

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
02/11/2021	11:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Council, I wish that I did not have to continuously end messages of support for spot rezonings of perfectly normal buildings that one would expect to find and towns let alone cities. The 2018 municipal election revolved around housing. Unaffordable housing in Vancouver is the result of underbuilding and underused land particularly in our low-density residential areas. We price people out of Vancouver forcing long commutes and worse quality-of-life for these people and worse outcomes for the economy and our environment. This application shouldn't have to jump through all these hoops to get approved but yet here we are. Do the right thing and approve this project and move on to adding more housing in our highly desirable low density areas so that we can start to address affordability.	Charles Eyrich		s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
02/11/2021	11:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	The project will add 13 much-needed 2 bedroom homes that are suitable for families with children. Every new home counts. All areas of the city must do their part to alleviate the lack of homes in Vancouver.	Ken Paquette			Grandview-Woodland	No web attachments.
02/11/2021	12:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I am writing to support the proposed rezoning at 3084 West 4th Avenue and 2010 Balaclava Street. The FSR of approximately 3 is quite moderate for an urban context. As Senaw shows us, the FSR to maximize land value would be much greater, even recognizing local spillover effects. That is, land values (which reflect demand for homes) support a much taller building. Zoning that requires FSR's below the land value maximizing level reflect mismanagement, since the only serious rationalization for low FSR is enhanced enjoyment of the land. Since land value reflects approximately enjoyment of the land per person times people allowed on the land, value-destructive FSR limits are anti-utilitarian. Because affordability and environmental quality are improved with greater urban density, Council should impose FSR limits beyond owners' land value maximizing levels. I recognize that at least one councillor is concerned that the state of the forestry industry implies a lack of demand for rental housing. Our experience up to the COVID crisis of course indicates otherwise. CMHC data indicate that even COVID has not led to significantly lower rents throughout Greater Vancouver. No doubt when immigration and in-person university starts again, rental pressures will rise, notwithstanding the state of the resource extraction industry. That same councillor has also suggested that there is no need to add more housing than we added in the past 10 or 20 years, using as proof the fact that over the last 10 or 20 years we added as much housing as we, in fact, added. However, the growing stress felt by renters again while not enough homes were built (both in Greater Vancouver and throughout North America) indicates otherwise. Some neighbours have complained that this building is taller than other buildings nearby. They are correct. Kitsilano is absurdly underzoned. This small step represents an improvement in seriously trading off amenity against market forces and affordability. Regards, Tom Davidoff Kitsilano resident	Thomas Davidoff			Kitsilano	No web attachments.
02/11/2021	13:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This is an incredible opportunity to add more desperately needed rental housing. I'm in my mid thirties now and have been renting in the same place in Fairview for ten years, but share it with a roommate. (Before that I rented at McDonald and Broadway while attending UBC) It's looking increasingly unlikely that I'll ever afford to buy here, but it would be nice to be able to look to rent my own place in my forties or beyond, something that may be impossible unless we build more! Of the ten units in my current older no-parking building, only two own cars (20%) that I know of, and transit, walking and cycling serve the rest of us fine with groceries and jobs so nearby. It's exciting to see new buildings like this proposed with fewer parking spots, ensuring car ownership is less likely amongst residents and keeping the construction costs low enough to accommodate mid market rate rentals! Support!	Eleni Berger			Fairview	No web attachments.
02/11/2021	13:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Mayor and Councillors: I wholeheartedly support this project. It will: - create 35 new homes for people who need them, including 7 homes for households with low or moderate incomes like grocery store clerks, teachers, and other front-line workers - bring new families and individuals to the area, providing a much-needed boost to local businesses and making a great neighbourhood character even better - increase the supply of rental units in the market, lowering prices for renters across the city Vancouver needs more homes like these throughout the city. Please consider reforming zoning regulations to allow modest, 4-6 story buildings everywhere, not just on arterials, and not only through complex and gate-keeping pilot programs like MIRHPP. People who can't afford a luxury single-family home deserve quiet, tree-lined, pollution-free streets just as much as those who can. My partner and I want to live, work, and grow our family in Vancouver--a goal that slips further and further out of reach day-by-day even with our privileges and high incomes. There is no plan for the future of a Vancouver that I would want to live in that does not include buildings like these and the people that will call them home. Thank you for your service and consideration, Anthony Cotter	Anthony Cotter			Hastings-Sunrise	No web attachments.
02/11/2021	14:13	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	There needs to be more housing built in this city. My partner and I have been talking more and more about leaving the city because we can't afford it here. We like Vancouver and the amenities the city offers, but increasingly it feels like this city won't be our home. We've spoken to others our age who are moving out, some to Burnaby or some to New Brunswick. This city needs more housing of all types and projects like this are part of making the city more affordable.	Mark Levesque			Mount Pleasant	No web attachments.
02/11/2021	14:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	My wife and I moved to Vancouver last year and finding housing was a real challenge. We're fortunate to have found a home in the west end, but it costs a frankly absurd proportion of our income to afford a one-bedroom home. Housing like this is badly needed, and will serve an important purpose in our city.	Ian Thompson			West End	No web attachments.
02/11/2021	14:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This is the density we need to revitalize and grow this community!	Taylor Stacey			Fairview	No web attachments.
02/11/2021	14:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	A lack of income should not prevent a citizen of Vancouver from being able to find housing near the beaches, shopping, public transportation and amenities in Kitsilano. Regrettably, much of the extensive rental housing stock on 4th Avenue was bulldozed in the 90s and replaced by three and four storey condominiums. The diversity of Kitsilano was noticeably diminished as a result. This project replaces rental housing with rental housing -- almost 6 times the rental housing that is on the site currently. At present, the site consists of 6 units of rental housing at market value, which amounts to a profoundly inefficient use of its location on the SE Corner of a prime arterial street. This project will replace the 6 market rental units on the site with 8 non-market rental units designated for citizens with moderate incomes, and 27 additional market rental units. The net benefit of this project to the city is an additional 21 units of market rentals and 8 units of non-market rentals. This is a remarkable achievement for the city. But another way of understanding this project is to think of it as a long-overdue restoration of some of the rental housing that was destroyed in Kitsilano in the 90s and replaced by condominiums, and a return of some of the diversity that Kitsilano lost as a result. That is a truly worthy undertaking.	Dave Miller			Mount Pleasant	No web attachments.
02/11/2021	15:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I am glad to see another MIRHPP proposal. Kits is in dire need of more housing at below-market rates, and this building will fit in well with the existing multi-family homes in the area.	Michael Adria			Kerrisdale	No web attachments.
02/11/2021	15:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Please see attached letter of support.	David Eby	MLA, Vancouver Pt. Grey		Kitsilano	Appendix A
02/11/2021	15:49	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This is obviously a good idea, let them build!	Vincent Pierce			Fairview	No web attachments.
02/11/2021	15:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I live a few blocks from this development and strongly support this. We need more housing in this area of kits, there's massive demand to live here.	Oliver South		Kitsilano	No web attachments.	

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David Eby, MLA
(Vancouver-Point Grey)

February 11, 2021

Mayor and Council
City of Vancouver

Submitted online

Re: 3084 West 4th Avenue and 2010 Balaclava Street

Dear Mayor and Council,

I write to you in my role as local MLA for the community of Vancouver Point Grey. I would like to offer my support for the creation of low and moderate income rental housing in Kitsilano, especially the provision of secure rental units and family housing. I am fully in support of this use at 4th and Balaclava within my constituency so that families and individuals that live and work in our city can find safe, affordable, and appropriate housing.

This location is within walking or biking distance of two elementary schools (Bayview and General Gordon), several community parks, excellent public transportation and bike lanes, and the local business corridors on 4th Avenue, West Broadway, and West 10th/Point Grey.

I hear constantly from families, elders, and others who would love nothing more than to stay long-term in our community but cannot due to a lack of stable, affordable rental housing units.

I also hear from local merchants who need the support of greater population density to survive and thrive. Rental housing such as that offered by this locally owned, locally responsive project is a key component of a stronger community here in Kitsilano and in Vancouver as a whole. Thank you for your support, and please feel free to contact me with any questions, as always.

Yours truly,

s. 22(1) Personal and Confidential



David Eby
MLA, Vancouver Point Grey