

## Dragnea, Irina

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**From:** Husain, Kasim s.22(1) Personal and  
**Sent:** Friday, December 13, 2019 3:24 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street feedback

As a property owner in Kitsilano since 2007, and a former student and now lecturer at UBC, I have seen this community become more and more stratified, as students and young families are pushed out by rising property values. There is not a future here for young newcomers if the status quo NIMBY bias that has prevented such properties from being built before now does not change.

While I understand the desire not to change the neighbourhood too fast, the idea of preserving every aspect of Kitsilano is I think profoundly naïve; Vancouver has changed and grown greatly and the location of Kitsilano makes it a poor fit given its comparative proximity to the centre of a city this size. Mid-rise development is commonplace in such cities, as any responsible urban planner could tell you. Meanwhile, the widely publicized comments by Judy Osburn comparing 1805 Larch to “the ghetto” cannot be understood as anything other than racist and exclusionary, and I hope that that makes clear what the stakes are regarding this project. It is a bitterly ironic and deeply unsurprising that such attitudes exist in this community, as we can trace a clear line between this racist rhetoric and the condition for the building of the “heritage” properties in Kitsilano that the likes of Osburn are committed to defend. That is, the injustice of the settler colonial eviction of Indigenous peoples from the Kitsilano reserve in 1913. I think we should all be glad that such colonialist NIMBY-ism will have no final say over the exciting new Senak’w development planned by the Squamish nation just down the road.

Returning to 1805 Larch Street, I have seen beloved businesses regularly struggle to find workers and even fail in Kits because it is hard for people working retail to live nearby. Regarding the size of the proposed units, lifestyles are changing and people are making do with less stuff. In fact, I would submit that hoarding is now becoming a recognized social problem affecting many people with large homes, including those with “heritage” properties, and the overproduction of goods is a massive contributor to climate change. Which, in turn, a densified city will help mitigate, as people will be able to live nearer to their workplaces and leisure activities, and therefore consume and use low-carbon transit options instead of private vehicles.

In short, 1805 Larch gives me hope that people of a diverse range of incomes and backgrounds and family size will be able to afford to live in Kitsilano. This is the Kitsilano that I want to see, a diverse, inclusive, and welcoming community, not the exclusionary playground for the rich that the status quo is leading us towards.

Best,

Dr. Kasim Husain (he; him; his)

s.22(1) Personal and Confidential  
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**From:** Kala Vilches s.22(1) Personal and  
**Sent:** Friday, December 13, 2019 3:14 PM  
**To:** Public Hearing  
**Subject:** REZONING: 1805 Larch Street

Hello,

I would like to show my support for the proposed rezoning of 1805 Larch Street to permit the development of a new five storey/63 unit building on the site.

Its no secret that Vancouver is an expensive place to live, but a common refrain is, "Its not your right to live here - if its too expensive, move somewhere else." While on paper of course, this seems logical, in practice it is not so simple.

I live in Vancouver because I work in a specialized industry (and received my BA here), and there are few other Canadian cities that would offer me the same career opportunities as Vancouver. I am in my early 30s and I feel extremely lucky to have a great job in my field of study, and a pretty comfortable life to show for it.

But homeownership in Vancouver is completely unattainable. Especially as a single person with a single income, it will be possibly decades before I'm able to afford to buy even something modest, and I've accepted that. So for now, my housing goal is to find a safe and comfortable place to rent that's reasonably priced, in a neighbourhood where I can feel like I'm a part of the community. Right now I'm in a rental that I love, and I can say from experience that being in a safe place with landlords that are not shady makes a huge difference to one's mental health.

But we know others aren't that lucky. Its a misconception that people who complain about housing & rental prices could simply just "move somewhere cheaper." Many have families that they can't leave, or social services that they depend on, or, like me, work in fields that are less lucrative or non-existent elsewhere.

This new development would be another step forward towards ensuring that all Vancouverites get to live, work, and play in the city that is their home. I hope that the dissenting neighbours see this an opportunity to meet new people and grow their community, and share the city that we all love so much.

Thank you for your time,  
Kala Vilche

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**From:** Mark Burge s.22(1) Personal and  
**Sent:** Friday, December 13, 2019 2:58 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application, 1805 Larch Street

Hi, My name is Mark Burge the only 3-time winner of the long-defunct Kitsilano Soap Box Derby. I've lived in Vancouver my entire life, and have been lucky enough to now own in this city.

The thing is- none of that is relevant here when talking about a rezoning application that will bring 63 units of residential suites to a neighborhood and city that is sorely lacking residential rentals.

What is relevant is that it's not displacing any current tenants. It's creating 63 homes that are transit accessible, would have a fairly high walk score- easily accessible food and other services. It's also not even the first building in the area like this. Literally across the street is another condo building, Kitty-corner to this planned rental building is another apartment building.

I mentioned the Soap Box Derby for another reason- it was sponsored by the Kitsilano Chamber of Commerce. I don't get why businesses like Sophie's Cosmic Cafe (which sponsored a car in the Derby btw) are opposed to new customers. At least 63, but likely more potential folks can walk to their restaurant and enjoy a meal.

The KCC understood that everyone was part of the Kitsilano community, including folks from outside of Kits because Kitsilano is part of the entire City of Vancouver.

Council, I implore you to approve this rezoning. 63 homes don't seem like a lot, but it's sort of like how you eat an elephant (I don't advise actually eating an elephant, that seems like a bad idea)- One bite at a time. The city's path to getting more rental housing and rental rates lower doesn't happen because some developer decides to put 5000 units on the market tomorrow- it' comes in 63 here, 34 there 150 there.

Cheers,

Mark Burge

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**From:** Elizabeth Smith s.22(1) Personal and Confidential  
**Sent:** Friday, December 13, 2019 1:49 PM  
**To:** Public Hearing  
**Subject:** 3. REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

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

Vancouver is greatly lacking rental housing, especially moderate income projects like this one that won't displace any existing tenants during construction. The new building will be a small but important step in alleviating our housing crisis.

I was compelled to reach out to you after reading very disappointing and disingenuous comments by people opposed to the project in the Vancouver Sun article, "[Vancouver council approves first rental buildings under pilot project](#)". I hope that you don't capitulate to the short-sighted opinions of those who believe that the neighbourhood should stay stagnant purely for their own convenience.

Sincerely,  
Elizabeth Smith

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**From:** Ken Ohrn s.22(1) Personal and  
**Sent:** Friday, December 13, 2019 1:38 PM  
**To:** Public Hearing  
**Subject:** Strong Approval - 1805 Larch St.

Hi Mayor and Council:

I am strongly in favour of the proposed redevelopment of 1805 Larch St.

The City of Vancouver is growing, and housing is a serious issue for many residents, new and old.

As a City, and as it's council, we need to expand the number and type of housing units available for Vancouver's residents.

The proposed project at 1805 Larch will help fill that need.

Please vote to approve this project.

Bye

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Ken Ohrn /s.22(1) Personal and

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## Dragnea, Irina

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**From:** The Endertons s.22(1) Personal and Confidential  
**Sent:** Friday, December 13, 2019 1:17 PM  
**To:** Public Hearing  
**Subject:** Support for Rezoning Application for 1805 Larch Street

To Whom it May Concern:

We owns a single family home on s.22(1) Personal and Confidential We support this rezoning application for several reasons:

1. We agree with the need to densify neighbourhoods within Vancouver as the region's populations increases - continued growth further from the centre adds to traffic congestion and increases pollution;
2. Although we support more private ownership options for the area also (condos), additional rental housing for the area that includes more family friendly options (e.g. 3 bedroom units) is a positive development for the neighbourhood and the city;
3. Kitsilano has had multiple family buildings for decades and the density provided is what makes Kitislano a vibrant and wonderful place to live; and
4. The design proposed will fit in well with the area and the suites are appealing and functional.

Sincerely,  
Brock and Suzanne Enderton

s.22(1) Personal and Confidential

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**From:** Andrea S s.22(1) Personal and Confidential  
**Sent:** Friday, December 13, 2019 1:03 PM  
**To:** Public Hearing  
**Subject:** REZONING: 1805 Larch Street

Hi there,

I would like to put in my 2 cents for the proposed apartment building on Larch street:

**PLEASE APPROVE IT.**

I have rented in Kitsilano for almost 10 years. My life is here. It is getting more and more difficult to live here. There are fewer and fewer affordable places. Each year my money gets me less and less. The Kitsilano community is comprised of people from all walks of life--students, young professionals, parents, single moms and dads, retirees. People who are just trying to live their lives and prepare for retirement without the benefit of owning a home in one of the most expensive neighbourhoods in Vancouver. We desperately need moderate income rentals that are made for people, like myself, just trying to get by.

I'm so sick of rental buildings being shot down because a bunch of people with too much time on their hands are the only ones available or able to go to these public hearings. Do people at CoV not realize how relying on "public input" to drastically sway the outcome of their approvals has hurt this city? It's INCREDIBLY biased.

People who got pets and are grandfathered into their buildings pet allowance, but cannot fathom moving because of increased rents and a lack of pet-friendly buildings do not have the time and energy to go to public hearings or send e-mails.

People who have been living in the same suite for 5 or 10 years and have cheaper rent but are sick with worry that they may be renovicted any day so their landlord can charge more for their unit do NOT have the time and energy to go to public hearings or send e-mails.

People who are working long hours with huge financial burdens in the form of rent--trying to struggle to make ends meet-- DO NOT HAVE THE TIME AND ENERGY OT GO TO PUBLIC HEARINGS OR SEND E-MAILS.

You know who finds it easy to make it to public hearings and send e-mails? People who are retired or winding down their careers. People who feel financially secure due to their millions of dollars in accumulated real estate wealth from the house they bought in Kits in 1983.

**STOP BELIEVING THAT THESE PUBLIC HEARINGS AND E-MAILS REPRESENT THE MAJORITY OF THE PUBLIC OPINION IN KITSILANO.**

PLEASE stop pandering to the NIMBYs. They are protecting their growing wealth. Please, for the love of god, will the City of Vancouver start protecting the average person instead of money?

Thank you,

Andrea Stevenson

Kitsilano resident & renter

P.S. Consider doing a randomized survey for public input. A public hearing and relying on public input to inform your of public opinion is such an **INCREDIBLY BIASED SAMPLING METHOD IT HURTS MY BRAIN.**

P.P.S. I cannot get a petition of renter signatures because they live in units inaccessible to me. Plus they are less likely to be home and I don't really have the time anyway... I have to look for a job because I got laid off and I have student loans since my parents didn't buy a house in Kitsilano in the 80s!

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**From:** Thiago De Sa Freire [s.22\(1\) Personal and](#)  
**Sent:** Friday, December 13, 2019 11:56 AM  
**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.*

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### **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-faqs.pdf>

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**From:** Caterina Banducci s.22(1) Personal and Confidential  
**Sent:** Friday, December 13, 2019 10:44 AM  
**To:** Public Hearing  
**Subject:** RE-zoning application 1805 Larch Street

TO WHOM IT MAY CONCERN:

I am writing in the support of the new rental development on 1805 Larch St. We finally have one of a VERY FEW developers in the city that is addressing the Vancouver rental crisis. We are currently struggling to keep people that have moderate paying jobs in our city. These employees are essential in keeping our Vancouver community intact-teachers, retailers, restaurant workers, florists etc..... Without all these amazing array of talents we will lose the essence of our city! Everyone comes loves to live and visit here!!!!

These 63 units will not only help struggling families but people that are very willing and ready to take any job but cannot afford to live anywhere near their place of employment.

Please allow the advancement of this development.

Respectfully,

Caterina and Fabio Banducci

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**From:** Wendelin Jordan s.22(1) Personal and  
**Sent:** Friday, December 13, 2019 9:39 AM  
**To:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Cc:** Rachel J; White, Robert; Mayor and Council Correspondence; Public Hearing  
**Subject:** Rezoning Application for 1805 Larch Street

Dear Mayor and Council,

As a Kitsilano resident ( [REDACTED] s [REDACTED] ) I strongly support the rezoning application of 1805 Larch Street. The current shortage of family-friendly rental housing is one of the most threatening realities for families living in Vancouver, and Kitsilano is no exception.

As a young family ourselves, our existence in Vancouver is questioned constantly by the possibility of “what happens if we loose our rental unit”. Even at an annual household income of around \$200,000, options are extremely limited for a family such as ours with a dog and two children under 3 years old. The current housing market is an existential threat to any young family, particularly those with a less fortunate household income than us.

**Please prioritize the fundamental need for rental housing of a growing young population and families over the complaints of the few well established and financially secure nearby residents.**

Yours truly,  
Wendelin & Rachel Jordan

[REDACTED] s [REDACTED]

## Dragnea, Irina

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**From:** Megan Cox s.22(1) Personal and Confidential  
**Sent:** Friday, December 13, 2019 7:55 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street

Hello!

I'm emailing to show my support for the development of 63 unit rental building at 1805 Larch Street.

Contacting you about this may seem strange once I tell you a bit about myself. I don't live in Kitsilano, or even Vancouver. In fact, I live in Halifax, NS. However, from May 2017 - May 2018 I called Vancouver and Kistilano home, and I grew to love that community so much in the brief time that I was there, and I like to keep abreast of what's going on.

Part of the reason why I feel so strongly about this development ties into why I no longer live in Kistilano. And that is that I couldn't afford to keep living there. This was due to rising costs of housing in Vancouver, and remaining there was no longer viable.

My partner and I, both young professionals with a combined household income of over six figures at the time, could not afford to continue calling a community that we fell in love with home. He worked as a software developer, and I worked at UBC. Kitsilano was perfect for us, in between his office downtown and the university. We loved how stunning and vibrant the community was - the easy access to the beach, shops, other amenities and nightlife.

Everyone deserves a place to live. And further to that everyone deserves an *affordable* place to live. Vancouver is in the midst of a housing crisis, and the mere thought that anyone who would seek to stop a development that would help alleviate this is unfathomable. However, this appears to be the case.

No one already living in Kitsilano is any better than anyone else who might not be. That there would be people who would wish to keep others from living in their community simply because they feel that that new potential neighbours are "less than" is cruel. No one's million dollar home entitles them to try and keep others out of the neighbourhood. I could see this happening when I lived there, and it only appears to have gotten worse since I have moved away. That such a beautiful place would be filled with people possessing such ugly hearts saddens me.

I feel that I have been more long winded than necessary, but I think I would be remiss to not share the details of my time in Kitsilano, and why I feel so strongly about having this development approved.

Regards,  
Megan Cox

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**From:** Mark Prestash s.22(1) Personal and Confidential  
**Sent:** Thursday, December 12, 2019 9:31 PM  
**To:** Public Hearing; White, Robert  
**Subject:** REzoning: 1805 Larch Street / Support

I support this project as a student who wants to see more affordable housing options in Vancouver.

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**From:** Laurel Jeanine s.22(1) Personal and Confidential  
**Sent:** Thursday, December 12, 2019 8:54 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street rezoning

Dear Mayor and Council,

I'm writing in strong support of this proposal which will provide 63 new rental homes for 63 families/households.

I'm disappointed that it took this long for this application to get to public hearing, and that neighbourhood input reduced the the height of the building from 6 storeys to 5.

I attended the public hearing and voiced my support there as well. I used to live in Kitsilano and would live there again if there were more rental housing options in my price range.

It's very clear from the public support of this rezoning that people want this project, support the MIHRPP and want more of it. I hope to see this approved and built as soon as possible, and for Council to make much more bold decisions and actions towards getting more rental housing constructed.

Kind Regards,

**Laurel Eyton**

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## Dragnea, Irina

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**From:** Andrew Browne s.22(1) Personal and Confidential  
**Sent:** Thursday, December 12, 2019 8:36 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:

1. Secure and stable rental housing belongs in every neighbourhood, including Kitsilano.
2. The project does not displace any existing residents or businesses.
3. 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.
4. 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.
5. MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.

Best,

Andrew Browne MCIP RPP

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