

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
02/10/2021	11:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Clerk, See attached letter of opposition. I realize this is more of an individual letter rather than a petition and I wonder if we should be entering these letters into the comment box. These letters were gathered by going door to door in my neighbourhood. Please advise if we can enter them into the comment box, which we think is probably most correct. Regards, Cameron	Cameron		s.22(1) Personal and Confidential	Kitsilano	Appendix A
02/10/2021	12:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please see attached letter.	Pierre De Trenqualye			Kitsilano	Appendix B
02/10/2021	13:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Mayor and Councillors: I am writing to oppose the proposed rezoning application noted above. As outlined in submissions by the West Kits Residents' Association, and supported by the Coalition of Vancouver Neighbourhoods, there is a collaborative process under way between residents and the proponent. If allowed to take its course, this will result in a much better outcome for all concerned. City Hall should not be the heavy hand here. The engagement between the parties should be allowed to continue. Please turn down this proposal. Regards, Ian Crook	Ian Crook	Private User		Unknown	No web attachments.
02/10/2021	14:04	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am speaker #5, please see attached a PDF presentation that I would like provided to Mayor and Council for the Feb 11 Item 3 Public Hearing	Cameron Zubko	WeLoveKits		Kitsilano	Appendix C
02/10/2021	14:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Too many storeys high. Four would be a better fit for the neighborhood. Also more parking spaces needed in building	Denise Gross			Kitsilano	No web attachments.
02/10/2021	14:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please see the attached correspondence which I ask be responded to before the hearing.	Sarah Hansen			Kitsilano	Appendix D
02/10/2021	15:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	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. I oppose the proposed rezoning application at 3084 W 4th Ave & 2010 Balaclava Street for the following reasons: 1. The proposal is 2X the height permitted under RM-4 2. The proposal is more than 2X the density/floorspace of what is permitted under RM-4 3. The building design is poor: an unimaginative "box design" that disrespects the streetscape, design and character of the neighbourhood; 4. Inappropriate setbacks 5. Not enough trees / loss of privacy for neighbours 5. Garbage must be moved below ground 6. Shadow impacts for surrounding neighbours The proposed height reduction of 3 feet and other mitigating conditions in the referral 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 (see below). 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	June Lai Fong Lam			Kitsilano	Appendix E
02/10/2021	15:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	My husband and I oppose this development as it is shown in the drawings for the following reasons: It is higher than any other buildings on 4th Avenue in Kitsilano 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. The character of the building is not in keeping with the surrounding buildings We drove around East Vancouver and saw imaginatively designed buildings of 4 or 5 stories going up everywhere. Surely, the nature of our lovely community deserves to be considered and maintained while providing housing.	Maggi Cheetham			Kitsilano	No web attachments.
02/10/2021	16:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The Coalition of Vancouver Neighbourhoods (CVN) joins the local community and West Kits Residents Assoc. members in opposition to this rezoning proposal. Please see attached letter for full comments.	Larry A. Benge	Coalition of Vancouver Neighbourhoods		Unknown	Appendix F
02/10/2021	17:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Re 3084 West Fourth/2010 Balaclava St As a homeowner at s. 22(1) I would like to go on record as being totally opposed to the redevelopment and variances proposed for the site at 3084 West Fourth/2010 Balaclava St. This is not keeping with the current feel of the neighborhood which is zoned RT7. Please see intention of the variances highlighted in yellow below. RT-7 and RT-8 Two-Family Dwelling Districts The intent is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character, for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized. Please consider this carefully before one of the last original neighborhoods in Vancouver is destroyed.	Bernie Doyle			Kitsilano	No web attachments.
02/10/2021	17:16			DUPLICATE					
02/10/2021	17:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Proposed building is too high. Max 4 floors OK. Please keep within heights of other buildings on 4th Ave. or lower. thank you	John Peters			Kitsilano	No web attachments.
02/10/2021	17:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	See attached word document letter	Virag Sheila Vizi			Kitsilano	Appendix G
02/10/2021	17:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I strongly oppose this kind of density in the Kitsilano neighbourhood. I would be fine with 4 storeys but not 6 right next to a one storey bungalow	Rob Kavelaars			Kitsilano	No web attachments.
02/10/2021	18:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Sirs and Madams, I am writing to express my concern about the development project of a 6 storey building on the corner of 4th Ave.W and Balaclava- Kitsilano. I find that this development should align in height with the neighbouring buildings, (35 ft max.), to protect the feel and character of Kitsilano. The size of the lot seems also too small for a project of this scale. It would be a pity to allow this development to go ahead as it is proposed at the moment. I hope you will give consideration to the alternative proposal by the West Kitsilano Residents Association and the WeLoveKits group. With thanks and best regards, Yvette de Trenqualye	Yvette de Trenqualye			Kitsilano	No web attachments.
02/10/2021	18:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose	Alexandra Kutrovits			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE							s.22(1) Personal and Confidential		
02/10/2021	18:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose	Tibor Horvath			Kitsilano	No web attachments.
02/10/2021	18:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the development of a 6-storey building at 4th Avenue and Balaclava in Kitsilano.	Carol Smith			Kitsilano	No web attachments.
02/10/2021	18:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose	Al Siddons			Kitsilano	No web attachments.
02/10/2021	18:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Colin Race			Kitsilano	No web attachments.
02/10/2021	18:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Ron Musa			Kitsilano	No web attachments.
02/10/2021	18:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Moir Morgan			Kitsilano	No web attachments.
02/10/2021	18:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Devon Karastathis			Kitsilano	No web attachments.
02/10/2021	18:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Marion Jamieson			Kitsilano	No web attachments.
02/10/2021	18:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Eric Patel			Kitsilano	No web attachments.
02/10/2021	18:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose	Jayse LeVierge			Kitsilano	No web attachments.
02/10/2021	18:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Jane MacEwan			Kitsilano	No web attachments.
02/10/2021	18:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Tony Pitcher			Kitsilano	No web attachments.
02/10/2021	18:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Heather Dunn			Kitsilano	No web attachments.
02/10/2021	18:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Patrick Thurston			Kitsilano	No web attachments.
02/10/2021	18:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	John Hughes			Kitsilano	No web attachments.
02/10/2021	18:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Mike Dobr			Kitsilano	No web attachments.
02/10/2021	18:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Soojin Park			Kitsilano	No web attachments.
02/10/2021	18:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Caroline Taylor			Kitsilano	No web attachments.
02/10/2021	18:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Bruce MacGowan			Kitsilano	No web attachments.
02/10/2021	18:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Pat Caraher			Kitsilano	No web attachments.
02/10/2021	18:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maryse Lalonde			Jnknown	No web attachments.
02/10/2021	18:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Christian Geiser			Kitsilano	No web attachments.
02/10/2021	19:00	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	David Gardiner			Kitsilano	No web attachments.
02/10/2021	19:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Bridget Macgowan			Kitsilano	No web attachments.
02/10/2021	19:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Chris Stone			Kitsilano	No web attachments.
02/10/2021	19:03	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Julie Verhoeven			Kitsilano	No web attachments.
02/10/2021	19:04	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose	Vicky Herris			Kitsilano	No web attachments.
02/10/2021	19:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Michael Borromeo			Kitsilano	No web attachments.
02/10/2021	19:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	May Young			Kitsilano	No web attachments.
02/10/2021	19:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Michae Talbot			Kitsilano	No web attachments.
02/10/2021	19:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Carolyn Davies			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	19:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Jeannette Moir		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	19:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Jen Mann			Kitsilano	No web attachments.
02/10/2021	19:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Sam Young			Kitsilano	No web attachments.
02/10/2021	19:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Lisa Edwards			Kitsilano	No web attachments.
02/10/2021	19:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Nancy Carroll			Kitsilano	No web attachments.
02/10/2021	19:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Yao Liu			Kitsilano	No web attachments.
02/10/2021	19:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Mark Diesvert			Kitsilano	No web attachments.
02/10/2021	19:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Malcolm McSporraw			Kitsilano	No web attachments.
02/10/2021	19:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Wes Wenhardt			Kitsilano	No web attachments.
02/10/2021	19:17	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Paula Fairweather			Kitsilano	No web attachments.
02/10/2021	19:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Joe Liu			Kitsilano	No web attachments.
02/10/2021	19:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Andrew Verhoeven			Kitsilano	No web attachments.
02/10/2021	19:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Aidan Foster			Kitsilano	No web attachments.
02/10/2021	19:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	David Dunn			Kitsilano	No web attachments.
02/10/2021	19:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Susan Coady			Kitsilano	No web attachments.
02/10/2021	19:21	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Don Watson			Kitsilano	No web attachments.
02/10/2021	19:21	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Sandra Watson			Kitsilano	No web attachments.
02/10/2021	19:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Derry Lappin			Kitsilano	No web attachments.
02/10/2021	19:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	H. Main			Kitsilano	No web attachments.
02/10/2021	19:23	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Johann Andreas Huser			Kitsilano	No web attachments.
02/10/2021	19:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Michael Cole			Kitsilano	No web attachments.
02/10/2021	19:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Charlotte Currie			Kitsilano	No web attachments.
02/10/2021	19:30	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Penny Perry			Kitsilano	No web attachments.
02/10/2021	19:30	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	David Harris			Kitsilano	No web attachments.
02/10/2021	19:31	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Darcy Higgs			Kitsilano	No web attachments.
02/10/2021	19:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Diana Gage			Kitsilano	No web attachments.
02/10/2021	19:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Tim Gage			Kitsilano	No web attachments.
02/10/2021	19:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Susan Crawford			Kitsilano	No web attachments.
02/10/2021	19:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Allan Holmes			Kitsilano	No web attachments.
02/10/2021	19:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Andrea Kavanagh			Kitsilano	No web attachments.
02/10/2021	19:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Aaron Cohen-Wiesel, Patricia Cohen-Wiesel			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE							s.22(1) Personal and Confidential		
02/10/2021	19:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Norm Tymo			Kitsilano	No web attachments.
02/10/2021	19:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Marion Cross			Kitsilano	No web attachments.
02/10/2021	19:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Monica Jacobs			Kitsilano	No web attachments.
02/10/2021	19:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Ken Burroughs			Kerrisdale	No web attachments.
02/10/2021	19:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Matthias Jakob			Kitsilano	No web attachments.
02/10/2021	19:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Louise Ries			Kitsilano	No web attachments.
02/10/2021	19:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Florence Pieronek			Kitsilano	No web attachments.
02/10/2021	19:41	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Robert Bloom			Kitsilano	No web attachments.
02/10/2021	19:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Barbara Heller			Kitsilano	No web attachments.
02/10/2021	19:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Vicky Harris			Kitsilano	No web attachments.
02/10/2021	19:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Lynda Shioya			Kitsilano	No web attachments.
02/10/2021	19:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Patti Slatery			Kitsilano	No web attachments.
02/10/2021	19:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Paulette Lane			Kitsilano	No web attachments.
02/10/2021	19:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Anthony Murfet			Kitsilano	No web attachments.
02/10/2021	19:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	James Turner			Kitsilano	No web attachments.
02/10/2021	19:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Gloria Lodge			Kitsilano	No web attachments.
02/10/2021	19:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Tom Delahooke			Kitsilano	No web attachments.
02/10/2021	19:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Apinya Amornteerasawas			Kitsilano	No web attachments.
02/10/2021	19:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Claudette DePape			Kitsilano	No web attachments.
02/10/2021	19:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Michael Stunden			Kitsilano	No web attachments.
02/10/2021	19:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Janet Cleary			Kitsilano	No web attachments.
02/10/2021	19:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Dugald Morrison			Kitsilano	No web attachments.
02/10/2021	19:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Eric Poxl			Kitsilano	No web attachments.
02/10/2021	19:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Gerry Karvelis			Kitsilano	No web attachments.
02/10/2021	19:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Casper Dolleris			Kitsilano	No web attachments.
02/10/2021	19:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Farzad Kossari			Kitsilano	No web attachments.
02/10/2021	19:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Nina Dolleris			Kitsilano	No web attachments.
02/10/2021	20:00	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Richard Mui			Kitsilano	No web attachments.
02/10/2021	20:00	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	William Herzer			Kitsilano	No web attachments.
02/10/2021	20:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Michele Fayadas			Kitsilano	No web attachments.
02/10/2021	20:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Gord Bradley		Kitsilano	No web attachments.	

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	20:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jami Koehl		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	20:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Frances Herzer			Kitsilano	No web attachments.
02/10/2021	20:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Serge Bih			Kitsilano	No web attachments.
02/10/2021	20:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Stefan Koehl			Kitsilano	No web attachments.
02/10/2021	20:03	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Laurel Schafer			Kitsilano	No web attachments.
02/10/2021	20:03	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Ann Evans			Kitsilano	No web attachments.
02/10/2021	20:04	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Greg Bridges			Kitsilano	No web attachments.
02/10/2021	20:04	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Lynne Pement			Kitsilano	No web attachments.
02/10/2021	20:04	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Diane Bridges			Kitsilano	No web attachments.
02/10/2021	20:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	John Hunt			Kitsilano	No web attachments.
02/10/2021	20:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Peter Rose			Kitsilano	No web attachments.
02/10/2021	20:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	M. Kenny			Kitsilano	No web attachments.
02/10/2021	20:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Terry Eisen			Kitsilano	No web attachments.
02/10/2021	20:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Juan L			Kitsilano	No web attachments.
02/10/2021	20:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Gayle Quigley			Kitsilano	No web attachments.
02/10/2021	20:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Stuart Rust			Kitsilano	No web attachments.
02/10/2021	20:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	David Paterson			Kitsilano	No web attachments.
02/10/2021	20:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	John Gellard			Kitsilano	No web attachments.
02/10/2021	20:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	John Gellard			Kitsilano	No web attachments.
02/10/2021	20:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Irene Takahara			Kitsilano	No web attachments.
02/10/2021	20:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Patricia Hook			Kitsilano	No web attachments.
02/10/2021	20:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Ron Fryer			Kitsilano	No web attachments.
02/10/2021	20:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Fiona Brodie			Kitsilano	No web attachments.
02/10/2021	20:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Mary Ackenhusen			Kitsilano	No web attachments.
02/10/2021	20:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Eric Broom			Kitsilano	No web attachments.
02/10/2021	20:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Laura Hernandez			Kitsilano	No web attachments.
02/10/2021	20:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Christine Eriksen			Kitsilano	No web attachments.
02/10/2021	20:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Joan Cawsey			Kitsilano	No web attachments.
02/10/2021	20:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maria H.			Kitsilano	No web attachments.
02/10/2021	20:10	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Margaret Buttner			Kitsilano	No web attachments.
02/10/2021	20:10	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Bruce Ott			Unknown	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	20:10	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Wayne Antoniak		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	20:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Sharon Bortolotto			Kitsilano	No web attachments.
02/10/2021	20:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Alejandra Lopez			Kitsilano	No web attachments.
02/10/2021	20:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Carolyn Russell			Kitsilano	No web attachments.
02/10/2021	20:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Eva Allan			Kitsilano	No web attachments.
02/10/2021	20:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Iain MacDonell			Kitsilano	No web attachments.
02/10/2021	20:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Melanie Henderson			Kitsilano	No web attachments.
02/10/2021	20:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Tom Perry			Kitsilano	No web attachments.
02/10/2021	20:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Marysol L.			Kitsilano	No web attachments.
02/10/2021	20:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	David Wainwright			Kitsilano	No web attachments.
02/10/2021	20:12	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Beth Chambers			Kitsilano	No web attachments.
02/10/2021	20:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Cathy Wainwright			Kitsilano	No web attachments.
02/10/2021	20:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Meaghan Dean			Kitsilano	No web attachments.
02/10/2021	20:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Andrew Webb			Kitsilano	No web attachments.
02/10/2021	20:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Lawrence Jakeron			Kitsilano	No web attachments.
02/10/2021	20:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Eric Werker			Kitsilano	No web attachments.
02/10/2021	20:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Mary Kowal & Dan Kowal			Kitsilano	No web attachments.
02/10/2021	20:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Alana Hirsh			Kitsilano	No web attachments.
02/10/2021	20:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Mary Lavin			Kitsilano	No web attachments.
02/10/2021	20:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jeff Davis			Kitsilano	No web attachments.
02/10/2021	20:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Diane Neltes			Kitsilano	No web attachments.
02/10/2021	20:17	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Karen Marki			Kitsilano	No web attachments.
02/10/2021	20:17	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maria Honda			Kitsilano	No web attachments.
02/10/2021	20:17	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Alan (Alex) Alexander			Kitsilano	No web attachments.
02/10/2021	20:17	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Nancy Desjarlais			Kitsilano	No web attachments.
02/10/2021	20:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Wolfgang Strigel			Kitsilano	No web attachments.
02/10/2021	20:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Murat Ozbek			Kitsilano	No web attachments.
02/10/2021	20:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Barbara Strigel			Kitsilano	No web attachments.
02/10/2021	20:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Tarpaul Parhar			Kitsilano	No web attachments.
02/10/2021	20:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Antonia Schang			Kitsilano	No web attachments.
02/10/2021	20:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Feng Wang			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	20:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Janet Bickford				
02/10/2021	20:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	F. Donald Nelder				
02/10/2021	20:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Katsuko Brown				
02/10/2021	20:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Penny Jennings				
02/10/2021	20:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Victoria Graham				
02/10/2021	20:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Cynthia Louise Henderson				
02/10/2021	20:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Silvia Guardado				
02/10/2021	20:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Fred Lockwood				
02/10/2021	20:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Sharon McCarthy				
02/10/2021	20:21	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Pam Bell				
02/10/2021	20:21	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Kenneth Chan				
02/10/2021	20:21	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Andrew Brown				
02/10/2021	20:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Paula Fairweather				
02/10/2021	20:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Margaret De Jong				
02/10/2021	20:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Andrea Damascelli				
02/10/2021	20:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Kenneth Mayer				
02/10/2021	20:23	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Thomas Simons				
02/10/2021	20:23	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Craig Gry				
02/10/2021	20:23	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Dagney Evanoff				
02/10/2021	20:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Chris Carpenter				
02/10/2021	20:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Katya Revenko				
02/10/2021	20:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Clare Scrain				
02/10/2021	20:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Terry Matthews				
02/10/2021	20:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Tian Fowler				
02/10/2021	20:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Allan Scrain				
02/10/2021	20:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Mark Kearn				
02/10/2021	20:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maesha Chetty				
02/10/2021	20:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	<p>Dear Mayor and Council, As an immediate neighbour directly affected by this rezoning application, I am opposed for the following reasons: 1. The height of the building form does not fit into the "neighbourhood context" and I will be staring at the building from my bedroom and office if the existing corridor height profile is broken, which this project proposes to do. Based on published documentation (Moderate Income Rental Housing Pilot Program FAQ requirements and process), this building does not qualify for additional height allowance afforded to projects situated at an "arterial intersection", defined as "sites that include the corner lot at the intersection of two arterial roads." (I am concerned this will set a precedent and pave the way for similar rezoning sites throughout the neighbourhood. 2. Smarter, more effective design options are available. 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 Sincerely, Chris Stone</p>	Chris Stone				

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	20:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Ross Coomber		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	20:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	David Williams			Kitsilano	No web attachments.
02/10/2021	20:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Lorna Weir			Kitsilano	No web attachments.
02/10/2021	20:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Anne-Marie Lapointe			Kitsilano	No web attachments.
02/10/2021	20:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Xochitl Hanson Pastran			Kitsilano	No web attachments.
02/10/2021	20:28	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Darcy Higgs			Kitsilano	No web attachments.
02/10/2021	20:28	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Sandra Ho			Kitsilano	No web attachments.
02/10/2021	20:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Rita Green			Kitsilano	No web attachments.
02/10/2021	20:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	David Cacchioni			Kitsilano	No web attachments.
02/10/2021	20:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Charleen Strand			Kitsilano	No web attachments.
02/10/2021	20:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Roy Heckenast			Kitsilano	No web attachments.
02/10/2021	20:31	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Anne-Marie Lapointe			Kitsilano	No web attachments.
02/10/2021	20:31	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Christine Mewis			Kitsilano	No web attachments.
02/10/2021	20:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Todd Prodaunk			Kitsilano	No web attachments.
02/10/2021	20:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Hubertus Vanderhugt			Kitsilano	No web attachments.
02/10/2021	20:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Kelly McKnight			Kitsilano	No web attachments.
02/10/2021	20:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Paula Fainstat			Kitsilano	No web attachments.
02/10/2021	20:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Leslie Sengara			Kitsilano	No web attachments.
02/10/2021	20:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Birgitta Woods			Kitsilano	No web attachments.
02/10/2021	20:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	A.B. Morrison			Kitsilano	No web attachments.
02/10/2021	20:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Irvin Akpov			Kitsilano	No web attachments.
02/10/2021	20:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Deborah Dunne			Kitsilano	No web attachments.
02/10/2021	20:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Judy Wong			Kitsilano	No web attachments.
02/10/2021	20:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Pamella Farish			Kitsilano	No web attachments.
02/10/2021	20:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Martin Howard			Kitsilano	No web attachments.
02/10/2021	20:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	N. Holz-Felder			Kitsilano	No web attachments.
02/10/2021	20:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Nancy Thompson			Kitsilano	No web attachments.
02/10/2021	20:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Carmen Ramirez			Kitsilano	No web attachments.
02/10/2021	20:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Zerlina Chan			Kitsilano	No web attachments.
02/10/2021	20:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Kelsey Dundon			Kitsilano	No web attachments.
02/10/2021	20:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Lee Manchul			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	20:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Nancy Gioia		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	20:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Clara Gioia			Kitsilano	No web attachments.
02/10/2021	20:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Joanne Webster			Kitsilano	No web attachments.
02/10/2021	20:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maria Cortese			Kitsilano	No web attachments.
02/10/2021	20:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	John Geddes			Kitsilano	No web attachments.
02/10/2021	20:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Sheila Lovelock			Kitsilano	No web attachments.
02/10/2021	20:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Friedhelm Ames			Kitsilano	No web attachments.
02/10/2021	20:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Esther Alexander			Kitsilano	No web attachments.
02/10/2021	20:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Stephen Nicholls			Kitsilano	No web attachments.
02/10/2021	20:41	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Dr. Nima Rabbani			Kitsilano	No web attachments.
02/10/2021	20:41	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jan Fleming			Kitsilano	No web attachments.
02/10/2021	20:41	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Dezy Nicholls			Kitsilano	No web attachments.
02/10/2021	20:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Kathleen Bladon			Kitsilano	No web attachments.
02/10/2021	20:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maria Pappas			Kitsilano	No web attachments.
02/10/2021	20:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Ian Galsworthy			Kitsilano	No web attachments.
02/10/2021	20:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Norman Rich			Kitsilano	No web attachments.
02/10/2021	20:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Gordon Clements			Kitsilano	No web attachments.
02/10/2021	20:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Margaret Macleod			Kitsilano	No web attachments.
02/10/2021	20:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Don & Judy Flahiff			Kitsilano	No web attachments.
02/10/2021	20:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Philip Siekmann			Kitsilano	No web attachments.
02/10/2021	20:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Joanne Keenan			Kitsilano	No web attachments.
02/10/2021	20:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Fred Wark			Kitsilano	No web attachments.
02/10/2021	20:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Sharon Hodgins & family			Kitsilano	No web attachments.
02/10/2021	20:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Kathleen Warkentin			Unknown	No web attachments.
02/10/2021	20:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Margaret Partridge			Kitsilano	No web attachments.
02/10/2021	20:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Richard Ryant			Kitsilano	No web attachments.
02/10/2021	20:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Reesa MacKinnon			Kitsilano	No web attachments.
02/10/2021	20:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Barb Whyte			Kitsilano	No web attachments.
02/10/2021	20:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Brent Stait			Kitsilano	No web attachments.
02/10/2021	20:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Michele Diggins			Kitsilano	No web attachments.
02/10/2021	20:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Jim Diggins			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE							s.22(1) Personal and Confidential		
02/10/2021	20:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	David Fedida and Elizabeth Chen			Kitsilano	No web attachments.
02/10/2021	20:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Quan Hong Wong			Kitsilano	No web attachments.
02/10/2021	20:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Alan Brandys			Kitsilano	No web attachments.
02/10/2021	20:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Tim Gage			Kitsilano	No web attachments.
02/10/2021	20:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Pamela C. J. McCullough			Kitsilano	No web attachments.
02/10/2021	20:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	David Nelson			Kitsilano	No web attachments.
02/10/2021	20:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Maureen Carey			Kitsilano	No web attachments.
02/10/2021	20:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Nina Cassils			Kitsilano	No web attachments.
02/10/2021	20:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Allison Hepworth			Kitsilano	No web attachments.
02/10/2021	20:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Mark Diesvelt			Kitsilano	No web attachments.
02/10/2021	20:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	John Burguynne			Kitsilano	No web attachments.
02/10/2021	20:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jane Stahl			Kitsilano	No web attachments.
02/10/2021	20:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Barbara Lumer			Kitsilano	No web attachments.
02/10/2021	20:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Renee Rodin			Kitsilano	No web attachments.
02/10/2021	20:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Duncan McCrindell & Lynne Simons McCrindell			Kitsilano	No web attachments.
02/10/2021	20:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Laurie MacDonell			Kitsilano	No web attachments.
02/10/2021	20:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Cora & Ken Sheyka			Kitsilano	No web attachments.
02/10/2021	20:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Imagine the impact of each choice! the one in front of you; - takes over available land almost totally by the built form - relies on neighbours for air filtering, cooling green trees(except for saved ones on 4th) - provides micro-living - adds to the temperature enhancing built form of our city - provides the option to introduce a downtown office like built form to the neighbourhood -provides more shared air and virus laden surfaces - does not want to wait for collaboration to run its course Instead I ask you to image this choice, the one generated by collaborative work: - enhances the streetscape -provides the townhouse alternative for the missing middle - respects moving forward with CEAP - provides potential for more trees and green space outdoors, microclimate enhanced - works collaboratively - conforms to the vision of the green city Accept the choice that enhances our city, take the time to leave a sustaining legacy, put the idea in front of you today aside, give the new idea a chance!	I. Sewerin	myself		Kitsilano	No web attachments.
02/10/2021	20:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Roma Dehr			Kitsilano	No web attachments.
02/10/2021	20:56	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Dave Vaillaincourt & Anne Stahl			Kitsilano	No web attachments.
02/10/2021	20:56	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Nicole Taylor			Kitsilano	No web attachments.
02/10/2021	20:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Evangeline Morgan			Kitsilano	No web attachments.
02/10/2021	20:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jan Benge			Kitsilano	No web attachments.
02/10/2021	20:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Andrea VandenEnden			Kitsilano	No web attachments.
02/10/2021	21:00	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Larry Benge			Kitsilano	No web attachments.
02/10/2021	21:00	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Barbara Jones & James Jones			Kitsilano	No web attachments.
02/10/2021	21:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jeff Coates		Kitsilano	No web attachments.	
02/10/2021	21:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Narnit Dosanjh		Kitsilano	No web attachments.	
02/10/2021	21:03	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Joan Krombholz		Kitsilano	No web attachments.	

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	21:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Christine McBeath		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	21:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Carla Yee			Kitsilano	No web attachments.
02/10/2021	21:10	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am local resident for 38 years. Born & raised on this block. I support the local concerns for this project. As I was growing up & witnessed previous development on this block I ask that the City turn down this application as it does not meet eligibility criteria under MIRHPP, and consider instead an alternate proposal for the location (the 'Balaclava Option') that meets the following criteria: 1. Meets city objectives for providing secured 'missing middle' rental housing 2. Creates a more efficient building style that can be replicated on other small lots 3. Provides density significantly above current zoning provisions but without the negative impacts to the surrounding neighbourhood. Thank you	Jessi Harewicz			Kitsilano	No web attachments.
02/10/2021	21:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Anita Lindsay			Kitsilano	No web attachments.
02/10/2021	21:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Janet Buckle			Kitsilano	No web attachments.
02/10/2021	21:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Richard S. Demos & Audry M. Demos			Kitsilano	No web attachments.
02/10/2021	21:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Martha Ophir			Kitsilano	No web attachments.
02/10/2021	21:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Cindy Hartmann			Kitsilano	No web attachments.
02/10/2021	21:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Micaela Jakeman			Kitsilano	No web attachments.
02/10/2021	21:17	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Peter Abrams + Sandra Clark			Kitsilano	No web attachments.
02/10/2021	21:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Horence Pieronek, Florence Pieronek			Kitsilano	No web attachments.
02/10/2021	21:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Lina Maria Greco			Kitsilano	No web attachments.
02/10/2021	21:21	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Paolo Meret			Kitsilano	No web attachments.
02/10/2021	21:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Ada Perri			Kitsilano	No web attachments.
02/10/2021	21:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Connie Ordish			Kitsilano	No web attachments.
02/10/2021	21:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Roberta King			Kitsilano	No web attachments.
02/10/2021	21:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Peter Czink & Lorraine Weideman			Kitsilano	No web attachments.
02/10/2021	21:28	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Don Pickering			Kitsilano	No web attachments.
02/10/2021	21:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I would like to state my input as a resident of Kitsilano and a tax paying citizen. I live in a heritage house on [redacted] so this is an issue that is very close to my heart and will impact my family's daily activities. I already wrote an email to some city council members and Mayor Kennedy expressing serious concerns about this 6 story tall apartment building for the corner of Balaclava and West 4th Avenue. It is huge, far out of proportion to anything in this neighbourhood that has many condo complexes/apartments 4 stories or less. This will cast a large shadow on neighbouring homes and take up disproportionate space, with insufficient setback. It is tremendously frustrating that when my husband and I applied to city hall to get permits to get a Reno to increase the square footage of our heritage home (which only had 2 bedrooms, too small for a family of 4 plus my sister and her husband staying with us in the basement), we had to jump through so many hoops and two year's worth of waiting to get architect's plans approved. This is completely hypocritical that a nearby building would be approved that completely does not fit the character of the neighbourhood, which is mainly 1920's era houses and well designed Craftsman style, Art Deco or West Coast modern condo complexes. There is already too much traffic in this area and insufficient parking. Not everyone can take the bus, especially health care workers who work evening shifts such as myself. Where exactly are all these new tenants going to park their cars? Traffic on 4th avenue DOUBLED after the creation of the bike lane on Point Grey Road. The increased volume and speeding buses, skateboarders, bicyclists who do not follow rules, is dangerous. I have two school age children and it gives me so much stress that I do not even let them go to the playground alone. My father who is 88 years old, independent and well functioning, lives in the condos at [redacted]. He rarely goes out and about by himself since he almost got hit by a speeding car crossing the street at the pedestrian crossing last year. A smaller scale, less intrusive building with smaller number of occupants would be reasonable, and have less negative impact on the neighbourhood. This is trying to increase density in a thoughtless manner without respect for the character of a historically significant neighbourhood. This negatively impacts the safety of the neighbourhood. I have witnessed firsthand what efforts to increase population density without community buy in, has done in the Commercial Drive area, SW Marine drive, Marpole, etc. I'm sorry I could not attend this hearing in person as I care deeply about this issue, as do my husband and my grandfather, but as a front line health care worker I have to spend Feb 11 evening cleaning up after dinner before going to work a 24 h shift. Thanks for your consideration.	Anna Kang	none	Kitsilano	No web attachments.	
02/10/2021	21:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jack Maze		Kitsilano	No web attachments.	
02/10/2021	21:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jeanette Thiessen		Kitsilano	No web attachments.	
02/10/2021	21:30	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Amanda Skanse		Kitsilano	No web attachments.	
02/10/2021	21:31	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Gordon Wong		Kitsilano	No web attachments.	

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	21:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Karen Shklanda		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	21:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Marilyn Harris			Kitsilano	No web attachments.
02/10/2021	21:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Alex Forsythe			Kitsilano	No web attachments.
02/10/2021	21:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Dagney Evanoff & Peter Evanoff			Kitsilano	No web attachments.
02/10/2021	21:35	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Julie Frydenlund			Kitsilano	No web attachments.
02/10/2021	21:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Joanne Sawatzky			Kitsilano	No web attachments.
02/10/2021	21:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Bradley Staffard			Kitsilano	No web attachments.
02/10/2021	21:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Rob Sawatzky			Kitsilano	No web attachments.
02/10/2021	21:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Renee Staffard			Kitsilano	No web attachments.
02/10/2021	21:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Angela Delben			Kitsilano	No web attachments.
02/10/2021	21:40	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Wayne & Sam Drier			Kitsilano	No web attachments.
02/10/2021	21:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Len Boyko			Kitsilano	No web attachments.
02/10/2021	21:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Karen Takahoshi			Kitsilano	No web attachments.
02/10/2021	21:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Paula D. Chalmers			Kitsilano	No web attachments.
02/10/2021	21:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Darlene Spevakow			Kitsilano	No web attachments.
02/10/2021	21:45	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Josl Blair			Kitsilano	No web attachments.
02/10/2021	21:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Michael Brewer			Kitsilano	No web attachments.
02/10/2021	21:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Andrea Martin Blair			Kitsilano	No web attachments.
02/10/2021	21:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Tina Tang			Kitsilano	No web attachments.
02/10/2021	21:47	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Deborah Muggli			Kitsilano	No web attachments.
02/10/2021	21:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Dr. Com Tollit			Kitsilano	No web attachments.
02/10/2021	21:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Cheyenne Reese			Kitsilano	No web attachments.
02/10/2021	21:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Sandra L. Scott			Kitsilano	No web attachments.
02/10/2021	21:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Niovi Stergiou			Kitsilano	No web attachments.
02/10/2021	21:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Dagmar Rinky			Kitsilano	No web attachments.
02/10/2021	21:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Andrew Rinky			Kitsilano	No web attachments.
02/10/2021	21:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Jeremy & Bianca Bobroff			Kitsilano	No web attachments.
02/10/2021	21:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Jana Lyons			Kitsilano	No web attachments.
02/10/2021	21:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Simone Avram			Kitsilano	No web attachments.
02/10/2021	21:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Doug Lyons			Kitsilano	No web attachments.
02/10/2021	21:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Laura Green			Kitsilano	No web attachments.

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	21:56	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Steve Colby & Susan Colby		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
02/10/2021	21:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Elena MacGregor			Kitsilano	No web attachments.
02/10/2021	21:58	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Florence Roy			Kitsilano	No web attachments.
02/10/2021	21:58	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Paul Hazlett			Kitsilano	No web attachments.
02/10/2021	21:58	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Charlyn Black			Kitsilano	No web attachments.
02/10/2021	22:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Eric Patel			Kitsilano	No web attachments.
02/10/2021	22:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Catherine Miller Patel			Kitsilano	No web attachments.
02/10/2021	22:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Mary Reaney			Kitsilano	No web attachments.
02/10/2021	22:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose.	Chiqing Zhang & Elan Yang			Kitsilano	No web attachments.
02/10/2021	22:15	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. I 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.	Vicky Harris		Unknown	No web attachments.	
02/10/2021	22:16	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. I 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.	Emma Harris		Unknown	No web attachments.	
02/10/2021	22:17	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. I 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.	Tom Harris		Unknown	No web attachments.	

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE									
02/10/2021	22:19	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. I 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.	Victoria Harris		s.22(1) Personal and Confidential	Unknown	No web attachments.
02/10/2021	22:20	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. I 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.	Sam Harris			Unknown	No web attachments.
02/10/2021	22:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	1. As this site already has 6 existing rental units it does not qualify MIRHP which applies only to sites with 3 existing rental units. 2. The proposed design is twice the permitted height and the density of the current zoning. 3. All other multiple family projects on 4th Ave. are 4 stories in height. 4. The utilitarian design does not conform to the city's requirements for new buildings in its Kitsilano neighborhood. 5. Due to the increased density on the small site the building set backs are almost non-existent. 6. The city's proposed parking requirements of 15 underground spaces will mean at least 20-25 vehicles will be parking in the neighboring streets where parking is already at a premium. 7. We support what we understand is the "Balaclava Option" for reduced height and a modest reduction in FSR, as well as a "heritage" design in keeping with the neighborhood.	Charles Anderson			Kitsilano	No web attachments.
02/10/2021	22:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	To whom it may concern I would like to record my strong opposition to the proposed rezoning application at this site. I am generally in support of the city's efforts to increase the stock of rental property; however, from what I have read, I fail to see how the proposal for this site meaningfully contributes to the city's aims. Furthermore, the proposed design is for a building that is far too large for the site and does not fit the context of the neighbourhood. If we are going to allow six storey buildings in a zone where there is a current limit of four, then as close neighbours we must at least be assured that the policy aims will be achieved. Furthermore, I cannot understand why Council would rush to approve the rezoning when the owners and developers appear to have indicated some interest in an alternative that would better address both the policy aims and existing neighbourhood residents' concerns. Thank you. Penny Cooper	Penny Cooper			Kitsilano	No web attachments.
02/10/2021	22:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the proposed development primarily because (1) and (2) are far better for long-term liveability, to the benefit of the tenants, whose stability and life satisfaction benefit in a major degree, and the neighbourhood, whose other residents and businesses also benefit from a stable population committed to and hopefully in love with the area. I feel that the tiny suites, including I believe several studios, are unlikely to invite long-term tenants, especially those looking for a home in which to raise children. (2) The style, footprint, and appearance of the proposed building contribute nothing to the neighbourhood in terms of green/garden space, neighbourhood fit, aesthetic appeal or character. The buildings this council authorizes now could and should stand for well beyond the minimal 60 years posited -- will they add something valued or not? The city is often called beautiful, but many of our buildings are not, and many of our neighbourhoods throughout the city are fast losing their distinctive appeal. Please think about the kind of city you are creating and the people who will live in and, we hope, cherish it. Please note that I am not specifically supporting a particular proposal. I think the city is desperately in need of design guidelines including liveability considerations and congeniality and fit of design to neighbourhoods or sites. (I am an interested longtime Vancouverite though not a near neighbour.) Sincerely, Joan Bunn, Kitsilano	Joan M. Bunn			Kitsilano	No web attachments.
02/10/2021	22:44	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to this proposed rezoning for the well thought out reasons put forward to you in a letter by the West Kits Residents Association. I will quote one paragraph from their letter which exemplifies the desire for a more sensitive and collaborative attitude by the City towards citizens' input into the ongoing shaping of our city. "We would like to move beyond just opposition and use this opportunity to build a collaborative process with the developer and owners of the site in order to create a secured rental project that fits into the area, helps meet the City wide goals of more rental housing, meets the financial viability test for the owners, and shows how alternate innovative designs can be used to provide rental housing in a way that neighbourhoods will support." For years, many citizens and neighbourhood organizations have been urging the City to appreciate how citizens value the unique form and character of their neighbourhoods, and been asking for regulations to help preserve and protect the commercial areas that are the core and heart of our neighbourhoods. In regards to increasing local density to support the viability of these commercial hearts of communities, I would like the city to do this in a way that doesn't diminish or destroy the liveability and attractiveness of these neighbourhood commercial hubs. There have been some attractive mixed use residential/commercial developments along West Broadway in Kitsilano in recent years that are four stories, and don't totally overshadow the street, maintaining the appeal of that shopping experience. Sturdy urban design... keep buildings to a human scale. I was, and many in our community were dismayed at the recent approval of a 14 (17) storey development at Broadway and Alma St. So unneighbourly, so insensitive to local context. And such an intrusion without contributing significantly to offering affordable rental housing. I would like to see a revision of your MIRHPP policy to increase the percentage of affordable rental square footage and number of units. The City still seems more interested in keeping developers happy than listening to citizens who desperately want to sensitively integrate density and social diversity in our neighbourhoods. I urge you to reject this rezoning proposal and take into consideration the many constructive points in the WKRA letter. Thank you. Joan Jaccard	Joan Jaccard	Private citizen		West Point Grey	No web attachments.
02/10/2021	22:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I would like to record my opposition to the proposed rezoning application at 3084 West Fourth / 2010 Balaclava Street. I am generally in support of the city's efforts to increase the stock of affordable rental property; however, from what I have read, I fail to see how the proposal for this site meaningfully contributes to the city's aims. Furthermore, the proposed design is for a building that is far too large for the site and does not fit the context of the neighbourhood. If we are going to allow six storey buildings in a zone where there is a current limit of four, then as close neighbours we must at least be assured that the policy aims will be achieved. Furthermore, I cannot understand why Council would rush to approve the rezoning when the owners and developers appear to have indicated some interest in an alternative that would better address both the policy aims and existing neighbourhood residents' concerns.	Karen Gray			Kitsilano	No web attachments.
02/10/2021	22:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please wait for the new proposal	Kate Cooper-Gray			Kitsilano	No web attachments.

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

02/10/2021	23:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this project for the following reasons: When I first reviewed this application and referral report for this project it sounded great. It is replacing 6 units with 35 units of secured rental and 8 of those units will be moderate-income tenants. Excellent! I thought until a look closer. The unfortunate truth is that the proposed MIRHPP building will be worse for the moderate-income renter ' rents will go up and unit sizes will go down, essentially increasing the price per square foot. The current site has 6, 2-3 bedrooms units and houses 13 people at a moderate-income rental rate of approximately \$1650 for an 1100 square foot unit. This is below the stated MIRHPP rates. The current site has a minimum of 12 bedrooms and a maximum of 18, while the proposed MIRPP building only provides for 11 total bedrooms. So there is a loss, at a minimum, of 1 bedroom. Currently, renters at this location pay approximately \$530 a month for a shared 1100 square foot apartment. If approved the MIRHPP building renters will pay approximately \$800 for a smaller space. This MIRHPP project will create a loss of affordability at this site. As well, in total, the newly proposed MIRHPP units will be approximately 2000 square feet less of useable, livable space than what currently exists. So, upon closer look, it is clear that the MIRHPP units are essentially a net negative in the number of bedrooms and affordability. So, my question is: If there is actually a net negative benefit to moderate-income renters on this site, why is there consideration of so many leniencies and allowances' The following design allowances and financial waivers that are being considered for this project because it is claiming MIRHPP status should be reconsidered and not approved since the MIRHPP benefit is null. Allowances such as increased height, small setbacks, lack of character and heritage in an RT 7/8 neighbourhood, and waived DCLs should not be applied to this project. Both the lack of setbacks plus the increased building height will cast afternoon shadows and drastically impact many of the back gardens at the adjacent Santa Barbara. Plus, the increased height will be visible from most houses in the area reducing privacy and blocking views. Many building owners and developers in this neighbourhood have gone through costly and time-consuming renovations being upheld stringent character standards. This building is a slap in the face. This net negative in affordable rentals will have little impact on the housing crisis and a huge impact on the urban design of a heritage class neighbourhood which already houses a lot of low and moderate-income people. Is this trade-off really worth it' Let's pivot the plan together. There has been a willingness of the neighbours, architect, and developer to work together to come up with a mutually beneficial solution. I hope the City of Vancouver will jump on board and not be a blocker in this collaborative process.	Sheryl Webster					
02/11/2021	01:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Too big, out of scale with the neighbourhood, developer has been working on a plan with the local community for nearly 18 months for a better design. Why not give them time to work it out to everyone's satisfaction.	paolo Meret					
02/11/2021	02:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This building proposal is completely out of scale for the neighbourhood. A sixth floor is not supportable in view of surrounding scale of development. Insufficient rear yard (only 6 feet after balconies) so that the six story building will overshadow gardens in the Santa Barbara next door in late summer afternoons when people want to sit outside. There are presently more than 3 rentals on the site.	Barbara May					
02/11/2021	02:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This building is out of scale and far to large for the size of the property this building is proposed for. It will have an adverse effect on the Santa Barbara complex next door putting many of their gardens in shadow during the late summer months. It will displace tenants currently living in this complex.	Alisha Meret					
02/11/2021	09:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Susan Matheson					
02/11/2021	09:41	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Catherine Fowler					
02/11/2021	09:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Lana Nabad					
02/11/2021	09:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Susan Andrews					
02/11/2021	09:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Derek Smith					
02/11/2021	09:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	TingKun Zhou					
02/11/2021	09:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	David Williams					
02/11/2021	09:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Grace Williams					
02/11/2021	09:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Ron Williams					
02/11/2021	10:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I appose the building of a six story box on the corner of Balaclava and 4th ave. This neighbourhood is full of beautiful character homes which provide beauty, character and attract tourists now and more so in the future. This proposal opens the door to the process of doing significant harm to our beautiful neighborhood. This does not fit in our neighbour as - it is too big - too high - ugly - and too inconsistent with the beauty of the neighbourhood.	Mark haden					
02/11/2021	10:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Amanda Morrison					
02/11/2021	10:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Ryan Fowler					
02/11/2021	10:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Kenneth Pang					

s.22(1) Personal and Confidential

Dear Neighbours:

There are plans to build a significantly over-height and oversized six storey, 32 unit residential rental tower on the corner of SE corner of Balaclava and 4th Ave at 3084 West 4th & 2010 Balaclava St.

The lot is currently zoned RM-4 which, and according to city information on RM4, section 4.3, allows for a maximum building height of 10.7m (35 feet) with consideration given for affordable rental projects.

If approved, the proposed height of a six storey building could be in excess of 22m (72 feet) which would have the following results:

1. It would be totally out of character with the surrounding neighbourhood on 4th Ave and Balaclava.
2. It would significantly decrease sunlight access and increase shadowing to the north of 4th Ave which, for those living north of the proposed building, goes against city requirements ensuring living and bedrooms receive adequate natural light and outlook.

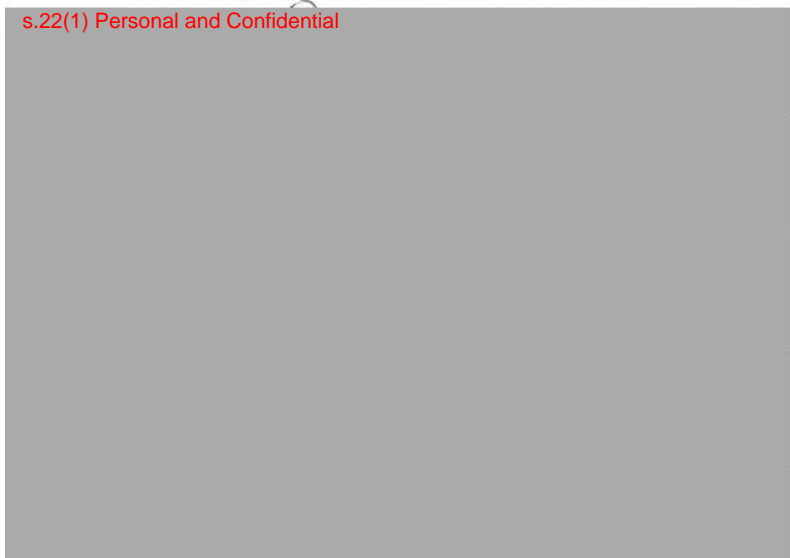
It is my request that the city reconsiders this 6 storey height as too tall for the location and propose nothing in excess of four storeys ,with a setback, to ensure the building is in keeping with the neighbourhood.

Thank you,

Name:

ANNE ZHONG

s.22(1) Personal and Confidential



Wednesday, February 10, 2021

Dear Council Members,

As a 20-year resident of Kitsilano I am writing this letter to fully support the findings of the West Kitsilano Residents association , and the WeLoveKits group concerning the application for a 6-storey building at 3084 West 4th and Balaclava St, which has been referred to a Public Hearing.

Thank you for taking into account the preferences of neighbors in your policy decisions, and for not relying exclusively on unregulated market forces which as you well know often lead to inadequate policy choices in the context of urban choices.

The local groups have identified a number of shortcomings by the proposed application. On the one hand, the proposal is not consistent with the Moderate Income Rental Housing Pilot Program as it would displace twice as many tenants as the maximum allowed by this program.

Besides, after considering both city regulations and other buildings in the area, neighbors have pointed out that the proposed 6-storey building is too tall, that its foot-print is too large relative to the site size, and that the design of the building is poor.

It is often the case that unimaginative designs, like the "box design" in this proposal application, are cheaper to build, and that a large building is more profitable to the developer. But an ugly building or a building that does not respect the guidelines, imposes a cost on the community. As you know, this is an example of what economists call "external costs". The developer does not pay the external costs and therefore is motivated to ignore them, hence the unimaginative or inappropriate design in many proposals. But external costs are as real as the building costs and should not be ignored, which justifies both most city regulations and guidelines and the collection of opinions from neighbors.

Let me emphasize as well that the current pandemic and the growing awareness of climate change have encouraged city planners in many parts of the world to favor greener and pedestrian friendlier cities, and housing projects that allow people to work from home, at least part of the time.

The proposed application seems inconsistent with this trend. Factors such as (1) the too narrow setbacks and the consequent smaller spaces for greenery and lower privacy of residents and neighbors, (2) the reduced distance between the proposed building and the high traffic 4th Avenue, and (3) the excessive height of the building and its effect on mountain views, on "shadowing", and on the character of the neighborhood, all point to a less livable and less green neighborhood than what could be achieved with an alternative proposal.

Thank you for your consideration.

Best regards,

Pierre de Trenqualye

s.22(1) Personal and Confidential

Presentation on Rezoning Application for 3084 W 4th Ave & 2010 Balaclava Street



Outline

1. Overview - Proposed Rezoning
2. The impacts of density at this location
 - a. Increase from RM-4 (10.7m) to CD-1 (19.3m)
 - b. Bulk / FSR 1.45 to 2.95
 - c. Reduced setbacks
3. Development not consistent with MIRHPP Guidelines
4. No room for green infrastructure
5. Development does not meet social equity test
6. Conclusion: A failed pilot project
7. Better solutions are possible: "The BalACLava Option"
8. Suggested Council Motion

RT-8

RM-4

C-2

RM-4

RM-4

W 4th Avenue

SUBJECT SITE

2010 Balaclava St

Balaclava St

RM-4

RT-7

© 2020 Google

Google Earth

49°16'05.17" N 123°10'23.89" W elev 22 m eye alt 100 m

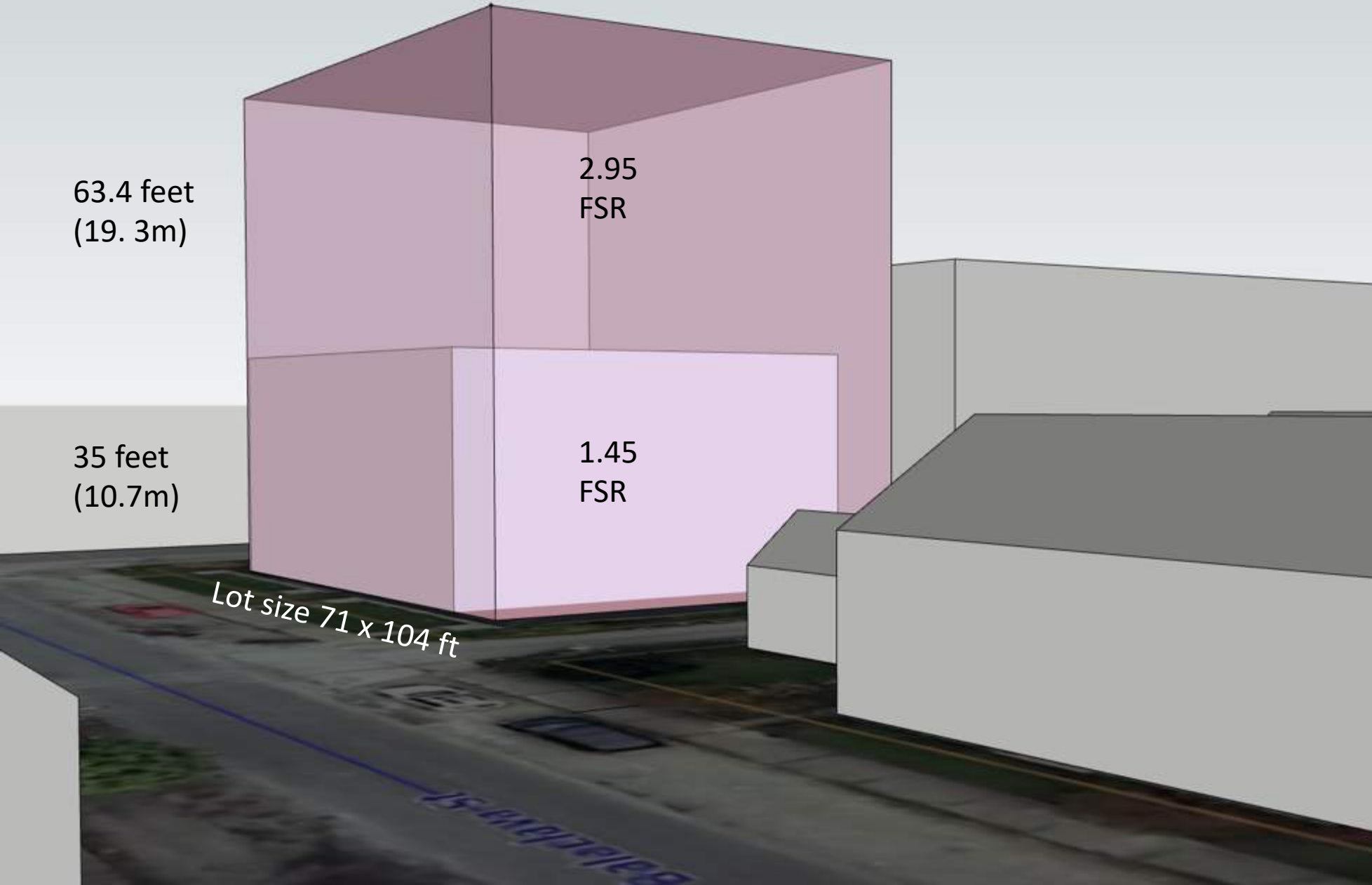
2003

City Enforcing Height & Unit Restriction in Neighbourhood

- During extensive building renovation at 3095, the City permitted only a 1-foot maximum height increase, “Not to exceed height of neighbouring houses”. (Despite the fact that RT-7 allows a 35-foot maximum height)
- Home owner at 3095 requested to create 2 market rental units but was only permitted 1 unit due to City policy restricting number of basement suites
- One set of rules for developers, another for home owners



Proposed vs Permitted Under RM4



Unacceptable Neighbourhood Impacts

- 2X allowable density
- Almost 2X allowable height
- Very narrow setbacks creating privacy issues and insufficient room for tree planting

Additional Considerations (from MIRHPP Policy)

Additional Considerations:

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.
- Policy direction in plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre, Broadway).
- Where existing zoning or street context supports provision of ground floor retail space, proposals should include ground floor retail.
- Proposals for projects in areas not identified in the table above will not be considered. In particular, sites not identified as General Urban in the Regional Context Statement ODP cannot be considered.



- “Projects Must Consider and Respect transitions to surrounding areas and homes” -MIRHPP Guidelines
- There are many examples of neighbourhood buildings respecting transitions
- However, the applicant’s proposal does not meet this criteria.



Too Bulky, Too Un-neighbourly

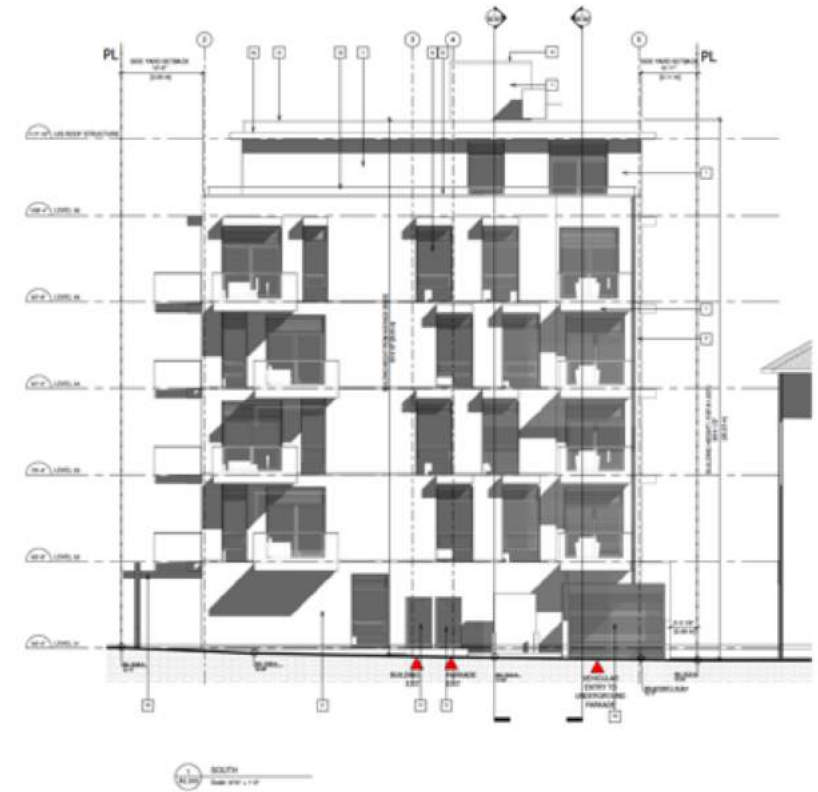
- **Oversized Building Exasperated by Shallow Lots (71 x 104')**

- **No Context for Taller Buildings in the Area:**

The proposed building height is not contextually supported and does not have any precedent in the area.
There are no buildings over 4 stories within 500m.

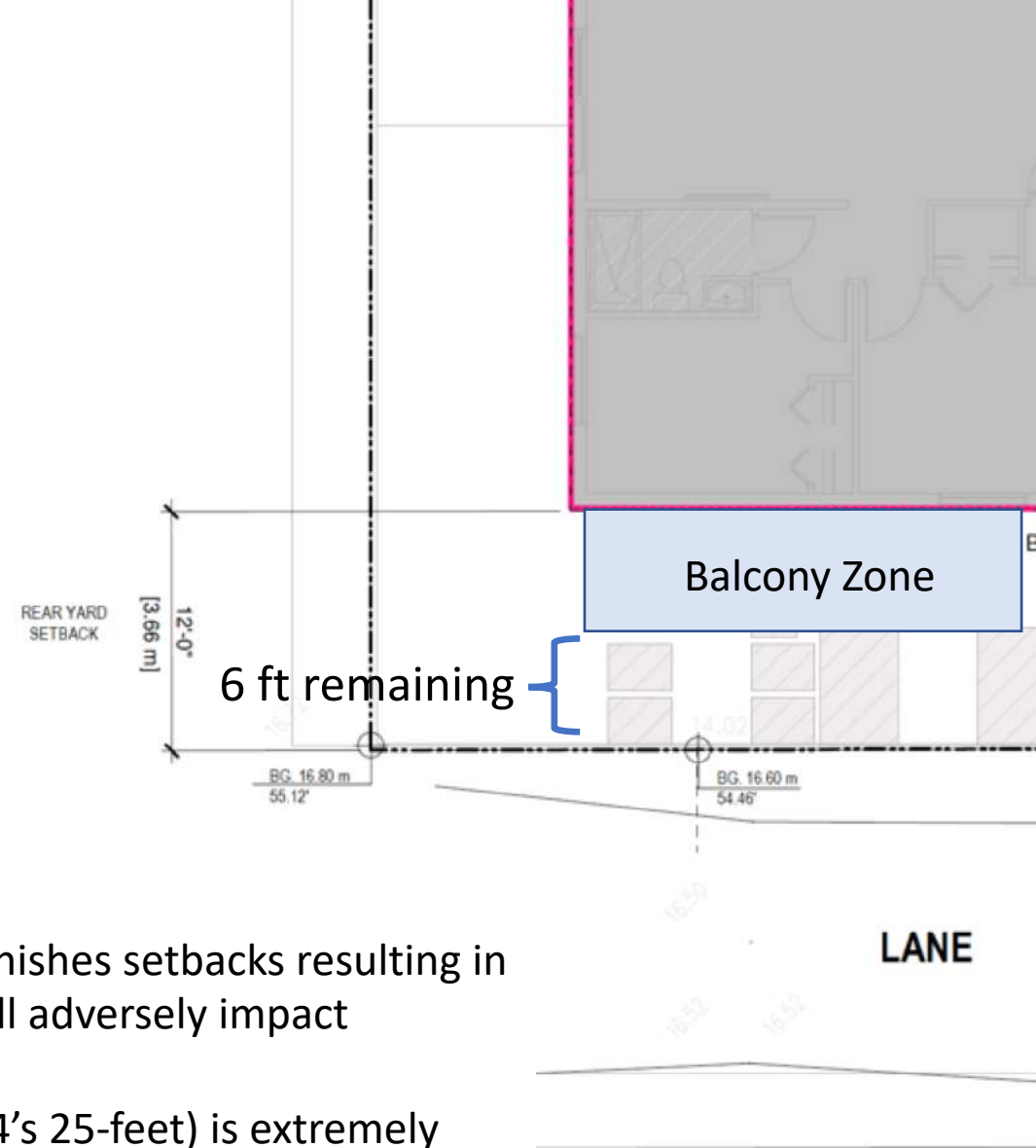
- **Bulk, Overshadowing:**

The overall massing, height, and minimal setbacks of the building create an overwhelming physical mass adjacent to overall spaces and buildings that shadow over many more properties.



South Elevation

South Setback Issue



- The “Box Design” combined with overly-aggressive FSR seriously diminishes setbacks resulting in setbacks which are highly inconsistent with neighbouring sites and will adversely impact neighbouring sites.
- The requested 22-foot South setback from center of the lane (vs RM-4’s 25-feet) is extremely problematic with 6-foot balconies that will reduce the rear yard to about 6 feet from the property line (See drawing to right). Consequently the rear of the yard is reduced to a service area.
- Setbacks should be respected and be congruent with the buildings on the adjacent blocks and properties, as suggested in MIRHPP Additional Considerations.

“Neighbourhood Context is an Important Consideration”

- Source: MIRHPP Guidelines

Sample Rationale from 2019 Development Application for 3495 W 4th Ave (Approved by Director of Planning 2020 under current RM-4 zoning)



“Much of the stretch of West 4th Avenue in which our site is located is characterized by newer, 4-storey commercial or multiple dwelling developments with the top floor recessed from the street front.”

No Design Rationale Provided by Applicant



Copy Mass Direct
Washington, DC
Canada 00/00 y/c
T. 800.800.0000
F. 800.800.0000
info@mass.gov

2020 RA for 3084 W 4th Ave & 2010 Balaclava

[illegible]

RESIDENCIAL
DEVELOPMENT ON 2010
BALACLAVA ST.

2010 Selection Sheet - February, 2011

CONTEXT PHOTOS
AND PROPOSED
STREETSCAPE

TABLE 1

A1_005

General Guidelines for Additional Height and Density

	100% Secured Market Rental	<u>Additional</u> Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing
C-1	Generally consider C-2 form	Over 4 and up to 6 storeys on arterial streets.
C-2, C-2B, C-2C & C-2C1	Up to 6 storeys	Over 6 and up to 14 storeys at arterial intersections.
C-3A	Consider additional density; adhere to existing height limits and generally to guidelines	Supportable height and density will vary depending on the site.
MC-1	Consider modest increases in height and density	Over 6 and up to 14 storeys at arterial intersections.
CD-1	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites (e.g. < 0.75 FSR). Supportable height and density will vary depending on the site.
RM zones	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.
RT zones	Refer to the Secured Rental Policy for eligibility	Over 4 and up to 6 storeys on arterials.
RS zones		Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.
Downtown District ODP (excluding areas A, B, C1, F, K1, K2 & K3)	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South). Consider additional density appropriate to context; adhere to existing height policies and limits.	
Large developments	For large developments (on sites ≥8,000 sq. m or that contain ≥45,000 sq. m of new floor area) in zones that qualify as per this table, supportable height and density will vary depending on the site.	

Does Not Meet MIRHPP Policy Guidelines for RM Zones

- This site does not meet MIRHPP policy guidelines for the following reasons:
 1. The site currently has 6 existing rental units rather than the permitted maximum of 3.
 2. There are an estimated 13 existing renters, which is not a “low number of existing tenants”.
- Conclusion: Does not meet Council-adopted guidelines- no explanation given in Referral Report

Endorsed by Council Nov 26, 2019₁₂

Proposed Building Creates Smaller, More Expensive Moderate Income Units, and Loss of Low-Rent Sqft

- More Expensive Units: Currently, 3BR units are being rented at an average of \$1,644/mo. MIRHPP 3BR units may be rented for up to \$2,000/mo.
- Higher Price/Sqft: On a per square foot basis, MIRHPP units are 2X more expensive (2.99/sqft vs 1.55/sqft)
- Loss of Low Rent Bedrooms: There are currently 18 low rent bedrooms on the site. MIRHPP at this site would reduce this to 11 available low rent bedrooms.
- Loss of Affordable Rental Sqft:

Proposed Under MIRHPP	4,579 sqft
<u>Existing Low-Rent Space</u>	6,592 sqft
Loss of affordable rental sqft	(2,013 sqft)

Comparison of Rents - Moderate Income Rental Units vs Existing Units

Moderate Income Rental Units				Existing Site	
Unit Type	Sqft*	Price/Sqft	Average Starting Rents	Price/Sqft	Rent Equivalent at Existing Site**
Studio	323	\$2.94	\$950	\$1.55	\$501
1 Bedroom	402	\$2.99	\$1,200	\$1.55	\$623
2 Bedroom	569	\$2.81	\$1,600	\$1.55	\$882
3 Bedroom	N/A	N/A	\$2,000	\$1.55	\$1,644

* Unit size is based on plan as submitted

**Calculation is based on current square footage x existing rent. Current rental units are six 3BR units.

No Room for Green Infrastructure

- Vancouver has prided itself in following urban design and livability principles which respect the transitions to neighbouring areas. This has also helped with advancing “Green Vancouver” sustainability objectives.
- The current rezoning application leaves little room for green space at the edges.
- For example, there will be only 6 feet between the balconies and the rear property line. This is not enough room to plant anything but small shrubs and certainly cannot address privacy and other issues.
- To the right, we show the rear setback for the neighbouring apartment building to the east, the Santa Barbara.
- Rear setbacks as provided in the RM-4 schedule should be followed. This will protect neighbourhood gardens and enable enough space for large trees which will also help address privacy issues.



Mature Cedar Trees are in Danger

- The City Staff report expresses concern for viability of mature cedar trees for such a large development, deep excavation, and narrow setbacks at the site:

“Design development to ensure the feasibility of the retention of the three City trees at the northeast corner, by provision of further assurances by the arborist and discussion of the methods of protection, including an increased 4.6 m (15’-0”) setback to the parkade wall.”

“Note to Applicant: Retention of the three cedar trees provides scale, enhances the public realm, and represents an important neighbourhood natural amenity. Assurances that this is feasible should be provided by the arborist. Changes to the parkade will be required. (Refer to Urban Design Condition 1.2.) ”

- Referral Report, Appendix B, Pg 6

- The arborist report prepared for the community recommends that 15-foot setback on North side is not adequate for the survival of these mature cedar trees.





RM-4

RT-7

REQUESTED SETBACK
MIN 25 FEET PER RM-4
WITH ROOM FOR
GREENERY

PROPOSED SITE

110' deep lots - not Standard 120'

3095 W 5th Ave

Google Earth





Community Feedback So far

- Open house: Approximately 121 residents attended, majority of comments not in favour.
- Open house was held 3km away from the site at MacMillan Space Centre, and at the same date/time as another City-led open house – reduced ability for community to attend
- Total of 623 names on neighbourhood petition who oppose current form of development

Comments:

- Too tall, bulky, un-neighbourly (there are plenty of good examples of density done well – livable, outdoor space etc.)
- Not against rental housing- already provides multi unit buildings, in shared homes, in secondary suites, etc
- Open house tries to be “sales pitch” but this pitch has been rejected by neighbourhood

No Material Changes by Applicant in Response to Community Feedback:

- The Applicant has made no material change to the application in response to community feedback.
- According to letter from James Evans, June 19, 2020 to community association WeLoveKits, the applicant lists the following changes to the proposal in response to community feedback:
 - i. Increasing the amenity space onsite for residents, with indoor and outdoor options to encourage socialization and a greater sense of community amongst neighbours/ residents,  No material change
 - ii. Changes to the buildings exterior color to better reflect neighbourhood character,  No material change
 - iii. Enhance east boundary landscape treatment,  No material change
 - iv. Modify window placement to increase privacy for both our immediate neighbours, and future residents  No material change

MIRHPP Policy

- Must meet rental housing objectives
- Must consider locational criteria, including:
 1. Neighbourhood context
 2. Respect transitions to surrounding areas and homes
 3. Maximum of 3 existing rental units



MIRHPP Locational Criteria

“Neighbourhood context is an important consideration”



- Does not meet criteria.
- Neighbourhood (RM-4 and C-2) existing development is predominantly 3- and 4-storeys
- Example: New developments
 - Development application at 4th and Macdonald conforms to existing C-2 zoning
 - Development application at 4th and Collingwood conforms to RM-4

“Projects must consider and respect transitions to surrounding areas and homes”.



- Does not meet criteria.
- No attempt at transition:
 - Density more than twice neighbouring apartments (eg. Santa Barbara) and over 4 times RT-7 areas
 - Setbacks have been decreased from 25 to 22 feet rather than increased (Setbacks lose another-6ft for balconies & -10ft for the lane = 6 ft remaining)
 - Height is almost 2x the neighbouring RM-4 buildings (63.4 feet vs 35 feet)
 - Over height floors exacerbate height problem

Social Equity Issues

Who benefits, who pays?

- MIRHPP states that height and density needs to be respected in recently approved community plans
- Unlevel playing field because all areas of the city not given opportunity to have an updated community plan
- City is asking neighbours to accept un-neighbourly building in exchange for a City- wide benefit. Some concession is acceptable and we support higher densities than permitted but impacts of the proposed building are far too severe for this to meet the tests of equity.

Conclusion: A Failed Pilot Project

Definition of a Pilot Project: Activity planned as a test or a trial

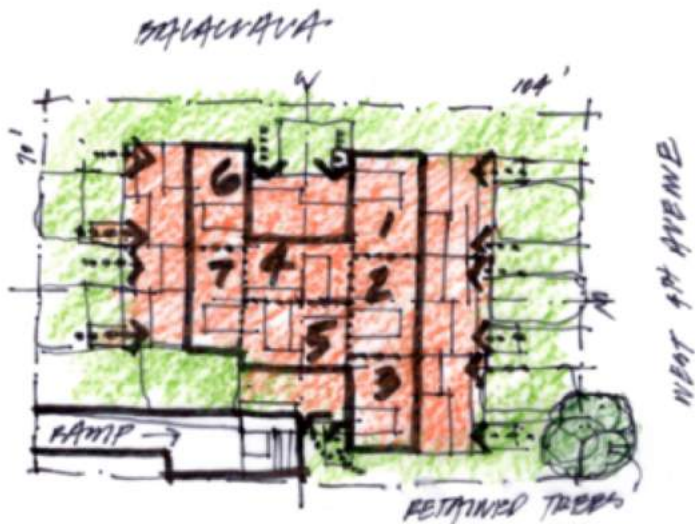
- There are both successful trials and unsuccessful trials;
- Through the pilot, the City learns from both its successes and failures;
- The site is too small, the building design is too inefficient, and building cannot be replicated in RM-4 zones – very few similar sites;
- Impacts are too severe on neighbourhood.
- The pilot does not comply with MIRHPP Guidelines.
- However, the small site size, equivalent to two 33-foot lots in area, makes this an excellent site to explore missing middle housing innovation.

Better Solutions Are Possible: “The Balaclava Option”

- Good solutions emerge when an enlightened developer works with the community
- This collaboration is similar to recent community involvement on a solution for the development of [4575 Granville St rezoning application | Shape Your City Vancouver](#), beside the hospice which meets the needs of the applicant and the hospice, and fits in the surrounding neighbourhood.
- Our proposed alternate form of development, the “Balaclava Option”, meets City objectives to provide secured market rental housing at a density that exceeds current zoning provisions, significantly improves build efficiency, and does not create negative impacts to the surrounding neighbourhood.

“The BalACLava Option”

- 4 ½ stories (½ story below grade)
- No parking garage – saves significant expense, carbon emissions and allows for MIRHPP below-market units
- 9 parking spaces at grade at rear
- Adequate setback & transition, esp. on upper floors, with trees for privacy
- High urban design and livability values



Note that this image is included for illustration only and the actual building would be larger.

Suggested Council Motion

In conclusion, we propose the following motion:

That Council:

- *Reject the CD-1 Rezoning as proposed for 3084 West 4th Ave and 2010 Balaclava Street.*
- *Request staff to work with the community and the applicant to develop a more innovative secured rental housing form, which achieves higher building efficiency and achieves a minimum of approximately 2 FSR, and respects neighbourhood character and livability.*
- *Request staff to endeavour to make up time lost for this instruction in the related development review and approval process for the alternative housing form.*

Appendix 1 - Project Statistics

STATISTICS		
CIVIC ADDRESS	2010 BALACLAVA STREET & 3084 WEST 4TH AVENUE, VANCOUVER, BC	
LEGAL DESCRIPTION	LOTS 21 & 22, BLOCK 29 DISTRICT LOT 192, PLAN 4561	
SITE AREA	684.4 sq.m.	7,400 sq.ft.
TOTAL FLOOR AREA PROPOSED	2,027.4 sq.m.	21,823 sq.ft.
TOTAL FLOOR AREA PERMITTED UNDER CURRENT ZONING	996.7 sq.m.	10,730 sq.ft.
	CURRENT ZONING	PROPOSED
ZONING	RM-4	CD-1
FSR	1.45	2.95
HEIGHT	10.7 M / 35.11 FT	6-STOREY (19.3 M / 63.4 FT)
NORTH SETBACK	6.1 M / 20 FT	4.5 M / 15 FT
EAST SETBACK	2.1 M / 6.88 FT	2.1 M / 6' 11"
SOUTH SETBACK (CL OF LANE)	10.7 M - 3.05 M = 7.65 M / 25 FT	6.7 M / 22 FT
WEST SETBACK (20% OF WIDTH)	4.33 M / 14.2 FT	3.0 M / 10 FT

February 10, 2021

Sarah D. Hansen

s.22(1) Personal and Confidential

Email

City of Vancouver

Mayor and Council

Dear Sirs and Mesdames:

Re: 4th Ave West and Balaclava Public Hearing – Statement of Opposition to Rezoning Application – Objection to Late Evidence and Request for Disclosure

I write further to the late submission to Mayor and Council of a Memorandum dated February 9, 2021 from Gil Kelley, General Manager, Planning, Urban Design and Sustainability where he states with respect to eligibility of the above noted proposed project:

“Under the MIRHP Program general guidelines, RM zones can, “Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate”.

The MIRHP program includes a distinction to limit RM zoned sites to redevelop where a building, rather than a development site, has a maximum of three rental units. This was an amendment brought forward by Council when the MIRHP Program was approved in 2017. Council’s intent at the time was to emphasize protection of purpose-built rental housing, while exploring opportunities for redevelopment of secondary rental options in the RM zoning districts.

The subject site meets the MIRHP Program guidelines as it is located on the West 4th Avenue arterial and consists of three duplexes, each containing two rental units each. There are a total of six existing rental units in three separate buildings.”

In response to the letter:

1. I object to the late disclosure of the letter as it does not afford me due process and an opportunity to consider the new argument raised in the letter. The City staff had ample opportunity to disclose Mr. Kelley’s opinions contained within the report, well in advance of the hearing. I request that the letter be removed from the record before the Mayor and Council and they ought to put no reliance on it in rendering their decision.

2. I note that Mr. Kelley has had to use his own language (and not the actual language of the MIRHP) to ultimately reach his opinion. No reliance should be placed on his opinion as General Manager.
3. I request disclosure of what Mr. Kelley relies upon in stating Council's intent at the time of passing the MIRHP (including any documents) and his explanation as to the relevance of Council's intent at the time.

Finally, the local school capacity information provided for General Gordon is outdated (May 29, 2019). I am aware that the French Immersion Program at General Gordon was recently cancelled due to overcapacity. In 2020, I have direct knowledge of families that are already in the catchment area that could not register their children in General Gordon because there was no space for them.

Kindest regards,

s.22(1) Personal and Confidential



Sarah D. Hansen





COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

February 10, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing Item 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street

Agenda: <https://council.vancouver.ca/20210211/phea20210211ag.htm>

Report: <https://council.vancouver.ca/20210211/documents/phea3rr.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) joins the local community and West Kits Residents Association members in **opposition** to this rezoning proposal.

The proposed building **does not conform to MIRHPP policies** because:

- there are presently more than 3 rental units already on the site;
- it does not transition to neighbouring residential properties
- it does not fit into the context of the area.

More specifically:

1. **A sixth floor** is not supportable in view of surrounding scale of development
2. **Insufficient rear yard (only 6 feet after balconies)** so that the six storey building **will overshadow** gardens in the Santa Barbara next door in late summer afternoons when people want to sit outside. The 6-foot rear yard means that suggestions for trees and urban agriculture are unrealistic.
3. **Balconies** that protrude a full six feet rather than being inset into the building decrease the perceived depth of the rear yard, directly affecting neighbouring house overlook
2. **Insufficient setback** on the top floor of only 4 feet which results in unusable private space for top floor units.

What we would prefer to see, in support of the work already undertaken by members of the neighbourhood, with Scot Hein, well-known urban designer, and the Owners, is to **use this opportunity to build a collaborative process with the developer and owners of the site** in order to create a secured rental project that fits into the area, helps meet the City wide goals of more rental housing, meets the financial viability test for the owners, and shows how alternate innovative designs can be used to provide rental housing in a project that will garner neighbourhood support.

This option will also:

- use a more favourable building typology which
 - provides **family oriented townhouses over a number of apartments in a more efficient building form**
 - provides more efficient design, as there is almost no unusable space since **each unit would have its own entrance**, and resulting in almost the same amount of livable floor area being provided in a three and a half storey, 2.1 FSR building

- would result in a much **more Covid-friendly design** without requiring shared elevators and stairwells and also uses less concrete and has a **lower carbon footprint**.
- This alternate design also means that the **resulting family oriented units will actually be livable over the longer term for a family** unlike the tiny two bedroom units being provided. We note that the so-called family units are mostly less than 600 square feet and only one is over 700 square feet (721 Sq.ft.)

We all have learned through the earlier 1805 Larch St. development permit process, that Council and the public should not rely on the development permit process to deal with the problems inherent in a proposal. And, we do not think that Councilors and the public should be trying to redesign a building in the midst of a Public Hearing. We have also learned that suggestions for further 'consideration' of possible improvements does not mean that this will happen.

These buildings, these proposals are not temporary things in our environment. They are going to last in our neighbourhoods for our lifetimes, and beyond. We should treat them as such, with due care and attention.

We **strongly oppose** this proposal.

Thank you,

Larry A. Benge, Co-chair

Dorothy Barkley, Co-chair

Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association	Kits Point Residents Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions	Marpole Residents Coalition
Cedar Cottage Area Neighbours	NW Point Grey Home Owners Association
Downtown Eastside Neighbourhood Council	Oakridge Langara Area Residents
Dunbar Residents Association	Residents Association of Mount Pleasant
Fairview/South Granville Action Committee	Riley Park/South Cambie Visions
False Creek Residents Association	Shaughnessy Heights Property Owners Assoc.
Grandview Woodland Area Council	Strathcona Residents Association
Granville-Burrard Residents & Business Assoc.	Upper Kitsilano Residents Association
Greater Yaletown Community Association	West End Neighbours Society
Joyce Area Residents	West Kitsilano Residents Association
Kitsilano-Arbutus Residents Association	West Point Grey Residents Association

kennedy.stewart@vancouver.ca,
adriane.carr@vancouver.ca,
melissa.degenova@vancouver.ca,
lisa.dominato@vancouver.ca,
pete.fry@vancouver.ca,
colleen.hardwick@vancouver.ca,
CLRkirby-yung@vancouver.ca
jean.swanson@vancouver.ca,
michael.wiebe@vancouver.ca,
rebecca.bligh@vancouver.ca,
christine.boyle@vancouver.ca,

Mayor Stewart and Councilors
 City of Vancouver
 453 West 12th Avenue
 Vancouver, B.C. V5Y 1V4

RE: Rezoning for 3084 W 4th Ave & 2010 Balaclava St.

Dear Mayor & Council,

I oppose the current form of development for the following DESIGN reasons:

- Too tall and out of scale. The proposal is requesting double the height and double the density of what is allowed in the RM-4 Zone;
- No neighbourhood context;
- Building design is poor, a "box design" ;
- Setbacks are too small and inconsistent with neighbouring buildings. No room for trees in the meagre setbacks which impacts privacy of neighbours;
- Negative impacts include overlooking and shadowing;
- It sets a terrible precedent for the area.

-No 3 bedroom suites proposed to encourage families to grow and stay in Kitsilano instead of eventually moving to the suburbs. We are losing a tax base.

I also oppose the current form of development for the following COMMUNITY reasons:

-The COV should not be giving money away in the form of DCL and CAC to developers (for profit enterprises) when the City of Vancouver needs that money to develop community amenities. When was the last time the west end (west of city hall) got a new community center or library? Yet the west end pay the highest property taxes in Vancouver. At least the east side (east of city hall) recently got Sunset community center and Hillcrest community center incl. indoor and outdoor swimming pools. In the west end, (west of City Hall)

(a) Where are the new libraries with computers for our children?

(b) What about a new indoor swimming pool and skating rink for us in the west end (west of city hall)?

(c) Both Kerrisdale, West Point grey and Kitsilano community centers need upgrade.

(d) Where is a new skate park for our youth to gather and a really cool playground for our younger children?

Yours Truly,

Virag Viz



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February 10th, 2021

Mayor Stewart and Councillors
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor & Council,

RE: Oppose the rezoning of 3084 W. 4th and 2010 Balaclava Street in Vancouver, BC.

I oppose this project for the following reasons:

When I first reviewed this application and referral report for this project it sounded great. It is replacing 6 units with 35 units of secured rental and 8 of those units will be moderate-income tenants. Excellent I thought until I look closer.

The unfortunate truth is that the proposed MIRHPP building will be worse for the moderate-income renter – rents will go up and unit sizes will go down, essentially increasing the price per square foot.

The current site has 6, 2-3 bedrooms units and houses 13 people at a moderate-income rental rate of approximately \$1650 for an 1100 square foot unit. This is below the stated MIRHPP rates.

The current site has a minimum of 12 bedrooms and a maximum of 18, while the proposed MIRPP building only provides for 11 total bedrooms. So there is a loss, at a minimum, of 1 bedroom.

Currently, renters at this location pay approximately \$530 a month for a shared 1100 square foot apartment. If approved the MIRHPP building renters will pay approximately \$800 for a smaller space. This MIRHPP project will create a loss of affordability at this site.

As well, in total, the newly proposed MIRHPP units will be approximately 2000 square feet less of useable, livable space than what currently exists.

So, upon closer look, it is clear that the MIRHPP units are essentially a net negative in the number of bedrooms and affordability. So, my question is: If there is actually a net negative benefit to moderate-income renters on this site, why is there consideration of so many leniencies and allowances?

The following design allowances and financial waivers that are being considered for this project because it is claiming MIRHPP status should be reconsidered and not approved since the MIRHPP benefit is null.

Urban Design Context: Height

The proposed rezoning is asking for 2 additional stories to what is currently zoned for at this site. This has a multitude of ramifications for both the site and the surrounding neighbourhood.

This will be the only 6-story building on the 4th Avenue corridor between MacDonald and Alma. Even newly proposed buildings on the corridor are 4-stories, and this even includes proposals at the main intersection of 4th Avenue and MacDonald where one would expect a 6 story building.

This is in direct contradiction to Section 3.3 of the MIRHPP requirements for Neighbourhood Context. It states:

“Supportable height and density will vary with site context, adjacencies and other factors. For projects located in RS and RT zones, existing precedents for higher buildings in the surrounding area will be considered (eg. where buildings similar in height to the proposed project are located within 200 meters).” There is no other building within 200meters at this height

This mid-corridor increase in height could have a ripple effect of rezoning resulting in the tearing down of perfectly good buildings that are of newer construction, within the last 20-30 years not old-timers, and this would be wasteful. As well, many of these buildings are full of affordable rentals that are well below the City designated limits of what is deemed affordable.

This proposed MIRHPP building could eventually, lead to a decrease in affordability in the area.

Urban Design Context: Setbacks

The lack of setbacks on the proposed building encroaches into the public realm and disrupts the cohesive feel of the neighbourhood. All the current residential buildings of this corridor have significant setbacks to facilitate a green buffer between the street and the building, and the surrounding neighbours. This project does not have a setback buffer consistent with the existing neighbourhood.

There is significant concern about the setbacks and scale of the building in regard to the mature cedar trees adjacent to the site. Cedars are evergreen and cycle CO2 all year long unlike deciduous trees that are only active in the summer months. These large evergreen trees are much needed for our climate emergency. Everything should be done to save these large, mature evergreen trees in our City including going above and beyond the minimum expected to save them. They are a neighbourhood treasure, provide significant habitat, and are needed by the City as a whole.

As well, on the Site Plan page of the City of Vancouver's website for this project the tree canopies are underrepresented. This should be further investigated with a second and third opinion.

Both the lack of setbacks plus the increased building height will cast afternoon shadows and drastically impact many of the back gardens at the adjacent Santa Barbara. Plus, the increased height will be visible from most houses in the area reducing privacy and blocking views.

Urban Design Context: Neighbourhood Heritage/Character Zoning

This building disrespects the contextual zoning of the RT-7 & 8 neighbourhood. Many building owners and developers in this neighbourhood have gone through costly and time-consuming renovations being upheld to the stringent historical and character standards of this zoning designation. This building style and massing in the middle of this area is a real slap in the face.

This proposed building does not achieve MIRHPP policy objectives to consider and respect transitions to the surrounding areas and homes.

Social Context – Neighbourhood School and Existing Rentals

As mentioned earlier, the social and the economic viability of this site as a MIRHPP project does not make sense.

This MIRHPP project potentially will supply family dwellings, which definitely does not make sense since General Gordon; the local catchment school is FULL with a lottery waiting list. If approved this would be the second MIRHPP building in this catchment and the 3rd in the neighbourhood. The referral report stated 6 kids were turned away in 2017. That number has significantly increased with 17 in 2019. On a map it may seem like there are other schools close by that have space but if any of you have kids you know what it's like to get your kid to school and then to work. Unfortunately taking the bus isn't always that convenient and more than likely a car will be purchased adding to the parking pressures in this neighbourhood since limited will be supplied on site. Increasing density above and beyond what is currently zoned should happen in school catchments that are not full.

Kitsilano is known for its diversity and range of rentals in both unit composition and price. The referral report states and compares this project to average rents for the Westside and this is a gross exaggeration of what is a reality in Kitsilano. This fact alone is a case in point for the need for neighbourhood-based planning to know what is needed in each neighbourhood. This MIRHPP project is not really filling a need in this neighbourhood.

Conclusion

This project does not add moderate rentals to this site or the neighbourhood. What is gained is a number of secured market rentals and specifically the top 2 floors of luxury rentals that will have unobstructed views of the mountains because the building is two stories taller than any other building in the area.

This net negative gain in affordable rentals will have little impact on the housing crisis and a huge impact on the urban design of a heritage class neighbourhood which already houses a lot of low and moderate-income people. Is this trade-off really worth it?

Let's pivot the plan together. There has been a willingness of the neighbours, architect, and developer to work together to come up with a mutually beneficial solution. I hope the City of Vancouver will jump on board and not be a blocker in this collaborative process.

Sincerely,

Sheryl Webster