

## Choi, Rowena

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**From:** Kai Hsieh "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 4:43 PM  
**To:** Public Hearing  
**Subject:** 1805 Larch St - Letter of Support

Dear Council,

I am writing in support for the approval of this rezoning application. A number of people have called this development outrageous, a blight, a monstrosity, an abomination, etc. And to an extent I can sympathize -- no one likes seeing their neighbourhood aesthetic change.

But regardless of how council votes, neighbourhoods will change. One example is West Point Grey, but most recently, Bruce Gilmour, President of the Dunbar Residents' Association, stated that "[The Dunbar neighbourhood] now turning into a ghost town. Stores are closing and the stores are closing because the pedestrian traffic is declining and there's just a sense of disempowerment."

I am not suggesting the Kitsilano will turn into a ghost town, but neighbourhoods change regardless of what happens. Take, for example, the person that suggested in the last public hearing that \$1700/month was an appropriate price for a basement suite -- that is about \$20,000/year. If we go by the idea that people should spend roughly 1/3 of their gross income for housing, that amounts to an annual income of \$61,800. That means that a basement suite is unaffordable for teachers, entry-level nurses, and entry-level engineers. They're also unaffordable for anyone paid a "living wage."

The City of Vancouver pays a living wage for some of its employees, and one is left to wonder if some of those employees have to commute from Burnaby or further in order to afford housing.

This housing crisis has resulted in people working in places they have little-to-no personal connection to, and Council *can* change this.

With this development, someone making \$61,800 or two people such as a one working partner and another stay-at-home partner looking after a child could raise their family. Teachers could live near the school where they teach. Nurses could live near the hospital where they work.

On the news we're seeing reports of shops and restaurants not being able to hire enough staff (for the price they're willing to pay that staff). And with more expensive housing, people aren't willing to spend as much money to eat out or purchase non-essentials. That makes it difficult for smaller retail stores to grow. Council can buck this trend by approving developments such as this.

And on the subject of neighbourhoods and character, residents in rental properties are not transients. Look at the West End -- look at the anger due to demovictions. Many of those being demovicted are long-term residents who have rented and lived in the same building for years if not decades. Those are the people that will be part of the neighbourhood.

Furthermore, though you have heard voices from many in the neighbourhood, you have not heard the voices of the hundreds, if not thousands, of people that would love to call Kitsilano neighbourhood their home.

I sincerely hope that Council can balance everyone's needs and make the best decision possible in this situation, which is to approve this rezoning application.

Regards,  
Kai

**Choi, Rowena**

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**From:** Graham Cook "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 3:30 PM  
**To:** Public Hearing  
**Subject:** 3. REZONING: 1805 Larch Street / Support

Dear Mayor and Council,

I am writing to voice my strong support for the 1805 Larch Street rezoning. I lived approximately "s. 22(1) Personal and Confidential" from this site from 2016 - 2018 and cannot imagine a building of this small size negatively impacting my experience in this neighbourhood.

Should this be approved, future neighbours at 1805 Larch will be able to access major employment sites in the downtown core in under thirty minutes by bike or bus. This, combined with fantastic nearby amenities, makes this an excellent site for new homes, especially ones provided at a more affordable rate.

My only disappointment is that a larger building with more homes and less parking could not be considered for this lot. I hope an improved concept can be considered for similar projects in the future.

Best regards,

Graham Cook

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## Choi, Rowena

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**From:** Angela Koulyras "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 12:30 PM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** 1805 Larch Street

*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.*

*Sincerely,*

*Spyro Koulyras, Vancouver, BC*

Sent from my iPhone

## Choi, Rowena

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**From:** Alexander Wright "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 11:51 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch

Mayor & Council,

I am writing to register my strong support for the proposed building at 1805 Larch. We have an acute shortage of housing of all forms. The need for market and non market secured rental housing is especially pronounced. The proposed building—a modest five storey building— would make a small but important contribution to the pool of market and non market rental homes.

I was disappointed to learn that the applicant has been guided towards reducing the height of this building and the number of homes. As a Vancouver resident it is dispiriting to see the anger that has been directed towards a project that would provide homes for people living in a City where it is very hard to find a home—especially a rental home.

A five storey building in Kits is not out of the character of the existing neighbourhood which is populated with buildings of equivalent or greater height—many of which were built decades ago when our City was much smaller. More importantly we are in the midst of a housing supply crisis and marked global warming. I know that housing and the environment are important issues for Mayor and Council, so I would urge you to support a project that through adding density would help both issues.

If this five storey building is approved, ten years from now—when we still need to do more for housing and the environment—we will be more likely wonder why it is so small than wonder why it is so big.

Best Regards,  
Alexander Wright

Sent from my iPhone

**Choi, Rowena**

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**From:** Mitchell Smith "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 10:25 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:

- 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.
- I am a local resident of Kitsilano and know how hard it is to find a place to rent. This project will provide more rental homes in the area.

Regards,

**Mitchell Smith, EIT**

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Confidential"

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## Choi, Rowena

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**From:** Sebastian Zein "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 10:12 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch

Hello,

I am a 5 -year Kitsilano resident writing to express my strong support of the rezoning application at 1805 Larch St. My status as a Kitsilano resident should not warrant any extra weighting over people writing from other neighbourhoods - it is precisely because areas like Kitsilano successfully pressured city officials into pulling the drawbridge up and banning new housing that we have a city-wide affordability problem.

If anything, people who aren't privileged enough to live in the area should be weighted the most.

1805 Larch is a test case to see if the City is serious about affordability and climate change. Very simply: if purpose-built rentals on a former church site (no displacement!) in a central and wealthy neighbourhood are deemed too problematic to support, then there's no point in maintaining the pretense that Council cares about making progress on the two central issues of our time.

It is absurd that so much time has been burned agonizing over the approval of a single 5-storey building, when it is across the street from 35+ full *blocks* of apartment buildings, most of which were built in response to the level of demand that existed in the 1950s and 60s. Simply getting back to the home-building rate of *half a century ago* would represent significant affordability progress for Kitsilano, and the city at large.

A serious response to affordability challenges would be to allow buildings of this scale by-right on every lot in the city, with higher densities in locations such as this one. However we're not there yet, so in the meantime, I urge you to support this incredibly modest interim step.

Thank you for your consideration,

Sebastian

**Sebastian R. Zein**  
"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Alexander Vastardis "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 10:05 AM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** REZONING: 1805 Larch street: Support

Dear Mayor and Council,

I would like to ask you to support and approve the 1805 Larch Street rezoning project, for the following reasons:

1. This will provide secure and stable renting in Kitsilano
2. This project does NOT displace any existing residences or business
3. MIRHPP projects are important on the west side of Vancouver where property values are so high
4. This project is only 5 storeys and is environmentally friendly
5. This project will aid in providing homes to health care professionals like myself and first responders so that they can live close to where they work

Sincerely,

\_\_\_\_Dr. Alexander D. Vastardis  
"s. 22(1) Personal and Confidential"

**Choi, Rowena**

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**From:** Daniel Casey "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 10:03 AM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I am writing to you today in regards to the rezoning and proposed development of 1805 Larch Street. I am in support of the project due to the availability of affordable housing, which is incredibly important to the local community of Kitsilano. Numerous people believe affordable housing attracts the wrong kind of people; however affordable housing is needed for young professionals such as teachers, nurses and students who are vital to the function of the community but do not make enough money to afford housing at the current market rates. One complaint I've heard is that local businesses are finding it hard to retain staff due to the expensive housing in Kitsilano – but this development is specifically targeted to those people so they can remain at their jobs.

I am in support of this project and would like to see it approved.

Sincerely,

**Daniel Casey, P.Eng**

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"

[Redacted signature block containing multiple lines of greyed-out text]



## Choi, Rowena

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**From:** Reilly Wood "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 9:51 AM  
**To:** Public Hearing  
**Subject:** Support for 1805 Larch Street

Hi,

I would like to express my strong support for the proposed rental building at 1805 Larch.

Many of my friends and family have been forced to leave Vancouver because they can't find a place to live. It's unconscionable that most of Kitsilano still forbids apartment buildings, projects like this are a good way to start redressing that historical wrong.

I used to live in an illegal basement suite in Kitsilano during university, and it was awful. Kits desperately needs more above-ground rentals with full tenant protections – unstable “mortgage helpers” aren't good enough.

Thank you,  
Reilly Wood  
"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Maddy Pos "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 9:13 AM  
**To:** Public Hearing  
**Cc:** White, Robert  
**Subject:** REZONING: 1805 Larch Street / SUPPORT

Dear Mayor and Council,

I am emailing to express my support for 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,

**Maddy Pos, EIT**

"s. 22(1)  
Personal and  
Confidential"

"s. 22(1) Personal and  
Confidential"

## Choi, Rowena

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**From:** Andy Criddle "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 9:01 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.
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**Andy Criddle**

"s. 22(1)  
Personal and  
Confidential"

"s. 22(1) Personal  
and Confidential"

**Choi, Rowena**

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**From:** Asiri Alexander "s. 22(1) Personal and Confidential"  
**Sent:** Tuesday, December 17, 2019 6:37 AM  
**To:** Public Hearing  
**Subject:** 1805 Larch Street / SUPPORT

Hello.

My name is Asiri Alexander. I live in the west side and owned "s. 22(1) Personal and Confidential". I fully support this development on two reasons. We need density as a city and need money for further development of social programs within the community. This project will bring both in form of property taxes and people.

"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Port + Quarter "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 9:16 PM  
**To:** Public Hearing; White, Robert  
**Subject:** Spam: 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.
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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.

Michelle Miazga-Hall

"s. 22(1) Personal and Confidential"



## Choi, Rowena

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**From:** Ovidiu Cojocaru "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 8:14 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:*

- 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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- MIRHPP helps provide homes for moderate income earners like nurses and first responders – people we need in all of our communities.*

Regards,  
Ovidiu Cojocaru P.Eng.

"s. 22(1)

Personal

and

Confidential

"s. 22(1) Personal  
and Confidential"

## Choi, Rowena

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**From:** Kieran O'Neill "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 8:06 PM  
**To:** Public Hearing  
**Subject:** Support for rezoning of 1805 Larch Street

As a resident of Vancouver, struggling to find reasonable housing despite a low-six-figure household income, I strongly support the rezoning of 1805 Larch Street. The building is completely in character for the neighbourhood, and would at least go some way towards providing the supply of housing which the city so desperately needs.

As others have noted, a wealthy and time-resourced minority of detached home-owners have spoken against this. Do not allow them to speak for the majority, who do not have the time or the money to be able to engage to that level. Kitsilano is ideally located near downtown, and needs to continue to densify.

Kind regards,  
Kieran

## Choi, Rowena

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**From:** Carly Wenner "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 8:05 PM  
**To:** Stewart, Kennedy; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Swanson, Jean; Wiebe, Michael; Bligh, Rebecca; Boyle, Christine; Kirby-Yung, Sarah; Correspondence Group, City Clerk's Office; Public Hearing  
**Subject:** Support for 1805 Larch

Dear Council,

I recently received an email from the West Point Grey Residents' Association encouraging me to email you to voice my opposition of the project at 1805 Larch, but after reading the proposal and walking around the neighbourhood, I simply cannot agree with them.

I fully support the project at 1805 Larch and am embarrassed that my residents' association would be opposed to a project that so obviously would provide a benefit to the community and a city that struggles to house moderate and low income families. As a young renter and a teacher of a local high school, I live in constant fear that I will not be able to afford to live in the community I devote so much of my life to. If upsetting some homeowners who got into the market that I'll never be able to have access to is the price to pay for allowing more affordable housing in the city, then it's a price worth paying.

Thank you for your time and commitment to affordable housing in Vancouver.

Carly Wenner



## Choi, Rowena

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**From:** Limin Fang "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 4:51 PM  
**To:** Public Hearing  
**Subject:** Support for the rezoning application -- 1805 Larch Street

Dear City Council and the Mayor,

I am writing to show my strong support for the rezoning application on 1805 Larch Street. This application will provide many purpose-built rental (PBR) units that Vancouver is in dire need of.

PBR is vital for building a sustainable future for Vancouver. It provides a stable choice of housing for young working-age people, and will reduce housing prices in Vancouver. The lack of PBRs has pushed many to rent condo units held by investors. Since there is no security of tenure in these condo units, many tenants are evicted once the condo units are sold and become owner-occupied. I have witnessed friends being evicted from rental condos on an annual basis who were forced to buy a condo in order to secure a stable place to live. The lack of PBRs therefore puts upward pressure on condo prices. Building more PBRs will lower condo prices.

A PBR development is perfect for the proposed site and neighbourhood. The amenities such a development will bring can help the Kits beach area become more affordable to both young families and low-income seniors. PBR likely attracts low-to-moderate income working-age professionals. To cater to their income level, there will be more affordable grocery stores, restaurants and shops opening in the nearby area. The scale of this development provides the economy of scale for such shops to exist in the neighbourhood. This in turn helps low-income seniors stay in the Kits neighbourhood and maintain their existing social connections. A development like this is therefore vital for building healthy communities in Vancouver.

Another reason in support of the proposed development is that this PBR application is the pioneer of the MIRHPP initiative. It will set the tone for all future MIRHPP development applications. Approving this application will encourage more PBR development in Vancouver in the future.

I thereby urge the City to approve the proposed application for all the reasons illustrated above.

Sincerely,

Limin Fang  
resident in Kitsilano

## Choi, Rowena

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**From:** "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 3:37 PM  
**To:** Public Hearing  
**Subject:** Support for Rezoning 1805 Larch St

Dear Mayor and Members of Council,

I am writing to express strong support for the planned rezoning development at 1805 Larch Street.

As a UBC student, I have seen firsthand how many of my friends, classmates and even professors have had difficulties finding adequate affordable housing close enough to campus. The predominant swathes of single-family zoning in Point Grey and Kitsilano are certainly contributing to this unaffordability. This is why projects such as the one proposed are so vital.

Furthermore, as elected members of government, I believe your duty is to promote the equitable well-being and livability of all citizens in Vancouver-- not just a select, vocal NIMBY minority that has the ability to advocate for its own interests above the majority. Nowhere was this more evident than in the article in the Vancouver Sun, where one resident stated that this project would "bring the ghetto to Kitsilano". Such exclusionary opinions are extremely problematic, as they reveal the residents' ignorance on the key issues at stake in the affordability crisis. Why should we be pandering to them?

The benefits of densified, walkable and affordable developments such as the one proposed is well-demonstrated. This building will go a long way to lower commute times, decrease car traffic, and bring consumers to retail stores on West 4th. Kitsilano is such a central location within the city- close to Downtown, UBC and the Broadway Corridor- that to limit development to single family housing makes little sense.

Thank you for taking into account these opinions. I look forward to hearing the results of the hearing tomorrow.

## Choi, Rowena

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**From:** Charles Remy "s. 22(1) Personal and Confidential"  
**Sent:** Monday, December 16, 2019 3:21 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.*
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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.*

*Charles Remy*

"s. 22(1) Personal and Confidential"