

Sama Shodjai]

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 16, 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. Not only is this project offering Vancouver more affordable housing, but it offers a space for community to develop and flourish.

**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,

Sama Shodjai

Colin Angel

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 16, 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.

As a founding member and resident in Vancouver's first cohousing development on 33rd Ave, I have had the experience of both developing and living in cohousing. Cohousing has without a doubt reduced the sense of isolation my wife and I experienced after moving to Vancouver fourteen years ago. Having lived in three different neighbourhoods, we seriously considered moving out of Vancouver since we found it so difficult to connect with our neighbours. In the process of developing Vancouver Cohousing we developed life-long friendships, and now having moved in we have an extensive network of support.

On a daily basis, we witness the incalculable value of strong connections with neighbours. When a neighbour had a medical crisis recently, his kids were fed and cared for, while another member took him to the hospital while his wife was busy at work, and another member cleaned the house while he was away. This cost the individual and the city nothing yet provided so much value. Childcare is regularly traded with ease, as are chores like watering the abundant fruit and vegetable garden, and the fewer vehicles we own are frequently shared as needed.

I know 65 of my neighbours by name and interact with them regularly. This is partly due to the unique nature of cohousing which encourages interaction between neighbours through intentional design choices. A careful combination of public and private spaces and shared activities ensure that neighbours have opportunities to engage while retaining privacy when they need it.

Despite the many advantages of cohousing, developing Vancouver's first cohousing was a considerable challenge due to land prices, development time, expertise and time commitment. It wasn't the first attempt either, with at least a dozen previous attempts by other groups that were

foiled by lack of land or expertise.

The project at 5811 Main Street is piloting a new model called "cohousing lite" to make cohousing development easier and with less risk for members. In this model, Tomo is responsible for land acquisition, project design, and construction management. Cohousing members meet with the developer throughout the development process to give feedback on the design and make a limited set of critical decisions.

Furthermore, what makes this project unique is the 3 proposed affordable homeownership units. Cohousing units are typically market-rate housing. These units will contribute greatly in creating a community that is diverse in income and household types. Many cities, both nearby and abroad, have successful affordable homeownership programs. A new cohousing project in North Vancouver, Driftwood Cohousing, is also proposed below-market homeownership units with convents.

Last month, Vancouver hosted the first Canadian Cohousing Conference with participants from Canadian and American cities. The interest in cohousing is strong and waitlist for existing cohousing community is long. It is important that we have multiple models of bringing cohousing projects to fruition.

I hope that you will support this rezoning application.

Sincerely,

Colin Angel

Chris Chan

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 13, 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,

Chris Chan

Patricia Morris

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 13, 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 another newly developing cohousing lite project, It Takes A Village. It is important for Vancouver City to support innovative intentional communities in their development process.

**Cohousing Lite**

**Tomo House** has a cohousing community Our Urban Village (OUV) 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. The council has an opportunity to help make this process easier.

**Affordable homeownership**

OUV is a multigenerational community. 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.

**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. The OUV community is committed to car sharing and will not need one car per family.

**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. 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 positively to Vancouver. It is innovative in pioneering cohousing lite, affordable housing ownership, and its small-scale density design. I hope that the council will support this rezoning application.

Sincerely,

Patricia L. Morris

**Ludwig, Nicole**

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**From:** Mary Sullivan s.22(1) Personal and Confidential  
**Sent:** Friday, July 13, 2018 1:44 PM  
**To:** Public Hearing  
**Subject:** Support for 5811 Main St (Tomo House) Rezoning Application

Mary Sullivan  
s.22(1) Personal and Confidential

Mayor and Council  
City of Vancouver City Hall  
453 West 12<sup>th</sup> Ave.  
Vancouver, BC V5Y 1V4  
[publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

July 13, 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 St. I will be living in this neighbourhood (I am a part of s.22(1) Personal and Confidential) and I believe this proposed project will be a wonderful addition to our neighbourhood.

Although smaller than some cohousing projects, the proposed project's scale is appropriate for its location and it fits well with the neighbourhood. I'm impressed with how they have dealt with building a multifamily dwelling on 2 lots – its 3-storey form on a double lot is appropriate. It fits in well with the surrounding 2 and 4-storey homes. It is an example of the small scale multi-family housing projects that we need more of in Vancouver's low-density neighbourhoods. It's a way to 'densify' our city appropriately.

One of the most important aspects of cohousing to me is the intergenerational make up of its residents – by having unit types ranging from studios to 3 bedrooms they have set the stage for this intergenerationality. It allows for housing choices for diverse family types and sizes.

A cohousing project with its focus on neighbours knowing one another is great for the neighbourhood. Cohousers are excellent members of the community and encourage more connection within their community/neighbourhood. I have learned a lot about Our Urban Village through friends who will be residents there and through their website and media. They are a strong and committed group who are being creative about how to make housing affordable to people in Vancouver AND building community and connections. Because of a very tight Vancouver real estate market some financial considerations might be necessary to promote this style of cohousing. I am in support of them receiving Enhanced Affordability suites.

As with LMC, OUV is giving thoughtful attention to bikes and car sharing. Living in walkable neighbourhoods and sharing vehicles is good for the neighbourhood congestion, the community spirit and the environment.

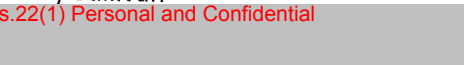
Being a part of a cohousing community has been a wonderful process for me – I appreciate the meaningful connections with those who will be my neighbours and friends, participation in the design of my/our new home and being part of a movement that will make neighbourhoods and relationships within the neighbourhoods better.

Thank you for your serious attention to this project and for accepting letters of support.

Sincerely,

Mary Sullivan

s.22(1) Personal and Confidential

A grey rectangular box redacting the signature of Mary Sullivan.



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Ericka Stephens-Rennie  
**Sent:** Friday, July 13, 2018 3:05 PM  
**To:** Public Hearing  
**Cc:** Wilmer Lau; James Chamberlain  
**Subject:** re: support for rezone at 5811 Main Street

Ericka Stephens-Rennie

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](mailto:publichearing@vancouver.ca)

July 13, 2018

Dear Mayor Robertson and Councillors,

**Re: Support for 5811 Main Street (Tomo House / Our Urban Village) Rezoning Application**

I am writing to support the proposed Our Urban Village / TOMO House "cohousing life" project at 5811 Main Street. I am a cofounder and current resident of Vancouver Cohousing, and I would like to see more cohousing projects built in the city of Vancouver, because I firmly believe that life in cohousing contributes to greater livability and affordability, especially for families and seniors.

In cohousing, residents actively participate in the design and operation of their housing. Housing units are typically privately-owned self-contained units, and they have access to extensive common space for shared group meals and activities. Cohousing supports an intergenerational community because residents build trust through regular interactions, which in turn creates opportunities for bartering goods and services, eg. child minding, supports to age in place, camping equipment, etc. All of this contributes to greater affordability, and helps keep families in the city.

I can also speak to the broader neighbourhood benefits of cohousing. The residents of Vancouver Cohousing (completed in February 2016) are active members of their community, not only shopping in hyper-local businesses, but participating in the governance and operations of numerous neighbourhood non-profits and community groups such as a local food hub, a organization supporting aboriginal mothers, riding associations, the community centre, neighbourhood house, and nearby schools to name just a few. We host several community events annually, including holiday dinners, a bike tune up and mass bike ride, and a block party.

Cohousing has numerous advantages once it is built, however, getting a cohousing development built has many barriers, such as escalating land prices, long development timeline, and considerable expertise and time required. It is estimated that 70% to 80% of forming cohousing groups are unable to bring their projects to fruition. This project is piloting a new model called "cohousing life" to make cohousing development easier and with less risk for cohousing community members. In this model, Tomo is responsible for land acquisition, project design, and construction management. Cohousing members meet with the developer throughout the development process to give feedback on the design and make a limited set of critical decisions.

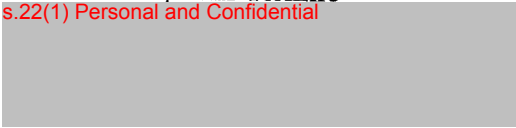
The interest in cohousing in Vancouver is strong, and the waitlist for existing cohousing community is long. It is important that we have multiple models of bringing cohousing projects to fruition. I'm pleased that Our Urban Village / TOMO House are providing a lite path forward to bringing cohousing projects to fruition, and look forward to this and many more cohousing projects being built in our city.

I hope that you will support this rezoning application.

Sincerely,

Ericka Stephens-Rennie

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Lysiane de Nadaillac s.22(1) Personal and Confidential  
**Sent:** Sunday, July 15, 2018 7:04 PM  
**To:** Public Hearing  
**Subject:** Support for 5811 Main Street (Tomo House) Rezoning Application

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](mailto:publichearing@vancouver.ca)

July 15, 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 another newly developing cohousing lite project called It Takes A Village ([www.ittakesavillagecohousing.com](http://www.ittakesavillagecohousing.com)). I consider myself a lucky immigrant as I came from France and have chosen Vancouver to call home for the past 4 years. I have been a Permanent Resident for 2 years and I am now in the process of applying for the Canadian Citizenship. I am in love with Vancouver's 'art de vivre' and I have decided to raise a family in this beautiful and peaceful city. Thing is as a recent immigrant I don't have the support system provided by long-term friends and family members and I found in the concept of cohousing the ideal philosophy of community, intentionality and environmental awareness that I want my future children to grow in.

It is important for Vancouver City to support innovative intentional communities in their development process for future generations of Vancouverites. This is my very first time writing to support a Vancouver Council Public Hearing application. I feel this is a great project that deserves all the support it get can and is paving the way for similar communities.

**Cohousing Lite**

Tomo House has a cohousing community Our Urban Village (OUV) 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. The council has an opportunity to help make this process easier.

**Affordable homeownership**

OUV is a multigenerational community. 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.

**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. The OUV community is committed to car sharing and will not need one car per family.

**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. 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.

Thank you for your time and I hope that you support this application. I think this multi-family housing project will contribute positively to Vancouver. It is innovative in pioneering cohousing lite, affordable housing ownership, and its small-scale density design. I have no doubt more people are waiting after this group to create their own intentional community. I know I am and I am looking forward to the decision you will make.

Sincerely,

Lysiane de Nadaillac  
It Takes A Village Cohousing member

Rebecca Chaster (member, City of Vancouver Development Permit Board Advisory Panel & founding member, It Takes A Village Cohousing)

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

Dear Mayor Robertson and Councillors,

July 15, 2018

**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 founding member of It Takes A Village Cohousing ([www.ittakesavillagecohousing.com](http://www.ittakesavillagecohousing.com)), a newly-formed cohousing group seeking to create our 'forever homes' through a new cohousing project in East Vancouver.

I am also a municipal planner currently working in housing policy at a rapidly-growing Metro Vancouver municipality. I grew up and have lived most of my life in Vancouver, and have called Grandview Woodlands home for the past 6 years. I completed my undergraduate degree and Masters in Planning at UBC, and am currently a renter seeking housing security, affordability, and community here in my hometown, where I can have a family and continue to be involved personally and professionally in the Vancouver planning and housing worlds.

I have also since 2015 been the youngest member appointed by this Council to the City's Development Permit Board Advisory Panel, and was previously appointed to the Vancouver City Planning Commission. Albeit my personal and professional connections to the City, I have never before provided formal Public Hearing input in writing or in person on an application before Vancouver Council. For this application, however, I felt it important to do so.

There are many reasons to support this application, however, I will focus on those relevant to my perspective – as a municipal planner trying to form my own cohousing group in the city.

**Cohousing Lite Model**

My own cohousing group, It Takes A Village Cohousing, will likely fail – that is what past data tells us. 70-80% of cohousing groups do not succeed in building their intentional communities, largely due to the long timelines, lack of financial resources, and high level of development expertise needed in the traditional cohousing model. Cohousing lite solves many of these issues. Instead of needing to remortgage or sell existing homes to afford development site downpayments and finance construction loans, hire multiple professionals and incorporate as a limited liability company, cohousing groups can instead focus on the work only they can do: building the intentional community that will form their lifelong friends and neighbours.

**Innovative Developer**

Tomo Spaces is pioneering an innovative development model in cohousing lite, that is scalable and replicable. If supported by Council, forming cohousing groups like mine could consider

pursuing a new cohousing model in cohousing lite. This proposal is more than a decision on the future of a single cohousing project, as it could pave the way for a new model that would bring together residents and innovative developers wanting to partner in building intentional communities in the city. Through this application Council could indicate its support for this new model of cohousing, and the City could do more to encourage and possibly connect developer and community groups seeking to pursue cohousing lite partnerships.

### **Affordable Homeownership**

Cohousing communities like Our Urban Village and mine are multigenerational and ideally include singles, couples, and families with children across all age groups. However, as new construction and given today's land values, affordability remains a huge problem for future residents. Families who may have the financial means to buy a 2 or even 3 bedroom family-sized unit in an older, existing building may be priced out of a large-enough unit in a cohousing project simply because it is new construction. In order to ensure cohousing communities remain multigenerational and family-friendly, innovative approaches to ensuring below-market ownership or rental are needed, such as this project presents with its 3 below-market units of varying sizes.

### **Housing Form**

Your planning staff and the applicant have done an excellent job outlining the housing form and how this is an appropriate massing and scale for the neighbourhood context. It will meet Passive House standards, proposes an innovative car-share model, and was supported by the Urban Design Panel earlier this year. It is ground-oriented around a central courtyard and has extensive shared common spaces, whose design the future residents have informed. What's not to love?

Thank you for your time and I hope that you support this application. What an exciting opportunity to showcase an innovative project pioneering a new path towards cohousing, before many of you move on to your next career steps after the upcoming election. I'd like to thank you for the time and energy you have all dedicated to the City over your years on Council. I am sorry many of you will have moved on by the time my own cohousing group is before you for rezoning consideration, but wish you luck in your next career chapters.

Sincerely,  
Rebecca Chaster  
Founding Member (It Takes A Village Cohousing)  
[www.ittakesavillagecohousing.com](http://www.ittakesavillagecohousing.com)

**Ludwig, Nicole**

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**From:** Aaron Morris s.22(1) Personal and Confidential  
**Sent:** Sunday, July 15, 2018 12:11 PM  
**To:** Public Hearing  
**Subject:** Support for 5811 Main Street Rezoning Application

Dear Public Hearing Recipients,

A letter of support for one of the upcoming public hearing items follows.

**#4.Support for 5811 Main Street (Tomo House) Rezoning Application**

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](mailto:publichearing@vancouver.ca)

July 15, 2018

Dear Mayor Robertson and Councillors,

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

I write to support the proposed cohousing rezoning application.  
As part of the Vancouver supporting community building and intentional communities, I believe support would be in line with the vibrant city values of Vancouver and contribute to its ongoing development.

In this case, cohousing (in particular cohousing lite) is being explored between an intentional community and Tomo House as established developers.

Including affordable housing, providing a car sharing program, and creating a multigenerational community are all positive factors that I believe are offered by this group.

It is my hope that there will be an increasing understanding of cohousing, and positive reputation with cohousing rezoning applications working with the city of Vancouver in the future.

Sincerely,  
Aaron Morris

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 13<sup>th</sup>, 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,

Chris Singh

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Saturday, July 14, 2018 11:17 AM  
**To:** Public Hearing  
**Subject:** Support for Tomo House Rezoing Application

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

July 14, 2018

Dear Mayor Robertson and Councillors,

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

I live in Vancouver and I am writing to support the proposed cohousing life project at 5811 Main Street. I believe this is an excellent project.

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

Thank you.

Sincerely,  
Louise

Louise Allen

s.22(1) Personal and Confidential



Cherie, Michael, Kayla and Ashlynn Lang

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

13 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. My daughters, wife and I are members of Our Urban Village, the cohousing group that will be the future residents of the proposed project.

My wife is a public school teacher and doing her masters at UBC. Our children, 4 and 7, both attend a local public school . I am a local business owner .

This project is innovative and important for Vancouver. We are proud to be a collaborator on this project.

**1. Cohousing Lite**

Our 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 own developer, we 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. We meet throughout the development process to give feedback on the design and make a limited set of critical decisions.

**2. Affordable homeownership**

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. 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 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.

### **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. Our community is looking forward to making this unique project a reality. I hope that you will support this rezoning application.

Sincerely,

Michael Lang

Ludwig, Nicole

---

**From:** Harmony Ho s.22(1) Personal and Confidential  
**Sent:** Friday, July 13, 2018 10:15 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 5809-5811 Main Street (198 Ontario Place)

Harmony Ho and Jonathan Ng

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](mailto:publichearing@vancouver.ca)

July 13, 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, 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.

**1. Cohousing Lite**

Our 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 own developer, we 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. We meet throughout the development process to give feedback on the design and make a limited set of critical decisions.

**2. Affordable homeownership**

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. 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 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.

#### **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. Our community is looking forward to making this unique project a reality. I hope that you will support this rezoning application.

Sincerely,

Harmony Ho & Jonathan Ng