

## 7. CD-1 Rezoning: 3701-3743 West Broadway

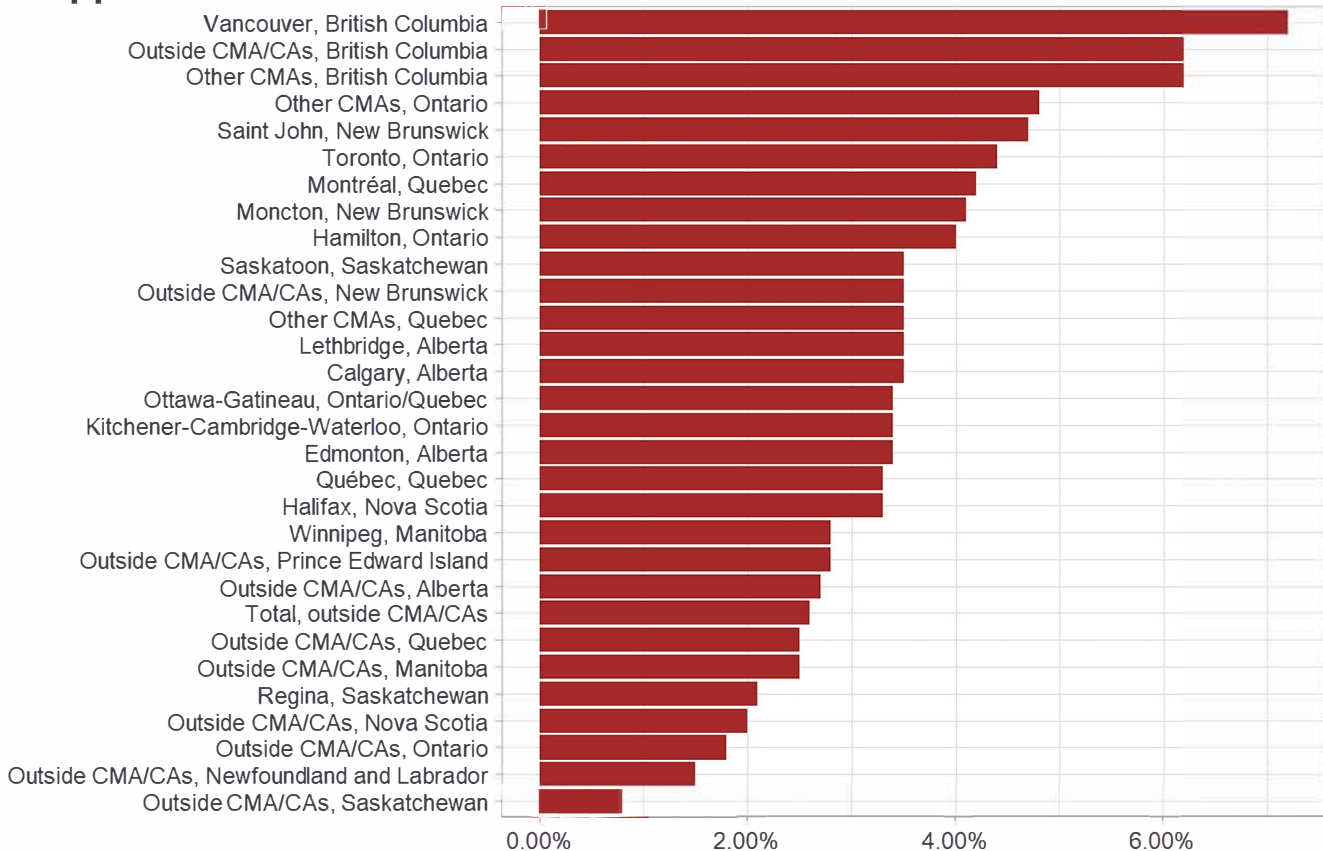
Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/27/2020	15:32	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I wasn't too happy when I first found out about the project but it looks like a number of specs that were opposed by the public were reworked. Kudos. Curious about the commercial component - local business or chain?	Greg Johnston	Greg Johnston	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/27/2020	15:46	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I support this rezoning. We desperately need more rental housing, especially tied to moderate incomes (and lower incomes!). To facilitate faster building of rental units, rental uses should be allowed by right in any neighbourhood without rezoning.	Elliot Hoyt	Elliot Hoyt		Victoria-Fraserview	No web attachments.
10/27/2020	15:51	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	The proposed building at Broadway & Alma will add much needed secure rental housing - including set-asides for moderate incomes! - to a city with very low vacancy rates while also bringing vibrancy to the neighbourhood. Secured rental is especially important in order to help bring down Vancouver's exceptionally high proportion of renters reporting being displaced, likely from generally less stable condo and secondary suite rentals (recorded as "forced moves" in the Canadian Housing Survey results from 2018, image attached; as useful, please see a link to an analysis I co-authored on the topic here: <a href="https://homefreesociology.com/2020/01/25/keep-on-moving/">https://homefreesociology.com/2020/01/25/keep-on-moving/</a> ). It's also very much needed on Vancouver's West Side, where the addition of housing has been mostly stalled for decades. I live just south of the site, and will be able to see it from my balcony, where I anticipate it will add to the skyline from nearby towers on Alma, while also potentially serving as a landmark and gateway to forthcoming development at Jericho. I anticipate the welcome new residents will also support local businesses hurt by the relative lack of a nearby customer base. I hope you'll approve this zero displacement addition of much needed new rental housing to my neighbourhood. Thank you!	Nathanael Lauster	Nathanael Lauster		West Point Grey	Appendix A
10/27/2020	16:01	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	Bladerunners supports this project. please see enclosed letter.	Garry Jobin	Garry Jobin		Strathcona	Appendix B
10/27/2020	16:02	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	We need more density in West Vancouver. This area needs to be revitalized. The businesses on Broadway near Alma seem to be struggling. As a former UBC student and current UBC employee, I pass this neighbourhood a lot. This project is a step in the right direction. More housing, particularly rental stock with 20% affordable units. This allows people to live in this neighbourhood who might not otherwise be able to. Young families. Students. Working class people. People who historically build community and bring energy to neighbourhoods.	Nadia Roberts	Nadia Roberts		Grandview-Woodland	No web attachments.
10/27/2020	16:43	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I am writing to you in support of the recent rezoning application for 3701-3743 W. Broadway, which would permit the construction of a 14-storey, purpose-built rental building. See attached letter.	Bobbi Sarai Tanguay	Bobbi Sarai Tanguay		Downtown	Appendix C
10/27/2020	17:16	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	the city needs more rental in all neighbourhoods. We are in a housing crisis! Why does the west side of Vancouver just get to oppose development. This should not be an exclusive neighbourhood.	Arash Ramin	Arash Ramin		Unknown	No web attachments.
10/27/2020	17:16	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I support this project My daughter and her young family live in the neighbourhood and this is the type of building we are looking for and would live in to be closer to our grandchildren.	Carole Noland	Carole Noland		Fairview	No web attachments.
10/27/2020	20:47	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I strongly support this beautiful building.	Randall Sutton	Randall Sutton		Fairview	No web attachments.
10/27/2020	20:47	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I hope Council will approve this project, since it will contribute to the city's stock of affordable rental housing, especially in Kitsilano where there is so little available. This would be a great opportunity for Kits to preserve its quality as a middle-class, family neighbourhood, since the project responds to the Moderate Income Housing Pilot. Also, many of the existing rental buildings in the area do not provide the sort of amenities that Vancouverites are searching for. I believe this should raise the bar for the area in terms of new developments.	Josephine Little	Josephine Little		Unknown	No web attachments.
10/27/2020	21:54	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	We are desperate for new housing in Vancouver - it is imperative that council approve this project. I am a long time renter in the city and can attest personally to how tight the rental market is. We need more rental units now. This project in particular is a no-brainer as it is: -close to transit and UBC -doesn't displace any existing residents on the site -is close to commercial services making it a very walkable site -has access to great amenities like the beach If we are going to do anything at all about the housing crisis in this city, we need to construct more housing including in low-density areas. Thank you	William Cleveland	Will Cleveland		West End	No web attachments.
10/27/2020	22:07	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	I would like to live in a building like this one day. I think it's exactly the right kind of place for density - close to good schools, amazing beaches, UBC, and in the path of a future SkyTrain. Please offer more density and less parking in exchange for social housing.	denis agar	Denis_email_denis.agar_gmail		Downtown	No web attachments.
10/27/2020	22:11	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	This building looks fantastic, I hope you approve it! When I was attending UBC I lived in an illegal basement suite nearby because there are very few purpose-built rental buildings in the area. Approving this is one small step toward making life meaningfully better for future UBC students and everyone else who wants to live on the West Side.	Reilly Wood	Reilly Wood		Grandview-Woodland	No web attachments.
10/27/2020	23:16	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Support	Vancouver has a housing crisis, not a density crisis. All neighborhoods need to accommodate housing for people from all socio-economic classes. It is not fair or sustainable to have neighborhoods that are "exempt" from housing development. The mass of this building expresses the economic absurdity that exists in order to bring affordable housing to this overpriced neighborhood.	Matthew Joyce	Matthew Joyce	Mount Pleasant	No web attachments.	

**7. CD-1 Rezoning: 3701-3743 West Broadway**

10/28/2020	05:35	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I live in this area, just two blocks south of the proposal, and I support this development. The architecture is interesting and will add much needed vibrancy to that part of the neighborhood. I believe the Broadway corridor should densify in preparation for future expansion of rapid transit, and this existing stripmall is a good location to add some much needed housing to the area. Further, the businesses nearby could use the additional support of new residents moving in. I am only mildly concerned about the height of the project as it may stick out more than is ideal, and the size of this project may unfairly harm residents living adjacent to it.	Ken Law	Kenneth Law	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/28/2020	06:30	PH1 - 7. CD-1 REZONING: 3701 – 3743	Support	Get it done.	Gabriel Lord	GABRIEL LORD		Kensington-Cedar Cottage	No web attachments.
10/28/2020	09:07	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	I live at MacDonald and W 21 Avenue and although I am just outside of the Kitsilano neighbourhood within which this project is located, I believe the need for more rental housing is a city-wide issue and warrants a city-wide discussion. I support this proposal at Broadway and Alma, which will bring not only more secured market rental homes to the city, but affordable options as well. The City is in desperate need of more rental housing and it shouldn't be up to just the residents of Kitsilano to decide whether or not residents in the rest of the city or future residents to the city can get access to secure and affordable housing. I encourage Council to support this proposal. Thank you, Katannya	Katannya Yee	Katannya Yee		Kitsilano	No web attachments.
10/28/2020	09:18	PH1 - 7. CD-1 REZONING: 3701 – 3743	Support	The housing crisis in Vancouver is making living here prohibitively expensive for those not fortunate enough to have generational wealth behind them. More housing is needed to keep Vancouver thriving and this proposal is exactly what is needed for this under-developed neighbourhood.	Chelsea Leishman	Chelsea Leishman		Mount Pleasant	No web attachments.

# Appendix A

## Share of households where last move was 'forced'





# Appendix B

s.22(1) Personal and Confidential

October 26, 2020

RE: Westbank's Moderate Income Rental Housing Project on Alma

To Mayor Stewart and Council,

I am writing in support of Westbank's Moderate Income Rental Housing Pilot Program (MIRHPP) Application to rezone the properties at 3701-3743 West Broadway for the secured rental and non-market, "Moderate Income", rental homes it will provide the community. This is an important income-bracket of \$30,000 - \$80,000 that needs to be supported in our community.

BladeRunners is an internationally-recognized award winning program that helps street involved youth build careers in the construction trades. Westbank has demonstrated for many years to be one of Canada's most passionate community builders by working with communities on projects such as the Woodward's redevelopment in the Vancouver's Downtown Eastside, which created 200 units of safe affordable housing for families and singles. Eighteen BladeRunners youth worked on the construction phase of Woodward's and many of them are still working in meaningful trade jobs today.

BladeRunners has also partnered with the City of Toronto's Hammerhead Program to place at risk youth on Westbank's Shangri-La Toronto project, once again providing opportunities to youth to change their lives for the better.

In recent years, we have partnered with Westbank on the construction of their Comox & Broughton project with Bladerunner clients beginning August 2013, as well as their 70<sup>th</sup> + Granville project. One of our Bladerunners, who is a single mother of five, has worked on a Westbank project as a hoist operator, as well as one of our senior Bladerunners worked as a crane operator! Not too long ago, these individuals were without work and without much hope; today they are earning a steady income and contributing in a positive way to their greater community. In fact, many of our Bladerunners would qualify for these moderate income rental homes. We hope to see more projects under this policy throughout the City.

We wish the best to Westbank Projects Corp on this project.

Thank you,

s.22(1) Personal and Confidential

Senior Coordinator Vancouver BladeRunners



October 27, 2020

His Worship Mayor Kennedy Stewart  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

Re: Rezoning – 3701-3743 West Broadway

Dear Mayor Stewart and City of Vancouver Council,

I am writing to you in support of the recent rezoning application for 3701-3743 W. Broadway, which would permit the construction of a 14-storey, purpose-built rental building. We see firsthand the need for rental housing especially at deep subsidy for individuals on income assistance.

As a housing operator, YWCA Metro Vancouver opened its first property in 1905, giving the organization more than a century of experience operating non-profit housing and providing programs and services to single mother-led families at turning points in their lives. We currently own and successfully manage 204 units of social housing and an additional 105 units of housing are currently under development. The properties we operate provide deep affordability at shelter portions of income assistance and also 60-75% at HILS.

Part of our mandate is to provide safe, affordable housing for single mothers and, in particular, single mothers who are often the sole provider for their family. The demand is so high that there are currently more than 2,000 applicants on the waiting list for affordable YWCA housing throughout Metro Vancouver. In today's market, families with low to moderate incomes (\$30,000 to \$80,000 per year) have very limited housing options across Metro Vancouver; particularly in the City of Vancouver.

This proposed development would include 32 affordable housing units, which would be a welcome addition to the very scarce current supply. The proposed location is in a thriving neighbourhood, is transit-friendly and provides access to shops and indoor-outdoor amenity spaces for social connection and gathering. Our community would certainly benefit from this project as having access to safe, affordable housing would assist these young families in improving their lives, allowing them to better contribute to a thriving city.

Sincerely,



October 27, 2020

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City of Vancouver  
453 West 12<sup>th</sup> Avenue  
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