

CD-1 Rezoning: 2079-2085 West 5th Avenue - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-25	11:43	CD-1 Rezoning: 2079-2085 West 5th Avenue	Support	Vancouvers cost of living is out of control. It is valuable that we put in more social housing units that also combine commercial space and social service centres.	Ryan Bergen	Kitsilano	
2025-07-02	09:26	CD-1 Rezoning: 2079-2085 West 5th Avenue	Support	Kitsilano Neighbourhood House has a strong history in working with Brightside Community Homes Foundation, and would like to offer our supports via the attached Letter of Support. Best, Teddy Chan, Executive Director Kitsilano Neighbourhood House	Teddy Chan		Appendix A
2025-07-02	15:22	CD-1 Rezoning: 2079-2085 West 5th Avenue	Support	Very much in support! 200 units of badly needed social housing!	James Madden	Dunbar-Southlands	
2025-07-02	15:36	CD-1 Rezoning: 2079-2085 West 5th Avenue	Support	See attachment.	organization LandlordBC	I do not live in Vancouver	Appendix B
2025-07-03	15:30	CD-1 Rezoning: 2079-2085 West 5th Avenue	Support	We support Brightside Community Homes Foundation’s rezoning application for 2085 West 5th Avenue, which will help create much-needed affordable rental housing in Kitsilano.	Alita Tocher		Appendix C



K I T S I L A N O

Neighbourhood House

We are writing to express our support for Brightside Community Homes Foundation in their rezoning application that will enable Brightside to redevelop their property at 2085 West 5th Avenue and significantly increase the amount of much-needed affordable rental housing in Kitsilano.

Kitsilano Neighbourhood House, a charitable non-profit community-serving organization, has been a part of the Kitsilano community since 1972, and represents the only Neighbourhood House on the Westside of Vancouver. Kits House is dedicated to providing an opportunity for everybody in our community to get together and be engaged. They offer many different programs like volunteer-led English Conversation Circles, weekly hot lunches for seniors, childcare and much more. They are currently the only Neighbourhood House on the Westside and serves many different communities like Kitsilano, Dunbar, Arbutus Ridge and Point Grey.

Brightside Community Homes Foundation is a charitable, non-profit affordable housing organization that provides safe and secure homes for those who struggle to meet the demands of market housing, including seniors, low-income families, and People with Disabilities. Brightside has been operating in Vancouver since 1952 and has been a part of the Kits community since 1967. Kits House has partnered with Brightside on many occasions over past years to provide community services for the numerous Brightside residents living in or near the Kitsilano community. Brightside has also been a key supporter of Kits House's own Housing services, in knowledge sharing and mentoring of their operations framework.

Brightside's proposal to redevelop their property at 5th and Arbutus – just four blocks from the Kitsilano Neighbourhood House – will have a meaningful impact on housing affordability in the community.

We are keen to support Brightside's redevelopment proposal for 2079-2085 West 5th Avenue and encourage City Council to approve rezoning for this essential housing initiative in the Kitsilano neighbourhood.

Thank-you,

s. 22(1) Personal and Confidential

Teddy Chan, Executive Director

Kitsilano Neighbourhood House

s. 22(1) Personal and Confidential

July 2, 2025

Mayor and Council, City of Vancouver

Re: 2079 – 2085 W. 5th Avenue Rezoning

On behalf of LandlordBC, please accept this letter of support for Brightside Community Homes Foundation's rezoning application for 2079 – 2085 W. 5th Avenue in Vancouver.

Brightside has proposed the redevelopment of 2079-2085 West 5th Avenue to replace the 21 existing units at Brightside's Arbutus Court property with 200 new, affordable rental homes in the Kitsilano Community for families, seniors, and people with disabilities.

Arbutus Court is an aging three-storey walk-up apartment built in 1964. The current building has largely reached the end of its serviceable life and does not include an elevator or other modern accessibility features that would be beneficial to the current residents who are predominantly independent-living seniors.

As part of the redevelopment, Brightside acquired the neighbouring property, a single-family dwelling located at 2079 West 5th Avenue, in order to increase the viability of the redevelopment proposal and to considerably increase the number of affordable homes on the site. The new building would also feature community-serving retail and social purpose office space.

Furthermore, this project will exceed the City of Vancouver's new Broadway Plan Tenant Relocation and Protection Policy (TRPP). Brightside's highly resident-centred approach to tenant relocation ensures all current residents will be fully supported throughout the relocation process. All residents that wish to exercise their Right of First Refusal will have the opportunity to return to the new building at their same rental rates based on income once complete.

This is a well-considered plan that will serve the needs of the community for the next 60-70 years. Brightside has a history of going beyond creating affordable homes by emphasizing community development that fosters strong social connections and resilience among its residents. We strongly encourage you to approve this application.

Sincerely,

s. 22(1) Personal and Confidential

David Hutniak
CEO
LandlordBC

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

Appendix C

Dear Vancouver City Council,

We are writing to express our support for Brightside Community Homes Foundation in their rezoning application that will enable Brightside to redevelop their property at 2085 West 5th Avenue. This redevelopment will significantly increase the amount of much-needed affordable rental housing in Kitsilano.

M'akola Housing Society provides safe, affordable and appropriate homes primarily for Indigenous people and families. Established in 1984, M'akola offers family housing, homes for singles and couples and assisted living for Elders and seniors. M'akola's housing is now operating and providing housing in various communities throughout BC. We manage nearly 2,000 homes and are serving more than 5,000 family members.

Brightside Community Homes Foundation is a charitable, non-profit affordable housing organization that provides safe and secure homes for those who struggle to meet the demands of market housing, including seniors, low-income families, and people with disabilities. Brightside has been operating in Vancouver since 1952 and has been a part of the Kits community since 1967.

Brightside's proposal to redevelop their property at West 5th Avenue and Arbutus will have a meaningful impact on housing affordability in the community. The redevelopment will provide more opportunities for people who work in Kitsilano's many local business to live in and support the community they work in.

M'akola, like Brightside, provides affordable rental homes for many seniors, families, and people with disabilities in Metro Vancouver. We are highly supportive of Brightside's efforts to increase housing affordability in Kitsilano. We encourage City Council to approve rezoning for this essential housing initiative in the Kitsilano neighbourhood.

Sincerely,

s. 22(1) Personal and Confidential

Alita Tocher, Senior Director of Housing Operations