

Wong, Tamarra

From: Arash Rezai s. 22(1) Personal and Confidential
Sent: Monday, December 16, 2019 2:55 PM
To: Public Hearing
Cc: White, Robert
Subject: 1805 Larch Street - SUPPORT

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and Council,

This is a very unique development site offering a great opportunity for improving the community and bringing in more affordable RENTAL housing, which is in dire need. The development fits well within the neighboring community and provides a nice architectural design. By replacing a building that is under utilized and not displacing ANY current renters with a building that meets the character of the neighborhood, provides rental units for the community and its not an eye soar, is a HUGE plus for the City of Vancouver.

As a commercial broker, I would like to note, that I am in no means in anyway involved in this project. I am however, a regular to the community to visit friends and visit the amazing Kits Beach.

This proposed development is ideal for its location. Currently sitting vacant, is not helping anyone. This could be a great win-win situation for not only the community but also provide additional tax dollars to the City.

Jameson Developments has done extensive due diligence with their development application and have really listened to the concerns of the community. They have produced a great looking building that fits in well with the community, provides a great range of unit mix and helps with the continued revitalization of the City.

I fully support Jameson Development's application to redevelop 1805 Larch Street and wish the developer all the best of luck.

Sincerely

Arash Rezai s. 22(1) Personal and Confidential
s. 22(1) Personal and Confidential

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]

Choi, Rowena

From: Alexander George Tsakumis "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 2:22 PM
To: Public Hearing; White, Robert
Cc: Monckton, Neil
Subject: REZONING: 1805 LARCH STREET/SUPPORT

Your Worship, Esteemed Councillors and Dedicated Staff:

At the outset let me congratulate all of you for facilitating such a worthwhile program as MIRHPP. There isn't anyone in our city, I'm sure, that doesn't recognize or accept how we are plumbing the depths of a desperate affordability crisis.

We are losing Vancouverites (and their businesses) to other cities and municipalities because, simply put, they can't afford to live or work in the city they grew up in, and it's worse now than ever before. This is entirely unacceptable; however, your steadfast efforts to right the ship deserve the applause you should continue to receive.

Projects which honour your commitment to purpose should be fast tracked and approved. Vancouver deserves better than suffering from NIMBY fluffers and eternal naysayers. That's not how Vancouver was built in the past, nor is it anyway to herald a fairness doctrine in every neighbourhood, particularly when it comes to affordable housing.

One such project is Jameson's proposed redevelopment of 1805 Larch Street. It not only meets the criteria you've boldly helmed, it exceeds them. In point of fact, it leads by example--something that cannot be said about many of the projects offered by other fellow developers.

Now, before I proceed further, you should know that I am a third generation Vancouverite. My paternal grandfather came to Canada in 1898 before returning to Europe after being wiped out during the onset of the Great Depression. My immigrant parents arrived in 1955 and 1957 and their first investments were in Kitsilano, where I was born, eventually lived and am still invested in. Our family has built, bought and sold millions of dollars of real estate in Kits. It's a wonderful neighbourhood with kind, caring and soulful people. It shouldn't be subjected to the often predatory efforts of big business--and that's precisely what will happen if meaningful, affordable and sustainable development, such as what's being proposed by Jameson at 1805 Larch Street, is rejected.

The proposal supports small business--which always makes a community more affordable--as this provides access to all. Renters can no longer afford being gouged by avaricious landlords. People prefer to live near their work.

As well, it provides reasonable rental accommodation near transit--a major plus for students and their families. Why shouldn't students (of all ages, but particularly the young) benefit from such principled forethought?

Urban agricultural plots featured in a fully green building tick all the right boxes, for a development that more than satisfies a view to an environment in need of greater attention and care, indeed, embrace.

As well, family-oriented units (that are pet-friendly, too!) demonstrate a palpable interest by the developer in real community-building.

Purpose built rental on the westside like the one proposed is essential. Our neighbourhoods will not survive without it. Nevermind a decade from now, within five years you may see all of Kitsilano become an enclave of the very rich, as longtime residents lose their right to live in this integrated neighbourhood.

Your responsibilities, among the myriad, are to protect citizens from unbridled commercial interests that never care about building relationships between neighbours. The revisions to this plan (including the lowering of the building by one floor) were all committed to by a developer in response to public feedback. Jameson is alive to what this community needs.

Frankly, I was surprised to witness the primary detractors of this proposed project going on at last week's council session about a lack of response by this developer (an accusation which is patently, embarrassingly false) or the bizarre suggestion (my charity is boldly on display here) that duplexes would be preferable--they are also more expensive to build and rent, far less green and completely without merit as efforts to stop runaway values. Affordability is tossed, alarmingly so, when such sophistry is the currency offered up by wild-eyed promoters of hemorrhaging NIMBYism.

I am also shocked by the nefarious, painful and unfair campaign against Jameson. Specifically, petitions that include signatures from other parts of the Lower Mainland, Canada and even the United Kingdom are a grotesquely twisted effort to not just stop a worthy project, but too, to injure Jameson; developers that are generational community builders and most certainly not deserving of such illegitimate and hateful scorn. We can disagree without being disagreeable. In fairness, you must disregard such foolhardiness and reward affordability for all. Shockingly, one signature on the aforementioned petition was even provided by the wife of another well-known Vancouver developer not known for much community caring or charging affordable rents. I guess rezonings are a good thing when it benefits only her pocketbook. Absolutely shameful.

Please consider this proposal and provide it with your hearty approval--it has earned it in multiples. It neither displaces residents or businesses, nor negatively impacts an already mixed use neighbourhood.

It will better the neighborhood by much and create living spaces at an affordable rate for all.

Thank you for taking the time to consider my submission, and thank you for your service to this fine city that we all love.

With respect,

A. G. (Alex) Tsakumis, "s.
"s. 22(1) Personal and
Confidential"
"s. 22(1) Personal and
Confidential"

Choi, Rowena

From: Chambers, Mark "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 2:19 PM
To: Public Hearing
Cc: White, Robert
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I am writing to voice my support this project for the following reasons:

What follows are notable points are ones I think are particularly important if you would like to use any of them.

- *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.*

Thanks

M

Mark Chambers

"s. 22(1) Personal and Confidential"

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"s. 22(1) Personal and Confidential"

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Choi, Rowena

From: Audrey Pearson "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 1:03 PM
To: Public Hearing
Subject: Public hearing on 1805 Larch St

Hello. I would like to contribute my comments about the proposed development at 1805 Larch St. I live on [redacted] and have for nearly 20 years. [redacted] was built in the 1960s and we tare all professionals. I was born and raised in Vancouver and am now 59. Yes, the city has changed over my life.

I strongly support the proposal to develop a 5 story building at 1805 Larch. Kitsilano already has mixed development – some houses, some low-rise rental buildings, three tall buildings, some condos, apartments above stores. It works well. There can be a place for everyone. Why not continue that? Why does Larch St. have to be some magic dividing line?

My upstairs neighbours have a two-year old and newborn in a one-bedroom apartment. They want to stay in the Kitsilano neighbourhood but they cannot find anything they can afford or is suitable. Usually when couples get married, they leave our building and buy a place where they can start their families. That doesn't happen anymore. Developments such as 1805 Larch would give my neighbours and other families a place to live.

I have absolutely no time for anyone who opposes the development because they've got theirs and to hell with everyone else. No one can afford a house in Vancouver anymore. I could not afford to buy my family house. And no, renters are not all "poor" people. Our building consists of a lawyer, two engineers, a college teacher, a university professor and two PhDs. We all have at least one university degree. We rent because it means we can stay in Kitsilano and walk on the beach and swim in the pool and walk to get groceries on 4th Ave. And take the bus downtown to concerts or to UBC.

The development at 1805 Larch would make space for more people like me and my fellow tenants to live in Kitsilano.

Yours truly,

Audrey Pearson

"s. 22(1)
Personal and
Confidential"

Sent from [Mail](#) for Windows 10

Choi, Rowena

From: Cooney, Meg "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 1:02 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 for the following reasons:

- 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;
- 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; and
- 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.

Kind regards,

Meg Cooney

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Qasim Nathoo "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 12:34 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 for the following reasons:

The following key points are ones we think are particularly important if you would like to use any of them.

- *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.*

Feel free to contact me by phone or email if you have any questions or concerns.

Thank you,

Qasim

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Qasim Nathoo
"s. 22(1) Personal
and Confidential"

Choi, Rowena

From: "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 11:29 AM
To: Public Hearing
Cc: White, Robert; "s. 22(1) Personal and Confidential"
Subject: REZONING: 1805 Larch Street / HPP rezoning public hearing

Dear Mayor and Council,

As a Kitsilano resident I understand the need to preserve the areas beauty, tranquility and charm but I believe the need for affordable housing for our \$30-\$80/yr/household surpasses my personal wants. It was only with some luck and good timing that my husband and I were able to purchase a property in 2001 when real estate was still affordable. This is not the case for what I call our 'blue collar' workers – waitresses, teachers, nurses, front line responders etc. that are essential in making our cities function. With that said I fully support Mayor Stewart's Moderate Income Rental Housing Project which includes 1805 Larch Street property BUT with a strong caveat – that renters lucky enough to reside in one of the 20% permanently secured affordable rent agree in writing, via a clause in the rental agreement, to provide a copy of their NOA (Notice of Assessment) on a yearly basis. This will ensure we reach our goal of providing affordable housing to those we intended for.

In addition, here are some comments to consider:

- *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 for your time,
Regards, Helene Lalonde, P. Eng.*

Choi, Rowena

From: Leila Getz "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:59 AM
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 for the following reasons:

It will provide:

Secure and stable rental housing which belongs in every neighbourhood, including Kitsilano.

More family-oriented suites than required and the entire building is pet friendly

A rooftop amenity for residents, a play area for kids and urban agriculture plots.

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 which will be purpose built rental in perpetuity and 20% of the units are for moderate income families.

Sincerely,
Leila Getz

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

[Redacted signature block]

"s. 22(1) Personal and Confidential"
[Large redacted block]

Choi, Rowena

From: Reynolds, Gavin "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:57 AM
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 for the following reasons:

- Safe and quality 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.
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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, teachers and first responders – people we need in all of our communities.

I wholeheartedly endorse and support this project at 1805 Larch Street.

Gavin Reynolds

"s. 22(1) Personal and Confidential"



"s. 22(1) Personal and Confidential"



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Choi, Rowena

From: Kenneth Seto "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:36 AM
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 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.

Regards,
Kenneth Seto

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: david "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:34 AM
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 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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- 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.

Thanks in advance for supporting this re-zoning.

Sincerely,

David England

"s. 22(1) Personal
and Confidential"

"s. 22(1) Personal and Confidential"

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Choi, Rowena

From: Kelly Deck "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:17 AM
To: Public Hearing
Cc: White, Robert
Subject: Rezoning: 1805 Larch Street

Dear Mayor and Council,

I am writing to request that you please support the 1805 Larch Street application for rezoning.

As a long time former resident of Kitsilano it would be lovely to see some modern rental housing in this area.

I support the project for the following reasons:

- *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.*
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- *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 so much for your consideration.

Kelly Deck

KELLY DECK, DIRECTOR

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Omar Khan "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:12 AM
To: Public Hearing
Subject: Rezoning of 1805 Larch Street [SUPPORT]

Dear Mayor and Council,

Please approve the 1805 Larch Street rezoning. I support this project as stable rental housing is very much needed in Vancouver, and Kitsilano – where property values are high – is no exception. The project will not displace any existing residents or businesses but adds to the inventory of available housing in the city.

I understand it will bring 63 units and 20% of the units will be for moderate income families. It is also 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 campus. Students living in this area will also increase the student labour pool for the many small businesses in the area.

I am in full support of this project.

Thank you,

Omar Khan
"s. 22(1)
Personal and

Choi, Rowena

From: Andy Trott "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 10:01 AM
To: Public Hearing;
"s. 22(1) Personal and Confidential"
Subject: 1805 Larch St. re-zoning.

Dear Mayor and Council,

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

The following key points are ones we think are particularly important if you would like to use any of them.

- *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.*
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- *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.*

Best Regards,

Andy Trott

Choi, Rowena

From: Julio Giron "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 9:48 AM
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 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.

Thank you,

Julio Giron
"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Rebecca Young "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 9:22 AM
To: Public Hearing
Cc: White, Robert
Subject: REZONING: 1805 Larch Street/ SUPPORT
Attachments: 1805 Larch Street - Support Letter.docx


Dear Mayor and Council,

Please see the attached letter in support of the rezoning of 1805 Larch Street.

Thank you,

Rebecca Young

"s. 22(1) Personal and Confidential"



Dear Mayor and Council,

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

The following key points are ones we think are particularly important if you would like to use any of them.

- *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,

Geoffrey Glotman

"s. 22(1) Personal and Confidential"

A large rectangular area of the document is redacted with a solid grey fill. The redaction covers several lines of text, obscuring the signature and any other content that might have been present.

Choi, Rowena

From: Brad Newman-Bennett/CAN "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 9:30 AM
To: Public Hearing
Cc: White, Robert
Subject: 1805 Larch Support
Attachments: 1805 Larch Support Letter.pdf

Brad Newman-Bennett
"s. 22(1) Personal and Confidential"
[Redacted]

[Redacted]

[Redacted]

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

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

[Redacted]

[Redacted]

December 16, 2019

Dear Mayor and Council,

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

The following key points are ones we think are particularly important if you would like to use any of them.

- 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.

Projects such as this are urgently needed and I am in full support of the 1805 Larch Street rezoning.

Best Regards,

"s. 22(1) Personal and Confidential"

Brad Newman-Bennett

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: David Hutniak "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 9:06 AM
To: Public Hearing
Cc: White, Robert
Subject: 1805 Larch Public Hearing
Attachments: 1805 Larch Dec 16 2019.pdf

Please see the attached letter of support for the 1805 Larch project.

David Hutniak

"s. 22(1) Personal and Confidential"

[Redacted]



[Redacted]

"s. 22(1) Personal and Confidential"

[Redacted]

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December 16, 2019

Sent via email: publichearing@vancouver.ca

Dear Mayor and Council,

Please approve the 1805 Larch Street rezoning. Our members 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.
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- It's close to public transit and 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,

"s. 22(1) Personal and Confidential"

David Hutniak

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Albert H. "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 9:12 AM
To: Public Hearing
Subject: 1805 Larch St

Dear mayor and council, please approve this and all rental housing projects while the vacancy rate remains as low as it has. Please do not take for granted any change in economic and employment conditions to alleviate that pressure on housing stock.

Thanks,
Albert

Choi, Rowena

From: Robert Tham "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 7:36 AM
To: Public Hearing; White, Robert
Subject: 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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- 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.

Please feel free to contact me with any questions.

Kindest Regards

"s. 22(1) Personal and Confidential"

Robert Tham | Principal

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

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: John Kidder "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 5:47 AM
To: Public Hearing
Cc: Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael; Fry, Pete; Hardwick, Colleen
Subject: 1805 Larch Street

Re: Proposed development 1805 Larch Street

I agree entirely with the intention of Mayor, Council and city staff to dramatically increase the availability of rental housing in our city. It is much-needed, and if we are to continue to attract new employers and revenue to the city we absolutely need much more rental, and substantially more designated low-income, housing. I applaud the overall intention.

This particular development can be much improved to be in line with and to contribute to that plan.

First, the overall plan of 6 story residential buildings on arterials and 4 story buildings on side streets provides useful guidelines. This proposal should be constrained to 4 stories – that would help it to be more in line with (although still substantially larger than, and being on the highest elevation, to mass over) the surrounding neighbourhood, as well as to be in conformance with the overall plan.

Second, the allocation of rental space for lower income families is inadequate, and terms for maintaining the low-income rentals are not secure. The proposal should be brought into line with the city's overall recommendations for low-income rentals. The designated low-income spaces should be placed throughout the building, and varied so as to be more amenable to family housing. And clearly, when a designated low-income space becomes vacant, it makes no long-term sense to have it then immediately become a regular market space.

Third, the developer seems to have overlooked potential opportunities for reducing external energy consumption through geothermal heating, and I cannot find specific identification on the floor plans of high-capacity charging stations for electric vehicles or designated secure space for bicycle parking. These should be required in any modern building in Vancouver, and especially in Kitsilano, where bicycle commuting downtown has been so greatly encouraged by Burrard Bridge developments and designated bike lanes throughout the communities.

Fourth, the overall character of the building design is remarkably unimaginative. It reminds me of recent travels in Poland - to add external features to the building to make it appear to be something other than a low-cost flat-featured block would surely not require substantial additional effort or cost. As proposed, it would be a remarkably ugly intrusion into one of Vancouver's vaunted "character home" communities.

Thank you for your consideration of these suggestions,

John Kidder
"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Vancouver Wrestling Club "s. 22(1) Personal and Confidential"
Sent: Monday, December 16, 2019 4:58 AM
To: Public Hearing
Cc: White, Robert
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor Stewart and Council,

I am writing to show support for the 1805 Larch Street rezoning. I have seen the plans and gone to two of the public open houses. I think it looks great!

One of the things that stood out for me was that 20% of the 63 units of this project are for moderate income families. That's great for our community. This project is also close to public transit, close to West Broadway and UBC. Many students need to live in this area so they can be close to school, and, be involved as volunteers in our community. This would help with that.

In short, please look favourably on the rezoning for this project.

Regards,

David

David Wilson

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

[Redacted]

Choi, Rowena

From: Jay Seggie "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 10:13 PM
To: Public Hearing
Subject: 1805 Larch

I am for this development.

Our neighbourhood needs a diversity of housing for the diversity of people that are to call it home.

-Jay

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Robert Metcalfe "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 9:28 PM
To: Public Hearing
Cc: White, Robert
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I am writing to provide my support for the 1805 Larch Street rezoning. My wife and I resided in the area for 7 years before we started our family. With the arrival of a second child we we felt it necessary to move to Richmond in search of home ownership.

Now with two adult son's we would like for them to begin their lives with those same opportunities afforded ourselves. Unfortunately times have changed dramatically with respect to affordable housing. While their careers are in their early stages so are their incomes. Rent is exorbitant in the City and particularly in Kits. We believe there is a clear need for this type of rezoning as it demonstrates flexible policy on the part of the City to address affordability issues.

We don't see how our boys could work in the City if they have to reside in Mission or Maple Ridge, for example, in order to find affordable housing. As lifetime residents of BC we see and feel the effects of the uncoupling of housing prices to income. Young people do not start out in life with +250K incomes, yet this is the income needed to afford living in the Vancouver west side.

It is precisely for this reason stable rental housing for all earners is necessary. The City also has to consider its own needs. Where can it get its nurses, teachers, firefighters, and service workers when they can't afford to live in the areas they work?

Robert and Susana Metcalfe

"s. 22(1)
Personal and Confidential"

Choi, Rowena

From: Paul McEwen "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 9:03 PM
To: Public Hearing
Subject: 1805 Larch Street

I am a Kitsilano resident currently renting an apartment. I live in an older building and I am not sure how many more years it will be available to me as a home. I am strongly in favour of the development at 1805 Larch Street.

If it is not too late I would very much like to speak briefly at the meeting on Thursday.

Thank you,

Paul McEwen

Sent from my iPhone

Choi, Rowena

From: Ken Fraser "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 8:48 PM
To: Public Hearing
Cc: White, Robert; Ken Fraser
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

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

The City needs secure and stable rental housing in every neighbourhood, including Kitsilano. Vancouver needs more rental homes and incentives like MIRHPP are important to get them built. This project will bring 63 units of purpose built rental stock and 20% of the units are for moderate income families. The west side of Vancouver lacks affordable rental housing. Allowing density is the only way we are going to achieve affordability. This building is 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. We need affordable rental housing so people can live and work in Vancouver.

Thank you

Ken Fraser, "s. 22(1) Personal" [REDACTED]

Choi, Rowena

From: Brittney Mathers "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 8:07 PM
To: Public Hearing
Subject: Support for Rezoning Application - 1805 Larch Street

Mayor and Council,

I am writing to voice my support for the housing development at 1805 Larch St.

I work in healthcare and recently I have noticed that many people I work with are leaving their jobs in Vancouver because they cannot afford to work as a unit clerk, pharmacy technician etc. It is more convenient for them to relocate to more affordable areas of the Lower Mainland, and we are losing some very talented individuals. School teachers, grocery store clerks and baristas should be given the opportunity to live in the community where they work, and currently this is not possible for many.

Thank you,

Brittney Mathers

Choi, Rowena

From: Eoin O'Dwyer "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 7:56 PM
To: Public Hearing
Subject: 1805 Larch

Hi,

I'm in favour of this rezoning. We desperately need more rental space in this city.

Eoin O'Dwyer

Choi, Rowena

From: Ryan Taylor "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 6:35 PM
To: Public Hearing
Subject: 1805 Larch support.

My wife and I both have full time positions at UBC, seven degrees between us and over a decade each working at a university. We are struggling to set aside money. Vancouver is hideously unaffordable. We are both incredibly privileged, and I am distressed to think how anyone of lesser means could live in the Kits area.

Greater density is what we need and 1805 Larch is an important step in that direction.

14 December 2019

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

Dear Mayor and Council,

Re: REZONING: 1805 Larch Street / SUPPORT

Please approve the 1805 Larch Street rezoning.

I support this project for a number of reasons. Most importantly:

- 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 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 and similar in height to a number of other buildings in the area.
- The project includes more family-oriented suites than required and the entire building is pet friendly.

Thank you for considering my input.

Yours truly,

"s. 22(1) Personal and Confidential"



Stanley Yasin

Choi, Rowena

From: Linda Oliver "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 2:30 PM
To: Public Hearing
Cc: "s. 22(1) Personal and Confidential"
Subject: 1805 Larch Street/support

Dear Mayor and Council:

On Tuesday evening Dec.17th, 2019, council members will hear further discussion and arguments as to considering for approval of a MIRHPP project at 1805 Larch Street.

Greater Vancouver Municipalities have (for several years now) endeavoured to give serious consideration to solving/increasing Multi-family Rental supply which currently is totally underserved.

The project being put forward by Jameson Development Corp, offers a step forward in addressing this shortage of Residential Rental Units and is offered by way of a well thought out and architecturally designed structure that fits in well with the existing neighbourhood, while at the same time not displacing any existing residents or businesses.

Let's not miss this opportunity to help increase Rental Housing accommodation which we so desperately require.

Sincerely,

K. England

Choi, Rowena

From: Annette Leung "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 11:19 AM
To: Public Hearing
Subject: Letter of Support: 1805 Larch Street Zoning Application

Mayor and Council,

My name's Annette Finnbogason, and I would like to voice my support for the 1805 Larch Street Rezoning Application. My husband hopes to attend Tuesday's meeting on behalf of both of us to advocate for this project; however, I also want to commit my support in writing.

I've been fortunate to live in as a renter in this development's neighbourhood for several years. In fact, today I live with my husband "s. 22(1) Personal and Confidential" from the proposed development site "s. 22(1) Personal and Confidential". The rent on our 650 sq. ft, 1 Bedroom unit, which is "s. 22(1) Personal and Confidential", is \$1666, ~40% higher than the proposed moderate income rental 1-bedroom lease rates.

This development is exactly the type of additional housing this community and this city needs. As Vancouver continues to struggle with 1% vacancy rates and severely lag its purpose built rental approval targets, I urge you to approve this application. If new rental developments cannot be approved in scenarios like this where this is zero tenant displacement in communities that are easily transit accessible and close to our downtown core, I don't know where they will ever be approved.

My husband heard critics of this project on Thursday evening question its true affordability. I agree that, in an ideal world, rental rates in this building would be more affordable. But we must not let the desire for a "perfect" housing development be the enemy of a very good housing development. During a housing crisis, swift, pragmatic action is needed. I implore mayor and council to take that action and approve this project on Tuesday night.

Thank you.

Annette Finnbogason

Choi, Rowena

From: sara nowak "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 10:38 AM
To: Public Hearing
Subject: 1805 Larch

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.*

Best regards,
SARA NOWAK

"s. 22(1) Personal and Confidential"



"s. 22(1) Personal and Confidential"



Choi, Rowena

From: Matt Beirness "s. 22(1) Personal and Confidential"
Sent: Sunday, December 15, 2019 9:58 AM
To: Public Hearing
Subject: 1805 rezoning

Follow Up Flag: Follow up
Flag Status: Completed

Hello

We need more affordable family housing in Vancouver. I'm surprised that a project of this nature would be getting so much resistance.

I am a current business owner on Arbutus Street and it is getting increasingly difficult to find staff.

Sent from my iPhone

Choi, Rowena

From: Howard Malchy "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 9:51 PM
To: Public Hearing; White, Robert
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

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

The following key points are ones we think are particularly important if you would like to use any of them.

- *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.*
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- *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 for your kind consideration.

Regards,

Howard

Howard Malchy

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

Choi, Rowena

From: Noemi Pomerleau "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 9:35 PM
To: Public Hearing
Subject: Support for rezoning of 1805 Larch Street

Dear Mayor and Council,

Please approve the rezoning of 1805 Larch Street.

Dedicated rental is desperately needed in this city, and this neighbourhood is perfectly suited for it. The proposed location is close to shops, businesses, and linked by transit to all major employment hubs in the city.

There are already apartment buildings in the neighbourhood, and the height of this building seems perfectly appropriate for the area. The size of the building is also necessary to ensure the viability of the units dedicated to moderate-income households.

This is exactly the type of building we need more of. It would be unreasonable and unconscionable to allow the objections of a few residents to stand in the way of good policy and secure homes for 63 households.

I hope you will make the right choice and support this development by voting in favour of the rezoning.

Sincerely,

Noémi Pomerleau

Choi, Rowena

From: Hector Herrera "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 8:50 PM
To: Public Hearing
Cc: White, Robert
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor Kennedy and Council,

I'm a Vancouver resident of 30 years and after reviewing the reasons given both for and against the rezoning of 1805 Larch Street, considered my own experiences living, working and enjoying the city, I want to express my strong support for this project.

There are many reasons why I support and want to encourage you to approve this project:

- I'm a pet owner and this project is pet friendly. This is a positive step towards making Vancouver a friendlier, more liveable city. A city where responsible pet owners can enjoy the company of their pets and not have to worry about having to give up their pets if I need to move to a different home
- I'm grateful that the developer is proposing to add housing that supports families. There is an even greater lack of family sized housing and this project helps alleviate this situation.
- I'm happy to see that the project is going to help moderate the rent pricing by both increasing the number of rental units in the market, but also by allocating a percentage of them to moderate income residents. Vancouver is for everyone, not just the rich that can afford the single family homes in large lots.
- Do I really need to point out that the city needs more housing? The lack of housing is a major social epidemic and the only solution is higher density. This project increases density in a location that currently provides no housing.
- I like the effort that is being made to meet the community goals of making Vancouver more livable by providing more social space to interact with your neighbours (the rooftop patio and amenities), the reduced environmental impact, reduced need for vehicles due to proximity to businesses and transportation corridors.

Thank you very much for your consideration.

Respectfully yours,

--

Hector

Choi, Rowena

From: Albert Kim "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 5:01 PM
To: Public Hearing
Subject: Spam: Support for 1805 Larch Street Rental Project

I am writing in support of this project. I am a 26 year old entrepreneur making \$50,000/year who had consistently found it hard for him and his friends to find rentals close you where they work or by reason stations.

If I did not live with my girlfriend, it would have been incredibly difficult for me to live close to downtown Vancouver, which saved me from long commutes which allowed me to grow my business to where it is today. Because we are discussing income, we live in a newer, nicer rental building. My friends are much less lucky.

Availability of homes is important. Everywhere. "Character" is nothing compared to the opportunities living somewhere will provide.

I encourage council to think about the legacies they will leave behind and think about whether they would have served working class citizens or rich residents in positions of power and influence. I hope you can help both people like me and those who are less fortunate.

Regards,
Albert

Choi, Rowena

From: Lyndsey Goulet "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 3:30 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 for the following reasons:

- 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.
- 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.

Thank-you.

"s. 22(1) Personal and Confidential"



Choi, Rowena

From: Cole Finnbogason "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 2:38 PM
To: Public Hearing
Subject: Letter of Support: 1805 Larch Street Zoning Application

Mayor and Council,

My name's Kenneth Cole Finnbogason and I'm #33 on the speaker list for the 1805 Larch Street Rezoning Application agenda item. While I hope to attend Tuesday's meeting to voice my strong support for this project, I also want to ensure you have a record of my advocacy here in writing.

I've been fortunate to live in as a renter in this development's neighbourhood for several years. In fact, today I live with my wife just two blocks away from the proposed development site at York and Larch. The rent on our 650 sq. ft, 1 Bedroom unit, which is located in a 10 story purpose built rental building constructed in the mid-1960's, is \$1666, ~40% higher than the proposed moderate income rental 1-bedroom lease rates.

This development is exactly the type of additional housing this community and this city needs. As Vancouver continues to struggle with 1% vacancy rates and severely lag its purpose built rental approval targets, I urge you to approve this application. If new rental developments cannot be approved in scenarios like this where this is zero tenant displacement in communities that are easily transit accessible and close to our downtown core, I don't know where they will ever be approved.

We heard critics of this project on Thursday evening question its true affordability. I agree that, in an ideal world, rental rates in this building would be more affordable. But we must not let the desire for a "perfect" housing development be the enemy of a very good housing development. During a housing crisis, swift, pragmatic action is needed. I implore mayor and council to take that action and approve this project on Tuesday night.

Thank you.

Choi, Rowena

From: Gillian Duffy "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 1:30 PM
To: Public Hearing
Subject: 1805 Larch Street Development Public Hearing

My partner and I are Kits residents who sought out this neighborhood for its friendly vibe, lush landscape, accessibility to shops and services and, of course, the beach. We are able to live a sustainable, car-free lifestyle; commuting by bike, bus, skytrain, or foot for everything we want or need. We live here, work here, shop here, workout here, and are entertained here. It's an amazing neighborhood that we are grateful to be able to live in.

We are also renters. By choice. We consider this our city, our neighborhood, our home; this isn't diminished by our housing arrangement. We are invested in having safe streets, nearby amenities, and a sense of community. We love the diversity of housing available here and what it brings to our community. Homeowners, renters, and co-op members are ALL invested in our community and they help maintain the sense of belonging in OUR neighborhood.

Please put my name in the column that supports this development and will happily welcome our new community members to the neighborhood.

Cheers,
Gillian Duffy

Choi, Rowena

From: jesse malm "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 12:48 PM
To: Public Hearing
Subject: 1805 Larch Rezoning

Dear Council

I am in support of the proposed rezoning of 1805 Larch. This project is a good further step to enable new residents to spread the joys of truly meaningful neighbourhood character into the rest of this city.

Happy Holidays
Jesse Malm
Vancouver BC

Choi, Rowena

From: Pete D "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 10:27 AM
To: Public Hearing; White, Robert
Subject: 1805 Larch Street/support

Dear Mayor and Council,

Please approve the 1805 Larch St. rezoning. I support this development for the following reasons:

I support rental housing development. We have one of the most expensive real estate markets in Canada. Increasing the supply lowers the cost to end-users.

I don't think the size of the development will have a negative impact on the neighborhood.

Thank you for your consideration.

Yours truly,
Peter Dobell

Choi, Rowena

From: April Ens "s. 22(1) Personal and Confidential"
Sent: Saturday, December 14, 2019 10:27 AM
To: Public Hearing
Subject: Support for 1805 Larch Street development

As a long-time Vancouver resident who works in the Kitsilano neighbourhood, I'd like to voice my strong support for building more rental homes at 1805 Larch Street.

- This is exactly the kind of development our city needs right now to keep non-homeowners like myself and many of my generation and younger able to stay in our city.
- This neighbourhood is central, and well-served by transit, bike paths, shops, parks, and other amenities, making it an ideal neighbourhood for adding homes.

Thank you for thinking of the future of the neighbourhood, and the needs of the city as a whole by supporting this rental building

-April Ens

Choi, Rowena

From: Barb Burrows "s. 22(1) Personal and Confidential"
Sent: Friday, December 13, 2019 11:57 PM
To: Public Hearing
Cc: White, Robert
Subject: Rezoning: 1085 Larch Street / SUPPORT

Dear Mayor and Council,

Please approve the 1805 Larch Street rezoning.

I would strongly support this project as I believe it would fit in nicely with the neighbourhood. With it being only 5 storeys, it is not dissimilar to other buildings in the area, and would not displace any existing residents or businesses.

Kitsilano has a real need to more rental housing options. I consult with many retail business owners in the area, and their biggest challenge is finding employees that can afford to live in the neighbourhood.

Homes are also needed for nurses, teachers, first responders.. moderate income earners who are needed in our community, as well as family friendly rental options that allow pets. This project will bring 63 purpose built rental units and 20% are for moderate income.

I hope you will take this into consideration.

Best regards,

Barb Burrows

Choi, Rowena

From: Jens Kage "s. 22(1) Personal and Confidential"
Sent: Friday, December 13, 2019 6:36 PM
To: Public Hearing
Subject: REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

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

The following key points are ones we think are particularly important if you would like to use any of them.

- *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.*

As an East Vancouver resident, I want to see diversity throughout the city with every neighborhood taking on its fair share of responsibility.

Thank you.

Jens Kage

Choi, Rowena

From: Freyja Prit ~ "s. 22(1) Personal and Confidential"
Sent: Friday, December 13, 2019 6:24 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 for the following reasons:

First and foremost, we finally have a local developer who is interested in the needs of the city when it comes to the shortage of residential rental units. Most developers are only interested in a quick ROI, pack in as many condos as possible, sell the majority at pre-sales and get the finance to finish the project. It takes a lot more of an investment to build rental buildings and then too to make them for families with moderate income. We should be encouraging and promoting developers when they are willing to go through the time and expense of building residential rental units.

- Secure and stable rental housing belongs in every neighbourhood, including Kitsilano, especially in the recent years when land prices have gone up so high which in turn makes the rental prices go up.
- 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 (a big plus in this neighbourhood).
- 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 (again thinking outside of the box and using every available space productively).
- 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, when we speak of a walkable livable city, that includes the service industry that and how far people have to travel to work.
- MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.

We need more developments of this type in the city, making the process more harder and difficult for developers is not helping the shortage of residential rental units, this should be streamlined and put forward as a priority over saleable units.

Born and bred in this beautiful city by the sea, as is my son and my future grand children.

Thank you,
Ms. Freyja Prit
"s. 22(1) Personal
and Confidential"

"s. 22(1) Personal and Confidential"

[Redacted text block]

Choi, Rowena

From: David W. Hay "s. 22(1) Personal and Confidential"
Sent: Friday, December 13, 2019 5:48 PM
To: Public Hearing
Cc: White, Robert
Subject: ReZoning 1805 Larch Street

Dears Sirs/Madams;

I wholeheartedly support this project as a necessary step toward affordable housing in Vancouver. Tony Pappajohn has a great heart and is community minded- his integrity and that of his colleagues is impeccable, and his knowledge of Vancouver and Vancouver's history is second to none. This project will enhance the neighbourhood and broader community in countless ways.

Regards

David

David Hay, Q.C., Partner*

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

"s. 22(1) Personal and Confidential"