

6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue - SUPPORT

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/16/2022	13:31	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Dear Mayor Stewart and Members of Council, I am a Vancouver resident writing in support of the Balfour Block proposal, located at 906-982 W 18th Ave / 907-969 W 19th Ave. As such a large site in a beautiful area, I would love to see its development potential maximized with higher density. I would be wonderful to see more families welcomed to this area, who can take advantage of the multitude of community amenities nearby such as park space, a community centre, and the playground proposed by the applicant. This is a prime opportunity to deliver a robust mix of housing, that will only serve to strengthen the Fairview community. I appreciate that a range of options have been proposed, including strata, below market and rental homes to ensure we will see a diversity of people living here. In closing, I also appreciate the refinements made to the building design which I believe will transition nicely to the neighbourhood's character. Thank you, Jo	Jo Lam	s22(1) Personal and Confidential	Kitsilano	No web attachments.
06/19/2022	17:31	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I fully support this project. - We desperately need more housing. - The plan has a good mix of market & non-market options. - The size is very reasonable, especially considering other apartments along Oak & Cambie.	Craig Woods	s22(1) Personal and Confidential	Shaughnessy	No web attachments.
06/20/2022	09:20	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	We need more thoughtful projects such as this in this area. Mayor and Council should be doing everything they can to expedite and approve projects like this.	Rachel Dunn	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
06/20/2022	15:33	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I have reviewed the housing plan for the Balfour Block and feel its range of units and its amenities -the child care in particular - are very appropriate to the shared needs of city residents.	Chris Kelly	s22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
06/21/2022	10:21	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I firmly support the applicant's rezoning proposal at 906-982 W 18th Ave and 907-969 W 19th Ave (the "Balfour Block"). This site is extremely underutilized in its current form and the present RT-2 zoning allows negligible opportunity to redevelop and add much needed market, and non-market residential density as the applicant has proposed. The built-form proposed for the Balfour Block in the application is highly conscientious of its context in the largely low-medium residential density neighbourhood and is an exemplary model for adding density without disruptively altering the character of the area. Its mix of ground-oriented townhomes and mid-rise multi-family buildings is ideal to accommodate a variety of household sizes and incomes. The proposed site plan features extensive green space and pedestrian thoroughfares transecting the site - both of which are highly accretive to the neighbourhood and resident experience. The mix of stratified market townhome and condominium units, and the extensive secured market and moderate income rental units add much needed housing solutions to residents across the income spectrum and adhere closely to the City of Vancouver's planning priorities for residential communities on the West Side of Vancouver. My chief criticism of this project is that the site is capable of supporting greater residential density than the applicant has proposed. Given the rare scale of the contiguous Balfour Block site in Vancouver's West Side where the assembly of single family lots makes the acquisition of a scaled site challenging, it would be short sighted for Council to restrict the applicant to the current density when a project of materially greater value to the community could be approved. With that said, if Council is unwilling to support additional density along similar ratios of market condominium/townhome, secured market rental, and moderate income secured rental as found in the current application, I wholeheartedly support the approval of the application as-proposed.	Jonathan Muzyka	s22(1) Personal and Confidential	Kitsilano	No web attachments.

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06/21/2022	15:51	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Dear Mayor and Council, My name is Joshua Guy and I am supportive of the plans for Balfour Block. I'm a Vancouver resident who supports rental housing, especially located off of an arterial like Oak Street. I was impressed by the range of housing proposed here ' this project would provide options for potential homebuyers, healthcare workers at the nearby hospital, young families and downsizers. In addition, it's located within walking distance of the future Broadway Subway line which would make transiting a breeze for future residents. I hope Council will vote to approve.	Joshua Guy	s22(1) Personal and Confidential	West End	No web attachments.
06/22/2022	14:37	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Entered by Correspondence Group. See attached letter.	Jeremy Berger		Oakridge	Appendix A
06/22/2022	21:05	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Dear Mayor, Council, City Staff: I'm in support of the Wesgroup proposal at Oak and 19th, 'Balfour Block'. The rental and condo buildings (relatively taller at 6 storeys) are focused on the arterial ' where it should be ' with the lower density forms/townhouses deeper into the neighbourhood. Beyond the current units onsite seeming very inefficient, I believe that this project ticks off a lot of boxes. t's family oriented with almost 60% of the homes with 2-3 bedrooms; there is affordable housing with 25% of the homes at moderate income rates; there is a park and a daycare onsite which is much needed everywhere in the city and cost prohibitive for so many to build; and there is a huge range of unit options that will provide people many opportunities to move up the home-ownership ladder from a studio all the way to condo. It feels like the list is long ' and that's because it is! Please encourage other developers to be like Wesgroup and listen to the community feedback and make changes where they can. This is a model I'd like to see going forward and I support this and other projects like it. ' Bona	Bona CoKehyeng		Mount Pleasant	No web attachments.
06/23/2022	13:08	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Dear City of Vancouver: I am a resident and owner, writing in support of the Balfour Block proposal. I've been aware of this project for some time, working in real estate myself and also noticing the sign up for a while. I think it is very clear that Vancouver needs to focus on redevelopment and densifying neighbourhoods to allow for more supply for families in this city. I'm glad to hear that the application has been refined and redesigned to better suit the neighbourhood and I hope this project can move along quickly. This is the perfect location to deliver much needed rental and below market housing. This project will fit in nicely with the surrounding neighbourhood and I hope to see it approved sooner rather than later. Thanks for your consideration.	Jesse Heimsoth		Fairview	No web attachments.
06/23/2022	13:34	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Dear Mayor Stewart and Members of Council. I'd like to register my support for the proposal to renew the Balfour Block site in the Cambie Corridor with a mix of strata, market rental and moderate income housing. The proposal offers a number of 2 and 3 bed homes, as well as an onsite daycare and park, which will make this development an attractive option for families. With Vancouver General Hospital within close walking distance, I imagine the homes proposed here will appeal to doctors, nurses and healthcare workers, many of whom would also qualify for the moderate income housing. If approved, this development will nearly triple the rental housing capacity on site, while also delivering market townhomes suitable for first time home buyers, seniors and downsizers, in a neighbourhood that is well served by transit and amenities. I hope that Council will support this great mixed use development. Thank you ' M.Z	Max Zessel		Kitsilano	No web attachments.

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06/24/2022	09:16	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Hello there, I wanted to drop a note to say that I love the Balfour Block proposal as it currently stands. There is a great mix of unit types and rates, and I always hear that neighbourhoods with mixed incomes have the highest success rates. The mix of M RHPP units, market rental, and condos will be really exciting. This is a great model that I think other developers should follow. Further, I am satisfied that the current renters onsite will be taken care of with the right of first refusal in the brand new units and the guarantee that the units will be the same type as what they had prior to the redevelopment. I hope that this project (and others like it) moves forward and we see it built to completion in a timely manner. Thank you.	Denzel Brooks	s22(1) Personal and Confidential	Downtown	No web attachments.
06/24/2022	09:18	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I'm writing in support of the Balfour Block project. I really admire that the proponent solicited feedback, took it away, and came back with a revised application. I think this project now fits in with the neighbourhood perfectly and I'm really happy with its current form. When you walk by these homes now, you notice how much greenspace there is, and I really like that we will see that retained with the new public park that has been added at the corner. Now, it's available for everyone to enjoy and not just the people who live there. I think the varieties of housing tenure and typologies will make this a really exciting project for the city. I think that you should support this project and applaud your staff and the proponent for their work together on making this project the best it can be. Best, Adriana Davila	Adriana Davila		Downtown	No web attachments.
06/27/2022	10:18	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I'm glad to see the proposed development in our neighbourhood. It is much needed and the densification is long overdue for the area. We need to see more mixed use, like this one, and higher buildings to ensure there is more inventory available.	Zdenka Buric		South Cambie	No web attachments.
06/27/2022	15:25	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	Hello, Mayor, City Council: I'm writing in to express my support for the Balfour Block proposal. The way I see it, the project has everything you could hope for. Rental and below market rental homes, condos, townhomes, apartments, a park, daycare, I could go on. This is a full package of amenities that would not only benefit the future residents of the site but also the neighbours. I know that change is scary for many, but I know that if this project gets built, people will be thankful for all that it has to offer. The city needs more housing, and this is a great step in the right direction! Nycol	Nycol Bevis		Oakridge	No web attachments.
06/28/2022	12:25	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I live s22(1) Personal and Confidential development. This is a critical improvement needed in the area to increase density along rapid transit. We need to do more as a City and replace ageing rental stock with a great new community. I fully support this proposal and truthfully, think it should be even more dense. We need more housing supply and this proposal vastly improves the neighbourhood and area. The housing mix provided is great and the applicant has a proven execution track record in the City. Stop wasting more tax payer dollars and approve this. It has been long enough.	Kim		Fairview	No web attachments.

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06/28/2022	14:09	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I support the thoughtful densification of this city. I am concerned about upgrading school/childcare facilities nearby to handle an influx of families. Also any risks of flooding need to be addressed.	Em Kay	s22(1) Personal and Confidential	Unknown	No web attachments.
06/28/2022	14:31	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	To whom this may concern, reaching out to regarding the development at 906-982 W 18th Ave and 907-969 W 19th Ave is coming to Council for decision. I am in full support of this application, and I hope it gets approval by municipal decision makers to move forward to construction. With a daycare proposed on the property, I imagine that many families with young children ' or their grandparents ' would love to live here. The moderate income rental homes are also a huge benefit to the City. The majority of Vancouver residents are renters and earn moderate incomes. This development also provides a great option for seniors looking to downsize in the area. The West Side of Vancouver is home to an older demographic. I would think there are lots of people who live in and around the neighbourhood that will need to make a decision to move from their single family homes to something that makes it easier to get around without a car, to be closer to shopping and hopefully will have better bus transportation. For these reasons, I think there will be strong demand to rent or own a home in this development. I hope to see this project move ahead. ' Jenny Zinger	Jenny Zinger	s22(1) Personal and Confidential	Unknown	No web attachments.
06/29/2022	09:09	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Support	I am writing to express my support for the proposal to add a mix of housing at 906-982 W 18th Ave and 907-969 W 19th Ave. The homes proposed in this development will be attainable and well suited to residents at various stages of life, ranging from young professionals and families to seniors looking to downsize. I also think more housing ' specifically rental and more affordable alternatives to single family housing, like condos and townhomes ' is needed in Vancouver to serve our sizable employment base. As a young professional in Vancouver, we don't have enough housing options to meet the needs of our local workforce today ' and this will only get worse with time. Unfortunately, many people who provide support services to our local businesses and our economy don't live in the City of Vancouver and are forced to endure long commutes. This is both a problem from an employee retention and from a traffic congestion perspective. Encouraging the development of new housing, like the condos, rental and below market rental homes being proposed here, should be a no-brainer. While approving new housing proposals today won't solve our immediate need, the more housing options that are created today, the better for the long term needs of our community (including all the kids growing up here now that may wish to stay close to home). ' Derrick Tan	Derrick Tan	s22(1) Personal and Confidential	Fairview	No web attachments.

APPENDIX A



June 20, 2022

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

Dear Mayor and Council:

Re: 906-966 West 18th Avenue and 907-969 West 19th Avenue

Tikva Housing Society is a charitable non-profit housing society with a mission to provide access to innovative and affordable housing solutions, primarily for Jewish individuals and families. We are quite familiar with the need for more affordable housing in all parts of Vancouver, and our target population is deeply affected by the shortage in the western part of the city.

That is why Tikva is pleased to see the rezoning application by Wesgroup for the redevelopment of the "Balfour Block." With 99 secured rental apartments, 25% of which are proposed to serve moderate-income households, this development will address some of the need in this community.

Therefore, we would like to express our support for the project as outlined in Wesgroup's recent revised application for rezoning.

We strongly encourage City Council to actively support and promote more affordable rental housing in all developments and in all parts of Vancouver.

Sincerely,

s22(1) Personal and Confidential

Jeremy Berger
Vice-Chair, Tikva Housing Society