

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
02/10/2021	11:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I am a young renter in Vancouver, living in a house with 5 other people - because housing is so expensive and hard to find in this city. It's fun for now, but it's definitely not a way to live a life long term and I would like to eventually have a nice little appartement close to the center of town, but at the moment this seems completely unrealistic. This development, and all others like it, are an absolute necessity if we don't want housing to get even less affordable for everyone who isn't lucky enough to be wealthy, or to have inherited property (...like me). Every apartment built is one less person who has to settle for hour-long commutes, or overcrowded and unsanitary housing. I also work as an environmental policy researcher, and can say with confidence that these types of developments are also a necessity when it comes to achieving our sustainability goals given the growth of the metro region.	Leopold Wambersie		s.22(1) Personal and Confidential	Riley Park	No web attachments.
02/10/2021	11:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Kits desperately needs more rental homes. It is a great area and housing options should be provided there for a wider range of Vancouverites. I am a renter in the West End but may someday need to relocate elsewhere due to a shortage of sufficiently large units to house my growing family. Kits is adjacent to downtown and I would like to live in this building or one like it as relocating here would let us keep many things about our lifestyle - minimal reliance on cars, walkable neighbourhood, etc.	Will Cleveland			West End	No web attachments.
02/10/2021	11:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I strongly urge council to approve this application, because it aligns well with the city's key priorities and citizen needs. These include: Increased rental housing stock Family accommodation Access to transit (to UBC, VGH, East Van and downtown) Lower building emissions Access to cycle paths In particular, I applaud the provision of Moderate Income Housing Stock units. In line with the city's moderate income housing policy, the site has been deemed appropriate for a six-storey building. As a result, the provision of attractive, affordable, much needed, and conveniently located accommodation for the likes of nurses, first responders, and teachers becomes feasible. As the current pandemic has underscored, these are the very people the adults, seniors, and children of a community heavily depend on for their safety, health, and well-being. Without this proposal, and the height required to achieve it, such professionals will likely be shut out from the community. They deserve better.	Peter Colenbrander	None		Mount Pleasant	No web attachments.
02/10/2021	12:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This is a great project and brings much needed secured market rental housing to Vancouver. Increased and maximizing density for sites such as this is crucial when considering the process and duration it takes to bring to completion and occupancy which can be as long as 5-7 years right now.	Gavin McLeod	Averra Developments Inc.		Mount Pleasant	No web attachments.
02/10/2021	13:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	As a young working professional, I live and work in the area and am in complete support for this project. If anything, the density and the units provided is hardly enough to make a significant dent in the major lack of rental inventories on the market. My family had a very hard time finding housing for rent in this area and this small building will at least set a precedent to allow more rental housing to be built here! We love the neighborhood but if the trend keep going, we will be push out of this area. The rich and wealthy residents want to keep their housing prevailing here, and I think it's very unfair. Please approve this simple and small project and make our city affordable and bring back housing equality for everyone! Thank you!	Ting Lin			Kitsilano	No web attachments.
02/10/2021	14:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I would love to see this project implemented. This is the neighbourhood I would love to live in one day, but as a junior staff member at a municipality, I cannot afford a home in someone's rented out condominium in this neighbourhood, as rents are too high. Please approve this moderate income proposal!	Angus Beaty			West End	No web attachments.
02/10/2021	15:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	As someone who grew up in Kitsilano and has been pushed out because of high housing costs, I welcome this development. Kitsilano and Vancouver both desperately need more rental homes to address the housing crisis. This proposal is exactly the type of development that we need more of in this city: a mid-size rental building with units dedicated for people earning moderate incomes, which happens to include myself. What's more, this building is located adjacent to other apartment buildings, is in a highly walkable neighbourhood and is close to downtown. It is disheartening that people who are forced out of the city due to the housing crisis have very little say in whether new housing gets built. For that reason, I am grateful for this opportunity to share my comments and I hope that this development is approved.	Adam Moore			Unknown	No web attachments.
02/10/2021	15:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Mayor & Council, I am writing to register my strong support for the proposed project at 3084 West 4th Avenue and 2010 Balaclava. I am a resident of the City of Vancouver. Our City --and the West Side in particular-- has an acute shortage of housing diversity and secured rental housing. The proposed project would help address both issues by adding 35 secured rental homes in a six storey apartment building. The fact that 20% of the building will be secured as homes for individuals and families with moderate incomes is also a huge plus. Vancouver --and the West Side in particular-- has become a place which is too expensive for many people to live in. Projects like this and policies like the MIRHPP will help Vancouver return to being a City that welcomes a wide range of people and families. The proposed low-rise form of the building is consistent with the buildings of the neighbouring blocks along West 4th. West 4th is a major transit route and the site is within walking distances to shops, restaurants, and parks. It is an ideal location to add new homes. Best Regards, Alexander Wright	Alexander Wright			Mount Pleasant	No web attachments.
02/10/2021	16:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I am a renter in Mount Pleasant. I would prefer to live in Kitsilano, but can't afford it. To make it affordable for people like me, we need to increase supply and build more housing. Housing for working families is more important than preserving easy street parking and neighbourhood character for rich homeowners.	Michael Wiebe			Mount Pleasant	No web attachments.
02/10/2021	16:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I think that this proposal for 4th and Balaclava is an innovative and well thought out proposal put forward to Council to approve. I am very familiar with the proposed location at 4th and Balaclava having lived on the West side for all of my life and feel that it will fit nicely into the area and bring new residents and brought income to the retail stores along the 4th Avenue and Broadway corridors. The proposer of this project knows the area well having earlier moved up his family in the Dunbar area. The owner and landlord of the tenants of the existing property he has known all his tenants over the years and sees the need to build a complex that steady long term families can rent. The location is perfect to walk and bike to. The additional units to built on the property will certainly enhance much needed services in the area. Regards Alan Sturgess	Alan T Sturgess		s.22(1) Personal	Arbutus-Ridge	No web attachments.
02/10/2021	16:15	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I support this rezoning project on 4th at Balaclava. As a resident of the neighbourhood only a few blocks away, it's great to see the addition of new residents and vibrancy to the area. The scale of building is modest and will fit in well on 4th Ave. It's also nice to see the MIRHPP program being implemented to successfully to bring much needed middle-income to Vancouver and Kitsilano. We need more projects like this! Thank You.	Bryce R Tupper	None		Kitsilano	No web attachments.
02/10/2021	16:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Hello and thank-you for taking the time to consider my comments. I'm a former resident of the Kitsilano neighborhood and relocated to east Vancouver in 2017 as my landlord sold our unit and the new owners chose to reside in it. We were unable to find any equivalent housing options and now my wife faces a much longer commute as a result. I strongly support this project as so many people were are in our shoes and we desperately need more housing and rental options for all types of Vancouverites. This is a beautiful development that I would love to live in. I truly think it is unfair that wealthy neighbourhoods yell louder to object to new housing resulting in only densifying along arterials or hoods that have already accepted desiccation. Recent studies from UBC have shown the detrimental health effects of living on arterials and highways due to increased pollution. Most of the people who will speak against this owned their property many years before housing prices sky rocketed and would not be able to afford to live in the area today, this is a step toward correcting that.	Garrett McDonald	NA		Grandview-Woodland	No web attachments.
02/10/2021	16:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I recently listed a ground level suite in Kitsilano and was shocked at the amount of inquiries I received. This region is in high demand for people of all walks of life and I do not blame them at all. Living here myself, I get to enjoy proximity to grocery stores, beaches, and so on. We need to build more in neighbourhoods like Kitsilano because there are so many people who want to live here and have the choice of living in clean, new, above ground apartments. If we keep the housing stock as is in Kitsilano, we exacerbate the problem of Vancouver's housing shortage, leading people who would otherwise live in the area to instead commute in with cars or overload public transit. As an environmentalist, I appreciate the low amount of car parking spaces as the area is very walkable and the transit service is quite frequent.	Karene Luu			Kitsilano	No web attachments.
02/10/2021	17:03	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Kitsilano needs more affordable rentals	Ursula Ellis			Unknown	No web attachments.
02/10/2021	17:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Vancouver needs more housing! As a millennial homeowner is south cambie, it pains me that so many of my friends and family can't afford to live in our beautiful city, and instead have to commute for hours, killing the planet and wasting their time. I support any and all density. But, I particularly like this project. Moderate income is a group that needs particular help, and Kits is a neighbourhood that would do fantastically with more homes. Super close to downtown, great transit, lots of shops. Please approve this development!	John-Jose Nunez			South Cambie	No web attachments.
02/10/2021	18:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	We need more affordable rental, this isn't a negotiable position. This project should receive unanimous support.	Ian W Robertson			Fairview	No web attachments.

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02/10/2021	20:14	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I lived in six different Kitsilano apartments over a period of six years while working at UBC. I moved so often because of renovations, roommate difficulties, and poor conditions in basement suites. Kitsilano desperately needs a healthier market for rental homes, especially for moderate incomes. Wealthy neighbourhoods should not be able to refuse new rental housing. People who have been priced out are stakeholders, too.	Dan Mazur	N/A	s.22(1) Personal and Confidential	Fairview	No web attachments.
02/10/2021	20:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	My name is Wendy Waters and I'd like to share my support for this project. I know this area very well. I used to live one block away from this property in a rental basement suite. I also grew up not far from here, attending Carnarvon Elementary at 16th and Balaclava. Kitsilano back then (the 70s and 80s) was an affordable, eclectic neighbourhood of immigrants, artists, small business owners, teachers, government workers, and university staff. Today, few of these demographic groups can afford Kitsilano. The lack of purpose-built rental housing, that is secured as such, in Kitsilano, is alarming. Kitsilano is becoming more and more unaffordable, and for many, unattainable. Many parts of Kitsilano feel like the neighbourhood is dying. It is so much less vibrant than decades ago and I suspect this is from a lack of young adults and young families to support retail and restaurants. Projects like this are part of the solution. As a mother myself now, I want my kids to have housing choice for their future. In my view, as someone who grew up in the area, this proposal will only add to the community, not take away from it. It looks like a high-quality project that considers the surrounding context well. I urge you to approve this project and be part of the solution. Thank you very much, and I appreciate the work you have done with this so far. Now is the time to support this modest project as a first step toward making Kitsilano and Vancouver more welcoming to people of all backgrounds.	Wendy Waters	Concern Citizen, long time resident		Unknown	Appendix A
02/10/2021	20:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I am a renter in Kitsilano. The should be automatically approved. It's shocking that this even requires a rezoning in the first place. This type of density should be allowed not only on 4th but anywhere in Kitsilano. Extremely frustrating to see council's time is required to be wasted approving every apartment building that gets built in this neighbourhood. All the while vacancy rates remain chronically low and rents remaining too high. Dear Council,	Evan Taylor			Kitsilano	No web attachments.
02/10/2021	21:06	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I'm writing to express my strong support for the proposed rental development at W 4th and Balaclava. Vancouver needs additional affordable rental housing options and this development provides that. I urge you to approve this rezoning application.	Cole Finnogason			Kitsilano	No web attachments.
02/10/2021	21:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	We need to address the housing crisis in Vancouver. On way to do this is to build more projects like this along transit corridors like 4th Ave and Broadway and Cambie and Arbutus and etc. This project is a step in the right direction.	Emily Van Gulik			Kitsilano	No web attachments.
02/10/2021	21:19	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear City Council, I am writing to advocate for more rental housing in our city ' including the rezoning application at West 4th Avenue and Balaclava Street. I am in strong support of increasing secured rental housing, particularly through the City's new moderate income rental housing program, as I believe it will incentivize developments to build more affordable housing alternatives to condos. The project that has been proposed at West 4th and Balaclava is a perfect candidate to deliver on this policy. It is well located near transit and existing services in the community and it fits into the immediate context of the community in terms of their design quite well. This project, although small in scale, will really make a difference in the lives of 35 families, who require access to stable rental housing. I support this project and I hope that Council will move it forward. Thank you. Rusty Antonuk	Rusty Antonuk			Mount Pleasant	No web attachments.
02/10/2021	21:23	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I grew up in Kits and like many of my peers, I had to move away from the area even to find rental accommodations. I feel the proposed development at 4th and Balaclava will allow people who may otherwise have been priced out of that market an opportunity to thrive in that community. In supporting people to be able live and work within the same community you support green initiatives, work/life balance and a deeper sense of community pride. I hope the city will continue to look for similar 'moderate income rental housing' initiatives.	Sandra Antonuk			Mount Pleasant	No web attachments.
02/10/2021	21:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Kitsilano desperately needs more rentals. 6 stories is not tall enough!	John Miller			Kitsilano	No web attachments.
02/10/2021	21:42	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Council, We desperately need more housing in Kitsilano. I'm a young professional with a university degree and for the last 3.5 years, have lived in a trailer. Affordable housing options in this city are like pension plans in today's gig economy. Kitsilano and Council have a moral obligation to take into account the opinions of not just homeowners in the neighbourhood but potential homeowners who would live here if only there were affordable housing options. Thank you.	Jenny Tan			West Point Grey	No web attachments.
02/10/2021	22:07	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	We need housing like this that is affordable and in a walkable area so people who make <75k don't need to leave this city. Having a variety of housing types and points of affordable access is what I understood are the priorities of this council. I also think the design of this application fits the neighbourhood	Samir Benhatta	Resident		Mount Pleasant	No web attachments.
02/10/2021	22:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Mayor and Council, Please support these homes. The city needs them. These are badly needed rental homes with a significant below-market (and subject to vacancy control) aspect. It should be a complete no brainer, and should be allowed across the city. In any neighbourhood, on any street. The people who will live in these homes will benefit their community. They'll benefit the city. If they don't live here, where will those people live? Are you prepared to diminish the city by refusing to tolerate these homes? Please do the right thing and support these homes. -Peter Waldkirch	Peter Waldkirch			Fairview	No web attachments.
02/10/2021	23:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Please see my comments in the attached letter.	Owen Brady			Grandview-Woodland	Appendix B
02/10/2021	23:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This increase in density of housing is what is needed for the west side of Vancouver and request that council approve these projects. We must permit the type of housing in single-family areas otherwise we will be stifling the growth in Vancouver	Howard Wong			Shaughnessy	No web attachments.
02/11/2021	09:48	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Look, we desperately need more housing for families in Vancouver. You can start from approving this humble project. COVID has driven so many people out of the city and it isn't fair. You can support your citizens by giving them affordable, transportation-friendly homes. This is on an arterial, it's a no-brainer.	Chih-Heng Hsia			Fairview	No web attachments.
02/11/2021	10:18	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	I live at s.22(1) and strongly support the application. Both rooms of my apartment overlook the site of the application, and I would support even 60 stories across the street. However, I caution that my opinion is not the one that matters; the important metric of public support is that 35 additional households would like to live in Kitsilano, so they should be free to do so if someone is willing to build the homes. This area is especially suitable for additional people, being almost exactly equidistant to UBC and downtown on short transit trips. I've comfortably lived a car-free life here since 2016, which is not practical in the great majority of the city and region; transit is excellent and all daily needs are within a comfortable walk. Additional residents will enhance the range of urban commercial amenities. There is nothing noble about trying to hoard the opportunity and enjoyment that comes with living in a great place like Kitsilano, and look forward to welcoming these new residents and (hopefully) many more.	Sebastian Zein			Kitsilano	No web attachments.
02/11/2021	10:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	This is exactly what's needed to improve the housing stock in the area, attract and keep residents in Kits and densify in a smart way. Do not let the NIMBYs win! Basement suites in heritage houses and 50-year old rental apartments are not good enough anymore. I'm a homeowner in a relatively new building in Kits. I want the same quality of life for renters and people of all walks of life in my community. Age and quality of housing doesn't need to cut along rent or buy lines.	Spencer Perry		Kitsilano	No web attachments.	
02/11/2021	10:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Dear Council I support this rezoning under the MIRHPP. This is a neighbourhood that is extremely well suited to a reduced parking rental, in a neighbourhood that desperately needs more rental housing. This project also should have been allowed to proceed without a rezoning. We are in a rental crisis and we need more housing to get out of it. Thank you	Elliot Hoyt		Victoria-Fraserview	No web attachments.	
02/11/2021	10:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Support	Please support this application. MIHRPP is crucial to advancing affordability in this city. Disappointing the gentry have already had this project cut back, when they are not the ones who are affected by its construction. It's young people like me looking for affordable options to live in this city who are positively affected when these projects go ahead, and negatively affected when they don't.	Jeffrey Baldwin		Victoria-Fraserview	No web attachments.	

Wendy Waters s.22(1) Personal and Confidential

10 Feb 2021

Mayor and Council
City of Vancouver

Re: Support for new rental at 3084 W 4th Avenue and 2010 Balaclava Street

Dear Mayor and Council,

My name is Wendy Waters and I'd like to share my support for this project.

I know this area very well. I used to live one block away from this property in a rental basement suite. I also grew up not far from here, attending Carnarvon Elementary at 16th and Balaclava. Kitsilano back then (the 70s and 80s) was an affordable, eclectic neighbourhood of immigrants, artists, small business owners, teachers, government workers, and university staff. Today, few of these demographic groups can afford Kitsilano.

I myself moved to s.22(1) Personal and Confidential 20 years ago as it felt like the Kits of my youth. And by the dawn of the 21st century, Kits was no longer affordable to two professionals with solid incomes. I still visit the neighbourhood regularly.

The lack of purpose-built rental housing, that is secured as such, in Kitsilano, is alarming. Kitsilano is becoming more and more unaffordable, and for many, unattainable. Many parts of Kitsilano feel like the neighbourhood is dying. It is so much less vibrant than decades ago and I suspect this is from a lack of young adults and young families to support retail and restaurants.

Without more secured rental buildings like the one proposed tonight, Kitsilano will continue to lack vibrancy. Not having purpose-built rental also prevents Kits from being part of the Lower Mainland effort to solve the housing crisis. The more market rental we have, the more stable rents will become. We as a Lower Mainland and Vancouver society need to add housing everywhere. There can be no zones of "no new housing" of virtual gated communities.

We simply cannot rely on secondary suites in basements to provide the rental housing the city needs and this neighbourhood needs. Basements are not practical housing for many young families or professionals who want to create a home that's truly theirs. And basements do not have the scale needed to make a dent in the housing shortage for all income levels from those needing full or modest assistance to those with great incomes who just need a vacant home to rent. New rental allows those with solid incomes to move out of older rental, freeing that for those with less income.

Projects like this are part of the solution. As a mother myself now, I want my kids to have housing choice for their future.

There may come a day when my kids or your kids are the ones struggling to find an appropriate long-term home in our City – but not if we the right choices and get this housing crisis under control.

In my view, as someone who grew up in the area, this proposal will only add to the community, not take away from it. It looks like a high-quality project that considers the surrounding context well. I urge you to approve this project and be part of the solution.

Thank you very much, and I appreciate the work you have done with this so far.

Also, for those saying someone who is now from East Van should not have a say: This is not a gated private community. Kits is part of Vancouver and Metro Vancouver and what gets built—or does not—it Kitsilano impacts all of us, and our children. Every lot that becomes available for housing we only get once change to get it right in a generation or even 3.

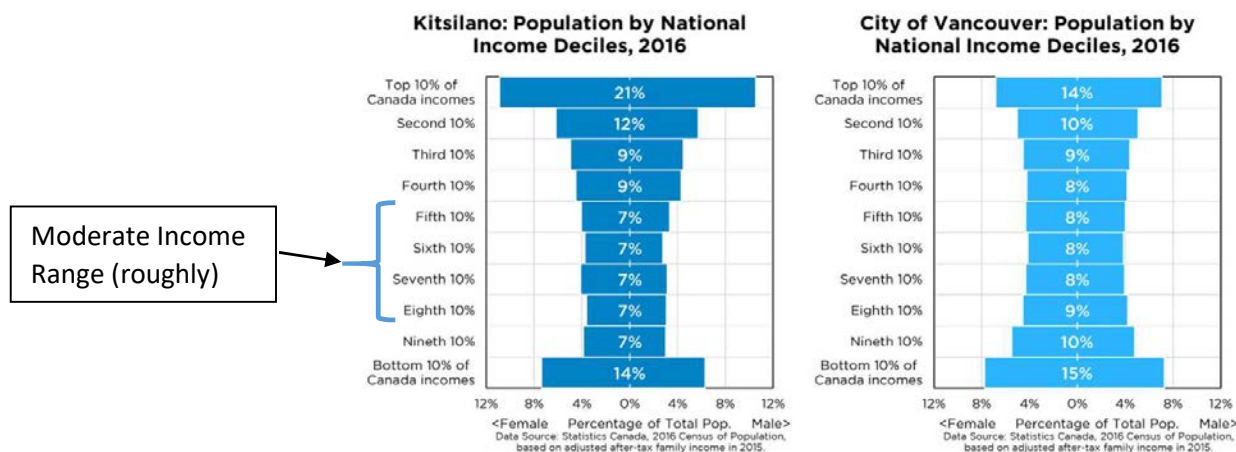
Now is the time to support this modest project as a first step toward making Kitsilano and Vancouver more welcoming to people of all backgrounds.

Wendy Waters

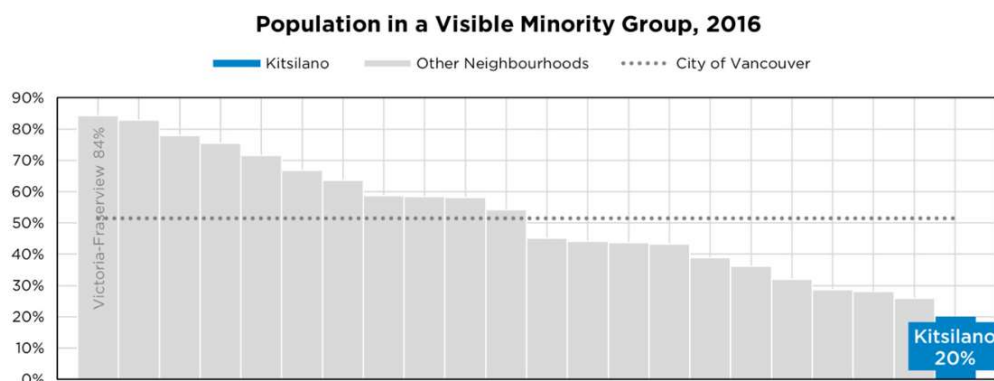
Dear Mayor and Council,

I am writing to express my strong support for this proposal. I likely will not live in the area anytime soon, but building housing like this, especially in wealthy areas like Kits, will help to keep all of Vancouver more affordable.

There is no doubt that many shops and restaurants in Kitsilano rely on moderate income workers. Yet moderate incomes are distinctly lacking among those living near West 4th.



Council has previously approved similar projects in East Van, such as 2543-2583 Renfrew St., so it would be odd not to approve this as well. And Kitsilano is a place with a striking lack of diversity in many forms. This cannot easily be separated from the outsized political organization that typically seeks to reject most new, denser multi-family housing in or near wealthy Kits.

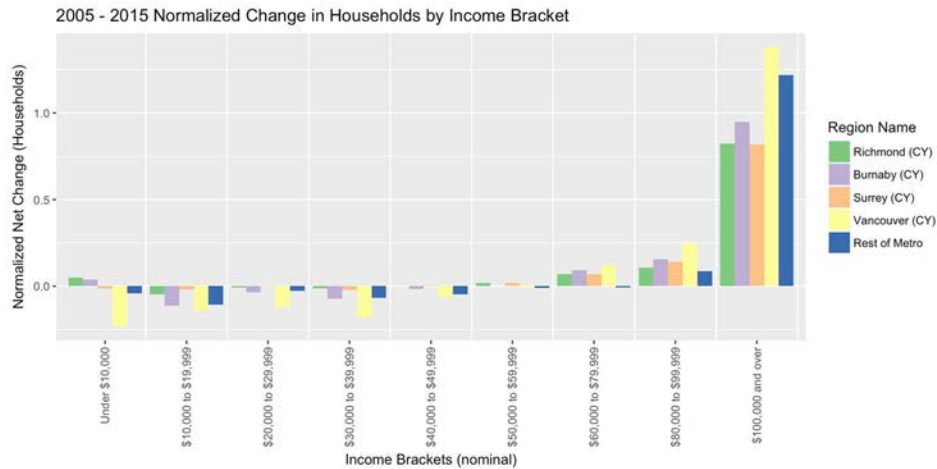


It is an unfortunate certainty that some will say that the market rate homes in this proposal are “not needed.” However, academic evidence makes it clear that building more market rate homes reduces displacement, reduces nearby rents, and reduces pressure on lower income neighbourhoods; such as a recent study by Evan Mast, which was [summarized by City Observatory](#) thusly:

“building 100 new market rate units is likely to trigger new occupancy in about 60 more affordable units elsewhere in the metropolitan area. These effects extend well outside the area in which the new housing is built, and reaches areas with lower levels of income and different racial and ethnic compositions.”

That is, when people move into a new building, it triggers a chain-reaction of moves that allows lower-income households to move to more affordable homes as they are vacated.

It is also worth noting that higher income households generally do not get displaced, and higher income households have been growing quite rapidly here. In fact, households earning over \$100,000 represent well over 100% of net household growth in Vancouver over the last two census periods. I certainly share the concern of many councillors that those earning less than \$50,000 or even \$80,000 ought to be able to find adequate housing in this city, but it is both obviously wrong and counterproductive to that very goal to conclude that “expensive” market-rate housing is not serving the needs of local residents.



In closing, I think this is a neat little building that fits in well and is entirely appropriate for the area, especially in an ‘urban core’ neighbourhood. Thank you for your consideration of my comments.

Sincerely,

Owen Brady