

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/09/2021	10:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Kitsilano desperately needs more rental housing. I currently live in a basement suite that doesn't have a full fridge, working freezer or oven. It has one partial window. I have spent the pandemic in a space smaller than most people's garages. I cannot imagine a future in Vancouver if we continue to ban rental housing from neighbourhoods. The origins of single-family zoning are based in racism -- the first suburb Levittown explicitly included language in deeds that limited ownership to Caucasians. This council and city are committed to single-family zoning one of the best examples of systemic racism out there. By continuing to exclude renters you are propping up an institution that was meant to harm and exclude people. That institution still harms and excludes people. As a student and renter I am harmed by single-family zoning every single day. Your continued perpetuation of this abhorrent set of policies harms me every single day. My pandemic experience has not been equal and it has been far worse than yours and far worse than those of homeowners who think that I will ruin their neighbourhood and that those with less than them do not belong in their communities. Exclusionary monocultures are a much bigger problem than whatever awfulness renters may do. Communities change. Policies that were always terrible change. At least if there are leaders who are willing to lead and take actions to improve their communities do. So far I have no faith that this council cares about me, BLM or changing this city so we can all have halfway decent lives here. You are committed to an exclusionary system of zoning that has origins that are explicitly racist. You continue it. Homeowners go and say awful things about renters who spend a great deal of money to live in substandard conditions and you let them have their way. Most Vancouverites want diverse communities. Most of us are renters. Most of us want to live near services. You claim to care about sustainability, equality and anti-racism work yet you uphold a set of policies that are the exact opposite of those things. I need a place to live and so do many other renters. This needs to pass as does every other rental proposal you get. Because renters are evil, we are not awful, we deserve to live above ground, we deserve to live in decent communities. I deserve to think about the future and envision something more than struggling to survive in this brutal city. Currently I can't picture it.	Rhi Kirkland		s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
02/09/2021	11:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Mayor and Council, My name is Ireland Sherrill, and I'm writing to lend my support for the project at 2010 Balaclava Street. I understand this project was submitted under a new housing policy that targets moderate income households specifically. I think this is a great idea and will help to confront the decreasing affordability of housing in Vancouver. We need more action on this front, especially to address the needs of our essential workers. I hope you are able to approve this project and others like it as they come along, as I believe these projects will help our housing crisis in the long run. The building itself is reasonable in its height and design, and the site needs revitalization. Thank you for receiving my comments. Sincerely, Ireland Sherrill	Ireland Sherrill			Unknown	No web attachments.
02/09/2021	11:53	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	The rental market is appalling in Kits, and throughout Vancouver. Everything is so expensive and dingy. We need more nice units to make landlords compete for tenants! The only problem with these buildings is that they are built on noisy polluted arterials. We need apartments on quiet livable streets. We all know apartments are compatible with quiet! Just look at the west end. I would love to live in this building someday. I am a renter. It is deeply, massively unfair, that 75% of Vancouver is single family homes only. I don't want to pay \$1500 to rent a moldy basement and hear the landlord tromp around upstairs. It's undignified. Our city's housing economy is closer to feudalism than capitalism. I'd prefer a vienna-style social democratic approach, but that's not even remotely feasible right now. Thus I know letting capitalism actually work will be an improvement! Legalize home building! If there were only 100,000 cars allowed in Vancouver for 500,000 people cars would be damn expensive too!	Easton Smith			Kitsilano	No web attachments.
02/09/2021	11:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Kitsilano desperately needs more rental homes, especially for moderate incomes. I lived in Kits as a student and would have loved to live there as a young professional, but I could not find any housing.	Juliette Link			Kensington-Cedar Cottage	No web attachments.
02/09/2021	12:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This is not controversial. This is good. These things plus 200x more like them are needed everywhere. It's not tall, it won't cast shadows and 35 people and their families will be able to live in a beautiful neighbourhood. Maybe some of them will be young and will help save Kit's dying businesses.	Peter Andreasen			Fairview	No web attachments.
02/09/2021	12:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I wanted to send in a note about the rezoning proposal for 4th and Balaclava. It seems to me that a balance needs to be struck in which we navigate the city's housing needs, the neighborhood's desires, and our ecological commitments as a society. I feel as though the proposed plan meets that threshold by being well conceived and developed thoroughly through the years. A six story structure doesn't put what I would call an undue burden on the neighborhood either (unlike the proposed 3 towers of thirty-story buildings proposed at Broadway and Commercial). I think the plan is sound and provides a balance throughout the city where buildings are needed to meet the growth moving forward. I don't feel as though this will endanger the community's character socially or harm it aesthetically. I'm in favour of this proposal. Thank you for your time.	Nicholas Podbrey			Grandview-Woodland	No web attachments.
02/09/2021	13:03	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I urge council to vote in favour of this proposed development. As a resident of Kitsilano with a young family I find that we are looking to other neighbourhoods and other cities for future housing options once we outgrow our current apartment. There simply is not enough rental stock in the city so what is available is way too expensive. We've been in our current place for 5+ years but in that time rents have risen further than our incomes have, so when it comes time to move to a larger apartment we are struggling to find affordable places. This neighbourhood in particular needs many many more projects like this one and far fewer single family homes.	Cameron White			Kitsilano	No web attachments.
02/09/2021	13:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This project needs to be fast tracked and get it built quickly - what is the delay and why is it being debated'	Jerome deis	none		Arbutus-Ridge	No web attachments.
02/09/2021	13:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I currently live near Kits and want to be able to afford to move from a studio to one/two bedroom. Housing supply is ESSENTIAL. I cannot stress this enough. This and previous councils have bent to NIMBY whims for far too long. I STRONGLY URGE you to approve this project.	Shaun Lang			Fairview	No web attachments.
02/09/2021	14:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	As a renter, moderate income earner, and millennial, this city needs more rental housing. This is a tiny building in one of the most expensive cities in the world. Gen Z and the health of the city needs us to do something. Please approve this. Kits needs more and new rental stock that isn't 60 years old. 20-person suite viewing lineups are not a healthy sign.	Andrew Hawrylyk			West End	No web attachments.
02/09/2021	14:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I have been priced out of Vancouver because there are not enough homes. Please allow these homes to be built. When you block the private sector from building homes like this, you put the onus on the government to house people, and at a higher expense since there are fewer homes to go around!	Sajid Karsan	none		I do not live in Vancouver	No web attachments.
02/09/2021	15:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Mayor and Council, My name is Genevieve and I am in support of the West 4th and Balaclava project. Kitsilano really needs more purpose-built rental housing. It is a very popular place to live, especially for young people. I am a young professional and a long time Kits resident, and I want more SECURED rental housing built in my neighbourhood, so that I can continue living here for years. After many years in my lovely home, I've just been told I need to move because there are new owners. This wouldn't happen in a purpose built rental apartment & would provide the stability many young people need in this city! I am also happy to see another project proposal that includes the 'moderate income' affordable housing. I really hope you approve this. Thank you	Genevieve Dufresne			Kitsilano	No web attachments.
02/09/2021	17:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear his Worship Mayor Kennedy Stewart and Council, the proposal is set to provide 20% of workers earning \$30,000-80,000 per year a beautiful bright home to live in Kitsilano !!! ...Its enough surely, that 7 out of the 35 homes within this delightful little development will be affordable and at a high level of fire safety and seismic standards, which is far beyond what it replaces. Great area for kids to grow up, near General Gordon School, the beaches and 4th avenue shopping streets. We should take what James and Retna Investments have done and fill all the 1 & 2 story gaps from Alma to Balsam with similar well presented small clusters following a City prepared Planning guideline and be done with the 2 to 3 year rezoning process. These are well scaled urban design forms appropriate for the South side of the street, maybe reduce to 4 or 5 stories for the North side, to help with Shadowing, but all in well proportioned. I like what James Evans has done in the past on Heritage projects in East Vancouver, and I have no doubt that he wouldn't be involved unless it was to the highest quality and standards. The developers proforma is very tight on this type of development particularly due to cost of Land and the City's extended processing time, now considerably longer and more arduous due to Covid-19 and remote working, so the few that get to this point need to have our full supported.	Sheridan MacRae	Local		Kitsilano	No web attachments.
02/09/2021	18:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I own and live in a condo in Kits six blocks from this site and I support the project. We need more workforce housing in this neighborhood. Being close to transit, it is a natural location for this type of project.	P Ryan			Kitsilano	No web attachments.

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02/09/2021	23:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Vancouver needs a lot more of this kind of mid-rise rental housing. Hope to see this approved.	Peter Cox			Fairview	No web attachments.
02/10/2021	01:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Kitsilano need more rental stock and needs to catch up with the rest of the city. Way too many empty lots in that area that should be developed into housing as soon as possible!	Zach Velasco			Marpole	No web attachments.
02/10/2021	10:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	To Mayor and Council: I support the rezoning application at 3084 W 4th Ave and 2010 Balaclava St. It will provide new rental homes, including ones at moderate income rates, on an arterial street close to transit, and will retain the mature trees on site. I believe in the Moderate Income Housing Pilot Program, and think this will do great things to diversify this block. This project is also unique for the area, since it will create secured rental housing in area that has a very volatile rental situation. This part of 4th Avenue is highly accessible by transit and residents would be able to get to UBC or Downtown very quickly. It is also within walking distance to the beach, and local businesses. Finally, I can see in the renderings on Shape Your City that there will be some tall trees retained right out front. This will help our tree canopy growth goals, which as you know the Park Board has recently increased. In summation, please note my support for this development for the above reasons. Thank you. All the best, Sidney	Sidney tiansay			Unknown	No web attachments.