

7. CD-1 REZONING: 3701 - 3743 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/26/2020	14:33	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	It is important for areas of the West Side to have increase density to help staff and students at UBC, to keep the neighbourhoods having some vitality (as in, right now they do not) and because all parts of the city should accept needed density. Given many higher density projects have been approved on the East Side, it now makes perfect sense to have some on the West side.	Noah Quastel	Noah Quatel	s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
10/26/2020	14:40	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	As a renter in Vancouver, I support this proposal as we are in need of new rental options. It will add 161 much-needed new secured rental homes as well as 32 moderate income rental homes.	Tara McIntyre	Tara McIntyre		Unknown	No web attachments.
10/26/2020	15:01	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Dear City Council, I live and rent in Kitsilano and I support this proposal at Broadway and Alma. Rental housing is much needed in this city, and I am supportive of more rental housing in the Kitsilano area. This proposal will help existing renters, like myself, and future renters find secure and affordable homes in Kitsilano. I also like how this proposal will bring new retail opportunities to the area. I encourage City Council to approve this rental project. Thank you, Michael	Michael Wong	Michael Wong		Kitsilano	No web attachments.
10/26/2020	15:19	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I'm a student and worker in downtown Vancouver. I'm writing to express my support of the project located at 3701-3743 W Broadway. Here are a few issues I've encountered, and think this project could help alleviate: ' There is a lack of middle income housing in the City or neighbourhood ' There is a lack of quality rental housing ' Neighbourhoods should be accommodating growth. ' Future growth should be around transit (existing and proposed) and this project does just this. ' I support the bicycle infrastructure proposed on the project. I've found Westbank to be a very forward-looking housing supplier, with bicycle and public transit options preferred to vehicles. I encourage you to vote in favor of this project. Thank you, Marcus Brown	Marcus	Marcus Brown		West End	No web attachments.
10/26/2020	15:42	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Please approve this. We need far more affordable housing in this city, especially near UBC where islands of single-family homes abut a large post secondary campus making it really really hard to be a student here. As a UBC student I add a lot to this city, but this city doesn't seem to think I deserve a decent place to live. That needs to change if you want this to be a thriving place. Students matter. We need places to live	Rhi Kirkland	Rhi Myfanwy Kirkland		Dunbar-Southlands	No web attachments.
10/26/2020	15:47	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	This is a great project for the neighbourhood, and I like the design of the building. This is a busy intersection and the property surrounding it is underutilized. This scale and type of development should be encouraged for the location. If the subway extension gets built to UBC then this is exactly the type of development we should be including close to the proposed stop at Alma. The project adds much needed rental units, and it would be a good option for students attending UBC or residents of the area.	Chris L	Chris L		Downtown	No web attachments.
10/26/2020	15:59	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am an Assistant Professor (junior faculty member) at UBC. I, like so many young professionals in this city, rent an apartment owing to the high cost of housing. While the house prices are, of course, a difficult problem to address, I think that given our current situation, it is absolutely imperative that we increase the supply of quality rental units, particularly those close to transit. This need is especially acute in Port Grey and West Kitsilano. There are very few good options for people like me, who work at UBC, but want modern apartments with up-to-date amenities. I know I am not alone; many of my co-workers at UBC are really struggling to find suitable options in this city off-campus and many of us are stuck commuting long distances from Yaletown, Olympic Village or Mount Pleasant where such residences are in higher abundance. I urge the council to support this project. The city is becoming unlivable, even for those of us who have professional incomes (to say nothing of all those who do not). And the repeated rejection of new developments that would alleviate this crisis is simply demoralizing. Please make the right choice; our city's future depends on projects like this.	Matt Pennell	Matt Pennell		Mount Pleasant	No web attachments.
10/26/2020	16:04	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am building owner and business owner in the area I'm writing this to show my support for this project at 3701-3743 W Broadway. I support this project for the following reasons like: 1. Lack of middle income and quality rental housing in the neighbourhood 2. This project will provide diversity and vibrancy to the area. 3. New retail and businesses that will create jobs. 4. The bicycle infrastructure on this project will eliminate many cars from our busy streets and help our environment. 5. The increase in density will provide more traffic and will help small business in the area. I an in favor of this project to get approval, Dave Rayat	Dave Rayat	Dave Rayet		Kitsilano	No web attachments.
10/26/2020	16:10	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	We need more housing to solve the crisis. This is a reasonable size building in a good area, especially for students.	Aaron Ottho	Aaron N Ottho		Downtown	No web attachments.
10/26/2020	16:20	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Desperately needed! The elitist attitude of those Point Grey home owners who appose this affordable project is totally unacceptable and in many ways, exclusionist (and Trumpian). Young people, recent arrivals to Canada and moderate income earners need rental housing. Point Grey must shoulder its fair share. It is a fine building, not the usual ugly lump. This is the 21st Century. Let's be open to change and make Vancouver a better place to live for everyone, not just rich people!	L. Diamond	L. Diamond		Kitsilano	No web attachments.
10/26/2020	16:22	PH1 - 7. CD-1 REZONING: 3701 – 3743 West	Support	Attached is a letter from the Downtown Vancouver BIA in support of the rezoning	Charles Gauthier	Gavin Duffus		Unknown	Appendix A
10/26/2020	16:46	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am a Kitsilano resident who would like to provide support for this moderate income rezoning at Broadway + Alma. I have followed this process for several years now and am pleased to finally see it moving forward to a decision with Council. Our city is in desperate need for greater access to secured rental, and affordable rental housing in order to see our community remain resilient. As the parent of two young children, I want them to have the option to live in this same neighbourhood where they were raised should they wish. Furthermore, I don't want to see our local schools lose educators to other municipalities where the housing is more affordable, and the commute, much shorter. This proposal has been revised several times in order to balance input from the neighbours on design, etc. while also meeting the needs of the Policy. I hope Council will move this plan forward.	Justen Harcourt	Justen Harcourt		Kitsilano	No web attachments.
10/26/2020	17:12	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Writing in support of the project at 3701-3743 West Broadway. There is a massive need for affordable rental space, particularly with close access to transit options.	Michaela Buskell	Michaela Buskell (ps)		Mount Pleasant	No web attachments.

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10/26/2020	17:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Vancouver needs more rental housing in Kitsilano and near rapid transit and other community amenities. I urge council to support this project. New developments in my neighbourhood are usually single family homes or duplexes for millions of dollars. Please stop requiring hearings for housing that is the most affordable (comparatively) and require hearings for the least affordable.	Brandon Yan	Brandon Yan	Kitsilano	No web attachments.
10/26/2020	17:43	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	My name is Michael Huggins and my address is 3388 West 12th Ave. I have lived and owner in this block for 42 years and am excited to see a more comprehensive development at this site than previously proposed. We have seen many economic cycles and many trends of the success or lack of success of West Broadway. For the last several years and before Covid, West Broadway has been on a steady decline with many businesses closing or moving on. While high taxes have been discussed as the main reason, this is only part of the problem. The problem has to be viewed as a lack of customers and people living in the area, in particular young people who utilize the shops and restaurants on a regular basis. These rental projects encourage a majority of young people to stay or move to the neighbourhood and many more similar projects have to be considered to fix the problem. The MIRHPP projects are the only practical mechanism we have to deliver affordable rental housing. Financed and built by the private sector, these projects are the only way this housing will be built and built on budget and in a timely fashion. Those counsellors who vote against these projects on the basis of achieving federal and provincial funding are disillusional and waiting for an unlikely scenario. More people will revitalize Broadway in due course. This is the only way. Over time, 4 storey developments have not worked to this end. The proof is on the street. So in summary, you council have no excuses not to approve this project and many more like it. The nay sayers such as the Upper Kits residents association do not approve of anything except the status quo which is long since obsolete. Thank you for the opportunity to voice my opinion.	Michael Huggins	MICHAEL HUGGINS	Kitsilano	No web attachments.
10/26/2020	17:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am writing to voice my strong support for the rezoning at 3701-3743 West Broadway. I was a renter just down the street from the proposed development until ~2 years ago and it's a fantastic area that more folks should be able to call home, with both downtown and UBC just a 20-30 minute bus or bike ride away. It's also a zero displacement development and includes units for those with moderate incomes. We certainly need more of this type of development in the city!	Graham Cook	Graham Cook	Downtown	No web attachments.
10/26/2020	18:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Vancouver, as a thriving city, relies heavily on service, tourism and retail Industry workers which are the lower end of the moderate income bracket. Many have been forced or will be forced out of the city by high rents for the most basic of accommodation. As this number increases the city loses more of their essential workforce to other municipalities or places an even greater strain on an already straining highway and transit infrastructure. Moderate income apartments (\$30k to \$80k incomes) are badly needed in our current crisis, especially on the West Side. West Point Grey is a slow-growth, increasingly exclusive neighbourhood that is exporting its share of growth to other neighbourhoods, putting demand pressure on existing apartments. Council has already approved similar projects in East Van on Hastings, and on Broadway at Birch. West side, predominantly single-family detached neighbourhoods need to do their part too. These homes will be close to rapid transit (eventually SkyTrain), UBC, jobs, schools, beaches and parks.	Julian Allen	Julian Allen	West End	No web attachments.
10/26/2020	18:35	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Date: October 26, 2020 I'm a resident. I'm writing to express my support of the project located at 3701-3743 W Broadway. I'm supportive of the project because there is a lack of middle income housing and quality rental housing in this neighborhood. Any density will support the businesses here and most importantly I support the bicycle infrastructure proposed on the project. I encourage you to vote in favor of this project. Thank you, Edmond Wong	edmond wong	Mr Edmond Wong	West Point Grey	No web attachments.
10/26/2020	18:52	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I grew up in the West Point Grey area and I support this development. It is sad to see the neighbourhood deteriorate from a lack of disposable income young residents. There are no longer children on the streets. Point Grey is becoming a ghost town, and it badly needs at least market rental housing options. My partner and I spent a decade as renters in West Point Grey, and have moved on to become homeowners in another area of town. Please approve this project, and keep approving rental at least until market rents are affordable to typical residents and families.	Robert Oostlander	ROBERT OOSTLANDER	West End	No web attachments.
10/26/2020	19:02	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am in favour of this proposal. -I am a homeowner & have lived in the neighbourhood for over 20 years -I live 4 blocks away in a 1912 heritage home. 12th & Dunbar -I fully support & I think Westbank & Measured Architecture have designed a very attractive piece of architecture . It suits the neighbourhood.its an asset to the neighbourhood - my main concern is the interface of the buildings proposed retail space at street level. I don't know how to ensure there are 6 or 8 small vibrant retail spaces ' - I wish the roof could be a New community asset like a micro brew pub / neighbourhood bistro with commanding views of the neighbourhood - I think it's a great looking piece of urban design acting as an anchor to the terminus of Broadway Street at Alma.	David Clarke	Mr DAVID DRUMMOND-CLARKE	Kitsilano	No web attachments.
10/26/2020	19:08	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Vancouver needs more affordable housing, and this is a great location that would benefit from some denser housing.	Trent Jeffery	Trent Jeffery	Mount Pleasant	No web attachments.
10/26/2020	19:09	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I'm happy to see new life and an attractive building brought in to this corner of Broadway and Alma. I live around the corner and have always avoid the existing plaza. I look forward to the new commercial tenants and I welcome rental housing in the neighbourhood I hope the commercial tenants are chosen wisely and its not just another sushi restaurant, nail salons or a cannabis store.	Jacqueline Tupper	Jacqueline Tupper	Kitsilano	No web attachments.
10/26/2020	19:10	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support this proposal because Vancouver has a very low vacancy rate and rents are too high. So many of my friends are leaving the city because they can't afford to live here. I hope council approves this proposal and many more like it. Thank you.	Juliette Link	No Name No Name (ps)	Unknown	No web attachments.
10/26/2020	19:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Strong support! This is a perfect fit for the area!! Please approve more of this density is needed here	Mark Cavers	Mark Cavers	Downtown	No web attachments.
10/26/2020	19:20	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I live a few blocks from the proposed rezoning project at Alma and Broadway I support the application. I think affordable rental inventory is important to the community. I hope to see this project approved.	Kyle Housman	Kyle Housman	Kitsilano	No web attachments.
10/26/2020	19:44	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I strongly support the development proposed for this location. Rental housing, especially for those on moderate to low incomes, is in very short supply on the west side. The height is fine, as towers already exist along that street, and the location is on a popular transit corridor.	Peter Cox	No Name No Name (ps)	Unknown	No web attachments.

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10/26/2020	19:50	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	As a student about to graduate from ubc affordable housing is very important to me! I think the city will benefit from this development as it will keep young people in the area	Doria Unrau	Doria Unrau	Kitsilano	No web attachments.
10/26/2020	19:52	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I'm at 428 West 8th and travel the Broadway corridor frequently. I support more rental stock	Jayana Darras	Jayana Darras	Fairview	No web attachments.
10/26/2020	19:57	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Rezonoing: 3701-3743 West Broadway Dear City Councillors; My name is Shawnessy Luke, and I would like to share my reasons for supporting the proposed rezoning of 3701-3743 West Broadway. I am a Kitsilano resident, where I live with my family. My wife and I have just welcomed our first child, which has opened my eyes to the need for more housing options for families at affordable rates. When I first heard about this Westbank proposal, I was happy to learn about the family-oriented options available. Thirty-five percent of the total homes are designated as two and three-bedroom units ' including townhomes. What's more, there are various communal spaces and amenities suitable for families, including a rooftop with landscaping, a dining area, and outdoor seating. The site is also serviced by a strong public transit system, which includes the B-Line, and a future subway station on Broadway. The project also offers bike and care share initiatives. These features will allow working families to move around effortlessly, while reducing their footprint. Because this project responds to the MIRHPP, many of these homes would be rented at below market rates to accommodate moderate income households. This makes sense because there are so many different families who would benefit from this! Creating moderate income housing is not only beneficial to families, but will secure rental housing for future generations in Kits as well. Since the project is located close to UBC, there is an opportunity for local children to grow up here, attend university here, all while staying in the community. Unfortunately, there is a trend of educated young people leaving our city permanently because it is no longer within reach for them. I think this project takes these points into consideration, while delivering a well-designed and thoughtful product. Thank you. Shawnessy Luke s.22(1) Personal and Confidential	Shawnessy Luke	Shawnessy Luke	Kitsilano	No web attachments.
10/26/2020	20:33	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support these homes!	Sajid Karsan	saj	I do not live in Vancouver	No web attachments.
10/26/2020	21:24	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	We need more affordable housing in Vancouver! Rent prices have been overinflated and this makes it increasingly difficult for people to find affordable housing	Varun Pariani	Varun Pariani	Dunbar-Southlands	No web attachments.
10/26/2020	21:31	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	We need more affordable housing, or commutes are unrealistic for many people who work or study in Vancouver. The city is unaffordable to many of the workers and students who make up the backbone of our society.	Tyler Dozzi	Tyler Dozzi	Kitsilano	No web attachments.
10/26/2020	22:29	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	This project will bring much needed housing for moderate incomes to this neighbourhood and improve the streetscape in this part of Broadway. The design is attractive and uses climate-smart wood products. The location will provide much needed homes within a short bus/bike/walk trip of UBC and employment on Broadway. I support the proposal.	Matthew Shields	Matthew Shields	Mount Pleasant	No web attachments.
10/26/2020	22:38	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	As a UBC student who, and witnessed many of their friends, have difficulty finding sufficient affordable housing near UBC campus. This building will also make it more likely for graduating students to stay in the West Point Grey area, instead of moving to less expensive neighbourhoods. I like that this proposal will add more trees to the street, and on the building itself. Plus, the architecture of this building fits in with the nature surrounding the area. Council should approve this and dozens more like it.	Sherrisse Chu	Sherrisse Chu	West Point Grey	No web attachments.
10/26/2020	22:50	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I strongly support this proposal. The west side of Vancouver has been curating it's exclusivity for a hundred years and is finally reaping what it sowed, as neighbourhoods die. This one building will not reverse 100 years of exclusion, but it's start. That said, I have a few suggestions: Parking - private vehicle storage on public West Point Grey land, such as curbs, should not be free. - apartment building like this should not be required to include any parking at all. - If new buildings, including detached houses, choose to build parking, driveways, or garages, they should pay an annual impact fee to every other resident of the city for encouraging car use and making it a worse place to live in. Aesthetics - I've heard some people say they dislike the style. That's fine. We cannot have a city of interesting styles by giving everyone a veto over everyone else's style. We would not tolerate activists trying to ban another's choice of clothing, we should not tolerate them trying to ban another's choice in housing. Zoning & density - buildings denser than this proposal, that are now revered, were built routinely 100 years ago. A building of this size should not require any more than a building permit to ensure safety & accessibility, on any lot, on any block, in any neighbourhood. Affordability The waiting list for the below-market units in this building will be long for because they are regionally scarce. The market units in this building are expensive because they are regionally scarce. If we want short waiting lists and cheap rent - market or below market or non-market - there has to be not just enough, buy more than enough, in every part of the city. We can't fix a regional shortage with one new building. We can fix a regional shortage with tens of thousands of buildings. But we have to start with one. Let's start with this one. I urge you to support this proposal and work to tear down the walls that keep ordinary people out of these neighbourhoods.	Stuart Smith	Stuart Smith	Unknown	No web attachments.
10/26/2020	23:35	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	We need more affordable housing in our neighborhood! This project will attract UBC students and young professionals.	Marisha Boyd	Marisha Boyd	West Point Grey	No web attachments.

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10/27/2020	00:37	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Dear Mayor Stewart and Vancouver City Council, I am writing to you in support of a rezoning application that has been submitted for 3701-3743 West Broadway. I have attended the open houses for this proposal and have been following its evolution over the last year. I'm happy to see it finally coming forward for your consideration. Being a renter myself, I understand the value of purpose built rental. This development will provide much-needed affordable rental housing in a highly desirable neighbourhood, located next to shops, services and schools. These are the essentials for any community. Programs such as MHRPP are in place for a reason. They provide quality housing at affordable prices. The City needs more of these types of development. This development represents great urban form: it adds to the rental stock; increases the vibrancy of the neighbourhood; promotes both active and vibrant transportation; yet still feels very human scaled. I appreciate your time and hope you approve this application.	Julien Kuehnhold	Julien Kuehnhold	s.22(1) Personal and Confidential	West End	No web attachments.
10/27/2020	01:05	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support more housing that is affordable and in reasonable proximity to UBC and the downtown core, and more supply of housing of this type and on this scale helps deal with the general lack of affordable housing that characterizes the entire city. There are plenty of similar older apartment buildings further north along Alma, so this is in keeping with the character of the area. And as a UBC instructor and former student, I know this development and others like it in the area will make a difference.	Kasim Husain	Kasim Husain		Kitsilano	No web attachments.
10/27/2020	08:10	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support housing diversity in all Vancouver neighborhoods and this project specifically is a great addition to the community.	Vanessa Legazpi	Vanessa Legazpi		Downtown	No web attachments.
10/27/2020	08:33	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support this development. We need more rental on the west side of Vancouver and this is a high traffic area that will be well served by more wonderful people living in the neighbourhood. The wooden building design is excellent.	John Henderson	John Henderson		Unknown	No web attachments.
10/27/2020	08:59	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Dear Mayor and Council, As a West Side resident please receive this correspondence in support of the proposed rezoning of 3701-3743 West Broadway. This project will bring 153 much needed secured rental homes to the city, with the added bonus of 20% affordable units as per the Moderate Income Rental Housing Pilot Program. It is encouraging to see new rental projects proposed on the west side, which is also in need of rental housing, and helps balance out the geographical distribution of rental inventory in the city. In addition, the proposed project is on a transit-adjacent site and will be near the future Broadway subway line extension. I therefore encourage Council to approve this project and bring more transit-accessible and walkable rental options to the Kitsilano neighbourhood. Sincerely, Beng Gunn	Beng Gunn	Beng Gunn		Unknown	No web attachments.
10/27/2020	09:45	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support this proposal because Vancouver has a very low vacancy rate and rents are too high. I live in Richmond with my parents but I spend most of my time with my boyfriend in West Point Grey but many of my friends cannot find affordable rentals and are moving away. I am a student at UBC and I have a younger sister and I would love it if she would be able to stay in Vancouver for her school and us being able to afford rent in the future. I like that this proposal will add more trees to the street, and on the building itself. Council should approve this and dozens more like it.	Katarina Janjetovic	Katarina Janjetovic		I do not live in Vancouver	No web attachments.
10/27/2020	09:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support this project. This area needs more density, it's close to UBC, the beach, and on the 99 line. We should be rezoning this entire neighborhood to this height and density!	Daniel V	DANIEL VARGA		Mount Pleasant	No web attachments.
10/27/2020	10:13	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support the proposed development at 3701-3743. I want the city to support the building of rental near ubc and to support the businesses in West Point Grey	Ian Flock	Ian Flock		Kensington-Cedar Cottage	No web attachments.
10/27/2020	10:14	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	The city needs rental homes and this building would be perfectly located near transit. The design is beautiful. I am disappointed to constantly hear opposition on new housing from those who own expensive properties and are worried about their views. I support inclusion and smart density.	Rachel Degraw	Rachel Degraw		Unknown	No web attachments.
10/27/2020	10:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	As a resident of Point Grey and parent of two children in their early 20s, it's disheartening to see how difficult it is for young people to stay in this city due to the high cost of housing. While increasing density is not popular among a vocal subset of current residents of this neighbourhood, it is inevitable if we want to create a city that works for everyone. Please think of the next generation of Vancouverites and approve this development.	Wolfgang Tolkien	No Name No Name (ps)		West Point Grey	No web attachments.
10/27/2020	10:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	HEAVY support for more units in Vancouver. IN ALL NEIGHBOURHOODS.	Cory Wilson	Cory Wilson		Grandview-Woodland	No web attachments.
10/27/2020	10:29	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	The city is in dire need of more rental housing, and I believe this would be an excellent location along the Broadway corridor.	Krzysztof Piesik	No Name No Name (ps)		Unknown	No web attachments.
10/27/2020	10:35	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	More affordable housing in Vancouver is so critical, and not just in the east / central areas! This is not just for the 'renters' but also to BUILD community character. I have lived in a variety of neighbourhoods, both affluent and less so, and while the affluent areas are generally more "beautiful" they always lack the true sense of 'community' that comes with somewhat greater density, and diversity, where people / neighbours actually know each other and interact! This location is close to UBC and the beach - it should be accessible! It is not some gated community zone way out in the burbs. The building looks wonderful; I'd want my kids to have access to this kind of living option in future. Locals need to appreciate the importance of this project - for everyone including their own neighbourhood. Thank you.	Marta Becker	Marta Becker		Unknown	No web attachments.
10/27/2020	10:43	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	New land development is important for young people as they have low income, as they are just starting out in there career. An increased supply in houses will allow for a lowering in rent prices, and will attract more people to move to vancouver.	Antony J Chao	Antony J Chao		Mount Pleasant	No web attachments.
10/27/2020	10:44	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am a Kitsilano resident and renter. I work in Vancouver. I live in a very old apartment that is nearing the end of its life. Projects like this are badly needed to revitalize the housing stock of the neighbourhood. There are concrete towers in the area from decades ago. Demand from housing has clearly increased since then. Foot traffic in the area is visibly less than in past years as families move away and population decreases. Would area businesses not appreciate more customers living nearby? Because the area is so affluent it is not likely that 'land lift' will be a concern. This project makes a lot of sense. Please do not delay on more badly needed housing. Thank you	Stuart Paul McEwen	Mr Paul McEwen	Kitsilano	No web attachments.	

7. CD-1 REZONING: 3701 - 3743 West Broadway

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10/27/2020	10:49	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I have rented in Vancouver for 19 years, and for most of that time have struggled to find a place when looking, let alone one considered affordable. I used to live in Kits near this development (7th & Blenheim), and it's a very nice neighbourhood with very little density and very low options for renting. When my roommate moved out and I put out an ad for a roommate, I received over 50 applications overnight and had to take the ad down! We are in desperate need more of developments like this, in every neighbourhood and especially neighbourhoods like this.	Ken Pratt	Ken Pratt	Mount Pleasant	No web attachments.
10/27/2020	10:55	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	We badly need more affordable housing and rentals, especially on the upcoming sky train extension!	Richard fraser	Richard fraser	Fairview	No web attachments.
10/27/2020	11:01	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Please approve these badly needed homes. These homes will have fantastic transit access to UBC. If anything, this building is too small for its great location. The only real question is whether this council has the courage to stand up to wealthy West Side homeowners, or whether you'll be cowed by their wealth and influence. Sincerely, -Peter Waldkirch	Peter Waldkirch	Peter Waldkirch	Fairview	No web attachments.
10/27/2020	11:09	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support this project. This would provide much needed housing for students and families--it's a great location with convenient transit to UBC. The West side should be starting to accept new homes too. If not, when are you ever going to solve the housing crisis'	Chih-Heng Hsia	Chih-Heng (Charlene) Hsia	Fairview	No web attachments.
10/27/2020	11:17	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	As someone who has spent 20 years growing up in the immediate neighbourhood, and as an active member of local community organizations, I have witnessed first-hand the impact of limited housing tenure options on the businesses, organizations and young people who would love to call this part of our city home. Given this intersection will be an increasingly important part of Vancouver's improving public transit story, considering the eventual densification of the Jericho Lands, and most importantly the secured rental/moderate income mix that is being proposed (requiring more density to remain viable as rental), I would urge Council to consider the positive impacts of this project as proposed to the inclusive and responsible growth of our City.	Henry McQueen	Henry McQueen	Mount Pleasant	No web attachments.
10/27/2020	11:22	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Stability in housing is essential to creating stability in the lives of renters. We need to have more places when renters know they can stay long term and become active members of the community. Living in a basement suite doesn't create stability - who knows when the owner will decide they don't need renters anymore' How will they find another place closer to schools and jobs, and what will they impacts be if they can't' This project is downtown, close to jobs, close to transit, and close to small businesses that would be supported.	Heather Judd	Heather Judd	Downtown	No web attachments.
10/27/2020	11:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I think this proposal is exactly what this area needs. The proposal is perfectly located to take advantage of present and future transit on one of North America's best used transit routes, and provides sorely needed density in the west side of Vancouver. The environmental aspirations of the project are impressive, and the building's architecture is both beautiful and fitting with the west coast modern style. I am appreciative of the reduced parking as well as the large supply of bicycle parking. As someone who lived in this area for several years and hopes to move back, I would have loved the opportunity to live in a building like this. I hope that this building sets a precedent for more like it in the area. The only thing problematic about this proposal is the opposition against it, and the years it took to get it to this point. Spending years and years on unnecessary revisions to satisfy wealthy, single family home owners only serves to drive up the cost of building new housing and allows a select few to have an outsized impact on the form of new development while we are in a housing crisis that is driving young people and families out of the city.	chloe boisvert	No Name No Name (ps)	Downtown	No web attachments.
10/27/2020	12:08	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support the Broadway and Alma moderate income proposal because it will bring much needed rental housing to the Westside of Vancouver. As long time residents on the westside, with kids in their now-20s, its important to me that the City start really addressing the housing challenges we're facing by , providing viable housing options for the next generation. Please approve this project! Thanks'	Tracey McGrogan	Tracey McGrogan	Dunbar-Southlands	No web attachments.
10/27/2020	12:12	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	27 October 2020 City of Vancouver, City Hall 453 West 12th Ave Vancouver, BC V5Y 1V4 RE: 3701 ' 3743 West Broadway Dear Mayor and Council, I am an Intern Architect and a former student of the University of British Columbia, where I received both my undergraduate and graduate degrees. Today I write to you to express my support of the project located at 3701-3743 W Broadway. My architectural graduate thesis at UBC focused on addressing housing diversity and familial structures within Vancouver's single-family home neighbourhoods. Projects such as the one proposed for 3701-3743 West Broadway are of the type that strengthen communities and help families of any configuration thrive, whether this puts them in closer proximity to their jobs, schools, or opportunities for childcare. Furthermore, the existing retail villages in the area are predominantly family owned and oriented. The addition of varied housing in the area will only help to revitalize these businesses, and perhaps create opportunities for new businesses to thrive. On a more personal level, I have completed three educations in Vancouver and have, in turn, used these skills to contribute to Vancouver's growth in several ways. Despite considerable education, myself and many others like me still struggle to find affordable accommodations when we are so burdened by student debt. A significant percentage of what we borrow does not pay our tuitions: it pays for our living expenses. After graduation we are faced with crippling debt loads and high costs of living, which makes it near impossible to save for homes and families of our own, let alone try to save for educations for our children. Rental projects focused on moderate-income families provide such as these provide significant relief that extend to the community beyond immediate familial relationships. This particular corner of Broadway and Alma has been underused for decades, and the proposed project is a thoughtful and appropriate addition. I encourage you to vote in favour of this project. Sincerely, Matthew Harty B.A., M.Arch. Intern Architect, NCARB Vancouver, BC, Canada	Matthew Harty	Matthew Harty	Unknown	Appendix B
10/27/2020	13:05	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	we need middle income rental apartments in our neighborhood.	Matthew Yoshitake	Matthew Yoshitake	Kitsilano	No web attachments.
10/27/2020	13:06	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	This project will add large amounts of much needed rental housing in the area. It will be beside a planned SkyTrain station and will have good access to transit on day 1 (99 BLine). It's close to a major bikeway (W 10th) and provides much needed density on the west side. While I don't live in the direct area impacted, I visit it frequently to visit shops and parks, and am one of many who struggle to find a good place to rent here in Vancouver.	Jeff Yu	Jeff Yu	Unknown	No web attachments.

7. CD-1 REZONING: 3701 - 3743 West Broadway

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10/27/2020	13:36	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	There is no reasonable argument against this development.	Robert Ianson	Bob	Victoria-Fraserview	No web attachments.
10/27/2020	13:48	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Hi, I am a resident of Vancouver and have grown up around this area my whole life. I am writing in support of the development by Westbank at Broadway and Alma. I'm supportive of the project for the following reasons. 1. Lack of quality rental housing in this area 2. Such developments should be set in areas that surround main transit systems like W Broadway and Alma St. Especially the students that are or will be attending UBC 3. The single family homes around this area are too expensive for many people to purchase or rent, therefore cheaper housing is needed 4. Density supports small businesses, which is more important than ever due to the pandemic Please consider going forward with this project as it will be an asset for the city and this community greatly. Thank you, Kelsey Carter	Kelsey Carter	Kelsey Carter	Unknown	No web attachments.
10/27/2020	13:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am in support of the new rental and moderate income rental homes on West Broadway	Mandy Potter	Mandy Potter	Hastings-Sunrise	No web attachments.
10/27/2020	13:55	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	This is much needed below market housing in this area and the architecture is stunning and will hopefully set the bar that all future developments in the area strive to meet and exceed. The existing single story commercial is an eyesore and all the retail could easily be accommodated in a facility with additional residential density above.	Craig Shirra	No Name No Name (ps)	Mount Pleasant	No web attachments.
10/27/2020	14:06	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I am in complete support of this development located at a prime intersection with good public transit and a high degree of walkability to a number of commercial strips, parks and Jericho beach. I've attended at least two open houses over the years, and the housing pressures in our neighbourhood have only increased since then. While I am fortunate to be housed, in a single family home, raising my kids, I want to support a community that will allow my kids to live here in the future when they have finished their studies and are ready to move out. This type of housing will support our local retailers with both new customers, but also housing for their employees.	Ross Moore	Ross Moore	Kitsilano	No web attachments.
10/27/2020	14:19	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	The proposed development feels thoughtfully considered from both architectural and community standpoints, and would be a welcome addition to this neighbourhood. Evolving to meet the city's growing housing demand with added density requires every community to welcome new ideas, new people, and to share what may currently feel exclusive to a very few.	Miranda Hudson	Miranda Hudson	Kitsilano	No web attachments.
10/27/2020	14:22	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Hello Council, I fully support the development at Broadway and Alma and I believe you all should too. As the probable location of a station for a future Phase 2 of the Millennium Line Broadway Extension, it will be important to have more housing available near transit, as is the prerogative in our regional growth strategy. This development in particular would also improve the affordability of the neighborhood and improve overall affordability of the city, something that as a student is very important to me. I want people to be able to stay in the city and enjoy urban living and we need to provide more and more affordable housing to do that.	Jason Adle	Jason Adle	West Point Grey	No web attachments.
10/27/2020	14:27	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Just do it. Just vote yes. We need the housing. Do it. Do it. (Imagine Ben Stiller's character looking in the mirror in Zoolander.)	Tanya Paz	Tanya Paz	Unknown	No web attachments.
10/27/2020	14:32	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Please see my attached letter in support of this rezoning.	Owen Brady	Owen Brady	Grandview-Woodland	Appendix C
10/27/2020	14:43	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I support this application for new rental and below market rental homes on West Broadway! We need new rentals and this will be on the future Broadway Line which makes it a perfect location! Please approve!	Parke Clumpus	Parke Clumpus	Grandview-Woodland	No web attachments.
10/27/2020	14:52	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	We need more rental housing in Vancouver - this is great for students going to UBC and young families.	Crystal Kwon	Crystal Kwon	Downtown	No web attachments.
10/27/2020	15:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	161 rental homes in a good location close to traffic! I fully support this rezoning	Ken Paquette	Ken Paquette	Grandview-Woodland	No web attachments.
10/27/2020	15:16	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I really appreciate the use of the moderate income pilot program especially here in this area.. Gives me and a lot of residents hope that I might be able to afford a well sized condo unit in desirable areas in the city	Rose Shah	Rose Shah	Kitsilano	No web attachments.
10/27/2020	15:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Like the revised proposal's design - liked the old one better. It had a more rustic feel but this one will blend into the neighbourhood better. I think its good that the developer incorporated feedback from the community and its affordable!!	Hassan Alvarado	Hassan Alvarado	West Point Grey	No web attachments.
10/27/2020	15:28	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Good parking specs. Important to service the broader community and to anticipate that transportation needs will only increase as there isn't sufficient multimodal transportation in this area	Emily Lam	Emily Lam	Mount Pleasant	No web attachments.

APPENDIX A



October 26, 2020

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

Support for 3701-3743 West Broadway Rezoning

The Moderate Income Rental Housing Pilot Program addresses a crucial segment of the housing spectrum.

When housing is not attainable for the moderate income earners they will seek housing and employment elsewhere. The consequences of this trend are serious, and it is already beginning to happen. Employers struggle to hire when the workforce is priced out of the housing market. Additionally, road congestion increases when more people commute to the core from the relatively affordable housing markets in the far suburbs.

Good quality and affordable rental homes for workers and families are needed near Vancouver's employment zones to prevent further strain on the economy and the environment.

The rental housing targets in the Vancouver Housing Strategy are in place to address the low vacancy rates and high rental prices. The 10-year strategy calls for 44% of new units to be secured rental housing. The City is currently falling short of meeting this target at 36% as noted in the June 2020 staff report. When a rezoning proposal such as this comes forward it is a welcome opportunity to close the gap on the housing targets.

The location of this rezoning is well suited for rental housing as Broadway is a transit corridor that is well connected to downtown and other employment zones.

We ask that you approve this rezoning.

Sincerely,

s.22(1) Personal and Confidential

Charles Gauthier, MCP
President & CEO

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Hudson Pacific Properties

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

APPENDIX B

27 October 2020

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

RE: 3701 – 3743 West Broadway

Dear Mayor and Council,

I am an Intern Architect and a former student of the University of British Columbia, where I received both my undergraduate and graduate degrees. Today I write to you to express my support of the project located at **3701-3743 W Broadway**.

My architectural graduate thesis at UBC focused on addressing housing diversity and familial structures within Vancouver's single-family home neighbourhoods. Projects such as the one proposed for 3701-3743 West Broadway are of the type that strengthen communities and help families of any configuration thrive, whether this puts them in closer proximity to their jobs, schools, or opportunities for childcare. Furthermore, the existing retail villages in the area are predominantly family owned and oriented. The addition of varied housing in the area will only help to revitalize these businesses, and perhaps create opportunities for new businesses to thrive.

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Rental projects focused on moderate-income families provide such as these provide significant relief that extend to the community beyond immediate familial relationships. This particular corner of Broadway and Alma has been underused for decades, and the proposed project is a thoughtful and appropriate addition. I encourage you to vote in favour of this project.

Sincerely,

Matthew Harty | B.A., M.Arch.
Intern Architect, NCARB
Vancouver, BC, Canada

APPENDIX C

Dear Mayor and Council,

I am writing to express my strong support for the rezoning at 3701-3743 West Broadway.

This is a great looking building (although to be completely honest, it would look better with another ‘block’ of 3-4 storeys on top). It was supported by the Urban Design Panel, with the majority even suggesting this type of change is long overdue in this neighbourhood. Council has also already supported a similar rezoning for two 14-storey towers on Hastings; I think it would send a very bad message to East Van residents if wealthy neighbourhoods like this one were able to “opt out” of affordable rental housing because of the opposition expressed by a small portion of the population.

More importantly, these are 161 desperately needed homes, within an easy transit or active transport commute of jobs on Broadway and classes at UBC; even Downtown is within easy reach. There are no existing tenants at this location, so no tenants will be displaced. The people who occupy these homes will help revitalize the commercial strip and enliven the area in general. While I generally think that we should always be building enough rental that people on moderate incomes can afford adequate market-

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of March 31, 2020

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	3,373
	Developer-Owned Below Market Rental	4,000	130
	Total	20,000	3,503

rate housing, that is simply not where we are today and the below market homes included are even more desperately needed.

I have to admit I am concerned that Council will opt to delay this until the indefinite resolution of the

Vancouver Plan, effectively killing it without having to say so. By my calculations, to meet the Housing Strategy’s “right supply” goal for privately-owned below market rental, Council needs to approve about 19 towers like this every year to 2026 to meet the 10 year target. I think we cannot wait until 2024 to essentially get started on a goal that ends in 2026, and people simply cannot wait any longer for these homes. On the contrary, I think Council should look for ways to expedite and expand MIRHPP to actually meet our housing goals (credit to Councillor Dominato and Council for already having passed a motion in this direction).

Pets need homes too. In the photo on the right is a cuddly local kitten named Piney. She will be looking for a permanent home soon. As you know, housing is the biggest reason that people have to give up their pets.

With limited parking, easy access to rapid transit, and the ability to support a vibrant, walkable commercial node, this project will also help Vancouver achieve its climate goals. It’s worth noting that pushing growth to other jurisdictions,



almost anywhere in North America, will tend to lead to households emitting more carbon than if they lived in Vancouver. Vancouver's goals for low emissions are meaningless if they are achieved by increasing emissions, by more, elsewhere.

Thank you for your consideration of my comments.

Sincerely,

Owen Brady