

Choi, Rowena

From: Ron Bozzer s. 22(1) Personal and Confidential
Sent: Thursday, December 12, 2019 4:27 PM
To: Public Hearing
Subject: 1805 Larch Street - Public Hearing - STRONGLY OPPOSED TO THE DEVELOPMENT
Attachments: 1805 Larch Developer.pdf; 1805 Larch. Ownership.pdf

Mayor and City Council.

I was scheduled to speak at the public hearing this evening, however because we are right in the middle of moving back to our residence at s. 22(1) Personal and Confidential, I am unable to attend in person.

My wife and I STRONGLY OBJECT TO THIS PROPOSED DEVELOPMENT.

We object on four fundamental grounds, which we summarize as follows:

1. The proposed building is architecturally and structurally completely out of character with the existing neighborhood and destructive of the neighborhood. It is an architectural eye sore.
2. The height of the building is ruinous of the adjoining properties and existing developments.
3. The proposed density is outrageous and will cause congestion and parking scarcity. We ask the Mayor and Council to expropriate the property and restore the property to public space, such as a park or children's playground.
4. There are questions concerning the current developer. See the attachments.

1. THE DESIGN IS OF A TASTELESS CONCRETE BUNKER. NOT CRAFTSMAN STYLE WHICH IS THE EXISTING NEIGHBORHOOD.

My wife and I have lived s. 22(1) Personal and Confidential since the late 1970's, except for the last 2 years while we have been reconstructing our old home which was not a character property in keeping with the style of the neighborhood nor conducive to our advancing age. We worked diligently with our architect Eric Stine to develop a craftsman style project which is worthy of the neighborhood and its history and in compliance with the intent and spirit of the RT-8 District schedule. We emphasize that under the RT- 8 Schedule, owners are bound to develop and maintain "an architectural style and building form which is consistent with the Historical character of the area" . That style is commonly referred to as "craftsman style". Also as required by the Intent of the RT-8 district Schedule new developments must be compatible in external character. The proposed development is completely out of character with this requirement and a blight on the neighborhood. It should not be approved.

Developers should not be allowed to destroy the character of the neighborhood by going through the rezoning process and thereby by-passing the intent of rigorous neighborhood district schedules. If they wish to propose a development let them propose a development that is in character with the architectural style of the neighborhood and not destructive of the character of the neighborhood. We have seen too many past Councils approve concrete bunkers completely out of character with the neighborhood just to appease greedy developers who build their developments, sell them and move out.

2. THE HEIGHT OF THE BUILDING EXCEEDS THE RT-8 ALLOWABLE 10.7 METERS.

No development should be permitted whether under current zoning or proposed re-zoning which exceeds 10.7 meters. Anything exceeding that size is a blight on the neighborhood and destructive of the historical character thereof. Past developments which have exceeded that height restriction are an abomination.

3. THE PROPOSED DENSITY OF 2.55 FSR IS EXCESSIVE . RT-8 DENSITY IS A MAXIMUM OF 0.75 FRS. COUNCIL SHOULD NOT PERMIT ANY DENSITY IN ANY KIND OF A REZONING WHICH EXCEEDS THIS LIMIT.

No development should be permitted whether under current zoning or proposed zoning which exceeds 0.75 FSR. Anything exceeding that size is a blight on the neighborhood and destructive of the historical character thereof. Past developments which have exceeded that density are an abomination.

4. CONCERNS ABOUT THE DEVELOPER.

We attach a business in Vancouver article from 2013 which raises concerns about the past real estate developments of the owner of this property, as well as LTO and Company search showing ownership by a numbered company which likely has no other assets.

All of which is respectfully submitted.

Ron & Heather Bozzer

PAPPAJOHNN

HISTORY

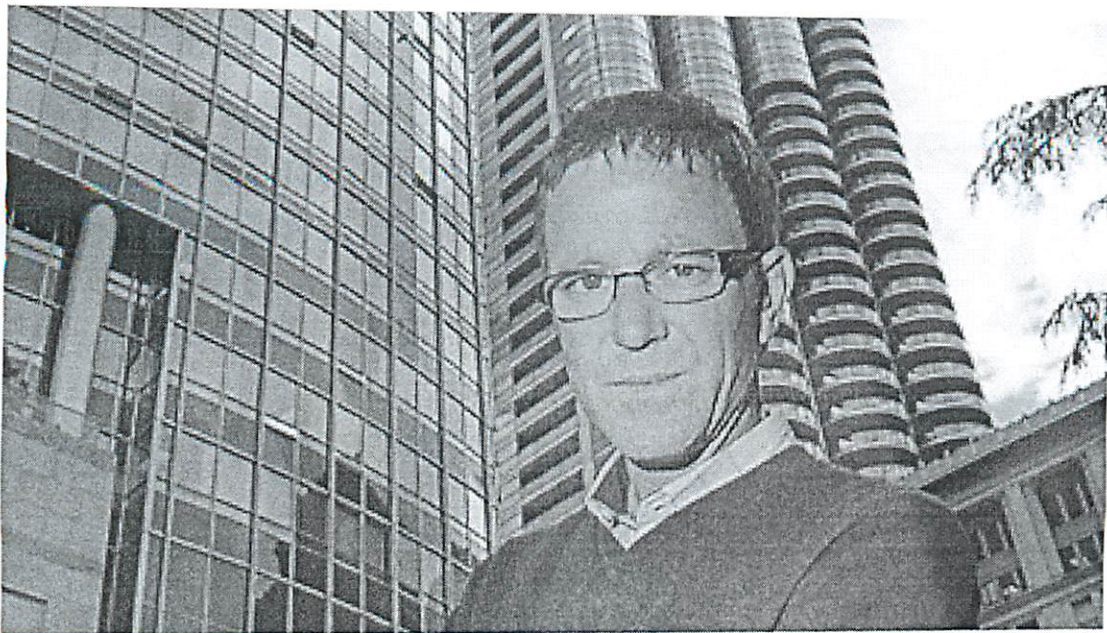


Real Estate

Jameson saga a cautionary tale for family lenders

Economic volatility sparks family rifts in shifting fortunes of office-tower project

June 24, 2013, 11:00pm



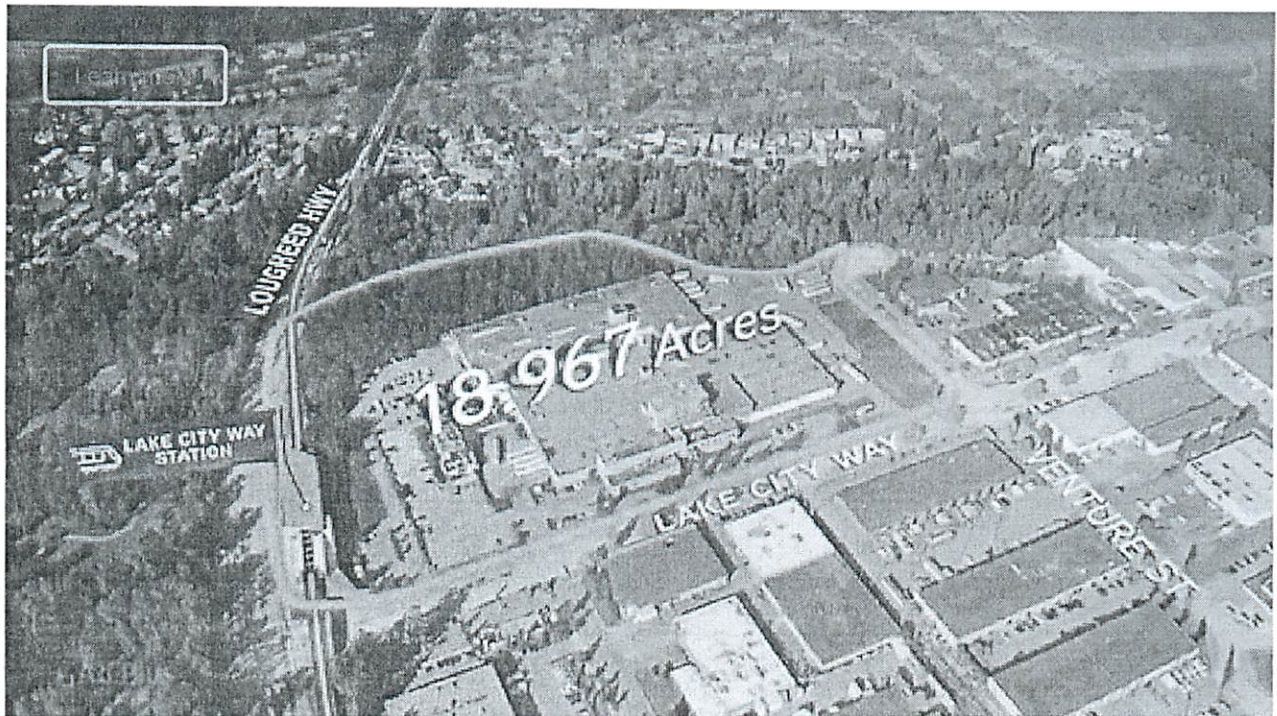
Chris Blair: seeking return of millions loaned in Jameson House development

Chris Blair honoured his grandmother's memory and helped his wife's cousins at the same time.

The Vancouverite used a \$1 million inheritance to earn a \$400,000 profit in 2003 on an investment in South Granville's Shaughnessy Mansions, developed by brothers Tony, Tom and John Pappajohn.

So when the Pappajohns asked him if he wanted to roll his money over into another development – Jameson House at 838 West Hastings – he agreed.

Blair told Business in Vancouver that he said yes only because "they just finished paying me off 400 grand. I was under the mindset that, all right they're family, they've legitimized their deal, they did what they said they were going to do."



The Pappajohns' 37-storey West Hastings residential, office and retail development was to be a \$180 million monument to patriarch James Pappajohn. In the spring of 2006, Blair loaned \$1 million to the Pappajohns' 5255 Investments Ltd. and \$1.25 million to their Jameson Development Corp. for three years with two six-month extension options.

He also agreed to advance \$250,000 in February 2007 and received two \$25,000 payments in June and July 2008. Blair said he trusted Tony Pappajohn so much that he named him the trustee of his estate. But the two \$25,000 payments in June and July 2008 are all that Blair has received. Construction on Jameson House ground to a halt in the fall of 2008 amid the global credit crunch. The Pappajohns' companies received court protection under the Companies Creditors Arrangement Act.



Blair, who was unsecured, agreed to waive the 12.5% interest in an October 15, 2009, agreement with James Holdings Ltd., 5255, Jameson and Tony Pappajohn. He also agreed to extend the repayment deadline to April 10, 2010, and May 3, 2010, respectively. In the meantime, on January 1, 2010, the Pappajohns contracted Blair for a \$400-an-hour consulting deal capped at \$500,000. That agreement was never activated.

From November 2009 to March 2011, Blair received \$42,500 from a separate arrangement. He also opened a line of credit in May 2011 and extended a \$100,000 loan to the Pappajohns' company. That, plus 10%, was paid off a year later.

"The only reason I went forward with the Pappajohns is because I broke bread with them at my table, they've sat at my dining room table, we've been family for 28 to 30 years," said Blair.

Bosa Development eventually took over Jameson House and completed the Norman Foster-designed project in 2011.

Blair said he is owed \$2.4 million and balked at the \$75,000 offered via the Pappajohns' lawyer in February because the Pappajohns proposed Blair drop all claims.

"I would've openly accepted it, been grateful for them, thanked them profusely and would've sat back for the next six or eight months to wait to see how their future calls are going with the rezoning of their next project," he said.

Jameson Development Corp. and Marcon are completing their 61-condo Sesame joint venture at East 2nd and Renfrew.

Tony Pappajohn declined comment on Blair's claims.

"It is a private matter and is subject to a confidentiality agreement," he said in an email.

Judi Cunningham, the executive director of the UBC Business Families Centre at the Sauder School of Business, said intra-family lending can bring relatives together or tear them apart. She acknowledged the emotional risk and reward inherent in family projects, but basic tenets should not be discounted.

"I hope that families don't do it out of obligation, that they do it because either they think it is a good investment or they really, truly understand they want to help that family member and if they lose that money, they are going to be OK with it," Cunningham said.

She said a solution to intra-family tensions lies in the family bank concept, where affluent families can agree on a formal process for weighing the merits of intra-family investments.

"Members of the family can do business plans and write proposals to the bank, to say, 'Listen, I have this venture that I'd like to invest in,' and they have to go and do presentations and the family assesses whether this is a good investment. There is usually a panel that oversees the proposals."

[VIEW COMMENTS](#)



BC Company Summary

For
1157013 B.C. LTD.

Date and Time of Search: December 12, 2019 03:16 PM Pacific Time

Currency Date: August 22, 2019

ACTIVE

Incorporation Number: BC1157013

Name of Company: 1157013 B.C. LTD.

Recognition Date and Time: Incorporated on March 16, 2018 11:14 AM Pacific Time **In Liquidation:** No

Last Annual Report Filed: March 16, 2019 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

Delivery Address:
20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

Delivery Address:
20TH FLOOR, 250 HOWE STREET
VANCOUVER BC V6C 3R8
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Pappajohn, John George James

Mailing Address:
670 - 1665 WEST BROADWAY
VANCOUVER BC V6J 1X1
CANADA

Delivery Address:
670 - 1665 WEST BROADWAY
VANCOUVER BC V6J 1X1
CANADA

Last Name, First Name, Middle Name:
Pappajohn, Thomas James

Mailing Address:
670 - 1665 WEST BROADWAY
VANCOUVER BC V6J 1X1
CANADA

Delivery Address:
670 - 1665 WEST BROADWAY
VANCOUVER BC V6J 1X1
CANADA

Last Name, First Name, Middle Name:

Pappajohn, Anthony James

Mailing Address:

670 - 1665 WEST BROADWAY
VANCOUVER BC V6J 1X1
CANADA

Delivery Address:

670 - 1665 WEST BROADWAY
VANCOUVER BC V6J 1X1
CANADA

Last Name, First Name, Middle Name:

Thom, Graham

Mailing Address:

SUITE 760 - 1040 WEST GEORGIA STREET
VANCOUVER BC V6E 4H1
CANADA

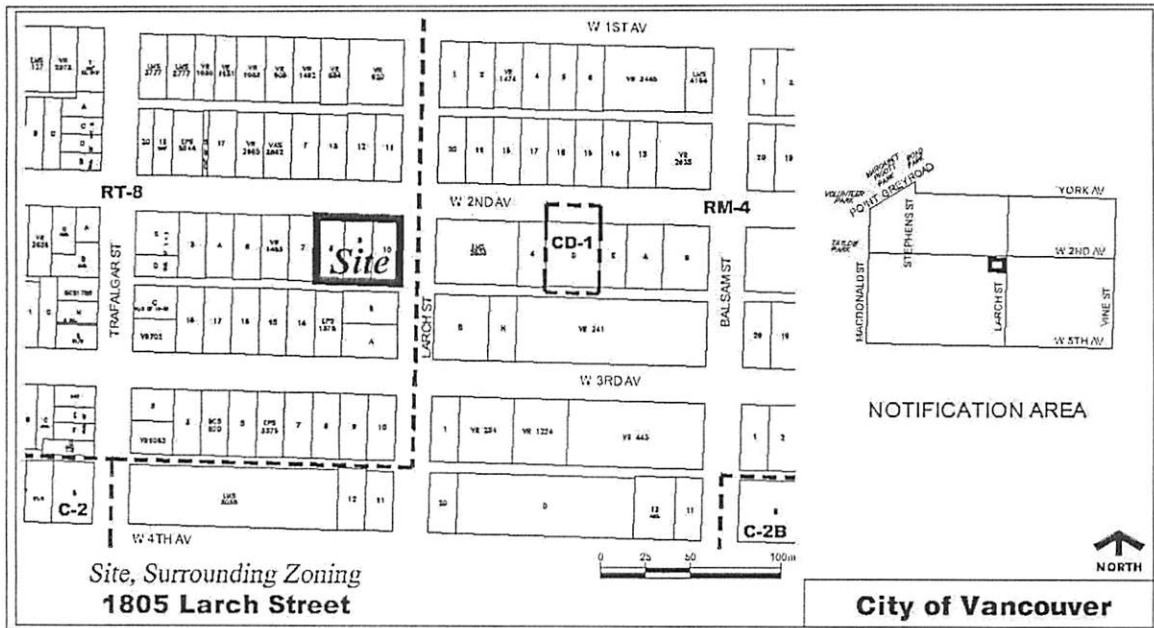
Delivery Address:

SUITE 760 - 1040 WEST GEORGIA STREET
VANCOUVER BC V6E 4H1
CANADA

NO OFFICER INFORMATION FILED AS AT March 16, 2019.

1805 Larch Street

Location and Legal Description of property subject to rezoning



| Civic Address | Parcel Identifier (PID) | Legal Description |
|-------------------|-------------------------|---|
| 1805 Larch Street | 014-980-789 | LOT 8, EXCEPT THE SOUTH 2 FEET NOW LANE, BLOCK 220A DISTRICT LOT 526 PLAN 1058 |
| 1805 Larch Street | 014-980-894 | LOT 9, EXCEPT THE SOUTH 2 FEET NOW LANE, BLOCK 220A DISTRICT LOT 526 PLAN 10 58 |
| 1805 Larch Street | 014-980-908 | LOT 10, EXCEPT THE SOUTH 2 FEET NOW LANE, BLOCK 220A DISTRICT LOT 526 PLAN 1058 |

TITLE SEARCH PRINT

2019-12-12, 15:14:38

File Reference:

Requestor: Ron Bozzer

Declared Value \$11998000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
 Land Title Office VANCOUVER

Title Number CA6836287
 From Title Number CA4935289

Application Received 2018-05-31

Application Entered 2018-06-08

Registered Owner in Fee Simple
 Registered Owner/Mailing Address: 1157013 B.C. LTD., INC.NO. BC1157013
 670 - 1665 WEST BROADWAY
 VANCOUVER, BC
 V6J 1X1

Taxation Authority Vancouver, City of

Description of Land
 Parcel Identifier: 014-980-789
 Legal Description:
 LOT 8, EXCEPT THE SOUTH 2 FEET NOW LANE, BLOCK 220A
 DISTRICT LOT 526 PLAN 1058

Legal Notations
 NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA6836290
 FILED 2018-05-31

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA6836291
 FILED 2018-05-31

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA6836292
 FILED 2018-05-31

Charges, Liens and Interests
 Nature: EASEMENT AND INDEMNITY AGREEMENT
 Registration Number: 347150M
 Registration Date and Time: 1962-06-11 14:11
 Registered Owner: CITY OF VANCOUVER

TITLE SEARCH PRINT

2019-12-12, 15:14:38

File Reference:

Requestor: Ron Bozzer

Declared Value \$11998000

Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: BX315528
Registration Date and Time: 2005-03-16 13:49
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BX315529
Registration Date and Time: 2005-03-16 13:49
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: EQUITABLE CHARGE
Registration Number: BX315530
Registration Date and Time: 2005-03-16 13:49
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA6836295
Registration Date and Time: 2018-05-31 15:33
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6836296
Registration Date and Time: 2018-05-31 15:33
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A0052313
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7160107
Registration Date and Time: 2018-10-30 15:55
Registered Owner: PEOPLES TRUST COMPANY
INCORPORATION NO. A0033943
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7160108
Registration Date and Time: 2018-10-30 15:55
Registered Owner: PEOPLES TRUST COMPANY
INCORPORATION NO. A0033943
Remarks: INTER ALIA

TITLE SEARCH PRINT

2019-12-12, 15:14:38

File Reference:

Requestor: Ron Bozzer

Declared Value \$11998000

Nature: PRIORITY AGREEMENT
Registration Number: CA7166221
Registration Date and Time: 2018-11-01 10:45
Remarks: INTER ALIA
GRANTING CA7160107 PRIORITY OVER CA6836295 AND
CA6836296

Nature: PRIORITY AGREEMENT
Registration Number: CA7166222
Registration Date and Time: 2018-11-01 10:45
Remarks: INTER ALIA
GRANTING CA7160108 PRIORITY OVER CA6836295 AND
CA6836296

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Choi, Rowena

From: laurelle shalagan s. 22(1) Personal and Confidential
Sent: Thursday, December 12, 2019 4:22 PM
To: Public Hearing
Subject: Removal from the Speakers' List for the Dec. 12/2019 City Council Meeting

While I remain strongly opposed to the proposed development for 1805 Larch Street, I will not be able to speak tonight - sadly a case of laryngitis.

Please remove my name, Laurelle Shalagan, #20, from the Speakers' List.

I will, however, not be silenced, so will forward my speaking notes separately for review by the Mayor and Council.

Laurelle Shalagan

s. 22(1) Personal
and Confidential

Choi, Rowena

From: Judy Osburn s. 22(1) Personal and Confidential
Sent: Thursday, December 12, 2019 4:09 PM
To: Public Hearing
Subject: 1805 Larch Street Development

I'm Judy Osburn and I am here to speak against the 1805 Larch Street Re-Zoning Proposal.

I've lived at s. 22(1) Personal and Confidential for close to 30 years - s. 22(1) Personal and Confidential

This area of Kitsilano is my Community, this is where I belong. It has one of the healthiest mixes of community members in the city - low, middle and high income – and particularly, a healthy mix of rental housing and home ownership. There are young people, seniors, students, immigrants and families in older homes, many that have been transformed into sustainable, affordable multi-unit rentals

I ask you to consider – What is a city without Community? A Community is a living, growing entity which is nurtured by its members. Without Community, we become isolated. We are left without the invaluable connection to our neighbours and our very lives depend on that connection. In my Community we have built not only a Blockwatch Program but an Emergency Preparedness Program, where we are able to identify and care for those who need help in case of disaster. We see each other, we speak to each other, we help each other.

The St Mark's Church has been part of our Community since 1907, first as a mission and then in various forms a church and a space where the people who live here had a place to gather, to meet, to sing and dance, to help one another and to provide shelter for those who had none. Do you know that over 200 members of St Mark's congregation over the years from 1937, have had their ashes interred in a Memorial Garden on this site? They had to be removed when the church was sold, re-interred far away from where these parishioners wanted to have their final resting place.

When St Mark's was sold to the developer, this Community – My Community was the loser. We lost our Community's Cornerstone – a preschool, a children's summer acting camp, a playground, a soup kitchen, a space for Boy Scouts & Girl Guides (which had been there for over 58 years), a meeting space for the support group Al Anon, rehearsal and performance space for musicians, actors and artists, meditation, tai chi and yoga

classes, a venue for public lectures, a safe place for people to practice their faith, a sanctuary for refugees and a meeting place for seniors and neighbourhood groups, to name a few.

This new proposal gives nothing back to our Community and it makes no allowance for the loss of our HISTORIC COMMUNITY AMENITIES. The church offered the ONLY COMMUNITY MEETING SPACE NORTH OF 4TH AVENUE in Kitsilano from Burrard Street to Jericho.

This new proposal offers an amenity room on the top floor of the building for the use of the BUILDING RESIDENTS ONLY?

Not only is this proposal taking away from our Community Amenities, it is offering only 13 spaces for moderate income residents; all in the basement area of the building -Some with windowless bedrooms! Where is the COMMUNITY in such a design where you place the lower income people in the basement and house the wealthier above with all the light and views? It's just not sustainable.

We recognize the need for increased density in our city and in our neighbourhoods but this design must be a design which adds a HEALTHY COMMUNITY to an existing, thriving one. It must not ignore the relationship with the surrounding buildings which work because of integration and communication.

Consider our plan which suggests a building which will relate in height to its neighbours and offer homes to moderate incomes families while maintaining amenities that include and connect to the Community – a daycare or pre-school, a meeting space, a gathering place for seniors – a place where ALL the people in the neighbourhood can feel part of the COMMUNITY.

Where I live on the lane side of Trafalgar Street, I was witness to the constant activities the Church offered. Children and parents walking to and from the pre-school, the sound of the Boy Scouts on their nature walks in the evenings, sounds of music recitals as I walked past. The site sits barren now with a yellow padlocked fence around it – a reminder of how this developer views the surrounding community. The lights are off, the sounds of the many people who used it now silent.

Council members, please consider our COMMUNITY when you vote. Please don't look at us as Monopoly pieces to be moved about the board at your will. Engage us and consider the value we have historically offered and can continue to offer our city.

“THE SPIRIT OF A CITY NEEDS NOURISHMENT AND THAT NOURISHMENT COMES THROUGH RESPECT FOR THE COMMUNITY MEMBERS WHO LIVE HERE AND LOVE THIS CITY”

Thank you.

Choi, Rowena

From: Leonard Schein s. 22(1) Personal and Confidential
Sent: Thursday, December 12, 2019 3:41 PM
To: Public Hearing
Subject: Rezoning Application at 1805 Larch Street

Dear Mayor and members of City Council,

I write you today to oppose this project. We need more affordable rental housing that fits into our existing neighbourhood. As a person who frequently bikes and walks through this area of Kitsilano, I believe that it too big for this neighbourhood area. I would have no problem with this building on West 4th Avenue or other commercial streets on the west side of Vancouver. On residential streets, I believe that 4 stories should be the maximum height. The important thing is that we need more affordable units and these are NOT affordable. The best way to get affordable rental units is to take out the cost of land. The City owns land in every neighbourhood which could be leased for 60 years to developers who will put affordable rental units on those properties. The City owns many desirable pieces of land near public transportation which are completely underused. Please reject this proposal.

Thank you,

Leonard Schein

s. 22(1) Personal and Confidential

Choi, Rowena

From: Karen Riley s. 22(1) Personal and Confidential
Sent: Thursday, December 12, 2019 2:45 PM
To: Public Hearing
Subject: I OPPOSE THE 1805 LARCH STREET DEVELOPMENT

To Mayor Kennedy Stewart and City Councilors:

I understand the need for more “affordable housing” and am therefore not against developing the property at 1805 Larch Street.

However, my personal issue with the proposed development is that there has been a lack of consideration for the community. The current building functioned as a church, a Montessori School, and offered community meals to the needy, and will be sorely missed by those who used these services.

If the development is to go ahead the developer should be required to incorporate a community hall where the above mentioned services can continue and thrive.

Also, in my opinion, the design of the building is unfortunately not in keeping with the times and the area. How about a more West Coast Modern design?

Yours sincerely,

K. Riley

Sent from my iPad

Choi, Rowena

From: Roan Vaillant s. 22(1) Personal and Confidential
Sent: Thursday, December 12, 2019 1:57 PM
To: Public Hearing
Subject: 1805 Larch St - OPPOSED TO CURRENT DEVELOPMENT PROJECT

Dear Mayor, Councillors and Staff;

I am opposed to this development project in its current form.

I was born and raised in the same house here on s. 22(1) Personal I've lived here for the last 19 years - my whole life.

I am pro-density and pro-affordability.

However, the proposed building as it appears in the model is blatantly out of scale with the neighborhood, and I would like to register my emphatic opposition to such a large building in what is clearly a residential neighbourhood.

I feel very strongly that

a) this exceptional space and location should benefit the maximum number of citizens,

but

b) it should also fit into the existing neighborhood in terms of aesthetic and, especially, =scale=.

It is important to keep in mind that the majority of the surrounding homes and condos are inhabited by long-term residents who are deeply committed to the neighborhood, and whose views and opinions must be seriously, and tangibly, considered.

We *live* here. We will be stuck with whatever you build there for the rest of our lives.

That said, I believe there are two elegant solutions:

1) in terms of serving the maximum number of people *and* integrating into the neighborhood as it is, use the care home on the north side of Larch as your template. Build a sister building to that. At 500-700 Sq. ft per unit, you will be able to accommodate many people who might otherwise not be able to afford living here, *and* you will be respecting the existing look and feel of the neighborhood. A somewhat shorter building will also solve what could become a terrible parking problem. The private car is not going away any time soon, many couples and families still have two vehicles, and the the 30 parking spaces proposed will be insufficient.

2) What about the -two- large empty lots at 4th and Macdonald? Why are we not seeing proposals for those excellent locations that have been vacant for =years=?

The City's own zoning regulations offer good guidance here (SEE B):

2. Location and Form of Development

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, sites that would be considered under this policy are:

| | Location | Form of Development | as shown |
|-----------|--|--|---------------------------|
| A. | Sites fronting an arterial street that is on Translink's Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on Map 1). | Mid-rise forms up to a maximum of 6 storeys | dark blue areas on Map 1 |
| B. | Sites within approximately 100 metres (i.e. 1½ blocks) of an arterial street. | Ground-oriented forms up to 3½ storeys (which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses) or four storey apartments | light blue areas on Map 1 |

Sincerely yours,

Roan Vaillant

s. 22(1) Personal and Confidential