

## Choi, Rowena

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**From:** Justin Khoo-Yong "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 6:02 PM  
**To:** Public Hearing  
**Subject:** Re: 1805 Larch St

12 December 2019

Dear City Council and Mayor,

I'm writing in support of the development at Larch and 2nd. Additional rental is desperately needed everywhere in the city; a four-storey (formerly five-storey) apartment that both provides additional market and below-market units (especially 2-3 bed family units) and does **not** displace existing residents would seem to very much fit the bill.

As a resident of Kitsilano for much of my life, I **do not** understand concerns about height or neighbourhood character, or animosity towards renters, or such strong opposition to change.

I **do** understand that we are in the middle of a housing crisis, that a low-rise apartment would receive at least a lukewarm reception in most other parts of the city, and that we need more of them. Vancouver is growing; Kitsilano can and should grow with it.

Regards,

Justin Khoo-Yong

"s. 22(1) Personal and Confidential"

**Choi, Rowena**

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**From:** John Sullivan "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:21 PM  
**To:** White, Robert; Public Hearing  
**Cc:** "s. 22(1) Personal and Confidential"  
**Subject:** RE: 1805 Larch Street, Vancouver - Rezoning.  
**Attachments:** Proposal to Mayor Philip Owen Oct. 29, 1997.pdf  
**Importance:** High

**Dear Mayor and Council,**

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

- A. Secure and stable rental housing belongs in every neighbourhood, especially in Kitsilano.**
- B. Vancouver needs more rental homes and incentives like MIRHPP and it is important to get them built;**
- C. The building is only five storeys – similar to that of a number of other buildings in the area;**
- D. The project includes more family-oriented suites than required and the entire building is pet friendly.**
- E. 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.**
- F. The proposed development is exactly what is needed in the area, and should encourage more similar developments.**
- G. MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.**
- H. Giving way to the “NYMBIES” will only substantially slow down the speed to get more affordable rental homes on the market;**

**A good example of what the Nymbies have achieved I set out below FYI.**

**In 1997 I spear-headed a proposal for 300 “Micro-suites” in the DTES which got rejected. A demonstration Unit was constructed (I have sketches & photos of the project) A survey was taken from visitors to the Unit (I have copies of it) but the scheme got rejected – *generally because it was not good enough for the poor people living in SRO's* ! I attach some correspondence FYI and would be pleased to review it. The cost per unit would have been substantially less than the disgusting SRO's purchased at inflated prices & renovated by the City & Province in subsequent years !**

**So, Mayor & Council – please push this proposal through without delay and encourage other developers to build more, and without the incredible delays from the Planning Department.**

**Delays cost money !**

**Regards,**

**John W. Sullivan.**

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COPY

October 29, 1997

Mayor Philip W. Owen  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

Dear Mayor Owen:

**Re:   Microsuite Development  
      Golden Crown Restaurant Site  
      122 - 132 West Hastings Street, Vancouver, B.C.**

We have been meaning to write to you and your Council to advise of the progress with this development since our correspondence in June.

Our investor lost control of the property for a short period, but we have now been able to secure a long term option (with monthly option consideration being paid).

An architect has been appointed, Mr. Stuart Howard, who is respected by City Planning Department and several downtown Eastside community groups. A meeting was arranged between Mr. Ian McRae (President of D.E.R.A.) and Mr. Frank Gilbert (Community Affairs Coordinator for D.E.R.A.), Mr. Stuart Howard and ourselves to learn of D.E.R.A.'s requirements for this new project which were basically as follows:

- 1)     Microsuite sizes to be a minimum of 200 square feet;
- 2)     300 units. D.E.R.A. states that according to their studies 300 units are required to make the project economically feasible at the Gain rates;
- 3)     Any parking requirements for staff would be provided in the "Pendera" social housing building directly across the lane. This would allow for the maximum space to be utilized for the social programs and additional storage that will be required .
- 4)     Wheelchair accessibility to all rooms even though the heritage retention has made it a difficult design problem in previous proposals for this site. (due to various window and floor levels);

Mr. Stuart Howard prepared a new design and had one or two preliminary meetings with the Planning Department to review this interpretation of D.E.R.A.'s requirements.

On September 16, 1997 D.E.R.A. (including their financial controller) met with us at the architects' office to review his plan plus variations on the micro-suite layout. The scheme appeared to be favorably received and was presented to D.E.R.A.'s Board the same evening.

Last week, (October 23rd) we met with the Planning and Social Housing Department (Jill Davidson, Richard Johnson, Donald McPherson) together with Stuart Howard, and D.E.R.A. (Ian McRae and Frank Gilbert) Ken Weaver and myself. Kolvane Yuh was also present for much of the meeting.

Concerns expressed by the planners include:

- 1) 300 Microsuites may be difficult to manage in one building, especially since many tenants have special needs or social problems.

Response: The design is structured as two integrated buildings with two separate entrances, and card control elevator access to each floor. Of the twelve floors, Vancouver Native Health and D.E.Y.A.S. have expressed strong interest in leasing 5 floors for their housing/programming requirements.

- 2) Suite Size: There is now increasing support from the planners for 200 square feet. They are concerned about community support. Frank Gilbert responded that though dissent is quite vocal, there are not as many Downtown Eastside residents opposed to it as it may appear.

D.E.R.A. plans to erect a "hard" display suite and is obtaining a quotation for construction. The Vancouver Rotary Club has indicated that it will contribute towards the cost of this expense. It is felt that the display suite and an example of the facilities to be provided (see last page of this letter) and financial viability will do much to alleviate community concerns. A plan of a typical Microsuite is enclosed.

- 3) Parking: Ralph Segal felt that City Engineering would require some 35 underground parking stalls. The response from the architect and D.E.R.A. was that it was unnecessary and the additional cost would seriously jeopardize the financial viability. It was felt that underground parking, even though security gates are used, is still an

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attraction for crime: tenants will not need parking; and it would not assist the current efforts to promote use of public transportation systems.

- 4) **Property Values:** Planners consider that the price for this site is too high (\$120.00 per square foot) and would inflate other values in the area. Kolvane Yuh and myself are reviewing values and I am confident that the price can be justified.
- 5) **Financial Viability:** Planners had some concerns over this matter. D.E.R.A. have based their studies on 300 units and their operating cost experience in the more than 400 units already under their management. D.E.R.A.'s aim is to have ownership and build an equity base to use for future developments. With this goal in sight, and given today's low interest rates they are confident of the financial viability. Depending on final costing, some equity will be required to ensure net income will cover mortgage payments. We believe that with the full cooperation of various City Departments in approving this project, and the momentum that is occurring with the Mayor's Coalition Initiative, that Corporations and Foundations, maybe even Governments, will be keen to contribute to the scheme. (D.E.R.A. is a registered charitable society)

In conclusion, Ralph Segal observed that:

- (i) the project was now seen as a pure Social Housing and Heritage exercise and is therefore commendable;
- (ii) the construction of a display suite would do much to resolve the community concerns over the unit size;
- (iii) the "issues" are now being resolved and the staff committee would give encouragement to take the next step in the development approval process;

It was also observed that this development would be considered a "pilot" project.

It was a pleasure to receive this encouragement from staff and D.E.R.A. would hope to have a display unit built in the area within the next 4 to 6 weeks.

We do however have some strong concerns over timing for approval of this development. Ralph Segal stated that the Housing Report Draft Plan would now not be ready until March 1998, leaving April and May for public discussion, before presentation to Council in June 1998.

Council instructed Planning to prepare the Victory Square Concept Plan in March 1993 which was published in June 1995. Out of this plan came the idea for a Housing Report which was originally scheduled for completion by the end of 1996. There was the suggestion that the project referred to in this letter may be given an early approval.

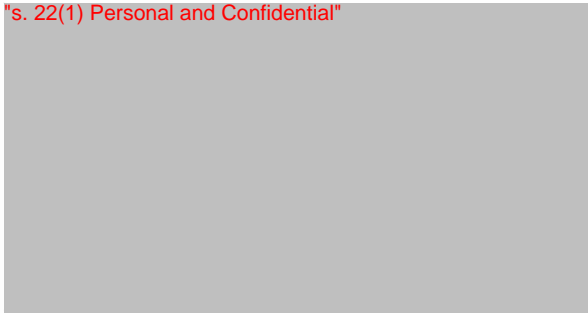
The Victory Square Housing plan will not be presented to Council until June 1998, however given the desperate need for housing and that there is a strong concerted initiative by various groups, we hope that Council will understand that the momentum for this pilot project should not be dampened while we await the Housing Plan.

D.E.R.A. have recently obtained a report that New York Social Housing groups have renovated existing buildings (with small self contained units) with as many as 650 units/tenants in one building. The building also accommodates social agencies to provide counseling services, job-training, and a variety of services offered to the "poor" and low income people.

It is D.E.R.A.'s intention to incorporate these programs within the project. A copy of this report was left with Ralph Segal and Jill Davidson.

Yours very truly,

"s. 22(1) Personal and Confidential"



c.c. Councilors  
Ralph Segal  
Stuart Howard  
D.E.R.A.

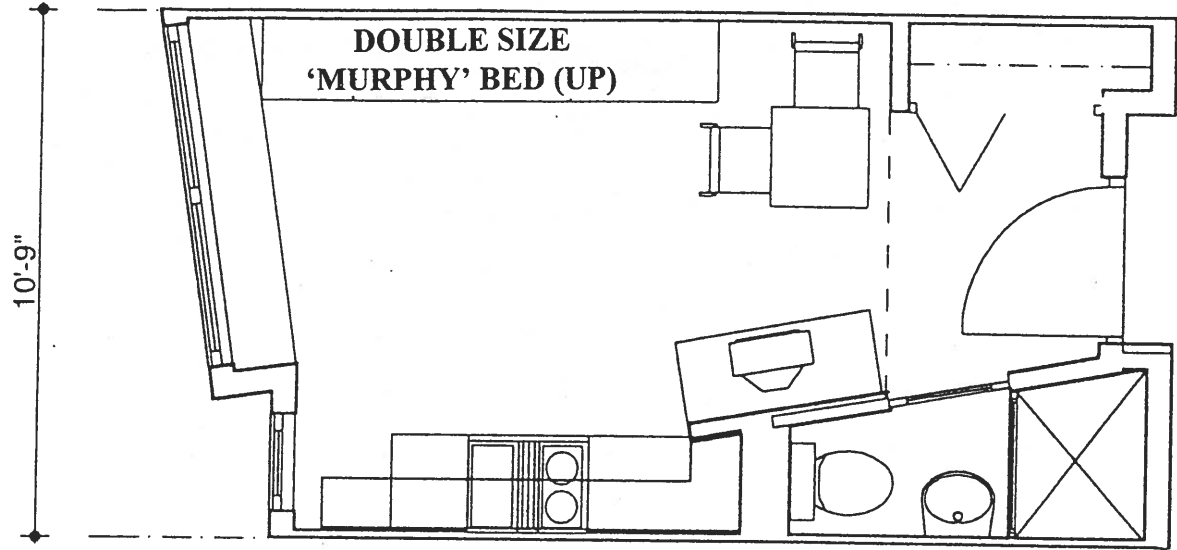
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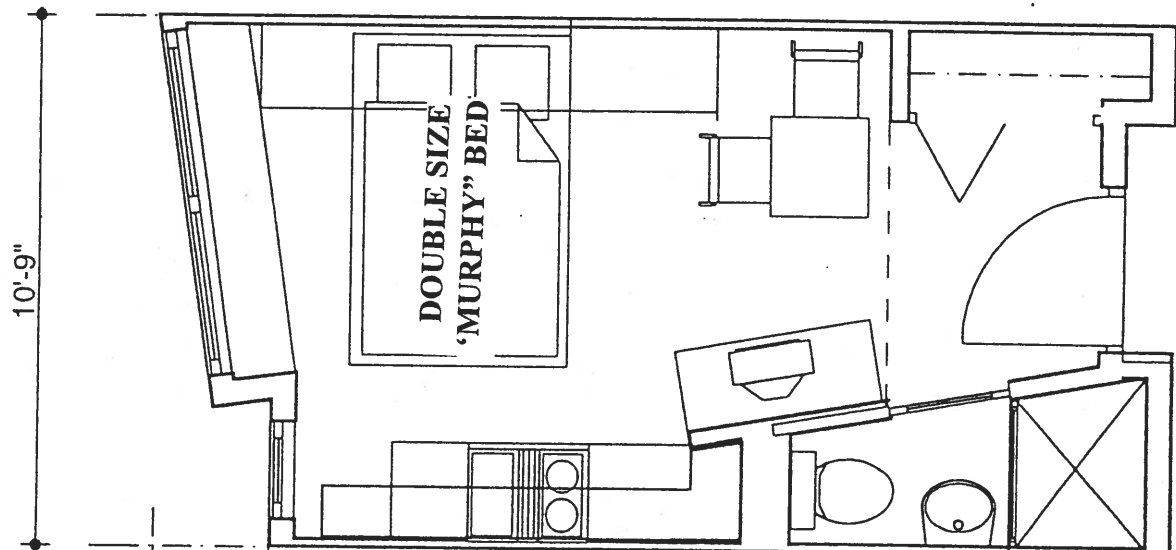
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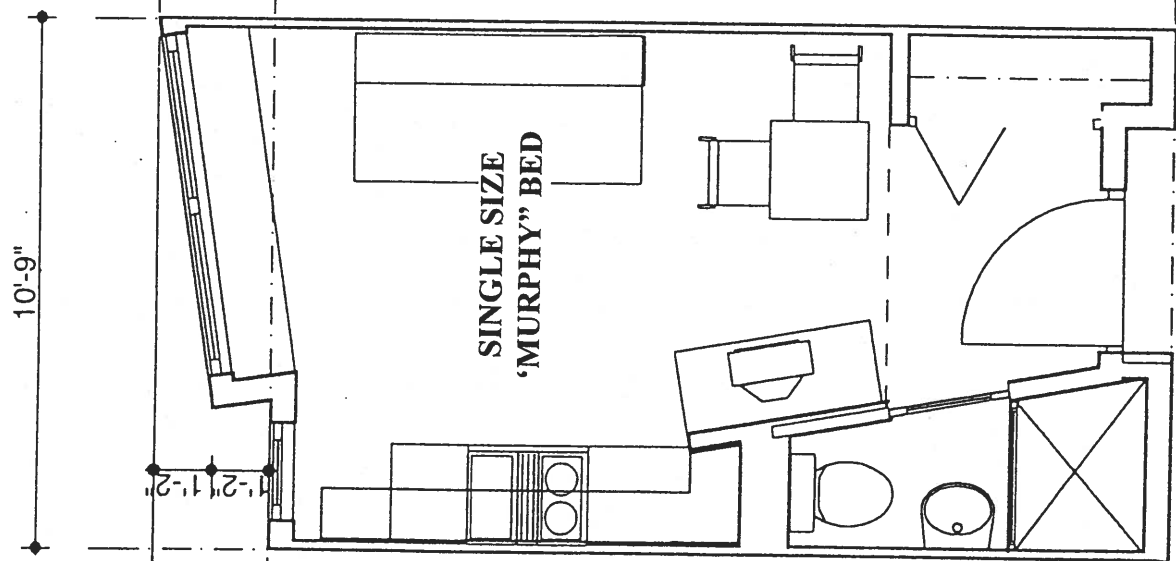




**MICRO SUITE**  
AREA = 208.09 S.F.



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**MICRO SUITE**  
AREA = 208.09 S.F.





CITY OF VANCOUVER  
CANADA

# OFFICE OF THE CITY CLERK

CITY CLERK

DEPUTY CITY CLERK

453 WEST 12TH AVENUE, VANCOUVER, BRITISH COLUMBIA V5Y 1V4 TEL: (604) 873-7276  
FAX: (604) 873-7419 EMAIL: cc@city.vancouver.bc.ca WEBSITE: http://www.city.vancouver.bc.ca

FILE NO.

**4651**

REPLY ATTN.

**Ms. Rae Wylson**

**November 4, 1997**

**Mr. John W. Sullivan**

"s. 22(1) Personal and Confidential"

**Dear Mr. Sullivan:**

"s. 22(1) Personal and Confidential"

I wish to acknowledge receipt of your letter dated October 29, 1997 regarding the above subject.

Copies of your letter have been circulated to the Mayor, Councillors, City Manager, General Manager of Community Services, Director of Community Planning-Social Planning and Manager of the Housing Centre for their information.

Yours truly,

"s. 22(1) Personal and Confidential"

**COMMITTEE CLERK**

**RW:emf**

## Choi, Rowena

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**From:** Cassandra McColman "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:55 PM  
**To:** Kirby-Yung, Sarah; Bligh, Rebecca; Hardwick, Colleen; Boyle, Christine; Swanson, Jean; Carr, Adriane; Fry, Pete; Dominato, Lisa; Wiebe, Michael; De Genova, Melissa; Stewart, Kennedy; Public Hearing  
**Cc:** Anne McMullin; Johnston, Sadhu; Kelley, Gil; O'Donnell, Theresa  
**Subject:** UDI Letter on MIRHPP Initiative  
**Attachments:** UDI Letter to the Vancouver City Council- MIRHPP.pdf

Good afternoon Mayor Stewart and Council,

On behalf of Anne McMullin, President and CEO of the Urban Development Institute, please see the attached letter regarding the City of Vancouver's Moderate Income Rental Housing Pilot Program (MIRHPP). We understand that the first proposal under this Program will be presented at the Public Hearing this evening, and hope that you will consider our comments.

Please get in touch if you have any questions or would like to discuss this further.

Thank you,

**Cassandra McColman** | Policy and Research Coordinator  
Urban Development Institute

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"s. 22(1) Personal and Confidential"

December 12, 2019

Mayor Kennedy Stewart and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4  
[publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

Dear Mayor and Council:

*RE: Moderate Income Rental Housing Pilot Program (MIRHPP)*

On behalf of the 850 members of the Urban Development Institute – Pacific Region (UDI), we respectfully submit our support for the Moderate Income Rental Housing Pilot Program (MIRHPP).

We understand that there are a number of projects up for approval under the MIRHPP for the first time, and UDI urges the Vancouver City Council to support the creation of more home options through this Program. We believe that it is vitally important for the City to approve MIRHPP projects if Vancouver is going to meet the housing targets of 20,000 new purpose-built rental homes over the next 10 years, including 4,000 privately owned units secured for moderate income rental households, as outlined in the *Housing Vancouver Strategy*.

**UDI was encouraged by the approval of Vancouver’s first Rental Incentive Program this fall,** however more needs to be done if the City is to achieve its rental objectives. Currently, in Vancouver, only 649 new purpose-built rental homes have been approved in 2019- less than half of the amount needed to meet the annual target. With the vacancy rate chronically low at less than 1%, initiatives like MIRHPP are essential to **meeting Vancouver’s rental housing goals.**

By supporting applications made through the MIRHPP, it clearly illustrates to home builders and the public that rental homes are a priority for this Council. We are concerned that if these projects are not supported by Council, that it will send the wrong signal to builders, discouraging future applications to MIRHPP and other rental programs.

UDI encourages the Vancouver City Council to support MIRHPP projects as they are presented in the coming months. The approval of secured rentals as part of this program would be another meaningful step by **this Council to addressing Vancouver’s rental housing shortage.**

Yours sincerely,

"s. 22(1) Personal and Confidential"

Anne McMullin  
President and CEO, Urban Development Institute

## Choi, Rowena

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**From:** Stuart Smith "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:13 PM  
**To:** Public Hearing  
**Cc:** Abundant Housing Vancouver  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I'm writing to express strong support for the rezoning of 1805 Larch and of buildings of similar size and tenure on every lot, every block, and every neighbourhood in our city, especially neighbourhoods of the lowest density and lowest density of tenants. Neighbourhoods must not become insular enclaves of privilege. Ensuring that individual landowners, are able to break with privileged neighbours, choosing to increase housing on land with no displacement, is an important tool to prevent enclaves from forming.

The people who will live in this building will contribute in a general way, they way all of us contribute, to making Kitsilano, and Vancouver a friendly and thriving place to live. They will walk the sidewalks of Kitsilano and smile as we pass each other. They will become our neighbours, our congregants, our friends, and some will even become family.

They will also contribute in a very specific way, by collectively paying far more in property taxes than what might be possible under the site's current zoning. I understand that council is currently looking for ways to mitigate a property tax increase. I would suggest that the old maxim, "Many hands make light work" will help you to reach this goal. Tenants renting these apartments will together contribute many times what a detached house or other use will contribute, yet because it is spread among many households, instead of one, the individual burden is modest.

As with most proposals for change, fear of traffic is a common, and all too understandable response. However we should be cautious about letting car problems dictate the limits on what we will consider doing to solve housing problems. If we want to solve car problems in Kitsilano we have to address cars directly, Whether their drivers own or rent, whether their drivers live in single or multi family. Cars are what cause congestion, noise, pollution and injury and death, not buildings.

There are myriad tools available to address Kitsilano car problems that are both effective and politically achievable today. For example, free and below market parking, such as Kitsilano's residential permit program, and mandated off street parking, are documented as powerful drivers of car population, car immigration, and car use. We could phase in market pricing for parking, while we phase in below market pricing for housing. If that's too radical, then we could grandfather existing drivers in Kits, gifting them below market parking on public land for life, while insisting that all new housing be housing for pedestrians, cyclists and transit customers only. In a way this would simply be applying our existing housing policy - find space in existing structures or leave - but to cars rather than people.

Expanding housing in Kitsilano without displacement is a small but important step. Toward reducing the housing shortage in our region, toward ensuring our neighbourhoods do not become enclaves of wealth, toward a balanced budget, toward letting people live the way they choose and to live close to the people they care about most. Tenants who choose to live in this building will make that choice because they care about Kitsilano and the people who live in Kitsilano.

I urge you to approve this rezoning and work towards policy changes that will resolve the regional housing shortage.

Thank you

Stuart Smith

"s. 22(1) Personal and Confidential"

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Stuart Smith

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

**Choi, Rowena**

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**From:** Jordan Reid "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:07 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** Support for rezoning of 1805 Larch Street

Dear Mayor and Council,

I'm writing in support of, and urging council to approve, the 1805 Larch Street rezoning.

As a renter, I'm concerned that there is a lack of new purpose-built rental housing in Vancouver.

Projects like the 1805 Larch Street proposal are vital to increasing the supply of rental buildings in our city and with 20% of the units for moderate income families, this project will have a positive impact on housing affordability.

Additionally, increasing urban densification will help us achieve climate action goals and targets,

I hope council will approve this project and support the increase in rental supply.

Thank you,

Jordan Reid

Mount Pleasant renter

## Choi, Rowena

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**From:** Nadia . "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:06 PM  
**To:** Public Hearing  
**Subject:** Rezoning - 1805 Larch St.

Dear Council Members,

I am very much in support of the proposed rental development project at 1805 Larch St.

Born and raised in Vancouver, I am lucky to be living in this beautiful city, however, I feel there definitely is a need for more affordable rental housing. With the growth Vancouver has seen in recent years, rental housing, I feel, is needed to accommodate the numbers we see rising. Unfortunately, the high cost of real estate makes it very challenging, and sometimes impossible for people, especially young families to find affordable living spaces.

Please consider this rezoning project as it will definitely help provide the much needed living space in a Vancouver neighbourhood that is highly sought after.

Thank you,  
Nadia Mann

Sent from my iPhone

## Choi, Rowena

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**From:** Rana Ghamami "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:01 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

Please approve the 1805 Larch Street rezoning. I support this project:

- Secure and stable rental housing needed in Vancouver, This project will bring 63 units will be purpose built rental in perpetuity and 20% of the units are for moderate income families.
- The project does not displace any existing residents or businesses.
- The building is only five storeys
- The project includes more family-oriented suites than required and the entire building is pet friendly.
- MIRHPP helps provide homes for moderate income earners we need in all of our communities.

Thank you

Rana Ghamami M. ARCH.  
*HOLIDAY HOURS:*

*Please note IBI's Vancouver offices will close Dec 24, 2019 at 2:00 pm and reopen Jan 2, 2019 at 8:30 am.*

*Should you require site visits during this week, please make arrangements ahead of time with our site services staff. Other inquiries, please reach out to your project team.*

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and  
Confidential"

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**Choi, Rowena**

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**From:** Nick Danakas "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 5:00 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street

*Dear Mayor and Council,*

*Please approve*

*The [1805 Larch Street](#) rezoning. I support this project.*

*Thanks*

*Nick Danakas*

Sent from my iPhone

## Choi, Rowena

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**From:** Peter McGee "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:57 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

As an owner of several small businesses in Vancouver, I am always in support of secure and stable rental housing on the west side. Of course, I rely on the city to ensure that the design is suitable and the impact to neighbours minimal but we are in desperate need of family-oriented (and pet friendly) projects for our friends, family and employees. The whole west side is at risk of losing the community that has made it such a great place to live and it's largely because of affordability for younger people. Primarily for that reason, I support this project - thanks for your consideration.

Pete McGee

## Choi, Rowena

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**From:** Parisa Rafat "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:57 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

*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.*

### Background information

- Hearing Agenda: <https://council.vancouver.ca/20191212/phea20191212ag.htm>
- Project Rezoning Page: <https://rezoning.vancouver.ca/applications/1805larchst/index.htm>
- MIRHPP (Moderate Income) FAQ: <https://vancouver.ca/files/cov/mirhpp-public-fags.pdf>

Parisa Rafat  
HOLIDAY HOURS:

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*Should you require site visits during this week, please make arrangements ahead of time with our site services staff. Other inquiries, please reach out to your project team.*

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Personal  
and  
Confidential"





"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Galen Aker "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:52 PM  
**To:** Public Hearing; info@abundanthousingvancouver.com  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I am writing to support the housing initiative proposed for 1805 Larch Street. It is abundantly clear that housing in the region and specifically Vancouver is in a state of crisis. Younger generations are faced with either leaving for other areas in search of a financially sustainable future or face some of the highest costs of housing in the country and world. Local government has continually considered the Vancouver housing situation a crisis and have announced their support of initiatives to develop more affordable housing in Vancouver, to reject projects like 1805 Larch that will add more affordable housing units would be counter to that support.

The idea that this development will result in a net negative for the community is ridiculous. As a young person who previously lived in Kitsilano I needed to make the difficult choice of leaving a community I loved due to rising costs. The ability to offer affordable housing solutions in a community should be considered a source of strength not weakness. I hope that council will consider the needs of the many people who are in search of a safe and affordable roof over their head and allow this project to proceed.

Thank you for your time.

## Choi, Rowena

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**From:** Tony Wai "s. 22(1) Personal and Confidential"  
**Sent:** Thursday, December 12, 2019 4:52 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

*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.*
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- *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.*

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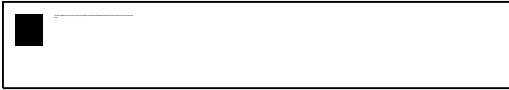
### Background information

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- MIRHPP (Moderate Income) FAQ: <https://vancouver.ca/files/cov/mirhpp-public-faqs.pdf>

Tony Wai "s. 22(1) Personal and Confidential"

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