

## Swanston, Denise

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**From:** [REDACTED] on behalf of Drummond Lambert <[REDACTED]>  
**Sent:** Monday, April 01, 2019 9:06 PM  
**To:** Public Hearing  
**Subject:** 2715 W 12th Ave - Public Hearing April 2nd

To whom it may concern,

I live at [REDACTED], and as a resident of the area I am writing in support of this rental townhome project at 2715 West 12<sup>th</sup> Avenue and the chance to provide more housing options in my city. This project is exactly what City Hall has been talking about in respect to the "missing middle", and the lack of diversity in housing options between detached houses and high-rises. Communities and neighbourhoods feel more connected when buildings of this scale are built, and residents feel more invested into their community. This site does not have single-family homes on it, nor is it displacing renters, and would not be taking anything away from our community. Instead, it will add street-orientated townhomes to the neighbourhood, of which there are very few in the area or city.

Not everyone can afford to live in my neighbourhood, and not everyone can afford to buy a home in Vancouver, especially those with children. By allowing these townhomes to be built here it will allow more people to enjoy what my community has to offer and allow more single-family homes to remain by providing a mix of housing options. Vacancy in Vancouver is less than 1% and over 50% of those in Vancouver rent, usually resorting to living in high-rises or basements. By building townhomes on this site, the city can provide a living experience to a family of renters similar to that of homeowners in a detached house in the neighbourhood.

Yours truly,

Drummond Lambert

**Swanston, Denise**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, April 01, 2019 10:30 PM  
**To:** Public Hearing  
**Cc:** Matthew Shields  
**Subject:** Regarding 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Matthew Shields

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To whom it may concern:

I would like to register my support for 2715 West 12th. I have friends and family in the neighbourhood.

I'm looking forward to 2715 West 12th for a number of reasons including the following:

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

Sincerely yours,  
Matthew Shields

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, April 01, 2019 10:30 PM  
**To:** Public Hearing  
**Cc:** Nico Lombardi  
**Subject:** Please approve 2715 West 12th!

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Nico Lombardi [REDACTED]

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To the relevant persons at the City of Vancouver,

I am writing to express my support for 2715 West 12th. Someday I'd like to live in the area. I work by the proposed development site. I have friends and family in the neighbourhood.

I'm enthusiastic about 2715 West 12th for the reasons listed below:

- I would like to move to Kitsilano someday, and that will be easier if there are more homes there
- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I do have some ideas for improvement:

- I'm disappointed that the project doesn't have even more units

In short, council should approve this project.

Sincerely,  
Nico Lombardi

[REDACTED]

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, April 01, 2019 10:30 PM  
**To:** Public Hearing  
**Cc:** Colleen Brady  
**Subject:** In support of 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Colleen Brady [REDACTED]

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To whom it may concern at the City of Vancouver,

I am writing to express my support for 2715 West 12th. I'd like to live in this area in the future but am having trouble finding a home here, I have friends and family in the neighbourhood.

I'm enthusiastic about 2715 West 12th for the reasons listed below:

- I would like to move to Kitsilano someday, and that will be easier if there are more homes there
- I don't want to be priced out of Kitsilano
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

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

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The project could have more family-friendly units
- Building homes near homes shouldn't require a decision from council.

Please approve this project.

Thank you for your time,  
Colleen Brady

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, April 01, 2019 10:30 PM  
**To:** Public Hearing  
**Cc:** Ken Paquette  
**Subject:** Comments regarding 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Ken Paquette <[REDACTED]>

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Hello,

This is just a short note to express my support for 2715 West 12th. I would love to live in Kitsilano someday.

I'm enthusiastic about 2715 West 12th because of the following reasons:

- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

Of course in an ideal world, things would be a little different:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The land should already be zoned to allow homes like this, no rezoning required

In short, council should approve this project.

Respectfully yours,  
Ken Paquette

**Swanston, Denise**

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**From:** Owen Brady [REDACTED] >  
**Sent:** Monday, April 01, 2019 10:58 PM  
**To:** Public Hearing  
**Subject:** 4. Rezoning: 2715 West 12th Avenue

Mayor & Council,

I would like to express my support for the rezoning at 2715 W 12th Avenue. While larger rental buildings than this should be allowed throughout the city without a hearing, this is a small step in the right direction and is making good, attractive use of a few irregular lots. I'm quite confident that there will be a great deal of interest in renting these units, and building housing for Vancouverites that they want to live in, where they want to live, is the most important consideration with regard to zoning changes. I could see my family renting in a project like this someday.

Furthermore, not enough housing gets built on the West side, and this leads to pressure on more affordable neighbourhoods.

Thank you for your consideration.

Sincerely,

Owen Brady

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 12:27 AM  
**To:** Public Hearing  
**Cc:** Andrea Coutu  
**Subject:** In support of 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Andrea Coutu [REDACTED]

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Hello,

I am writing to express my support for 2715 West 12th. I'm a resident of Kitsilano. I work by the proposed development site. I have friends and family who live nearby, and I want the best for them. My children go to school nearby and I am currently feeling underhoused. There are so few options in the area.

2715 West 12th should be approved for the following reasons:

- I would like to move to this part of Kitsilano someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I do have some ideas for improvement:

- I'm disappointed that the project doesn't have even more units
- The project could have more family-friendly units and should be taller
- Building homes like this shouldn't require an entire rezoning

In short, council should approve this project.

Sincerely,  
Andrea Coutu

**Swanston, Denise**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 12:27 AM  
**To:** Public Hearing  
**Cc:** Peter Cox  
**Subject:** More Neighbours Please! I am in favour of 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Peter Cox [REDACTED]

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To whom it may concern at the City of Vancouver,

I am writing to express my support for 2715 West 12th. I would love to live in Kitsilano someday.

I urge you to approve the project because:

- I would like to move to Kitsilano someday, and that will be easier if there are more homes there
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

In conclusion, 2715 West 12th is a worthy proposal and I urge you to approve it.

Sincerely,  
Peter Cox



**Swanston, Denise**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 7:24 AM  
**To:** Public Hearing  
**Cc:** Hilary Thomson  
**Subject:** RE: 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Hilary Thomson [REDACTED]

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To whom it may concern:

I would like to register my support for 2715 West 12th. I have friends and family who live nearby, and I want the best for them. I used to live nearby and was priced out.

I urge you to approve 2715 West 12th for the reasons listed below:

- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- Homes are more important than cars.

I would also like to see the following if possible:

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

In short, council should approve this project.

Best regards,  
Hilary Thomson

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 7:25 AM  
**To:** Public Hearing  
**Cc:** Daniel Varga  
**Subject:** In support of 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Daniel Varga <[REDACTED]>

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To whom it may concern at the City of Vancouver,

This email is about 2715 West 12th, which I support. Kitsilano is a nice place and I personally would like to live there. I live close to the proposed development site. I have friends and family in the neighbourhood.

I'm looking forward to 2715 West 12th for a number of reasons including the following:

- I would like to move to Kitsilano someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I do have some ideas for improvement:

- I'm disappointed that the project doesn't have even more units
- The project could have more family-friendly units
- Building homes near homes shouldn't require a decision from council.

In short, council should approve this project.

Sincerely,  
Daniel Varga

**Swanston, Denise**

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**From:** Shawnessy Luke <[REDACTED]>  
**Sent:** Tuesday, April 02, 2019 8:59 AM  
**To:** Robinson, Derek; Public Hearing  
**Subject:** 2715 W 12th Avenue Rezoning Application Letter of Support  
**Attachments:** 2715 W 12th Avenue Rezoning Application Letter of Support.pdf

Dear Mr. Robinson,

I wanted to speak at the public hearing this evening, in support of the project, but I have a prior commitment. As an active citizen in the community, I appreciate the opportunity to voice my opinion.

Please accept the attached letter of support.

Warmly,

Shawnessy  
[REDACTED]

The City of Vancouver  
City Hall, 453 West 12<sup>th</sup> Avenue  
Vancouver, BC

Attention: Derek Robinson, Rezoning Planner

**Re: 2715 W 12<sup>th</sup> Avenue Rezoning Application Support**

Dear Mr. Robinson,

My wife and I live at [REDACTED] and as a resident who has rented in the the area for many years, I am in support of this project at 2715 West 12<sup>th</sup> Avenue and the additional family housing it will bring to my community. Providing rental town homes geared to young families is innovative and is a good fit for Kits diversion, especially with the daycare, schools, and parks very close to this address. The design and look of the project also blends well with the neighbourhood.

This family-orientated townhome project at 2715 West 12<sup>th</sup> Avenue is exactly what my community needs to be sustainable, and support the local schools in the area.

Sincerely,

[REDACTED]  
Shawnessy Luke

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

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 9:01 AM  
**To:** Public Hearing  
**Cc:** Raphaël Titsworth-Morin  
**Subject:** In support of 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Raphaël Titsworth-Morin

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To the relevant persons at the City of Vancouver,

This email is about 2715 West 12th, which I support. I have friends in Kitsilano.

2715 West 12th is a good project because of the following reasons:

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

Best regards,  
Raphaël Titsworth-Morin

## Swanston, Denise

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 9:01 AM  
**To:** Public Hearing  
**Cc:** Aaron Robinson  
**Subject:** 2715 West 12th proposal

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Aaron Robinson [REDACTED]

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Hi,

This email is about 2715 West 12th, which I support. This project is in a great location and I'd love to live there someday. I'm a resident of Kitsilano. I have family and friends in Kitsilano.

I'm enthusiastic about 2715 West 12th for a number of reasons including the following:

- I would like to move to Kitsilano someday, and that will be easier if there are more homes there
- I don't want to be priced out of Kitsilano
- I want my friends and family to be able to live in Kitsilano, and they won't be able to do that if there aren't enough homes
- This project will make Kitsilano a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

There are some things that could be improved:

- I'm disappointed that the project doesn't have even more units
- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

Best regards,  
Aaron Robinson  
[REDACTED]

**Swanston, Denise**

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**From:** Scot Hein <[REDACTED]>  
**Sent:** Tuesday, April 02, 2019 9:58 AM  
**To:** Public Hearing  
**Subject:** SCOT HEIN'S SUPPORT for Rezoning Application for 2715 West 12th Avenue

I strongly support this rezoning application appreciating the proposed density, scale, height, tenure and parking strategy. I live approximately 1.5 blocks from the site and believe the proposed form of development thoughtfully provides new, much needed, market rental housing capacity while responding to prevailing context on an active arterial. While the loss of any church as a local, communal gathering place is unfortunate, I believe this proposal "gives back" through good design at an appropriate density for this site near the Broadway Corridor, and future MacDonald Station should this occur. I urge the Mayor and Council to support this proposal.

Best,  
Scot Hein

Former Senior Urban Designer, City of Vancouver 2004 - 2014 Urban Design Professor, University of BC  
Registered Architect, USA



#### Mayor and Council Feedback

#### Incident Location

#### Contact Details

Name: Peter Waldkirch

Address:

Address2:

Phone:

Alt. Phone:

Email:

Preferred contact method: Either

#### Request Details

1. Describe details (who, what, where, when, why):

Dear Mayor and Council,

I write to express my strong support for the rezoning application regarding 2715 ? West 12th Ave.

I very much hope that, at this point in your term, all members of this Council are familiar with how bad the need is for more rental homes in Vancouver.

We have a vacancy rate of less than 1%. This means that, every time a unit is made available to rent, many people are vying for the same unit.

This gives all the power to landlords and turns tenants into applicants.

There are only two ways to change this situation: build more rental homes, or drive people out of the City.



I trust this Council does not wish to pursue that second option. This means that more rentals must be built.

Especially since it is the poorest and most vulnerable members of our society who will get pushed out first.

I understand some members of this Council are very much against new market rentals, as they are expensive. But searching for ways to build cheap new rental homes should not stop the urgent necessity of building rentals, period.

New rentals are always met with opposition. Until about a year ago I lived in the West End, which we all now regard as a primary source of Vancouver's more affordable rental stock. Yet, if you look through the newspaper archives, you will see that many in the 1960s opposed the construction of rentals there for the same reasons that are said now: too expensive, "luxury units", etc.

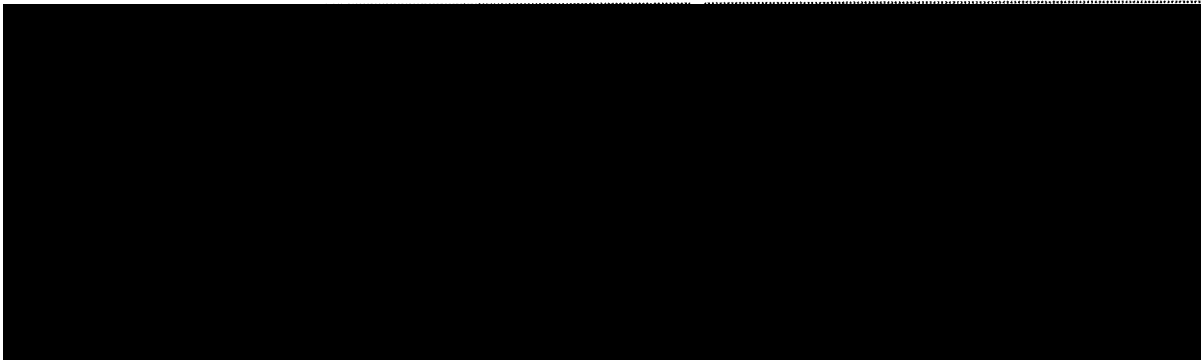
If those people had won the day then, where would we be now?

The need for buildings like this one are clear. Please approve this project, for the sake of the whole City.

Sincerely,

-Peter Waldkirch

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- 6.
- 7.
- 8.
- 9.



**Swanston, Denise**

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**From:** Mike V. [REDACTED]  
**Sent:** Monday, April 01, 2019 4:10 PM  
**To:** Public Hearing  
**Subject:** 2715 W 12th Avenue

Concerning the proposal for 2715 W 12th Avenue:

As a resident of Kitsilano, I feel we need more density throughout the city. We need less single-family dwelling zones and more mixed zoning areas.

I am in full support of this project.

Mike Vlasman

**Burke, Teresita**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 12:25 PM  
**To:** Public Hearing  
**Cc:** Nadja Komnenc  
**Subject:** RE: 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Nadja Komnenc [REDACTED]

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Hi,

This email is about 2715 West 12th, which I support. Someday I'd like to live in the area. I live close to the proposed development site. I work by the proposed development site. I grew up nearby, and still have ties to the area. I have friends and family who live nearby, and I want the best for them.

I support 2715 West 12th for the following reasons:

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

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

- I'm disappointed that the project doesn't have even more units
- The project could have more family-friendly units
- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

Thank you,  
Nadja Komnenc  
[REDACTED]

**Burke, Teresita**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, April 02, 2019 12:25 PM  
**To:** Public Hearing  
**Cc:** Guerric Haché  
**Subject:** More Neighbours Please! I am in favour of 2715 West 12th

The following message was sent through the Abundant Housing Vancouver website  
(<http://www.abundanthousingvancouver.com/>) on behalf of Guerric Haché

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To whom it may concern:

I would like to register my support for 2715 West 12th. Someday I'd like to live in the area. I have friends and family in the neighbourhood.

I urge you to approve 2715 West 12th for the following reasons:

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

I would also like to see the following if possible:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The land should already be zoned to allow homes like this, no rezoning required

Sincerely yours,  
Guerric Haché