bikes and car sharing.

Sincerely,

Surrinder Bring

Michelle Leung

s.22(1) Personal and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 12, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in this neighbourhood and I believe this proposed project will be a wonderful addition.

Scale and neighbourhood fit: The proposed project's scale is appropriate for its location and it fits well with the neighbourhood. Its 3-storey form on a double lot is appropriate. The proposed project is across the street from a 4-storey apartment building and next to 2-storey houses. It is an example of the small scale multi-family housing projects that we need more of in Vancouver's low-density neighbourhoods.

Intergenerational community: The proposed project supports a multi-generational community by having unit types ranging from studios to 3-bedrooms. It is important that our neighbourhood and our city have housing choices for diverse family types.

Cohousing: A cohousing project with its focus on neighbours knowing one another is great for the neighbourhood. I like the idea of neighbours helping neighbours. As well, I believe that there is a need for affordable housing in Vancouver, and a cohousing project would address this need.

Bike and car sharing: I further support the project because of the attention it gives to bikes and car sharing.

Sincerely,

Michelle Leung



Haeccity Studio Architecture Inc
s 22(1) Personal and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 10th, 2018

RE: Support for 5811 Main Street (Tomo House) Rezoning Application

Dear Mayor Robertson and Councillors,

I am writing in support of the proposed Cohousing Lite project at 5811 Main Street. This project seeks to achieve many of the goals identified in the Housing Vancouver Strategy. Furthermore, the proposal is submitted by a team that is both dedicated and uniquely suited to implement this project.

"Missing Middle" housing choices

Tomo House exemplifies the type of small scale, multi-family housing project that can sensitively address the challenges of a growing population in Vancouver's low-density neighbourhoods. The 3-storey massing with sloped roof acknowledges the form and character of the existing neighbourhood, and the range of unit mixes supports a diversity of housing options.

Social Connection through Cohousing

Through our own Missing Middle research we have found that Cohousing, Co-operatives, and other forms of shared housing are an important factor in increasing housing choice and affordability in Vancouver. Cohousing describes a community of residents that actively participates in the design and operation of their housing. Space for shared meals and activities creates a social environment that naturally supports healthy lifestyles, intergenerational communities, and aging in place.



Haeccity Studio Architecture Inc

s.22(1) Personal and Confidential

The proposed "cohousing lite" model endeavours to achieve the benefits of cohousing with less risk for its members. A typical cohousing process is demanding, and requires considerable expertise, funding, and time. Since the Tomo developer is responsible for land acquisition, project design, and construction management, cohousing members can provide important feedback while limiting the decisions, tasks, and stress that is required of them.

We have seen first hand that interest in cohousing is strong and growing. It is important that we develop a variety of models to bring cohousing projects to fruition.

Housing Affordability

Housing affordability is a challenge facing many families in Vancouver. Cohousing models have the potential to provide financial relief not just through reduced housing costs, but also through the use of shared spaces, facilities, and social networks. Furthermore, the project proposes three below-market units for home ownership, utilizing covenants to tie resale prices to regional incomes rather than short-term market forces. These kinds of innovative tenureship models are becoming increasingly important to ensure the long-term affordability of housing in Vancouver.

In summary, this project is well researched, thoughtfully conceived, and will provide a valuable example of progressive housing strategy at work. I hope that you will support this rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Hanks". The signature is fluid and cursive, with a long horizontal stroke at the end.

Travis Hanks
Architect, AIBC

Michelle Hoar

(b) (s 22(1))
Personal

Mayor and Council

City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 12, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street.

Tomo House is the kind of missing middle, socially-connected, economically accessible, intergenerational housing that Vancouver needs much, much more of.

As a renter, a long-time (now ex) media professional following affordable housing issues, and mother to two young girls (6 and 10), I'm desperate to see innovative solutions to our housing crisis.

Though Tomo House isn't what many would consider affordable (with the exception of the covenanted units), it is far more accessible to people making high-side middle incomes than single family housing. Even this part of Vancouver's social fabric is being priced out of the market. It also includes access to more shared space and amenities than living in single family housing, or typical condos. It does also seem to achieve a number of the goals set out in the Housing Vancouver Strategy, and in the emerging Making Room plans.

Here are some of the things that I find encouraging – and even inspiring – in this project:

- It creates a whole new model for cohousing that could help the concept to scale much more quickly throughout the market. I have witnessed a rapidly increasing interest in cohousing in this city, both because it's more affordable, and because it brings huge social benefits (and likely longer term cost savings through being able to rely on a tight, intentional community.) But many – though they love the idea – back away from pursuing it when they hear about the enormous commitment of time and money that typical cohousing requires to even plan something, never mind build it. Many would like to live in cohousing, but few have the stomach for fully inventing it themselves. This cohousing 'lite' model could open a fabulous housing model up to a large, awaiting

market.

I have a number of friends that live in Vancouver Cohousing, and have visited many times. It's an incredible place, and I know from talking with friends that they see numerous real benefits from sharing space and helping each other.

- The design of Tomo House feels very compatible with the surrounding neighbourhood, certainly not at all out of character or scale. I think projects like this can be used to calm peoples' fears about what 'missing middle,' gentle density housing really is. It can be beautiful, interesting, and complementary to community character.
- I appreciate the spirit of innovation that the Tomo team exudes. With the City's help around creating affordable ownership covenants, this project will be a living lab of a housing type that this city – and this age – sorely needs. I know that the Tomo team is committed to sharing their learnings and their successes throughout the broader housing community, so I have confidence this model will have significant ripple effects.
- The intergenerational nature of the model is extremely appealing to me. As someone in the 'sandwich' phase of life (young kids, ageing parents), I think about models like this increasingly. I know that at Vancouver Cohousing there are a number of multi-generational families that chose to buy there together, and I know of one other family that is looking to start up a new cohousing project with the same intention: blending three households into one cohousing project, and inviting others to join their community. What a simple, beautiful way to address the needs of both young and ageing family members!

I hope that you will support this rezoning application. Please don't hesitate to reach out if you have any questions about my enthusiasm for this project.

Sincerely,

Michelle Hoar

s.22(1) Personal and
Confidential

Shamir Bhatia

s 22(1) Personal and
Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 12, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street. I live in this neighbourhood and I am very familiar with cohousing as a form of housing. Since I first visited Windsong in Langley about 15 years ago, I have looked for opportunities to support cohousing, especially in my neighbourhood, so I'm thrilled this has arrived here.

Scale and neighbourhood fit: This proposed project's scale is entirely appropriate for its location and it fits well with the neighbourhood. Its 3-storey form on a double lot makes excellent and efficient land use sense. The proposed project is across the street from a 4-storey apartment building and next to 2-storey houses. I fully believe that it is a good example of the small scale multi-family housing projects that we need more of in Vancouver's low-density neighbourhoods.

Intergenerational community: The proposed project supports a multi-generational community by having unit types ranging from studios to 3-bedrooms. It is important that our neighbourhood and our city have housing choices for diverse family types. This leads to a much healthier social and human environment.

Cohousing: A cohousing project with its focus on neighbours knowing one another is great for the neighbourhood. I like the idea of neighbours helping neighbours. I have met a few of the Our Urban Village members who will be future residents of the proposed project, but whether I had or not, the mix of diverse people choosing to help one another on a daily, ongoing basis is a model we need to expand.

Bike and car sharing: I further support the project because of the attention it gives to bikes and car sharing.

Sincerely,

Shamir Bhatia

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

July 12, 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to seek your support for the proposed cohousing lite project at 5811 Main Street. I have been asked to represent the views of Our Urban Village, the cohousing group that will be the future residents of this community.

As the first cohousing lite housing project in North America, if approved for rezoning, this will be a unique opportunity for Vancouver to showcase the City as a leader in innovative housing design. We are very proud to collaborate on our new homes with an outstanding development and design team including: Tomo Spaces, Happy City, Marianne Amodio Architecture Studio and LaneFab.

Our cohousing community is partnering with the developer, Tomo Spaces, to pioneer a new model called "cohousing lite" to make cohousing development easier and less risky for members. Typically, a cohousing community would purchase land, design the building, and hire all the professionals required for construction. Instead, we met and interviewed thirteen developers to finally find an innovative developer who was open to co-designing. In the cohousing lite model, Tomo is responsible for land acquisition, project design, and construction management. We meet throughout the development process to give feedback on the design and make a limited set of critical decisions.

OUV Cohousing is a vibrant, multigenerational community. We are made up of singles, couples, and families with children from all walks of life. We are deeply committed to living within community in a sociable, sustainable and more affordable manner. In order to achieve this, most of us have decided to car share, use bikes for leisure and commuting, and host community events within our common house once this building becomes a reality. To that end, we have given our feedback on the design of the courtyard, parking requirements and the underground bike storage space to the Tomo House development team.

Housing affordability is a significant challenge that many of our young families with children are facing. Tomo House includes 3 below-market units for homeownership, priced at 35% below market. Without this price restriction covenant, some of our families will be forced to flee Vancouver due to the rapidly increasing housing costs. They have told us that not having access to enhanced affordability is a "deal breaker" in

being able to purchase their first homes and stay in our city. They are deeply committed to living within community and raising their children in Our Urban Village Cohousing.

These units will have a price-restriction covenant to peg future resale price to a regional income index to ensure affordability in perpetuity. These units are critical to our creation and maintenance of a diverse, multigenerational community for generations to come. OUV will assist in managing future re-sales to ensure that the price-restriction covenant is enforced.

We urge you to support Tomo House as an innovative initiative that we believe will serve as a model for sustainable, community-based and affordable multi-generational living.

Kathy Sayers

[Redacted]
s 22(1)
Person
al and
Confid

Representative, Our Urban Village

Kathy McGreenera

s.22(1) Personal and Confidential

Mayor and Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

10 July 2018

Dear Mayor Robertson and Councillors,

Re: Support for 5811 Main Street (Tomo House) Rezoning Application

I am writing to support the proposed cohousing lite project at 5811 Main Street.

I have lived at Quayside Village Cohousing in North Vancouver for the past 20 years. I was in the founding member group and moved in with a newborn. My daughter is now 20 and it was fantastic to raise her in our cohousing community, surrounded by other "sibling like" friends and many adults that care about her. She never wants to leave living at Quayside!

I am thrilled to see another Cohousing community proposed for the Vancouver area. It will feature the same wonderful indoor and outdoor shared common amenity space that allows our community to gather together and remain connected to each other as neighbours and friends. In addition, Tomo House is also adding a building designed to Passive House Standard, and an internal car share program that add further to the sustainability features.

We were fortunate also to receive the support of the City of North Van at our outset to provide 4 affordable covenanted home ownership units at 20% below market value and one affordable rental unit. For 20 years, our community has proudly and successfully managed the rental and sale of those 5 units. All our affordable home ownership units have had at least one change of ownership over the years. The community responsibility in managing the units is to ensure they remain as principal residences and as such we must approve any rental conditions if the owners need to leave the city temporarily. When a sale is needed, we must approve that the appraiser is certified, that the selling price is 20% below the appraised value and that the purchaser meets the income criteria set out. Our community is happy to manage these administrative tasks as we are so thrilled with participating in the provision of affordable housing in the city, which also brings diversity into our community, and provides an opportunity and first step into ownership for families and seniors that wouldn't otherwise be able to. Cohousing communities are uniquely able to manage these tasks as there are very committed and usually long-term residents who were involved since the project development stage.

Last night was the Public Hearing in the City of North Vancouver for a second cohousing project, Driftwood Village, which is also proposing affordable home ownership units. The council expressed commitment to support the project, and approval is merely deferred for a week to resolve one issue with the laneway.

I hope that you will support this rezoning application as enthusiastically.

Sincerely,

Kathy McGreenera
Quayside Village Cohousing