

## Choi, Rowena

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**From:** John Danakas "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:39 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street

*Dear Mayor and Council,*

*Please approve the [1805 Larch Street](#) rezoning. I support this project for the following reasons:*

- Secure and stable rental housing belongs in every neighbourhood, including Kitsilano.*
- The project does not displace any existing residents or businesses.*
- Vancouver needs more rental homes and incentives like MIRHPP are important to get them built. This project will bring 63 units will be purpose built rental in perpetuity and 20% of the units are for moderate income families.*
- MIRHPP projects are particularly important on the west side of Vancouver where property values are so high.*
- The building is only five storeys – similar to that of a number of other buildings in the area; the developer originally proposed six storeys but the height was lowered in response to public feedback.*
- The project includes more family-oriented suites than required and the entire building is pet friendly.*
- The building design includes a rooftop amenity for residents, a play area for kids and urban agriculture plots. It is also environmentally efficient, with a design that meets the City's green buildings policy.*
- It's close to public transit, and in particular, close to the Broadway precinct and UBC where many students want to live so they can be close to school – this reduces the need for expensive transportation solutions.*
- Some small businesses in the area have said it's hard to find employees because rent is so expensive on the west side – this project will help make Kitsilano attainable for them.*
- MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.*

Sincerely

John Danakas

Sent from my iPhone

## Choi, Rowena

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**From:** Jason Suyama "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:33 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** Spam: Support for 805 Larch Street Rezoning

To whom it may concern,

I want it to be known that I strongly support this project as a student who wants to see more affordable housing options in Vancouver.

Thank you,

Jason Suyama  
"s. 22(1) Personal  
and Confidential"

## Choi, Rowena

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**From:** Carol Lee "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:29 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** Rezoning: 1805 Larch Street

Dear Mayor and Council,

I am writing to you to show my support for the rezoning of 1805 Larch Street. I believe our city needs more rental housing and this project does not displace any existing residents or businesses. If we do not support projects like this, Vancouver's housing crisis will only continue to get worse.

Sincerely,  
Carol

**Carol Lee**

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Peter Miller "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:27 PM  
**To:** Public Hearing  
**Subject:** 2nd and Larch MIRHPP Rezoning Proposal

I have lived 50% of my life in the Kitsilano/ Dunbar areas. From grade 7 to 2nd year university (engineering), I lived with my mom and dad and brother in a rented duplex in the 2400 block of York St. I know the neighbourhood well. I have invested in small rental duplexes in the Kitsilano area since 1970. Through out my life, I have seen the population of Metro Vancouver increase from 500,000 to over 2,300,000.

The number of rental units has not substantially increased for many years in the Kitsilano area. The RM-4 zoned area with few exceptions west of MacDonald on 4th, where condos have been added, has been built out since the 1970's. Kitsilano needs more new purpose built rental apartments. For this reason, I'm supporting this proposal for Moderate Income Rental Housing.

Selina Eschenbach

"s. 22(1) Personal and Confidential"

11 December 2019

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

**SUBJECT: 3. REZONING: 1805 Larch Street / SUPPORT**

Dear Mayor and Council,

Please approve the project at 1805 Larch St. to provide good quality rental homes to people who need them in Kitsilano.

I moved to Vancouver in 1974 and I am passionate about architecture. I have lived in Toronto and Montreal and have seen the community that can be built around people living together. When I visited the site recently and looked at the information about the proposed building my first thought was "I can hardly wait to move in." The floor plan looks wonderful and to have this building in a natural environment will be an improvement to the street.

I think too of the diversity of tenants that will move into this neighbourhood. We need more people from all walks of life in our communities. We need to incorporate families into everything. I don't want to live in a city that is just full of condos for rich people. The dynamic of diversity makes our communities healthier and stronger.

We are in danger of leaving the working class behind and the middle class too is struggling. We need to be open minded about development in communities that are in desperate despair – the decay of rental buildings in Kitsilano, and in this city as a whole, is shameful. People with lower incomes become invisible – housing is incredibly important.

Please approve this project, the sooner this can be built the better. This is an important part of how the future of Vancouver will unfold. I want to live in a city of beautiful buildings where we help families get ahead bringing vibrancy to all communities in Vancouver.

Regards,

"s. 22(1) Personal and Confidential"

Selina Eschenbach

Selina Eschenbach

"s. 22(1) Personal and Confidential"

11 December 2019

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Mayor and Council  
City Hall  
453 West 12th Ave  
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Regards,

"s. 22(1) Personal and Confidential"

Selina Eschenbach

Dear Council,

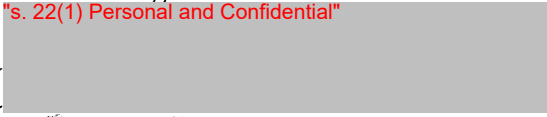
I am writing in support of the proposal to rezone 1805 Larch Street for new rental housing.

Rental affordability in Kitsilano has been a huge problem for my friends, my family and myself. I would also like to mention that most rental units available are in desperate need of an upgrade due to noise and air quality issues.

I believe new rental supply is the solution and strongly support this proposal.

Sincerely,

"s. 22(1) Personal and Confidential"



Trevor Bell,  
Kitsilano Renter

## Choi, Rowena

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**From:** Karan Samra "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:11 PM  
**To:** Public Hearing  
**Subject:** RE: Rezoning Application - 1805 Larch Street

We would like to support the rezoning application of 1805 Larch Street. Given the dearth of modest income rentals in this area coupled with crippling low vacancy in Vancouver , this building is a welcome addition to the community. We also believe there will be a positive cascade effect across local businesses as tenants will require amenities within walking distance

Karan Samra / Anne Fouron  
"s. 22(1) Personal and Confidential"



## Choi, Rowena

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**From:** Charles Eyrich "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 3:56 PM  
**To:** Public Hearing  
**Subject:** December 12th Council meeting on rezonings

Dear Councillors

Thanks for being open to listen to what we have to say. It is however time for full council hearings on spot rezonings to come to an end. All of these projects, Refrew and 10th, Renfrew, and Larch should be approved without the need for all this time. The city is already way behind its goal of more housing and these rezonings should be approved without a 2nd thought. How many hours have you collectively spent on collectively 200 homes? Your time is so valuable that to have you spend it on what should be a trivial task is absurd to me.

The development on Larch is already smaller because we've caved to community pressure. Every home that we don't build is another person or family unable to live in our city. If they move further away from the city centre we increase our carbon footprint and reduce the economic activity within the city. You were elected because we the citizenry wanted action on housing. We wanted more housing and using market pressures to drive down the cost of housing.

Thank you for working on behalf of the citizenry. I really appreciate the time and effort you put into making the city better. I hope you will vote in favour of these three upzoning projects. The city needs it.

Thanks,

Charles Eyrich

## Choi, Rowena

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**From:** Demitri Douzenis "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 3:48 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** 3 - Rezoning 1805 Larch SUPPORT

Dear Mayor Stewart and Council,

I am writing to you in support of the 1805 Larch street rezoning.

I'm a life-long Kitsilano resident, having left for a few years for university study and military service.

I have also been a volunteer director of a non-profit housing society for the last 15 years, helping to ensure that some of our most vulnerable citizens are able to live in clean and secure homes, in a beautiful area, while being close to their family and friends. It is also important for them to remain close to other things that many take for granted: familiar faces, community organizations, and doctors. These bonds are essential to prosperity and fulfillment. I have refused to allow people to be pushed out of Kitsilano or live in sub-standard housing because they may not make enough money.

This project is in line with how we envision our city as we move into 2020 and beyond. This proposal is trying to be inclusive of all citizens. In simple terms: this proposed building is modern, sophisticated, and services our society across-the-board. This is the direction we need to be heading if we want Kitsilano to remain vibrant and sustainable, both economically and socially.

*We need to retain our Kitsilano residents as well as attract future residents.*

Apart from helping keep people in Kits, this project will encourage others to join our wonderful neighbourhood. 1805 Larch is a small but vital step in getting Kitsilano to once again become accessible. As a small business owner/operator, having more locals equates to having more trade. There are great benefits to having more residents that have a little more disposable income, as well as having direct access to more people to employ. Living and working in one's community: there are countless benefits to this.

As a father with three children in elementary school, I have seen the struggle that many families endure as they try to secure good housing. The difficulty to find a good place (not sub-standard, illegal, below ground, etc) to rent is very real; this situation not only leaves our children vulnerable, but also displaces them. Many kids have been forced out of their neighbourhood simply because their families have been evicted and vacancies are low.

This form of densification as proposed is exactly what we need in Kits. It's time to start rethinking how our neighbourhoods function, how we wish to interact with one-another, in what setting we want our families to grow in, and how we want to spend our day-to-day.

This proposal is a good start - a step in the right direction.

Sincerely,

Demitri Douzenis

former Chair, City of Vancouver Multicultural Advisory Committee/Cultural Communities Advisory Committee

## Choi, Rowena

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**From:** Maddie Byblow "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 3:27 PM  
**To:** Public Hearing  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

### 3. REZONING: 1805 Larch Street / SUPPORT

#### Email Body:

*Dear Mayor and Council,*

*Please approve the 1805 Larch Street rezoning. I support this project for the following reasons:*

- Secure and stable rental housing belongs in every neighbourhood, including Kitsilano.*
- The project does not displace any existing residents or businesses.*
- Vancouver needs more rental homes and incentives like MIRHPP are important to get them built. This project will bring 63 units will be purpose built rental in perpetuity and 20% of the units are for moderate income families.*
- MIRHPP projects are particularly important on the west side of Vancouver where property values are so high.*
- The building is only five storeys – similar to that of a number of other buildings in the area; the developer originally proposed six storeys but the height was lowered in response to public feedback.*
- The project includes more family-oriented suites than required and the entire building is pet friendly.*
- The building design includes a rooftop amenity for residents, a play area for kids and urban agriculture plots. It is also environmentally efficient, with a design that meets the City's green buildings policy.*
- It's close to public transit, and in particular, close to the Broadway precinct and UBC where many students want to live so they can be close to school – this reduces the need for expensive transportation solutions.*
- Some small businesses in the area have said it's hard to find employees because rent is so expensive on the west side – this project will help make Kitsilano attainable for them.*
- MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.*

Thank you,  
Madeleine Byblow

## Choi, Rowena

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**From:** Peter Waldkirch "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 3:20 PM  
**To:** Public Hearing  
**Subject:** Support for 1805 Larch Rezoning

Dear Mayor and Council,

I write to express my support of the 1805 Larch project.

I attended the open house for this project. Frankly, it depressed me. I heard very arrogant and hurtful things being said by neighbours opposed to the project. The building was "communist" looking, but it also had too MANY windows. It was clear some people were simply resistant to change, no matter how small.

I urge you to reject those views. This building is an incredible use of unused land: 63 homes! Those are homes that will be lived in by real people – people who, without these homes, would likely have to live further away from work, school, or family.

And make no mistake: it is a modest project. It is in a location with easy access to Downtown, to Broadway, to UBC; to the West of the city, and to the East. It is close to transit, especially as the Broadway subway is built. This is a location that should be home to more people; to taller buildings, so that more than just the lucky few can live in such a great, central location.

It is a matter of justice and equity to encourage projects like this. It is a shame that the building has already been reduced in size. The people who might have lived in those homes will instead compete with other renters for existing homes, or move out of Vancouver entirely.

Please approve this project.

Sincerely,

-Peter Waldkirch

## Choi, Rowena

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**From:** Michelle Larigakis "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 2:00 PM  
**To:** Public Hearing  
**Cc:** White, Robert; tony  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

Hello,

I, and my family, support the rezoning at 1805 Larch Street. As rental property owners "s. 22(1) Personal and Confidential", we feel the neighbourhood is in short supply of high quality rental housing, and the Moderate Income Rental Housing program will be a valuable asset to the city's housing stock.

Please pass this development project and allow for more of the same.

Sincerely,

S. Larigakis

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

## Choi, Rowena

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**From:** Karl Riley "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 1:42 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I am writing to ask that you please approve the 1805 Larch Street rezoning application.

I support this project for the following reasons:

- Secure and stable rental housing belongs in every neighbourhood, including Kitsilano.
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- MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.

Best,

Karl Riley  
"s. 22(1) Personal and Confidential"