

## Choi, Rowena

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**From:** Sharon McCarthy s. 22(1) Personal and Confidential  
**Sent:** Thursday, December 12, 2019 10:50 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch

I am opposed to the proposed development for 1805 Larch St. in Vancouver.

I live, work and enjoy the outdoors in a city that has been my home for over thirty years, in a neighbourhood I have lived in for over twenty years. There have been many changes, most of which I have experienced as positive. Very recently, this has changed with the announcement of a proposed development that contrasts sharply with the existing RT-8 zoning. RT-8 zoning allows for a level and type of density that supports a diverse community with residents who rent (long-term and short-term) and own, raise families, attend university, etc. Until recently this neighbourhood was also supported by the amenities offered by a church that opened its space for community gatherings, a Montessori School and musical performances. The church was sold. The proposal to replace it requires spot rezoning from RT-8 to CD-1. The application for spot rezoning is being considered under the City's Moderate Income Rental Housing Pilot Program (MIRHPP). The concept of permanent rental housing for moderate-income is important and should be pursued in this neighbourhood and all neighbourhoods. The concept has merit; this specific project and the process that has been followed have none. From a total of 63 units of rental housing, 13 units are proposed to be permanently secured for moderate-income households - 13 units. The bulk of the units will be market rental. This building has all the appeal of a concrete block. It will tower over the property next door that has seven rental units, many with tenants that have lived there over ten years; one individual has been there 23 years. It will loom over existing homes to the north, south and west.

Many properties in this neighbourhood are rental or partial rental - and by partial rental, this does not mean basement suites. The proposed development could work as permanent rental by bringing down the height by two stories, scaling it back considerably and making it all affordable for moderate-income rental. Yes the City would need to contribute, and no the developer would not make the profit currently anticipated.

The RT-8 zoning was hard fought for many years ago. Neighbours wanted density that supported affordable homes and there is density, but density comes in different forms. The West End of the City has one type of density, Metrotown has another, and this neighbour in Kitsilano has yet another type of density. I urge Council to respect the current zoning and work with a community that I believe is receptive to permanent moderate-income housing that does not differentiate those who "qualify" for one of the 13 moderate income suites from those who have the means and can afford market rents.

Sincerely,  
Sharon McCarthy

**Choi, Rowena**

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**From:** Sonya Cressman "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 10:38 AM  
**To:** Public Hearing  
**Subject:** I oppose the development at 1805 Larch Street  
**Attachments:** Opposition\_to\_Larch\_St\_Development.pdf

Dear Mayor and Councilors

Please see attached, my letter in opposition to the development at 1805 Larch Street on behalf of the families of children who can not have their voices heard at this hearing.

Sincerely,  
Sonya Cressman

Dr. Sonya Cressman

"s. 22(1) Personal and Confidential"

December 12, 2019

Dear Mayor and Councilors:

Re: 1805 Larch Street Rezoning

I am writing on **behalf of the children in my neighbourhood, in opposition to the rezoning** of St Marks Church/Community centre at 1805 Larch Street. My concerns represent those **who can't publicly speak themselves and the families who can't afford the time to**. Through my connection with my community at St. Marks, I have learned that my situation is very similar to most other young families in my neighbourhood. We are extremely limited in the time we have to share with our community, yet desperately need that connection during the most critical years of raising young children.

Seven years ago, my son was struggling to develop social skills and my family was suddenly found to be out of a childcare space that we had been waitlisted for 12 months to attend. This news came at a critical time in my career and a critical time in my child's life. It was frightening, because the availability of childcare in Kitsilano is very limited, and most places don't offer the chance for parents to connect and show our children how to make friends. The Montessori pre-school enrolled my son with less than two weeks of notice and provided just enough childcare time for me to remain competitive in the workplace.

**Over the early years, from 3-5 year old--the preschool was a major source of community support for social growth.** I do not believe he would have been able to attend public school without this small, community-based preschool. Here he made friends, learned how to share, and we got to know our neighbours. For seven years now, and on a daily basis, we exchange smiles and hellos with these friends in our neighbourhood. Many of those friends are a part of my son's social network now at his public school, where he is thriving.

I do not see how he could have developed those critical early social skills without the community-based care that was offered through the community centre. The community centre also **allowed me to model how adults socialize, have their voices heard by voting in elections, and how to show kindness, for example by taking homeless people in from the cold who slept in a warm area just outside of my son's classroom.** In the summer, our family took care of the school's garden. It was our community gathering place and it was taken away without adequate consultation from the most vulnerable **OUR CHILDREN.**

Since it has closed, we have lost a piece of our community. The neighbouring community centres at Kits house, and the Kits Community Centre are stretched beyond capacity, and out of reach for us to be able to fit into the workweek. Now, **WE HAVE TO DRIVE** up to 33<sup>rd</sup> avenue (from 3<sup>rd</sup> avenue), every Tuesday to attend his Cub scouts meetings. This adds another **30 minutes** to a weekday night that **many working families in my neighbourhood just can't afford**. For working families, this leads to isolation, disconnection and--along with the demands of mid-career life--it can also lead to depression. Many working families can't take the time to write these letters. The children are also unable to express their concerns; however, the children are the most vulnerable and have the most to lose.

On behalf of the children who have benefited from this community centre and all of those who may lose the chance to, I ask you to hear their voices and please reconsider what is being taken away from them.

Sincerely,

"s. 22(1) Personal and Confidential"



Sonya Cressman

## Choi, Rowena

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**From:** Grant Lovelock "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 9:48 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch

December 12, 2019

Mr. Kennedy Stewart, Mayor and City Councillors: Rebecca Bligh, Christine Boyle, Adriane Carr, Melissa De Genova, Lisa Dominato, Pete Fry, Colleen Hardwick,

Sarah Kirby-Yung, Jean Swanson, Michael Wiebe

3rd Floor, City Hall

453 West 12th Ave, Vancouver, V5Y 1V4.

### **1805 Larch Street Re-zoning Application**

Dear Mayor and City Councillors

I am writing to express my opposition to the rezoning of 1805 Larch Street from RT-8 to CD-1.

The proposed development is not “compatible with the existing character of the area” which has been suggested as city policy. The design and setbacks do not fit in well with its closest neighbours. It is not reasonable for these residents to take a ‘density hit’. After a more carefully thought-out policy is adopted citywide, then all citizens can step up and moderate proposals can be developed to increase density everywhere.

The proposed FSR is over 3 times the currently permitted FSR. The height is nearly double the current zoning. On three of four sides the building is extremely disproportionate.

If council expects future MIRHPP proposals to be widely accepted, it is better to be cautious in how proposals treat the immediate neighbours. This proposal has a strong impact on neighbours, particularly to the west and south. There needed to be more effort to mitigate this; the architectural style is brutal and severe, oddly jarring amongst shingled craftsman-style homes.

Sadly, had the city pursued a somewhat more reasonable density increase *or* a proposal that provided continued neighbourhood amenities, the proposal might have been well received.

Whatever is built on this site in the future will inevitably be of a higher density than RT-8; however, this is expecting too much! Get the whole city involved in accepting higher densities, not just one block of houses. This proposal was not put forward reasonably in a citywide context. Just jumping on an old church site, without regard to context, is a simplistic and random planning approach. Council needs to be more fair and balanced in its approach to increasing density.

Regards,

Grant Lovelock

## Choi, Rowena

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**From:** lori henry "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 9:47 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch St.

City Councilors

I am a resident of Kitsilano and am strongly **opposed** to the development of the structure at 1805 Larch St.

Loosing our community 'Church' that offered endless social activities for schooling, homeless lunches, group gatherings and even weddings (the list is endless) is very disturbing and sad.

The 'Structure' is way out of context of what we have in our lovely neighbour.

Please reconsider your decision!

Concerned neighbour

Lori Henry

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Esther Alexander "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 9:44 AM  
**To:** Public Hearing  
**Subject:** Rezoning application - 1805 Larch

December 12, 2019

Mr mayor, Councilors,

I oppose this rezoning. My name is Alex Alexander. [REDACTED]

s.  
22

s.  
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The former council came cap in hand to the developer and negotiated a really sloppy deal as their representative, flagship model; they were then trounced in the election with the message that the developers voice was way too strong – do better, do different, the voters said. This council can/needs to/has the opportunity to strengthen the deal. The developer dramatically overpaid for the land and the upzoning currently under review lets him recuperate that loss by immediately increasing the value of the land which is based on buildable square footage. That is a very big and immediate benefit. Other immediate developer benefits are the waiver of a variety of normal development costs. Their ongoing benefit is the value of the additional rental dollars in the upzoned and particularly view rental suites over the next 60+ years either by selling or retaining the building..

The benefit for COV is 13 below market rentals. The 50 up-market rentals in the project are of limited value. Our housing problem is not for more high end rentals, it's for the affordable rentals; and, the very small numbers here are not necessarily below market or pretty close to not being that. They are the 13 the darkest, dankest, smallest. Even worse, the city has agreed to change its' criteria for unit size and the definition of a bedroom for those below market units. They are openly condoning the view that below market and below standard mean the same thing!!

The project needs to be much more of a win for the city, the community and the neighbourhood – more equitable distribution of benefits needs to be established between the developer and the city/community to make this worthwhile a win for everyone. Please reject this application in its' current form and send the developers back to the drawing table.



## Choi, Rowena

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**From:** Cameron Miller "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 8:51 AM  
**To:** Public Hearing  
**Cc:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Hardwick, Colleen; Swanson, Jean; De Genova, Melissa; Wiebe, Michael; sarah.kirbyyung@vancouver.ca; Fry, Pete; Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezone and development at 1805 Larch St.

To whom it may concern,

As a long-time resident of the neighbourhood, I am strongly opposed to the proposed re-zoning and development at 1805 Larch Street.


This proposal is way out of scale with the surrounding homes. Although 'affordable' units are part of the proposal, putting them on the subterranean level, with some rooms lacking windows, is objectionable and discriminatory. This goes against our city and neighbourhood values of inclusivity and equality.

We would welcome a smaller rental development in which the majority of units are truly affordable and which includes community space to replace some of what has been lost since the sale of the church.

It undermines my faith in our democratic system to have the city officials support developer's interests over the well-being of the neighbourhood.

Sincerely,

Cameron Miller  
"s. 22(1) Personal  
and Confidential"



**Choi, Rowena**

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**From:** Cameron Zubko "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 11:15 PM  
**To:** Public Hearing  
**Cc:** "s. 22(1) Personal and Confidential"  
**Subject:** Letter to City of Vancouver RE: Public Hearing Notification - 1805 Larch Street  
**Attachments:** WeLoveKits letter to CoV Dec 11 2019.pdf

Dear Mayor Stewart and Councilors,

Please see attached letter.

Regards,

Cameron Zubko  
Founder and Neighbour  
WeLoveKits

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December 11, 2019

Mayor Stewart and Councilors  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C. V5Y 1V4

**Re: Rezoning Application for 1805 Larch Street from RT-8 District to CD-1 District**

Dear Mayor Stewart and Councilors,

WeLoveKits is a community organization of renters and home owners based in the Kitsilano neighbourhood of Vancouver, BC. made up of 600 members.

WeLoveKits is **opposed** to the current application to rezone 1805 Larch St from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District.



December 11, 2019

Mayor Stewart and Councilors  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C. V5Y 1V4

**Re: Rezoning Application for 1805 Larch Street from RT-8 District to CD-1 District**

Dear Mayor Stewart and Councilors,

WeLoveKits is a community organization of renters and home owners based in the Kitsilano neighbourhood of Vancouver, BC. made up of 600 members.

WeLoveKits is **opposed** to the current application to rezone 1805 Larch St from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District.

In our opinion, the developer's requests under CD-1 zoning are too aggressive for this location and are not supportable.

However, WeLoveKits would be prepared to support this proposal under the following conditions:

1. The developer is willing to amend their application from CD-1 zoning (20.5m (67.1 feet)) to RM-4 zoning (10.7m (35 feet)). It is our belief that, with appropriate community consultation, RM-4 zoning could present an acceptable compromise for both the community and the developer; and,
2. The project is able to obtain more broad support from the immediate community around 1805 Larch Street.

Kind Regards,

"s. 22(1) Personal and Confidential"

Cameron Zubko  
Founder and Neighbour  
WeLoveKits

In our opinion, the developer's requests under CD-1 zoning are too aggressive for this location and are not supportable.

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1. The developer is willing to amend their application from CD-1 zoning (20.5m (67.1 feet)) to RM-4 zoning (10.7m (35 feet)). It is our belief that, with appropriate community consultation, RM-4 zoning could present an acceptable compromise for both the community and the developer; and,
2. The project is able to obtain more broad support from the immediate community around 1805 Larch Street.

Kind Regards,

Cameron Zubko  
Founder and Neighbour  
WeLoveKits

----- Forwarded message -----

From: **Planning Info**<[planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca)>  
Date: Tue, Nov 26, 2019 at 5:25 PM  
Subject: Public Hearing Notification - 1805 Larch Street  
To:

Hello,

You are in receipt of this email as a person who has expressed interest in the Rezoning Application for **1805 Larch Street**. Please find below information regarding the upcoming Public Hearing.

**Public Hearing:**  
**Thursday, December 12, 2019, at 6 pm**  
**City Hall, 453 West 12th Avenue**  
**Third Floor, Council Chamber**

**1805 Larch Street**

*Lots 8, 9, and 10, Except the South 2 Feet Now Lane, all of Block 220A District Lot 526 Plan 1058; PIDs 014-980-789, 014-980-894, and 014-980-908 respectively*

To rezone 1805 Larch Street from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing 63 secured rental residential units with 20 per cent of the residential floor area being secured as moderate income units. A building height of 20.5 metres (67.1 feet) and a floor space ratio (FSR) of 2.53 are proposed.

**FOR MORE INFORMATION ON THIS APPLICATION:**

<https://rezoning.vancouver.ca/applications/1805larchst/index.htm>

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually beginning at 8:30 on November 29, 2019 until 5 pm the day of the Public Hearing by emailing [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca) or by calling 604-829-4238. You may also register in person at the door between 5:30 and 6 pm on the day of the Public Hearing. You may submit your comments by email to [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca), or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings) for important details.

Copies of the draft by-laws will be available for viewing starting November 29, 2019 at the City Clerk's Department in City Hall, 453 West 12th Avenue, 3rd Floor, Monday to Friday from 8:30 am to 4:30 pm. All meetings of Council are webcast live at [vancouver.ca/councilvideo](http://vancouver.ca/councilvideo), and minutes of Public Hearings are available at [vancouver.ca/councilmeetings](http://vancouver.ca/councilmeetings). (Minutes are posted approximately two business days after a meeting.)

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING REGISTERING TO SPEAK:  
[vancouver.ca/publichearings](http://vancouver.ca/publichearings)

## Choi, Rowena

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**From:** Robert Stowe "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 9:54 PM  
**To:** Public Hearing  
**Subject:** letter re December 12th Council meeting 1805 Larch St rezoning application  
**Attachments:** 1805 Larch St rezoning proposal - Letter to Mayor and council.pdf

Dear City Council Clerk,

Please find appended our letter expressing our views regarding the 1805 Larch St. rezoning application to be heard tomorrow by City Council.

Thank you in advance for making it available to Council before, or at, the meeting.

Many thanks,

- Bob Stowe and Jose Reyes

**Robert Stowe and Joselito Reyes**



December 11, 2019

Mr. Kennedy Stewart, Mayor and City Councillors:  
Rebecca Bligh, Christine Boyle, Adriane Carr, Melissa De Genova, Lisa Dominato,  
Pete Fry, Colleen Hardwick, Sarah Kirby-Yung, Jean Swanson and Michael Wiebe  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4.

**RE: 1805 Larch Street Re-zoning Application and densification of Kitsilano RT zones.**

Dear Mayor and City Councillors

My partner Jose and I live [redacted] [redacted] [redacted] from 1805 Larch St, where proposed rezoning from RT-8 to CD-1 will be discussed by Council tomorrow. This is to inform you that we strongly oppose and object to the proposed rezoning, and respectfully request that the above mentioned application be denied until further studies and consultations are conducted regarding this area of Kitsilano as part of the City wide comprehensive development planning process that was heralded post municipal elections.

We hereby also object to this rezoning application on the grounds that a spot rezoning of 1805 Larch Street and particularly this application for a 20m (66 ft.) high rise will irrevocably alter the form and character of the entire neighbourhood. Kitsilano is a tourist destination in part because of its character homes, and residents from other areas of the city also enjoy strolling around the neighbourhood and viewing these dwellings.

Broader structured rezoning consultations with all the stakeholders would make more sense as unanimously agreed on November 14, 2018 by the Mayor and the City Council. Any rezoning of 1805 Larch street to accommodate this proposed rental apartment is therefore premature. The chief planner, Mr. Gill Kelley is in the process of an 18-20-month comprehensive study in developing a city-wide plan for the 21<sup>st</sup> century. He will be conducting a promised consultation process to all city neighborhoods asking for ideas on how to accommodate population growth and affordable housing strategies.

We would like to point out that we strongly support appropriate measures to provide more affordable housing throughout the city, including Kitsilano. However, it is quite obvious that the proposed development is only paying lip service to this imperative, which could be accommodated in much more appropriate and effective ways. We urge the Mayor and City Council to act responsibly and in keeping of their election promises that any rezoning in the area needs a broader strategy as opposed to spot rezoning to accommodate a single arbitrary application regardless of its compliance with MIRHPP guidelines.

We note that the proposed site housed a church and a Montessori school, which supported the community and added additional character to the neighbourhood. The school was forced to close as a result of the sale of the property to the developers. The proposed redevelopment will do absolutely nothing in this regard.

A rental pilot program should not be used to arbitrarily spot rezone to the detriment of an entire neighbourhood.

The developers argument that there are a few high rise buildings in the overall neighbourhood does not hold any water, as a matter of record the neighbourhood is still suffering the consequences of spot rezoning with the building of the high rise apartment , The Carriage House until further building was halted in the 1990's and City Council made the decision to zone everything at Larch Street and West thereof as an RT- 8. We hope that no-one wants to repeat the uncorrectable mistakes of the past.

In addition, it's worth noting that this spot rezoning application at 1805 larch Street, is a *commercial venture strictly for the benefit of the developer* and not part of any plan to enhance, improve and benefit the neighbourhood and the community at large in any way whatsoever including the notion of low income housing provision. In fact, the proposed development will cause serious massing and the developer's own shadow study confirms that the development will shadow adjacent buildings where they will lose sunlight, the narrow lane by the side of the development will create traffic congestion with no green space and the shortcomings of this project add up quickly and considerably.

Therefore, we respectfully ask that the Mayor and City council set aside this spot rezoning application at 1805 Larch Street and to review all rezoning considerations in this area as part of the City-wide plan for development.

Sincerely,

"s. 22(1) Personal and Confidential"

Robert Mark Stowe



## Choi, Rowena

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**From:** Malcolm Wallis "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 9:11 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street

I am opposed to the proposed rezoning of 1805 Larch Street, and wish to speak at the public hearing on December 12, 2019

Malcolm Wallis  
"s. 22(1) Personal  
and Confidential"

## Choi, Rowena

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**From:** Malcolm Wallis "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 8:59 PM  
**To:** Public Hearing  
**Subject:** Zoning for 1805 Larch Street

I am opposed to the proposed rezoning of 1805 Larch Street

The Application Statement for Rezoning, is untrue. It shows the block West Of Larch Street as a transition block. This is not true, although the developer may wish it was correct. It is clear that all the buildings in the blocks west of Larch street are detached residences in a RT zone. If there is a transition block, it is the one East of Larch Street, with a mix of high rises, medium rises and the odd detached residence.

The Application statement keeps referring to the proposed building as a 5 story building, although it has 6 floors of residences. Disingenuous to say the least.

The Public Benefits only apply to the residents and the developer, not the public.

Neighbourhood Context; To replace a 1 floor and 1/2 basement building with no residences, with a building with 6 floors of residences is an atrocity. The proposed building will have a far greater massing than 2490 2nd ave (not Larch Street), which is across Larch Street from the proposed development, and only has 4 floors compared to 6 floors in the proposed building. Hardly similar. Comparing this building with the 2 high rises in the block East of Larch is not appropriate. 2495 Larch is near Broadway, and not relevant. 2495 3rd ave West is the Moreland Kennedy House, a 6 story Retirement Home. Is the developer proposing his building be a retirement home? Not likely. 2445 3rd ave West is a high rise with a lot of open space around it, including a swimming pool, tennis court and a lot of space for gardens. This open space benefits the neighbours, and is largely lacking in this proposal. There is no comparison. Also, both of these examples of neighbouring buildings, are in the block east of Larch Street, which has a different zoning compared to the block for the proposed development. The block the proposed development is intended for only has detached residences, nothing like this proposed development, which will stick out like a sore thumb.

Comparison to the Wellington is hardly relevant, as they are far apart, and why bring in a 4 story building on West Broadway which is not relevant. They might as well refer to the Wall Center as a comparison. This all just seems to be intended to cause confusion.

This development is out of place West of larch and should be rejected. A couple of detached residences, or some townhouses would be more appropriate for the proposed site.

Malcolm Wallis  
"s. 22(1) Personal  
and Confidential"

## Choi, Rowena

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**From:** Ian Wigington "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 8:44 PM  
**To:** Public Hearing  
**Subject:** Proposed development at 1805 Larch Street

I am opposed to the proposed development at 1805 Larch Street. The scale of the proposed building would tower over adjacent structures, with significant impacts on light, privacy and the ambience of the community. The benefits of 13 moderate income suites does little to offset these impacts, or the loss of a community venue supporting the arts and social gatherings, and a Montessori school. The bulk of the proposed development is higher end market rentals - there is no shortage of these in Vancouver. Under the existing zoning our community is comprised of an eclectic mix of buildings providing housing for renters and owners on a very human scale. It defines neighbourliness. The proposed rezoning and structure is on another scale, it is huge. Hundreds of concerned residents have signed petitions opposing this development - that is also huge, it represents a significant majority of the citizens who would be impacted. It is a resounding NO! I ask that council not approve this application.

Respectfully,  
Ian Wigington

## Choi, Rowena

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**From:** Marjorie Ross "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 7:59 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch redevelopment

Hi,

I am opposed to proposed development at 1805 Larch St, Vancouver B.C.

I own "s. 22(1) Personal and Confidential".

I'm the only owner "s. 22(1) Personal and Confidential" "s. 22(1) Personal and Confidential". I've owned it for over 31 years. It is a designated heritage building. There are 7 legal units which range from studio to 3 bedrooms with rents from \$1400 to \$2800. I have students, working people, and seniors as tenants

Neither the shortage of rental housing is as severe as portrayed in the media nor are the rents as high.

It appears to me that the rationale for the redevelopment of 1805 Larch that you were presented is about 25% accurate.

It skillfully presents the character of our neighbourhood as being what exists only to the EAST of 1805 Larch where most of the residences consists of structures that at most have a partial fourth story.

Cursory acknowledgements are made regarding the properties to the SOUTH, NORTH, and WEST of 1805 Larch – 75% of our neighbourhood. Nearly all the housing in our area consists of structures that have an early 20<sup>th</sup> century appearance both in mass and finish.

The mass, finish, and the densification of the proposed development does not fit our neighbourhood as I understand the intent of MIRHPP.

Aerial and street photos emphasize the neighbourhood to the east. The sketches on page 7 of the APPLICATION imply a partial 3 story structure with a reduction of only about 8% on the 4<sup>th</sup> floor mainly on the lane side. On the 6<sup>th</sup> floor are common areas. Above it I understand is the housing for the elevator.

The shadow study shows a significant amount of shadowing on my property. The ground on the north side of the new building will receive little sun light. This will intensify the winter icing of the sidewalk which has a notable slope and inhibit the health of the plants.

On page 3 of APPENDIX C from the ADVISORY PANEL REVIEW

The city appears to anticipate further rezoning. The panel's consensus is, "It is the first large building on the block, the building needs to be given a lot of attention as it will set the precedent for future developments."

I disagree with the panel's consensus which states "The majority of the units are livable".

On page 8 of Metric's APPLICATION STATEMENT FOR REZONING & DESIGN RATIONALE

Considerations include relaxation of dwelling unit size from a minimum of 398 sq. ft to 320 sq. ft., and bedrooms without external windows will be allowed.

The units are small, At least 25% smaller than units with similar market rents in Kitsilano.

The floor space for the below market units is close to 20%. But their value is significantly less due to their location within the building. The additional height of this building will provide units with views that will bring in high rents. Waving fees close to \$1,300,000 seems like an overly generous incentive.

On pages A301 and A304 of Metric's REZONING APPLICATION (January 24, 2019) Building Elevations

My home is depicted as being at least 45 feet high and the lower elevation is not fully represented. In relationship to the proposed building my house is about 1.5 stories lower than portrayed.

These mistaken drawings appear to have been made to give the reader the impression that the proposed building is not much higher than those near by.

There is a 17 foot drop off from the high point to the south west corner which is adjacent to my property. Many decks, patios, and common spaces are close to or on the west side of the building. Privacy in my suites, on my decks, and yard will be lost. There will be increased noise.

Apparently, no attention has been given to the need for a secure retaining wall, the feasibility of the exhaust from the garage exiting along the property line, and placement of the electrical pad for the transformer at the low point of the property next to mine.

Peter Sheridan, the principal architect, offered to give my contact information to the developer as he thought I had valid concerns. I have never heard from the developer.

Prior to purchasing W2 I was assured by a staff member at City Hall that any purchaser of the three lots would be required to retrain the RT-8 zoning. There are larger parcels of land on which significantly more development of moderate and below market rental housing can occur such as at 41<sup>st</sup> and Oak and near Main and 33<sup>rd</sup>. A more appropriate development would be welcomed.

We can obtain significantly more rental housing and retain our neighbourhoods with character if we use the land already available for residential development.

Marjorie Ross,

owner of

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** David Buckle "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 7:31 PM  
**To:** Public Hearing  
**Subject:** Rezoning 1805 Larch Street

I am writing to let you know that I am strongly opposed to this proposed development.

The community is losing amenities that are not being replaced and there has not been any meaningful neighbourhood consultation.

The redevelopment should be part of the city-wide plan.

Thank you  
David Buckle

## Choi, Rowena

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**From:** Katsuko Brown "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 7:16 PM  
**To:** Public Hearing  
**Subject:** comment for 1805 Larch rezoning - opposed

Dear Mayor and Council,

I am opposed to this development:

Reason 1 is this plan says it is for a moderate income rental housing pilot program, but in reality 80% of the floor area will be for average and higher rent units. So this plan helps keep Vancouver's rent high.

Reason 2 is that this mismatched building disturbs the community in the RT-8 zone. St. Marks Church helped this neighborhood community family and friends. I joined a mom and infant group supported by Kits Neighborhood House and Coastal Health that met in this church. Canada is a young country. Without community based support for each other, we can't make our life stable.

Reason 3 is I heard the sad story from the Church's caretaker after the building was sold. When I was working my garden, the Church's caretaker came and told me with sobbing about his effort for community. I thought this is not the Kitsilano way of treating people.

Reason 4 the building is too large for the lot size, with shadow.

Reason 5 is I read "the breaker news" the developer made donations to Mayor and Councillor. I don't think that is acceptable for this chamber. Neighbors and school friends are also chatting about this topic.

<https://thebreaker.news/business/larch-rezoning/>

Thank you very much,

KB



## Choi, Rowena

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**From:** Chris McGillivray "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 6:53 PM  
**To:** Public Hearing  
**Subject:** To Mayor and Councilors I am against the 1805 Larch Street Re-zoning proposal.

Dear Mayor and Councillors

I am Chris MCGillivray and live one block of this development.

Why would we not put in a place for our elders and people that could downsize into a apartment...

Sell there home and then am have newer people move into the sold homes. Or even change the zoning for existing single family stock and provide economic incentives to provide rental stock if this is what is needed.

Putting in this type of parking in this area for the amount of cars will change this area and traffic will not fit this neighbourhood.

This project should not go through as presented.

Sincerely

Chris MCGillivray

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Sincerely,

Chris McGillivray

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Andrew Brown s. 22(1) Personal and Confidential  
**Sent:** Wednesday, December 11, 2019 6:31 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning of 1805 Larch Street (St. Mark's Church) - Heritage Considerations  
**Attachments:** 1805 Larch Rezoning - Heritage Commission.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council,

Further to my letter in opposition to the 1805 Larch rezoning, I am attaching correspondence I had with the Planning Department and Heritage Commission about this development.

It is my view that heritage considerations were largely overlooked in the planning report regarding this rezoning and that there is inadequate discussion of the actual context of the rezoning site.

I hope this correspondence will provide some additional information for you to consider.

Thank you,

Andrew Brown

s. 22(1) Personal

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**From:** Andrew Brown [mailto:abrown@qrtz.com]  
**Sent:** Wednesday, May 22, 2019 2:24 PM  
**To:** 'White, Robert' <Robert.White@vancouver.ca>; 'Jankovic, Zlatan' <zlatan.jankovic@vancouver.ca>  
**Subject:** RE: Rezoning of 1805 Larch Street (St. Mark's Church) - Heritage Considerations

Gentlemen,

The Urban Design Panel Minutes for the April 17 meeting concerning this rezoning have recently come to my attention.

I note, in particular, the comment:

**“It is the first large building on the block, the building needs to be given a lot of attention as it will set the precedent for future developments.”**

As this anticipates future development in the block, I wondered what the City's intentions or expectations are with respect to the 11 designated heritage buildings in the block. Will they be incorporated into “land assemblies” and torn down? Will the owners be expected to retain them and live sandwiched between 5 storey buildings? Are there other options the City is considering?

As an owner of a recently restored, Heritage B house across the street from the proposed development, I am greatly concerned. I note that, during the renovation of our home, I abided by all of the City's zoning and heritage requirements, at significant cost, and am quite confounded that a developer can purchase the lots opposite, basically ignore all of these requirements and generate windfall profits at the expense of the neighboring homeowners.

██████████ "s.  
██████████ 22(  
██████████ 1)  
██████████ Per  
April 16, 2019

Vancouver Heritage Commission  
City of Vancouver  
453 West 12th Ave  
Vancouver, BC  
V5Y 1V4  
Attention: Mr. Zlatan Jankovic  
Senior Heritage Planner

Dear Commission Members:

Re: **Rezoning of 1805 Larch Street (St. Mark's Church) - Heritage Considerations**

My family owns the Heritage 'B' designated house at "s. 22(1) Personal and Confidential".

I have become aware of an application to rezone the property "s. 22(1) Personal and Confidential", the site of St. Mark's Church (1805 Larch St.), to permit the construction of a five storey apartment building.

I believe that there are significant heritage-related issues with this application and wondered if it had been given any consideration by the Vancouver Heritage Commission.

Although the address of the proposed rezoning is on Larch St., its longer frontage is actually on the 2500 block of W. 2<sup>nd</sup> Ave. Until now, Larch St. has formed the boundary between predominantly low-rise apartment buildings to the East and heritage houses to the West.

My concern is principally with the preservation of the heritage buildings in the 2500 blocks of 2<sup>nd</sup> and 3<sup>rd</sup> Avenues and with preserving the character of this neighbourhood.

The current zoning of this area is RT-8, which is described by the City as follows:

"The intent of this Schedule is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized."

### Neighbourhood Character

The lots in the 2500 block have 50 foot frontage. Therefore, this block is home to many of the larger, early 20th century, "grandes dames" in Kitsilano. As one travels west, the lot size drops to 33 feet in the 2600 block. This makes the 2500 block unique. Eleven houses in the same block as the proposed development are listed in the Vancouver Heritage Register. Images of these houses are shown on the next pages.

The majority of other houses in this block, despite not appearing in the Heritage Register, are of the same vintage and external character.

The houses in the area are in varying states of restoration and repair, giving rise to a vibrant mixture of single family homes, duplexes, conversions to condos and townhomes, secondary suites and multiple conversion dwellings with affordable rentals.

Registered Heritage Buildings in the 2500 Blocks of 2<sup>nd</sup> and 3<sup>rd</sup> Avenues



2505 W. 2nd Ave  
Built 1912  
*Across street from proposed development*



2525 W. 2nd Ave  
Built 1910  
*Across street from proposed development*



2536 W. 2nd Ave  
Built 1912  
*Next door to proposed development*



2543 W. 2nd Ave  
Built 1911



2590 W. 2nd Ave  
Built 1910



1834 Trafalgar St  
Built 1909



2535 W 3rd Ave  
Built 1911



2546 W 3rd Ave  
Built 1911



2555-2557 W 3rd Ave  
Built 1910



2556 W 3rd Ave  
Built 1911

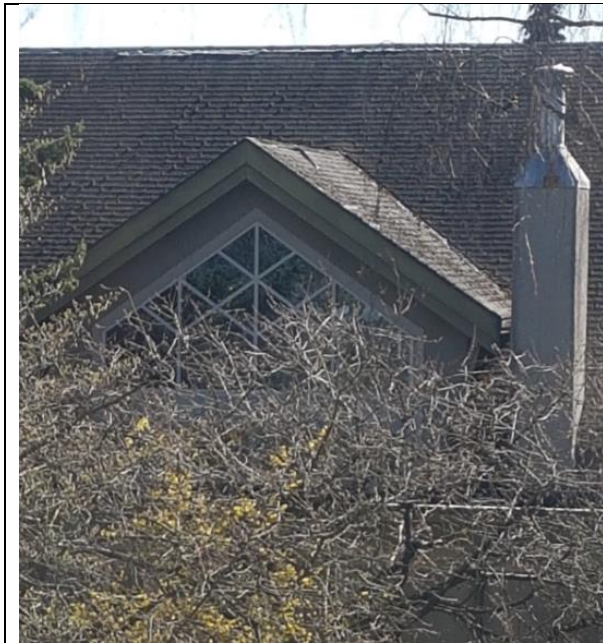


2576 W 3rd Ave  
Built 1911



Map showing the location of the proposed rezoning (in yellow) and the locations of designated Heritage Buildings nearby.

Although the existing church is a modern structure, it was designed, with elements such as its peaked roof and gabled dormers, to be harmonious with the neighbouring buildings.



St. Mark's Church, 1805 Larch St.



Adjacent Heritage B House

The church also provided amenities to the community, such as a voting place, concert and class venue, meeting place for Boy Scouts and other organizations, meeting place for support groups, emergency homeless shelter and pre-school.

## Heritage Concerns about Proposed Rezoning



*Developer's rendering of the proposed development*

This rezoning is being considered under the “Moderate Income Rental Housing Pilot Program”.

According to the City:

“Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.”

The proponent’s application studiously avoids discussing the actual context of the building, which is in an RT-8 duplex zone of heritage houses. It appears to rely on precedents from the RM-4 zone east of Larch and, in particular on tall buildings, built in the 70’s, 80’s and 90’s that many now would consider zoning anomalies.

The application also completely ignores the RT-8 zoning requirements concerning compatibility in external character and neighbourly building scale and placement. In particular, the building shape and choices of materials reflect none of the heritage aspects of the neighborhood. The building placement and height (5 storeys plus roof deck) provide sightlines from its balconies and roof deck directly into the neighbors’ private spaces.

As someone who appreciates the heritage aesthetic and believes in the preservation of our heritage neighborhoods, I have two significant concerns with this application:

- Just as the proponents of this development rely on anomalous, spot zoning decisions from the 70’s, 80’s and 90’s to support their application, future applicants will point to this building as setting a precedent for development west of Larch Street. Indeed, fairness would seem to demand that if this development is approved, others in the neighborhood and points west should be able to demolish existing buildings and construct similar buildings. Therefore,

approval of this application will be detrimental to the preservation of our heritage buildings and neighborhoods.

- The modern aesthetics, incongruous scale, loss of privacy and increased traffic surrounding this development will make this neighborhood less attractive to people who have an interest in restoring, maintaining and preserving the unique, significant heritage houses in the 2500 block, resulting in their decay over time, demolition and replacement with new structures and permanent loss to the people of Vancouver.

As the Terms of Reference of the Commission include the preservation of heritage buildings, I am raising these issues with you.

It is my understanding that of the 63 suites in the building, only 13 are earmarked for moderate income renters. The potential loss of heritage seems a high price to pay for 13 moderate income rental units, especially in a neighborhood that is already supplying a good number of moderately priced rental units.

As we consider the history of the City of Vancouver, there were a number of decisions made in the 1970's, 80's and 90's that we have now come to regret because of the permanent loss of character and heritage. I am worried that, were this rezoning application to be approved, it would be a decision that Vancouverites will come to regret in future decades.

I would encourage the Heritage Commission to review this rezoning application thoroughly and to participate in the approval process to the extent possible.

Yours sincerely,

"s. 22(1) Personal and  
Confidential"

Andrew Brown



Sincerely,

Andrew Brown

s. 22(1)  
Personal

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**From:** White, Robert [<mailto:Robert.White@vancouver.ca>]  
**Sent:** Tuesday, May 7, 2019 2:07 PM  
**To:** [REDACTED]  
**Cc:** Jankovic, Zlatan <[zlatan.jankovic@vancouver.ca](mailto:zlatan.jankovic@vancouver.ca)>  
**Subject:** Re: Rezoning of 1805 Larch Street (St. Mark's Church) - Heritage Considerations

Dear Andrew Brown,

Thank you for your letter addressed to Zlatan Jankovic and the Vancouver Heritage Commission, dated April 16, 2019.

The rezoning application for 1805 Larch St is currently under review and we're continuing to seek feedback from the public on it. Should Council decide to consider this application, a report summarizing the results of the review, including a public consultation summary, will be made available to the public and you will have an opportunity to speak directly to Council at a public hearing with any comments you wish to make. I've noted your comments with regards to the neighbourhood character and existing/proposed aesthetics.

As part of the application review, staff consider comments from a variety of stakeholders, including the general public, Urban Design Panel, and others such as the Vancouver Heritage Commission. St. Mark's Church, at 1805 Larch Street, is not listed on the Vancouver Heritage Register. At the time heritage planning staff received the rezoning proposal, the building was not flagged as having heritage potential for addition to the Vancouver Heritage Register. Further, the applicant did not indicate an interest in exploring its potential heritage value or the building's potential for retention. With respect to their mandates, the Vancouver Heritage Commission does not usually review proposals that do not contain a heritage conservation aspect, and the Urban Design Panel commonly provides recommendations on architectural expression, urban design compatibility, and contextual response as part of their review.

Building form and neighbourhood fit is one of the criteria for consideration of proposals under the Moderate Income Rental Housing Pilot Program (MIRHPP), which enables consideration of this application. The MIRHPP is a limited pilot program that supports consideration of up to 20 rezonings for new buildings that provide 100% of the residential floor area as secured rental housing, with a minimum of 20% permanently secured for moderate income households.

The program addresses a critical gap in the local rental housing market by encouraging the development of new rental units that are permanently secured at rates that match the affordability needs of local moderate income households earning between \$30,000 and \$80,000 per year. The MIRHPP also seeks to enable a diversity of new rental housing options in various building forms and locations across the City, including sites in neighbourhoods that are not located on busy arterial roads.

Thank you,

**Robert White** | Rezoning Planner  
Planning, Urban Design & Sustainability | City of Vancouver  
604-873-7484 | [robert.white@vancouver.ca](mailto:robert.white@vancouver.ca)

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**From:** Andrew Brown [REDACTED] s. 22(1) Personal and Confidential  
**Sent:** Tuesday, April 16, 2019 9:10 AM  
**To:** Jankovic, Zlatan

**Cc:** Vancouver Heritage Commission

**Subject:** Rezoning of 1805 Larch Street (St. Mark's Church) - Heritage Considerations

Dear Mr. Jankovic,

I have attached a letter regarding the above-captioned rezoning application. It would be much appreciated if you could share it with the members of the Heritage Commission.

Thank you,

Andrew Brown

"s. 22(1)  
Personal  
and  
Confidenti  
al"

## Choi, Rowena

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**From:** graham john [REDACTED] "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:50 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 1805 Larch Street

I oppose this development.

Firstly, it's the wrong type of development in a zone that requires a change in the zoning.

Secondly, the area is mainly heritage type homes and the proposed architecture of the building is not consistent with homes in the area.

Thirdly, the mixing of units is mainly aimed at high income earners and there will be little addition to "affordable" housing.

Thank you

John Graham (owner of home at [REDACTED] [REDACTED] "s. 22(1) Personal and Confidential")

## Choi, Rowena

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**From:** laraine michalson "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 5:41 PM  
**To:** Public Hearing  
**Subject:** Fw: I OPPOSE the 1805 Larch St proposal to rezone and build 6 storey building

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**From:** laraine michalson  
**Sent:** December 7, 2019 11:36 AM  
**To:** kennedy.stewart@vancouver.ca <kennedy.stewart@vancouver.ca>; rebecca.bligh@vancouver.ca <rebecca.bligh@vancouver.ca>; christine.boyle@vancouver.ca <christine.boyle@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; adriane.carr@vancouver.ca <adriane.carr@vancouver.ca>; colleen.hardwick@vancouver.ca <colleen.hardwick@vancouver.ca>; jean.swanson@vancouver.ca <jean.swanson@vancouver.ca>; melissa.degenova@vancouver.ca <melissa.degenova@vancouver.ca>; michael.wiebe@vancouver.ca <michael.wiebe@vancouver.ca>; sarah.kirbyyung@vancouver.ca <sarah.kirbyyung@vancouver.ca>; pete.fry@vancouver.ca <pete.fry@vancouver.ca>; ccclerk@vancouver.ca <ccclerk@vancouver.ca>  
**Subject:** I OPPOSE the 1805 Larch St proposal to rezone and build 6 storey building

Dear Mayor and Council members,

I support the building of more affordable rental units in our city.  
And I oppose the proposed re-zoning and development at 1805 Larch St for the following reasons:

The proposed six-storey rental building is too large for the neighbourhood. It would dwarf the surrounding multi-family heritage/character homes. It would loom over our Kitsilano neighbourhood and create mistrust in our elected leaders who are putting developer's profits ahead of livability, election promises, and citizen input.

Allowing the re-zoning of this property would open up the area to further out-of-scale, market-rental developments which would negatively alter the community. Re-zoning would fail to provide the increase in the affordable rentals we all hope for.

The damage the proposed development would have on our community far out-weighs the benefits of the small number of affordable units in the proposed building. The size of the building, the increase in population, and the lack of community amenities, create safety concerns and erode our feelings of control over our homes and surroundings.

Putting the affordable units on the subterranean level, with some rooms lacking windows, is objectionable and discriminatory. This goes against our city and neighbourhood values of inclusivity and equality. The city officials should not support this breach in building code regulations.

We are a neighbourhood of renters and owners, all ages and income levels.  
We have active programs in Block Watch, Earthquake Preparedness, sharing of resource referrals, and we celebrate with Block parties.  
We know our neighbours and we have created a safe, friendly, supportive community in which we feel invested.

We would welcome a smaller rental development in which the majority of units are truly affordable and which includes community space to replace some of what has been lost since the sale of the church.

It is insulting and undermines our faith in our democratic system to have the city officials support developer's interests over the well-being of the neighbourhood.

Sincerely,

Laraine Michalson

"s. 22(1) Personal and  
Confidential"

## Choi, Rowena

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**From:** Alexandra Dikeakos "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 4:53 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street Rezoning

To Mayor and Councillors:

I am opposed to the rezoning and development of 1805 Larch Street. I have lived in neighbourhood of Kitsilano since the 1960's and since 1980 in my home on "s. 22(1) Personal and Confidential". The proposed building is out of scale -much too large with the rest of the neighbouring houses. I use the lane off of Larch Street to park in my garage and it would make it very difficult with all the other cars going in and out of the lane.

The noise level would also go up with the increase of cars and parking difficulties on the street and increase in garbage.

Sincerely,  
Alexandra Dikeakos

## Choi, Rowena

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**From:** Tony "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 4:14 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street development

We oppose the 1805 Larch Street development. The new Vancouver council needs to establish a more caring people-oriented regime than the previous big-business oriented city government. The reasons for our opposition are:

1. There is no replacement of community amenity space, especially that provided by the former junior school;
2. The proposed building appears to be out-of-scale with the neighborhood and will generate too much local traffic in streets that have received calming structures;
3. The plans do not take advantage of family housing potential;
4. despite the claim to provide low cost rentals, the economics actually appears to focus on high cost rentals.

Mimi E Lam  
Tony J Pitcher

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Janet Bickford "s. 22(1) Personal and Confidential"  
**Sent:** Wednesday, December 11, 2019 3:19 PM  
**To:** Public Hearing  
**Subject:** opposition to the proposed development of 1805 Larch Street  
**Attachments:** PastedGraphic-1.tiff

### I AM OPPOSED TO THE PROPOSED DEVELOPMENT AT 1805 LARCH STREET, AS ARE THE MAJORITY OF MY NEIGHBOURS.

I am sending this again because have learned that many of the letters that members of our neighbourhood wrote to you have not been included in the list of letters supposed to this development.

I was outraged to read in an article in the Breaker News on Dec 6th that both Mayor Stewart and councillor De Genova received campaign funds from principles of the developers of the site at St marks' Church at 1805 Larch Street, during their campaigns for election to the city council of Vancouver in the recent civic election.

[https://thebreaker.news/business/larch-rezoning/?fbclid=IwAR3JEP\\_RLp2ei4Eqj7JDp6MiGO80DLvQ8anNJcSFkloATBk5ozFfokv7Ec4](https://thebreaker.news/business/larch-rezoning/?fbclid=IwAR3JEP_RLp2ei4Eqj7JDp6MiGO80DLvQ8anNJcSFkloATBk5ozFfokv7Ec4)

Not only is spot rezoning an unsuitable and short sighted way to plan the development of a city, this proposal has very bad consequences for the residents in its vicinity. The Church provided a long list of amenities to the residents of this unique heritage neighbourhood. These included space for:

- . Boy Scout & Girl Guide groups
- . meditation, tai chi, yoga classes
- . a polling-station
- . a cold-weather men's shelter
- . a support group meeting space such as Al Anon
- . a rehearsal and performance space for musicians, actors and artists
- . a venue for public lectures
- . a space for weddings and recitals
- . a Montessori Pre-School which has been unable find a new home
- . a children's summer acting camp
- . a safe place for people to practice their faith
- . a sanctuary for refugees
- . a Meals on Wheels Kitchen & Dispatch Centre
- . a meeting place for seniors and neighbourhood groups

The proposed development does not replace any of these. It looks as if it will be an anomaly in our midst, dwarfing its neighbours, robbing them of their privacy and of light, while providing a mere 13 affordable rental suites, some of which will have no windows in the bedrooms. The upper floors will have great views as the site is on a hill. Increased traffic and parking problems can also be expected.

This proposal is a blatant example of how our city should not be run. The developers will make an obscene profit and the neighbourhood will be forced to live with the result. The area will soon have much more rental housing in the First Nations proposal for False Creek and the Jericho Lands. These 13 affordable suites will be drop in the bucket at the expense of at the loss of good will it will incur for you. We wanted a change when we voted Vision out but you are just like them.



## Why not wait until your City Wide Plan is worked out before using spot rezoning as a tool for densification?

Why is council so determined to go against the wishes of residents of this neighbourhood? We pay very high taxes here, soon to be raised, I understand. If you can be so easily bought by the wishes of developers, what is the point of being elected representatives for the good of the people who elected you?

I am shocked and angered by this. I have lived in my house for over thirty years and do not want to have to spend my retirement years with the spectre of spot rezoning which could destroy the fabric of my beloved Kitsilano.

Will Mayor Stewart and Councillor DeGeneres not do the honourable thing and recuse themselves from the vote on December 12?

Sincerely

"s. 22(1) Personal and Confidential"

Janet Bickford

"s. 22(1) Personal and Confidential"