

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/28/2021	09:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Kistilano streets are saturated with cars. All our streets are 2-way streets with only one lane for cars. This community is not designed to support high density residential buildings with almost no parking available to their residents. There should be 35-70 parking spaces created for this building. It is the job of the city to assess the impact on the community and the lack of parking spaces provided by this development will create an even worse oversaturation of cars in this area. To paint a picture of what it is like to drive here, on a daily basis, I have to back out of a street to allow for oncoming traffic. Big service trucks have to do the same thing. If both cars meet halfway down a street, then things tend to come to a head and drivers have to choose who will back up for half a block. If there is a parking spot open, this saves the day sometimes but there are less and less of those available. Drive to understand. I invite you to drive all the streets in this area to understand the problem. I would hope that if you have the experience of having to backout for a block, you will never agree to a development that doesn't provide 1-2 parking spots per residents. And please don't be convinced that if there are enough bike racks in the proposal, this will mean less cars. It doesn't. We are counting on the city to make sufficient parking a requirement for all developments. Thank you.	Elena		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
01/28/2021	17:30	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	1. This development takes advantage of the Moderate Income Housing Pilot intent by dividing the 20% required floor area into 6 only 323 ft2 units. 2. These 6 units offer nothing to a single parent, couple or god forbid a couple and child in 323 ft2. Units this small cannot surely meet the planned intent when only big enough as crammed space for a single person. 3. The building dimensions including height do not fit 2000 block of Balaclava St. 4. Since property taxes and building maintenance costs rise faster than moderate rents, the moderate long term rents model, say over 30/40 yrs will not work. I believe the developer is taking advantage of Council with this project since it's does not provide across the board Moderate Rent Unit s for a couple or small family.	Alan Siddons	None		Kitsilano	No web attachments.
01/28/2021	20:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	To whom it may concern: As a retired architect and master planner, I find it distressing that the current project design is being proposed on a major thoroughfare in Kitsilano. I have no problem with its function, or location, but in my respectful opinion, it is too high, since all the commercial apartment blocks in this residential neighbourhood on 4th Avenue are no more than four storeys. Allowing five or six storey buildings will change the character of the street to be more like West Broadway. In addition, the proposed design looks more like an apartment block from the 1950's, not a contemporary design suitable for a neighbourhood with considerable character, part of a major cosmopolitan city. That's not to say that there aren't other buildings around that are equally banal, but that's no excuse. There are many design solutions to any building, but some are better than others, and good design costs no more than bad design, often less. This proposed design should be improved. The devil is always in the details, which are admittedly hard to see in the small image on the Notice of Public Hearing. It may be that the final design will have more merit, but it's not apparent at the moment. I have attached an image of what I would consider to be a superior design for a similar building. It is very different and not everyone will agree as to whether they like it, or not. Regardless, I would hope that the Council will require further submissions of the design that are a better and more fitting response to the problem. Thank you for your consideration.	Jan Sircus			Kitsilano	Appendix A
01/28/2021	20:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Feb 11th @6:00 opposed to the 6 storey residential bldg.	Patricia Hook			Kitsilano	No web attachments.
01/30/2021	16:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	opposed as per the letter attached	Margaret T. de Jong			Kitsilano	Appendix B
01/31/2021	10:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The proposed buiding of 6 storeys is poorly designed architecturally and will be an eyesore. Please don't start ruining one of the last nice remaining heritage neighbourhood in Vancouver. Above all, the project will remove 6 existing rental units and replace them with... just 7 moderate rental units ! Therefore the MIRHPP shouldn't apply. Is this a consistent policy to fight the housing crisis ' Stop feeding greedy developers and pretending to help develop affordable housing in our City ! V6K 1L6	Thierry Garrel			Kitsilano	No web attachments.
01/31/2021	13:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Mayor & Council, We are opposed to this rezoning application because: 1. Proposal Does Not Qualify for the Moderate Income Rental Housing Pilot Program (MIRHPP). This proposal should not have been considered for this site because it does not meet the city's criteria laid out in the MIRHP Program. The site has 6 existing rental units and 13 tenants that will be displaced. The MIRHP Program states that only sites with a maximum of 3 existing rental units should be considered. 2. Design Concerns. ' The proposal is too aggressive for the small 71 x104 site size, in height, scale and footprint: ' The proposal is almost double the permitted height (10.7m / 35 feet to 19.3m / 63.4 feet) and more than double the density/floorspace of what is allowed in the RM-4 Zone (FSR 1.45 to 2.95). ' No context: There are no buildings higher than 4 stories along Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 stories with a lower ground floor to reduce height to 35 feet. ' Building design is poor: an unimaginative "box design" that disrespects the streetscape, design and character of the neighbourhood; ' Setback relaxations result in very narrow setbacks which are inconsistent with neighbouring buildings. Consequences of the narrow setbacks are little space for greenery and loss of privacy. There will be only 6 feet between the balconies and the rear property line. Reducing the north setback as proposed will bring new residents closer to the noise and pollution of 4th Avenue and could jeopardize the 3 existing, mature cedar trees; ' Inadequate treatment of garbage and recycling - needs to move underground; ' Shadowing will occur in late afternoon, the time when Vancouverites often want to sit outside after returning home from work; ' Minor mitigating conditions in the City's Report do not solve the problems listed above. WHAT WE SUPPORT - A BETTER DESIGN FOR RENTAL HOUSING We support a more appropriate design for a market rental alternative using a combination of apartments and stacked townhouse building form, up to 4.5 stories, with trees and appropriate setbacks. This could be an innovative rental housing project that would more than replace the existing rental housing on the site. It would still involve an increase in density and number of units over current RM4 zoning but in an efficient and attractive building form that would fit into the neighbourhood.	Irene Takahara			Kitsilano	No web attachments.
01/31/2021	15:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We need more innovative thinking in order to provide more housing while still preserving the best qualities of our city neighbourhoods. I don't the current proposal is the right fit for Kitsilano, nor would a similar one be right for Hastings-Sunrise.	Judith Penner			Hastings-Sunrise	No web attachments.
02/01/2021	10:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to this particular rezoning application because: 1. This MIRH Pilot Project should not have been considered for this site because it does not meet the criteria laid out in the MIRH policy. The site has 6 existing rental units and 13 tenants that will be displaced. MIRH policy states that only sites with 3 rental units or less should be considered. 2. It is my opinion that this proposed building does not fit into the West Kitsilano neighbourhood context and is out of scale due to: HEIGHT: proposed to be over 66 feet with a recommendation from the planners that an amended height still be over 63 feet. (This is higher than the Shoppers DrugMart building on West Broadway with fewer setbacks on upper floors) BULK: Very small sixth floor setbacks. Also 6 foot deep balconies that extend into side and rear yards. Rear yard relaxation that leaves only a 12 foot rear yard with only 6 feet left after considering 6 foot deep balconies. IMPACT: This will very negatively affect the Santa Barbara development to the east, particularly by blocking afternoon sunlight in the summer into rear yards, and the RT7 properties to the south, particularly due to the shallower lot depth on West Fifth. CONTEXT: There are no buildings higher than 4 stories along Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 stories with a lower ground floor to reduce height to 35 feet. It would be more appropriate to utilize a design for a rental alternative, using a 'stacked townhouse over apartment' building form. Discussions have had a favourable response from the developer and owners. This alternate proposal would be an innovative missing middle rental housing project that would more than replace the existing rental housing on the site. It would also involve a significant increase in density and number of units over current RM4 zoning but in an efficient building form that would fit into the context of the area. In addition, many of the units would likely be larger than the current proposal, and be ground oriented. Not to mention being a positive addition to the neighbourhood, ie. a win/win for everyone.	Vicky Harris			Kitsilano	No web attachments.
02/01/2021	14:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	My husband and I moved into the Kits neighborhood 5 years ago and live in the 3rd and Balaclava area in a heritage house that was converted into a triplex. We are opposed to this particular rezoning application because: This MIRH Pilot Project should not have been considered for this site because it does not meet the criteria laid out in the MIRH policy. The site has 6 existing rental units and 13 tenants that will be displaced. MIRH policy states that only sites with 3 rental units or less should be considered. It is our opinion that this proposed building does not fit into the West Kitsilano neighbourhood context and is out of scale due to: HEIGHT: proposed to be over 66 feet with a recommendation from the planners that an amended height still be over 63 feet. (This is higher than the Shoppers DrugMart building on West Broadway with fewer setbacks on upper floors) BULK: Very small sixth floor setbacks. Also 6 foot deep balconies that extend into side and rear yards. Rear yard relaxation that leaves only a 12 foot rear yard with only 6 feet left after considering 6 foot deep balconies. IMPACT: This will very negatively affect the Santa Barbara development to the east, particularly by blocking afternoon sunlight in the summer into rear yards, and the RT7 properties to the south, particularly due to the shallower lot depth on West Fifth. CONTEXT: There are no buildings higher than 4 stories along Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 stories with a lower ground floor to reduce height to 35 feet. We support a more appropriate design for a rental alternative, using a 'stacked townhouse over apartment' building form. Discussions have had a favourable response from the developer and owners. This alternate proposal would be an innovative missing middle rental housing project that would more than replace the existing rental housing on the site. It would also involve a significant increase in density and number of units over current RM4 zoning but in an efficient building form that would fit into the context of the area. In addition, many of the units would likely be larger than the current proposal, and be ground oriented. Not to mention being a positive addition to the neighbourhood, ie. a win/win for everyone. Regards, Joanne Sawatzky	Joanne Sawatzky	West Kits Resident		Kitsilano	No web attachments.
02/01/2021	16:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to this particular rezoning application because: 1. This MIRH Pilot Project should not have been considered for this site because it does not meet the criteria laid out in the MIRH policy. The site has 6 existing rental units and 13 tenants that will be displaced. MIRH policy states that only sites with 3 rental units or less should be considered. 2. I think this proposed building does not fit into the West Kitsilano neighbourhood and is out of scale due to: HEIGHT: proposed to be over 66 feet with a recommendation from the planners that an amended height still be over 63 feet. (This is higher than the Shoppers DrugMart building on West Broadway with fewer setbacks on upper floors) BULK: Very small sixth floor setbacks. Also 6 foot deep balconies that extend into side and rear yards. Rear yard relaxation that leaves only a 12 foot rear yard with only 6 feet left after considering 6 foot deep balconies. IMPACT: This will very negatively affect the Santa Barbara development to the east, particularly by blocking afternoon sunlight in the summer into rear yards, and the RT7 properties to the south, particularly due to the shallower lot depth on West Fifth. CONTEXT: There are no buildings higher than 4 stories along Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 stories with a lower ground floor to reduce height to 35 feet. I support a more appropriate design for a rental alternative, using a 'stacked townhouse over apartment' building form. I understand discussions have had a favourable response from the developer and owners. This alternate proposal would be an innovative missing middle rental housing project that would more than replace the existing rental housing on the site. It would also involve a significant increase in density and number of units over current RM4 zoning but in an efficient building form that would fit into the context of the area. In addition, many of the the units would likely be larger than the current proposal, and be ground oriented. Not to mention being a positive addition to the neighbourhood, ie. a win/win for everyone. Thank you for your consideration	Warren Yamasaki			Kitsilano	No web attachments.



3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/01/2021	18:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am writing in strong opposition to the proposed six story development on the corner of 4th Avenue/Balaclava corner, Kitsilano. I am dismayed that the City is entertaining the proposal on this site given that: 1. It does not meet its own criteria laid out in the MIRHP Program that only sites with a maximum of 3 existing rental units should be considered. Here there are 6 existing units. 2. It is almost double the permitted height and more than double the density/floorspace of what is allowed in the RM-4 Zone. Equally important, there are no buildings higher than 4 stories along Fourth Avenue and the proposed building design shows absolutely no respect for the streetscape and character of Kitsilano. I have always considered that the City's Planning Department valued maintaining the qualities and uniqueness of Vancouver's neighbourhoods. As such, I am hoping that the City will both respect its own criteria and the desires of neighbourhood residents, and not approve the proposed development.	Raymond Cole		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
02/02/2021	10:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This project will be a sore thumb in the neighborhood should it be approved. It will open the door to more "too tall" structures on 4th Ave . Changing the zoning will be an invitation to developers to look for land assemblies on the side streets of Kits with no consideration of the unique nature of the Kits streetscape. The proposed development states the building will have 35 units but only 15 parking spaces. Where will the remaining 20 units park in an already crowded streetscape' In addition the gross footage of 21,823 sqft divided by 35 means each unit will be 623 sqft less whatever the common space area will be. Does this mean that the occupants will have to sleep standing up if the developer plans on putting 2 bedrooms into the available space' This proposal is wrong as it stands. It should be revised to take into account the look of the area and its history.	Christopher &amp; Jill Davies			Kitsilano	No web attachments.
02/02/2021	12:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Mayor and Councillors: It'a great to provide more affordable housing for Vancouver residents, but why does this redevelopment at 4th and Balaclava have to look like all the other boring rental buildings that are are becoming ubiquitous in Vancouver' Why not instead encourage developers to design structures that actually fit into neighbourhoods' They should all be encouraged to work with neighbourhoods. This would prevent unhappiness for those living near the building. Let's not turn 4th. Avenue into Cambie, 25th Ave. and Oak street, lined with boring boxy, 6-storey (and climbing) structures. In this case, the community group that is working with the developer/owner should be given time to come up with something better. Let's save the character of our neighbourhoods. Let's preserve the best qualities of our beautiful city. Please vote no to this going ahead.	Evelyn Jacob	Bird on a Wire Antiques		Kitsilano	No web attachments.
02/02/2021	15:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We are writing regarding the proposed apartment building at the southeast corner of 4th Avenue and Balaclava Street in Kitsilano (3084 West 4th Avenue & 2010 Balaclava Street). This property is currently zoned RM-4, but has a proposal in place to rezone to CD-1 and build a six story rental accommodation. We own and live in our house at s. 22(1) Personal and Confidential southwest from 3084 W4th/2010 Balaclava. We are deeply rooted in the neighbourhood. When we contemplated buying our house fifteen years ago we researched the properties at the southeast and southwest corners of 4th and Balaclava, fully expecting the aged structures to be replaced in due course. Given the RM-4 zoning, we concluded that the replacements would be consistent in nature with other buildings in the 3100 and 2900/3000 blocks of 4th avenue ' that is to say, four story residential buildings with the first floor partially below ground level, with reasonable offsets from the alley and streets. We certainly have no objections to conditional approval of RM-4 resulting in such buildings, or to other reasonable variances that help facilitate a mutually beneficial result; however, the proposal in question is profoundly inconsistent with that zoning and with other existing buildings in this part of 4th Avenue. The proposal is an imposing six-story monolith that consumes almost all of the small lot, and which is nearly double the height permitted under conditional RM-4. This is completely at odds with the character of existing buildings in this residential neighbourhood, and has significant physical impacts to surrounding houses and apartments in terms of shadowing, daylight, and property overlooks. We respectfully request that this proposal be revisited so that a structure consistent with others in this area, and respectful to current residents, be considered. s. 22(1) Personal and Confidential	Simon Jacobs			Kitsilano	No web attachments.
02/02/2021	16:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	s. 22(1) Personal and Confidential Dear WeLoveKits/West Kitsilano Residents Association/Neighbours/City of Vancouver Every day I go for a walk and run into friendly neighbours doing the same, perhaps going to or from work, or dropping off or picking up a child. It's so nice to get a friendly hello.' When a neighbour is doing a little remodelling, it's nice to stop and chat and see how things are progressing. The gleaners also are our neighbours. One lady, who had no income, did what she could: she started collecting bottles, eventually putting her two children through university. My point is that these sorts of things can happen in a caring community. The 6-storey building proposed for 3084 West 4th and 2010 Balaclava is not conducive to maintaining our neighbourly atmosphere. I strongly endorse an alternative such as that proposed by the WeLoveKits Team. Yours truly, John Voth	John Voth			Kitsilano	No web attachments.
02/02/2021	20:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	My family strongly opposes this project because ... 1. Proposal Does Not Qualify for the Moderate Income Rental Housing Pilot Program (MIRHPP). This proposal should not have been considered for this site because it does not meet the city's criteria laid out in the MIRHP Program. The site has 6 existing rental units and 13 tenants that will be displaced. The MIRHP Program states that only sites with a maximum of 3 existing rental units should be considered. 2. Design Concerns. ' The proposal is too aggressive for the small 71 x104 site size, in height, scale and footprint;' The proposal is almost double the permitted height (10.7m / 35 feet to 19.3m / 63.4 feet) and more than double the density/floorspace of what is allowed in the RM-4 Zone (FSR 1.45 to 2.95). ' No context: There are no buildings higher than 4 stories along Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 stories with a lower ground floor to reduce height to 35 feet.	Orkis Amornteerasawas			Kitsilano	No web attachments.
02/02/2021	22:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This rezoning does not fit with the current 4th Avenue streetscape- simply put it is much too high at 6 stories and will tower over neighbouring properties. The uninteresting design does not meld with the character of the neighbourhood with its many varied and historic and dwellings. In addition, the small lot will not allow for essential plant landscaping. If we want to be a livable city in the future the development needs to ensure not only accommodation but green space that will impact the quality of the people living in and near the new building.	Mardie Mason			Kitsilano	No web attachments.
02/03/2021	12:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	As an immediate neighbour directly affected by this rezoning application, I am opposed for the following reasons: - I moved here because because of the look and sizes of the housing in the area. - The proposed building at 4th and Balaclava is bad design. It is an oversized and overbuilt square box placed on a too small piece of land, with no room leftover for any proper greenery and trees. - The building as planned is too high when compared to most residential W 4th Ave buildings currently are 4 stories high; all new housing on W 4th should max out at 4 stories. - The building as planned will over burden the neighbouring street parking. - We share the City's objective to get more secured rental housing but this design is far too aggressive and you are asking us to directly shoulder the negative consequences related to an overbuilt building. -The West Kitsilano Residents Association and the WeLoveKits group have an alternate proposal that could provide secured rental housing , working with the developer, to create a much more reasonable proposal which also helps enhance neighbourhood liveability and environmental objectives. - We can do better than this, let's work together and show that you value neighbours caring about their neighbourhoods and adding much needed rental housing and not over burden the currently available parking.	Bill Gross			Kitsilano	No web attachments.
02/03/2021	17:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Mayor and Council, I am writing because I am opposed to the rezoning application being proposed for 3084 W 4th Ave & 2010 Balaclava. The building is poorly designed and a poor fit for the area. It is not respectful to the neighbours to the east and to the south. First of all, the setback relaxation should not be supported, that pushes the building too close to the neighbours. There should be trees in the lane but they are missing as well. The developer is pushing too hard in all directions. Basically, this building does not fit the site. It needs a full redesign and should not be approved as presented. I support the West Kitsilano Residents Association and We Love Kits proposal for an apartment/townhome style building, up to 4.5 stories, which is more in scale with the lot size and character of the neighbourhood. Please do not approve this rezoning application as submitted. It is totally wrong for the location and an alternate (and smaller) design should be considered instead. Thank you, Francis Acquarone	Francis Acquarone			Mount Pleasant	No web attachments.
02/04/2021	13:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Entered by Correspondence Clerk. Please refer to attached letter sent in by citizen and received at the City Clerks Office.	Calee Jenke			Kitsilano	Appendix C
02/05/2021	16:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Mayor and Councillors, It mystifies me how the current City leadership is inching down the same road as previous City Councils when so many of our Vancouver neighbourhoods have been irretrievably ruined by thoughtless design - making our City poorer for it. There have been so many squandered opportunities to really put Vancouver on the map to not only meet the needs of it's dwellers but create developments that are innovative and beautiful. The 'same old same old' seems to apply that ends up negatively impacting not only our neighbourhood's current liveability but also leaves a stain on Van's legacy. Here again is another example ' and you guys have the chance to make things right by denying this rezoning application which is the thin edge of the wedge for Kits. Please do the right thing. This particular proposal doesn't meet the City's criteria so that should be enough in and of itself!! The design is poor and doesn't fit in AT ALL with existing multi-dwelling bldgs along 4th. No proper set back to allow for greenery and pleasant walkby, waaaaaay too high, and to top it all off an ugly box design. Yes ' Vancouver design' I'm frankly sick and tired of seeing awful awful buildings slapped up by developers whose only motivation is maximising their profit. You as our City's leadership is supposed to be driving positive changes and improving our City not supporting thoughtless development but forward thinking innovations! Developers will NEVER do it of their own volition. What about all our Van 'greenest' City blah blah blah ' most of the developments that have gone up over recent years have NO consideration of providing green space for the residents or interesting green design aspects that you see in so many other cities ' it's embarrassing. It would be a complete lack of leadership on your part if this is allowed to proceed. It's a no brainer. Surely a compromise can be formulated that still allows the developer to stuff their pockets with the green stuff but not add another piece of sloppy development to our neighbourhood. Yours sincerely, Deirdre Phillips (west 4th avenue resident). s. 22(1) Personal and Confidential	Deirdre Phillips			Kitsilano	No web attachments.
02/06/2021	13:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	City Planners: Too big, too tall, too dense, generic design: this proposal for 2010 Balaclava is not in keeping with our neighbourhood that we adore. Attention to aesthetics and green space for a shorter building that occupies a smaller footprint would create desirable and affordable housing that Vancouver so desperately needs. The current design is unacceptable and needs to be substantially re-thought.	Rob Stephenson			Kitsilano	No web attachments.
02/06/2021	14:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The proposed building: 1) It is too tall. The tallest buildings on 4th in kitsilano are 4 stories. 2) The box design is both offensive and out of character. The same number of units can fit into planforms on the available foot print that are consistent with Kitsilano architecture. The neighborhood 'feel' matters. This building ignores the concept of neighborhood period. 3) Garbage, recycling and also parking are not adequately handled-- all should be underground. I support the "balaclava option", which has a greater extent of community support.	A. Mark Jellinek			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE

02/06/2021	18:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the rezoning to allow the construction of this 6 storey building under the Moderate Income Rental Housing Pilot program. This MIRHP Project should never have been considered for this site because it does not meet the criteria laid out in the MIRHP policy. The site has 6 existing rental units and 13 tenants that will be displaced. MIRHP policy clearly states that only sites with 3 rental units or less should be considered. The 6 existing units, all of them with 3 bedrooms, rent for \$1700 a month~ much below the rents of the 8 proposed Moderate Income rental units. Neither does the proposed building achieve the MIRHP objectives to 'consider and respect transitions to surrounding areas and homes' and that 'neighbourhood context is an important consideration.' The unattractive 'box design' does not fit with the existing traditional and historic character of the neighbourhood. The bad fit of the building is evident by the strong community opposition to this rezoning application by residents of the surrounding area (there are more than 623 signatures, many of them renters, in opposition). The 3000/2900 block of West 5th is an almost complete block of Craftsman Style/California bungalows, built during the 1920's, which have a Heritage B designation, acknowledging the houses' architectural merit and historical interest. The houses grew out of the Arts and Crafts movement, which represented beautiful but simple design, made by skilled craftsmen, using local materials, that would be affordable for the common people. The Arts and Crafts Movement, which originated in mid-19th century England, was a direct reaction against the mass production and ugliness of the Industrial Revolution. The proposed building is overwhelmingly in conflict with the streetscape. There are no buildings higher than 4 stories along this section of Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 storeys, 35 feet. There is certainly a need for Affordable rentals in Vancouver. But is the MIRHPP program (introduced by Vision) really the way to achieve it? The disillusionment with Vision and the results of the last civic election were a message that Vancouver voters wanted a change~ and yet~ here we are with the Vision-appointed senior staff continuing to drive city policy. What might be a better way than MIRHP to achieve more affordable rental accommodation? Perhaps the city planners could stop torturing (and I do not use that word lightly) home owners who want to add another rental unit in their homes. A number of residents in the area have had to jump through amazing hoops to add a rental unit. If the city made the permit process somewhat less onerous there could easily be at least 8 rental units built in the surrounding 2 blocks~ with happier, more engaged renters, living in larger, less expensive apartments, many of them with garden access, than could be achieved with MIRHP.	Mary Downe		medowne@yahoo.com 6047336728	Kitsilano	Appendix D
02/07/2021	13:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The proposed building is too large for the site. The six storey design is odd, out of character and will block views (similar to the building on Bayswater and 4th which is lower); it is too close to the back lane with little space for residents and movement; it requires removal of trees and this is ironic because the city make it devilishly hard to remove trees for everyday people in Kits; it will create high volumes of car traffic on a bike route; and it will make shadows for people living nearby. I've learned from designers that Kitsilano has the toughest building rules in Greater Vancouver for everyday taxpayers. Somehow this large-building contractor can float a design that is completely out of sync with the neighbourhood. How inequitable! Please consider the Balaclava Option for the 2010 site. It's really welcoming, like it's a home. The Balaclava Option can set a precedent for buildings along this corridor that fit with the aesthetic of the neighbourhood.	Patricia Wallace		mylesandtricia@shaw.ca 6047859259	Kitsilano	No web attachments.
02/07/2021	13:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Concerns with proposed design: -exceeds permitted height -too aggressive for small 71'x104' site -no context: other buildings on 4th Ave are <= 4 stories -narrow setbacks -shadowing of existing properties -building design ('box design' not in keeping with neighborhood --- I support community-proposed alternative: "The Balaclava Option" a 2.0+ FSR apartment and townhouse-style building <= 4 stories height.	Catherine Johnson		cjcatchy@gmail.com	Kitsilano	No web attachments.
02/07/2021	15:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Attention Vancouver Mayor and Councillors, As an immediate neighbor who will be affected by the rezoning application, I am opposed for the following reasons: 1. I have lived in the neighborhood for over 20 years as a homeowner and was drawn to it because of the double block long row of Craftsman houses, front porches and lovely gardens. The walk-about score is nearly perfect at 100% with ease to stores, schools, community centres, bus access to nearly neighbourhoods with a single bus such as Downtown, UBC and Cambie. 2. Currently along 4th avenue from Burrard to Alma, there are no buildings higher than 4 stories. 3. Existing homes and buildings have some type of Craftsman or Arts and Crafts architecture. Including newly redeveloped building along 4th such as Delano building, Santa Barbara, and corner buildings on Blenheim and Trutch. 4. COVID-19 should change our thoughts on higher density, forcing more people to live in small spaces with limited green space. 5. The proposed building at 4th and Balaclava is bad design and does not fit into the neighborhood. It is an oversized and overbuilt square box placed on a too small piece of land, with no room leftover for any proper greenery and trees. 1. The mature trees on 4th will be die because the site will dig up all roots, even if the trees are bordered up. 2. Building does not meet the 'Greenest city' policies. Shame on you as councillors to even consider. 3. Privacy issues with neighbour's will occur. How would you like to have someone watching you through you private yards or rooms? 4. Shadow from tall building will have a huge impact on neighbors 6. I share the City's objective to get more secured rental housing but this design is far too aggressive and you are asking us to directly shoulder the negative consequences related to an overbuilt building. 1. Parking is already at a premium 2. What about infrastructure such as water and sewerage? Can the location handle the influx? Existing neighborhood should not be responsible for upgrade? 3. City doesn't learn from prior amenities commitments (such as East Fraser Lands) as they over promise or commit and they cannot proceed due to lack of funding. They are constantly juggling priorities and taking money from other projects or tax payers to complete. 7. Development permit has been submitted for 2906 w 4th ave (former topanga building) and it's asking for height of 51 ft. This height fits into the neighborhood 8. Approved rental properties being developed include Senakw with almost 6000 homes and Jericho lands redevelopment will provide sufficient rentals properties. Please consider The West Kitsilano Residents Association and the WeLoveKits group who have an alternate proposal that could provide secured rental housing , working with the developer, to create a much more reasonable proposal which also helps enhance neighbourhood liveability and environmental objectives.	Carol Adachi		tiaandcarol@gmail.com 6047333250	Kitsilano	No web attachments.
02/07/2021	15:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Considering the local surrounding context and building typologies, this developments building height with respect of its location along 4th Avenue, appears inappropriate (see attached images). The building heights of all multi-family residential buildings between MacDonald Street and Alma Street having 4 stories, with the 4th storey setback on the south side of the street (see attached images). While the lot dimensions of this property may prove to be difficult to develop its current permitted density. Increasing its building height irrespective of its surrounding context does not seem appropriate. Perhaps, the developer and the City should reconsider the proposed use for the site - switching to market saleable housing with a smaller portion of secured rental units - making the project more feasible with respect to development costs and construction/ land-carrying costs. A change in the developments proposed use may be to its advantage, given the increasing rental vacancy in the City of Vancouver (2% and climbing). As such, the added income from saleable housing would assist in recovering development costs faster, while still providing a steady increase in available rental housing. Provided that, the developer would reduce the building height to 4 stories with the 4th storey setback, I would not take issue in supporting a multi-unit residential use building, on this site/ location.	Michael Scantland	Neighbour/ Resident	mike_scantland@hotmail.com	West Point Grey	Appendix E
02/07/2021	23:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to the application for the rezoning of this address in its' current form. The proposed building is too large and high for the lot and has insufficient parking provided. With some observers estimating that 50% or more of Vancouver office space may become empty permanently over the next few years, I don't understand the mad rush to dump these ugly, oversized buildings that no one (except the developer) wants in the neighbourhood. City staff should devote their time to creating policies supporting quick rezoning of office space to residential space, as there's likely to be a deluge of such requests, instead of devising new and innovative ways to screw residents while lining developer's pockets.	P. Caraher		pcaraher@shaw.ca 6045655965	Kitsilano	No web attachments.
02/08/2021	09:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the proposal at 3084 W 4th Ave and 2010 Balaclava St and oppose the request to rezone the property to allow for a larger proposal. The project is not fitting for the neighborhood. It is to aggressive in terms of height, scale, and footprint for such a small lot, it doubles the permitted height and does not consider the surrounding neighborhood context - it is completely out of character and does not incorporate any architectural design consistent with the neighborhood. It disrespects the existing streetscape. The setbacks are too narrow which will result in a loss of greenspace, mature landscaping, and privacy for neighbors. Lastly, given that the developer is now open to redesigning the project to address the neighborhood's concerns (the Balaclava Option), this proposal should not move forward. Time should be given for the alternative option to be explored further. Thank you for your time.	Jordan Chamberlin		JChamberlin14@gmail.com	Kitsilano	No web attachments.





City of Vancouver Council:

Re: Rezoning at 2010 Balaclava and West 4<sup>th</sup> Ave Feb. 11:

The rezoning as proposed for Balaclava Street is **just too much for the site, over scale, over in bulk and height** and has consequences:

- On adjacent properties and the neighborhood
- Precedent setting for other sites (though Council already started this with Larch Street and continues on Dunbar)
- Overuse of staff by encouraging lengthy protracted agreement processes to manage rental units prior to development and over the long term.
- Broader Kitsilano distrust of City suggestions for RT lands which might similarly become a **broken promises** as to density and height
- Minimal impact, if any, on affordability

The rental housing issue in Vancouver, as in other cities, is not a zoning regulations issue: **The housing issues are financial issues: the key areas to address are in business investment & taxation, not in zonings.**

Zoning originated to provide **community security** through open and predictable rules on use and building envelope. Zoning originated to provide some business security and fairness through consistency – not through exceptions.

**With rental housing as priority**, the City would be better to redeploy staff to work with other governments to review REIT investment benefits and taxation regulations, and to investigate related business practices with an eye to generating a new business environment, attractive to smaller local developers and for smaller local prospective landlords.

Some rental projects owners actually have been managing to fully renovate older 3-4 storey buildings in Kitsilano and have put them forward again as rentals. How is that? Did someone buy this site on Balaclava and pay too much? If so, that would be a private financial mistake and not a zoning issue.

Opposed,

Tomina de Jong

s. 22(1) Personal and Confidential

PUBLIC HEARING

3084 W. 4 + 2010 Balaclava

To Council,

He said "no" to the proposed development on 3084 W. 4 and 2010 Balaclava St. last summer. Now we see that Council wants another public hearing for the same development. He already have a parking problem on 5<sup>th</sup> Avenue, this would just intensify it. He also do not want taller buildings. Please understand that housing and moderate income units are needed just build more smaller buildings rather than one tall building with very little parking.

We have talked to all of the people on our block and they all agree.

Sincerely,

Calvin Jenkins

I oppose the rezoning to allow the construction of this 6 storey building under the Moderate Income Rental Housing Pilot program.

This MIRHP Project should never have been considered for this site because it does not meet the criteria laid out in the MIRHP policy. The site has 6 existing rental units and 13 tenants that will be displaced. MIRHP policy clearly states that only sites with 3 rental units or less should be considered.

The 6 existing units, all of them with 3 bedrooms, rent for \$1700 a month~ much below the rents of the 8 proposed Moderate Income rental units.

Neither does the proposed building achieve the MIRHP objectives to “consider and respect transitions to surrounding areas and homes” and that “neighbourhood context is an important consideration.” The unattractive “box design” does not fit with the existing traditional and historic character of the neighbourhood. The bad fit of the building is evident by the strong community opposition to this rezoning application by residents of the surrounding area (there are more than 623 signatures, many of them renters, in opposition).

The 3000/2900 block of West 5th is an almost complete block of Craftsman Style/California bungalows, built during the 1920's, which have a Heritage B designation, acknowledging the houses' architectural merit and historical interest.

The houses grew out of the Arts and Crafts movement, which represented beautiful but simple design, made by skilled craftsmen, using local materials, that would be affordable for the common people. The Arts and Crafts Movement, which originated in mid-19th century England, was a direct reaction against the mass production and ugliness of the Industrial Revolution.

The proposed building is overwhelmingly in conflict with the streetscape. There are no buildings higher than 4 stories along this section of Fourth Avenue and the nearby adjacent RM4 developments are 3 1/2 storeys, 35 feet.

There is certainly a need for Affordable rentals in Vancouver. But is the MIRHPP program (introduced by Vision) really the way to achieve it? The disillusionment with Vision and the results of the last civic election were a message that Vancouver voters wanted a change~ and yet~ here we are with the Vision-appointed senior staff continuing to drive city policy.

What might be a better way than MIRHP to achieve more affordable rental accommodation? Perhaps the city planners could stop torturing (and I do not use that word lightly) home owners who want to add another rental unit in their homes. A number of residents in the area have had to jump through amazing hoops to add a rental unit.

One example is the house on West 5th avenue, just behind the proposed building. They made an application to raise their house and add 2 basement suites. They could only raise the house 12" because it could not be higher, even by 1", than the neighbouring house. And yet the proposed apartment building in their back yard, if rezoned, will allow an extra 2 storeys, 28 feet.

The reasons why they could add only 1 apartment and not 2 seem nonsensical.

In the recent articles by Frances Bula in the Globe, about her families 5 year struggle to build a laneway house, she says "You never know when city policy is going to change and throw a wrench into your plans."

If the city made the permit process somewhat less onerous there could easily be at least 8 rental units built in the surrounding 2 blocks~ with happier, more engaged renters, living in larger, less expensive apartments, many of them with garden access, than could be achieved with MIRHP.

In speaking to many of my neighbours I encountered a shocking and dismaying level of cynicism and mistrust of city hall and its complete disregard for feedback from local residents.

The zoning rules we have in place were established as a city wide plan. Each time the city planners wantonly break that covenant with spot zoning it results in further cynicism and distrust among residents. The needs of developers are prioritized over the livability of our neighbourhoods.

What do we gain with the MIHRP rezoning? 8 units of ostensibly affordable rental housing, at a much higher rent per square foot than the existing rentals.

The community ammenity costs of \$300.000 for the sewer, water and infrastructure, to accommodate the increased density will be waived under MIRHP and those costs will instead be borne by Vancouver taxpayers.

The math doesn't add up. If this rezoning goes through~ yet again a developer wins and Vancouver residents lose.





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