

Liz Chan

From: Charmaine Holder
Sent: August-29-18 2:55 PM
To: Liz Chan
Cc: Tom Pappajohn; John Pappajohn; Charmaine Holder
Subject: Fw: Open House Pre Application

FYI

Charmaine Holder Damonse

Administration

James Holdings Group

670 - 1665 West Broadway

Vancouver, BC

V6J 1X1

Telephone: 604 732 7122 ext 102

fax: 604 732 7142

Email: charmaine@jamesoncorp.ca

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From: Doug Purdy <doug@cpadevelopment.ca>
Sent: August 29, 2018 2:49 PM
To: Charmaine Holder
Subject: Fwd: Open House Pre Application

I thought you should know

DOUG PURDY, PRESIDENT

LPA Development Consultants
228 West 21st Avenue Vancouver, BC V5Y 2E5

604-736-5546 - Office
604-838-5203 - Mobile
Email: doug@cpadevelopment.ca

Begin forwarded message:

From: s 22(1)
Subject: Open House Pre Application
Date: August 28, 2018 at 6:52:54 PM PDT
To: doug@cpadevelopment.ca

Doug

I received your pre-application open house letter. I oppose. Why isn't the developer applying for a subdivision of the lot into smaller lots to build townhouses under RT-8 instead? Or just put townhouse in the long lot under RT-8? If the city starts making exceptions then it never ends.

I won't be able to attend to the open house in Sept but I will definitively attend the city consultation process.

s 22(1)

Sent from my iPhone

Liz Chan

From: Charmaine Holder
Sent: September-05-18 12:06 PM
To: Liz Chan
Subject: Fw: Jameson Larch & 2nd Ave. LP

FYI

Charmaine Holder Damonse

Administration

James Holdings Group

670 - 1665 West Broadway

Vancouver, BC

V6J 1X1

Telephone: 604 732 7122 ext 102

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From: Doug Purdy <doug@cpadevelopment.ca>
Sent: September 5, 2018 11:38 AM
To: s.22(1)
Cc: Tony Pappajohn; Tom Pappajohn; Charmaine Holder
Subject: Re: Jameson Larch & 2nd Ave. LP

Hello Again s.22(1) Construction start & completion dates are very difficult to predict in the City these days. No part of the existing structure will be retained. I can inform you that the building has been re-leased to the church for another year, until September 2019, given the lengthy City approval process.

Once the rezoning process is completed, we will have a more informed idea of timetable and will let you and others in the immediate area know.

Best regards

DOUG PURDY, PRESIDENT
LPA Development Consultants
228 West 21st Avenue Vancouver, BC V5Y 2E5

604-736-5546 - Office
604-838-5203 - Mobile
Email: doug@cpadevelopment.ca

On Sep 4, 2018, at 9:53 PM, §.22(1) wrote:

Thank you for your prompt and informative response. I am also interested to know the anticipated start and end date of the construction, and as a matter of curiosity do the plans anticipate maintaining any of the existing building?

I would be interested to receive any regular updates on the project that you will be sending out in the future.

Thanks!

§.22(1)

From: Doug Purdy <doug@cpadevelopment.ca>
Sent: September 4, 2018 6:29 PM
To: §.22(1)
Subject: Re: Jameson Larch & 2nd Ave. LP

Dear §.22(1) Thank you for your email. We are sorry you are unable to attend the developer-sponsored meeting on the 12th. The proposal is under the City's pilot rental housing program. There will be another opportunity to view the plans under a City-sponsored meeting at a later date.

Re your three points:

1. Parking - The building will have an underground parking lot with access off the lane at Larch.

2. Height - We will be governed by the City regarding height limits & restrictions. The proposed rental building is for much-needed affordable rental housing that aims to serve people of modest incomes such as Starbucks servers, grocery store clerks, dental assistants, etc. The project will be assessed on its merits as to context, height and overviews of adjacent homes. Currently, the proposal is for 5 stories. Again, the project will be subject to a thorough review by City staff and will be subject to Council approval.
3. Trees - The objective is to retain all healthy trees on the property. A Tree Protection Plan is a standard requirement of the City and excavation will be carefully monitored to ensure they remain healthy. The trees are of a substantial size and it will be interesting to see the extent to which the final approved building will be visible to adjacent neighbors.

Again, thank you for your comments. If you have further questions or comments, please do not hesitate to contact me in the future.

DOUG PURDY, PRESIDENT
LPA Development Consultants
228 West 21st Avenue Vancouver, BC V5Y 2E5

604-736-5546 - Office
604-838-5203 - Mobile
Email: doug@cpadevelopment.ca

On Sep 3, 2018, at 8:30 PM, § 22(1) wrote:

Dear Mr. Purdy,

I received your invitation to the Pre-application Open House for the above-noted development at 1805 Larch Ave. I am an owner at the condo building across the street at 2490 W. 2nd Ave, across the street from the proposed development. As I cannot attend the Open House due to a conflicting commitment, I am writing you to outline in writing a few points for your consideration.

There are three points that I would like to raise:

1. There is limited street parking in the Larch St./2nd Ave. area so I would like to emphasize that the development of a new residential building on that corner should have its own private parking lot or parking garage. As you know, the current building on that land is not residential and even now the street parking in the surrounding streets is consistently crowded.

2. As you know, there are maximum height bylaws for buildings in the Kitsilano area and this has resulted in a charming neighbourhood atmosphere. The vast majority of the buildings in the immediate area are four stories or lower. It is my hope that your company will not seek an exception to the existing by-laws height restrictions, and ideally that the new building would not be higher than four stories.
3. The existing plot at 1805 Larch Ave. has very beautiful trees and foliage around the grounds. This fits in well with the mature nature and aesthetic landscaping of surrounding buildings and houses. It is my hope that the new development would not cut down or tear out any of the existing natural landscape on the plot, so that the neighbours can continue to enjoy this charming and natural corner.

Thank you in advance for your consideration of my concerns.

Kind regards,

5.22(1)



Virus-free. www.avg.com

3E CHURCH RENTAL PROPOSITION

1. SIZE + HEIGHT OF BUILDING - OUT OF SYNCH WITH ^{SCALE OF} ANYTHING WEST OF LARCH ST.
2. DESIGN - INSENSITIVE TO NEIGHBORING HOUSES. THIS IS AN HISTORIC, HERITAGE NEIGHBOURHOOD
3. INADEQUATE PARKING TO BE PROVIDED
4. ONLY 20% TO BE "MODERATE" RENTAL PRICE.
5. UPWARDS OF 100 PEOPLE TO BE PARACHUTED INTO THE NEIGHBOURHOOD
6. THE CHURCH PROVIDED COMMUNITY SERVICES SUCH AS MONTESSORI - SCHOOL, GATHERING SPACES A.A. MEETING, POLLING PLACE.
7. LACK OF GREEN SPACE.
8. BALCONIES VERY SMALL

5.22(1)



RESIDENT HERE FOR 40 YEARS.

Re: objections to you proposal at 2nd and larch Ave

1 message

Doug Purdy <doug@cpadevelopment.ca>

Thu, Sep 13, 2018 at 12:13 PM

To: s.22(1)

Cc: s.22(1)

s.22(1) It was a pleasure speaking with you last night. Thank you for your comments and observations. s.22(1)
s.22(1) I have copied my staff to have them incorporate your comments as they in a report and summary of all comments received last night for submission to City staff.

You posed several observations below that, in my absence, I will have one of the owners get back to you on to provide further information to further inform you about a number of concerns you have expressed.

Best regards

Doug

DOUG PURDY, PRESIDENT
LPA Development Consultants
228 West 21st Avenue Vancouver, BC V5Y 2E5
604-736-5546 - Office
604-838-5203 - Mobile
Email: doug@cpadevelopment.ca

On Sep 13, 2018, at 9:27 AM, s.22(1) wrote:

Having been present at your open house last night, I have the following objections to your proposal:

1. The building **dwarfs** the surrounding houses and its architecture is **totally** insensitive to its surroundings.
2. There is no precedent for a building of its size or style in our Zone or neighbourhood. Yours could be the thin end of the wedge.
3. The relaxed parking it proposes will make an already tight parking situation in our area even worse, despite your insistence that not all the residents will have cars. Get real!
4. The church provided a number of amenities to our neighbourhood: Montessori Daycare, A meeting place for neighbourhood groups such as Scouts, AA, a soup kitchen for the hungry. It was used as a polling place during elections. Your development offers none of these.
5. The balconies are very small and there is little green space outside the building for the resident to use. Families with children will have no place of them to play.
6. Only 20% of the suits will be "affordable". We know nothing of how these will be allocated.
7. Your group will probably pass the management off to some other company when it is up and running and we have no guarantee for how this will pan out.
8. The renters in our neighbourhood live mostly in buildings occupied by the owners, who are able to keep an eye on how they behave.
9. Kitsilano is an historic neighbourhood in Vancouver. By due diligence we have managed to preserve its ambience up to now, but you are proposing to parachute into it an anomalous, out of scale building and 100 or more new residents.
10. We are facing draconian new rezoning in our area and this just adds to the fear and frustration we are feeling in the face of this onslaught of development.

I love my neighbourhood and have lived here for 40 years. I was planning to enjoy my twilight years in this beautiful, leafy part of town with its great amanitas close at hand. Your development threatens this.

Sincerely

<PastedGraphic-3.tiff>

s.22(1)

objections -
↑ population/traffic, congestion
↑ noise

↓ lack of view, sun

↓ loss of community feeling

Jameson Larch and 2nd Avenue LP

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Fears - it will
lead to more
buildings of
similar.

Comment Sheet

Proposed building at 2nd Ave + Larch St :

- does not fit the ^{character,} feel or style of the neighbourhood
(East of Larch is different zoning)
~~The Wellington is an historic anomaly. Not comparable.~~
- too tall - blocks other homes from sun, view.
- too many people (67 units!) and no additional amenities
- loss of important community hub (church provided meeting space, music concerts, pre-school, voting space, Boy scouts mtg, AA mtgs, etc)
what will proposed building contribute??
- increased traffic means more safety concerns
- increased population with increase in noise in a historic quiet neighbourhood
- will not increase affordable housing

s.22(1)

Printed Name

s.22(1)

Vlck352

s.22(1)

Phone number

s.22(1)

Email Address

Better solution -
Co-op housing - That is what is affordable housing is.

Fwd: 2nd and Larch proposed development

2 messages

Doug Purdy <doug@cpadevelopment.ca>

Fri, Sep 14, 2018 at 11:32 PM

To: tom@jamesoncorp.ca, Anthony Pappaiohn <tony@jamesoncorp.ca>, Charmaine Holder <charmaine@jamesoncorp.ca>

Cc: s.22(1)

FYI & to add to comments
Doug Purdy, CPA Development
Sent from my iPhone

Begin forwarded message:

From: s.22(1)**Date:** September 15, 2018 at 6:21:02 AM GMT+2**To:** "sheridan@metricarchitects.com" <sheridan@metricarchitects.com>, "doug@cpadevelopment.ca" <doug@cpadevelopment.ca>**Subject:** 2nd and Larch proposed development

I oppose the proposed development at 2nd and Larch.

It is WAY TOO BIG and OUT of SCALE for the neighbourhood.

We do not want to be like the areas east of Larch, with tall looming buildings which block sunshine, fresh air, and nature.

Our neighbourhood is quiet and has the character of old Kitsilano, including heritage homes renovated to provide affordable rental suites.

Introducing a building which may house 200 people presents health and safety issues. There are not adequate amenities to provide healthy living for all those people in such a small area.

Increased noise and traffic will be detrimental to the area. The extremely small and expensive units will do nothing to increase housing affordability in our city.

I reiterate, I oppose the proposed building.

I would support a smaller, i.e., 3-4 stories, building with more amenities included for the health of the residents.

The church, which has served the community for many years, has been a community hub, providing a multitude of services, including a Preschool, Voting location, concert venue, Boy Scout meeting space, AA meeting space, Sanctuary for a refugee family, headquarters for social services/ cold weather shelter, meal provision for the needy, aside from a spiritual centre for at least three denominations/ congregations.

What will your proposed building offer the COMMUNITY???

Respectfully Submitted,

s.22(1)

V6K 3S2

Doug Purdy <doug@cpadevelopment.ca>

Sun, Sep 16, 2018 at 11:43 PM

To: Charmaine Holder <charmaine@jamesoncorp.ca>, tom@jamesoncorp.ca, Anthony Pappajohn <tony@jamesoncorp.ca>, liz@jamesoncorp.ca
Cc: § 22(1)

And another

Doug Purdy, CPA Development
Sent from my iPhone

Begin forwarded message:

From: § 22(1)

Date: September 15, 2018 at 6:21:02 AM GMT+2

To: "sheridan@metricarchitects.com" <sheridan@metricarchitects.com>, "doug@cpadevelopment.ca" <doug@cpadevelopment.ca>

Subject: 2nd and Larch proposed development

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What will your proposed building offer the COMMUNITY???

Respectfully Submitted,

§ 22(1)

V6K 3S2

- (1) THIS DESIGN HAS ABSOLUTELY NO SENSITIVITY TO THE SURROUNDING NEIGHBOURHOOD. IT IS LOCATED IN AN AREA OF CHARACTER / HERITAGE HOMES AND NEEDS TO TAKE THIS IN CONSIDERATION — IT IS A VERY UGLY DESIGN.
- (2) IT IS FAR TOO TALL.
- (3) THERE ARE FAR TOO MANY UNITS FOR THIS SPACE.
- (4) THERE ARE NOT ENOUGH PARKING SPACES FOR THE NUMBER OF UNITS.
- (5) THE CHURCH PROVIDED THE COMMUNITY WITH MEETING + GATHERING PLACES, A SCHOOL + A SMALL PLAYGROUND. THIS BUILDING TAKES ALL THAT AWAY + GIVES BACK NOTHING!

Fwd: Development at 2nd and Larch

1 message

Doug Purdy <doug@cpadevelopment.ca>

Thu, Sep 13, 2018 at 12:35 PM

To: § 22(1)

Cc: Charmaine Holder <charmaine@jamesoncorp.cane>, Tom Pappajohn <tom@jamesoncorp.ca>, Anthony Pappajohn <tony@jamesoncorp.ca>

Another email to incorporate into the report and another read for you all at James

DOUG PURDY, PRESIDENT
LPA Development Consultants
228 West 21st Avenue Vancouver, BC V5Y 2E5

604-736-5546 - Office
604-838-5203 - Mobile
Email: doug@cpadevelopment.ca

Begin forwarded message:

From: § 22(1)**Subject:** Development at 2nd and Larch**Date:** September 13, 2018 at 12:28:39 PM PDT**To:** "sheridan@metricarchitects.com" <sheridan@metricarchitects.com>, "doug@cpadevelopment.ca" <doug@cpadevelopment.ca>**Cc:** "gil.kelley@vancouver.ca" <gil.kelley@vancouver.ca>, "tiffany.rougeau@vancouver.ca" <tiffany.rougeau@vancouver.ca>, "edna.cho@vancouver.ca" <edna.cho@vancouver.ca>, "zachary.bennett@vancouver.ca" <zachary.bennett@vancouver.ca>

Dear Mr Sheridan,

I was at your presentation last evening and would like to follow up with some further thoughts about this development.

I live at § 22(1) from the present church.

I understand that you were unaware of the lack of parking in our area due to parking restrictions on both 2nd and 3rd Avenues.

I also understand that you believe that the "lower" income bracket tenants are less likely to own cars than the "higher" income tenants so feel there is justification in not allotting at least a car per unit. Not only is this prejudicial, it is lacking in common sense. Are the "lower" income tenants going to sign a waiver stating that they do not have a car in order to qualify? I think not.

I am deeply concerned as well about the building design. You have not taken into consideration the roof lines in the neighbourhood and have instead used a block design approach for this building. There are many ways you could creatively design a structure that allows more light and gives the neighbouring residents a more comfortable outlook. Please go back to the

drawing board and look at other building designs that consider the surrounding buildings.
Yours does not do this.

I am absolutely not against using this land to increase rental housing for lower income families, students and elders. However, I believe there are far better ways to integrate buildings of this nature into our communities so that there is a win-win for all.

This building concept has double the population in a smaller footprint than the building across the street. The traffic alone will hugely affect this neighbourhood. To drop this building into a heritage neighbourhood that is one of the last remaining communities in Vancouver is a travesty.

I ask that you meet with us from a concept and design level so that we, the neighbours can have greater input into what you plan to build.

Thank you for your attention to this matter.

Sincerely,

s.22(1)

Vancouver V6K 3S2

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I AM AGAINST THIS PROPOSAL - WE DO NOT
WANT APARTMENT BUILDING IN OUR ZONING,
THERE ARE OPPORTUNITIES E. OF LARCH TO
ACCOMMODATE THIS DENSITY. TOP FLOORS OF
PROPOSAL ARE TOO HIGH, PROPOSAL IS TOO MUCH
A BLIGHT ON THE STREETScape. I AM IN
FAVOUR OF DENSIFICATION WITH A MORE FITTING
STREETScape, SUCH AS TOWNHOUSES, OR WHAT
WE HAVE CURRENTLY, PERFECTLY POSSIBLE TO HAVE
6 UNITS PER LOT = 18 ~~BE~~ UNITS. WE ARE LOSING
SERVICES THAT HAVE BEEN AVAILABLE FOR 100 YEARS
IN THE NEIGHBOURHOOD, WE LOST ONE CHURCH AT
LARCH & 2ND 20 YEARS AGO, NOW WE ARE LOSING
THE LAST REMAINING COMMUNITY BUILDING IN
THE AREA. s.22(1) s.22(1)

Printed Name

s.22(1)

V6K 1M2.

Address & Postal Code

Phone number

s.22(1)

Email Address

22111

Vancouver,
BC, V6K 1M2.

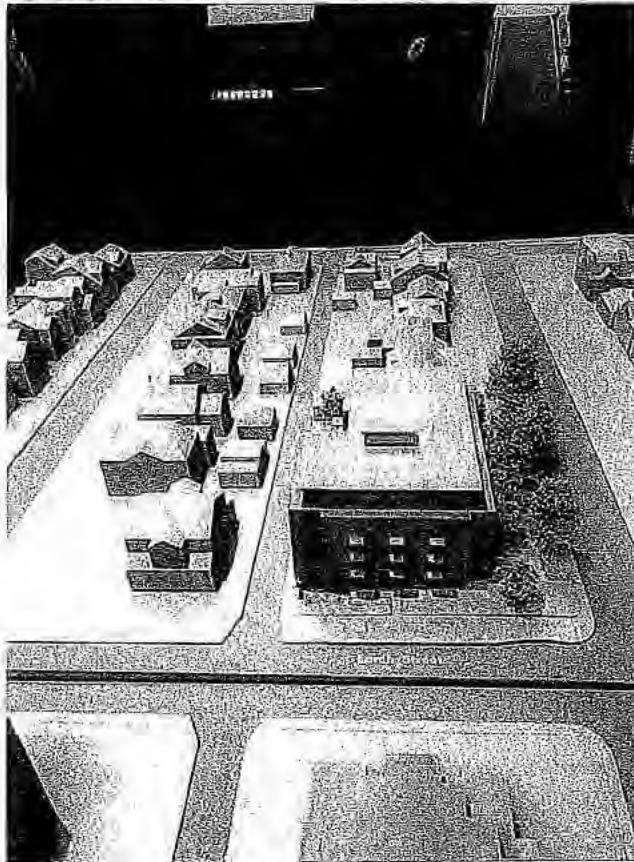
September 15, 2018.

To City of Vancouver.

RE: Proposed "Moderate Income Rental Housing Pilot Program" Development at 1805 Larch Street.

I am writing to register my emphatic **NO** to this proposed development. Not only is it completely out of scale with the neighbourhood, but also it offers no community improvements. This is not the appropriate location for a pilot "MIRHPP" development for the following reasons:

- **SCALE.** This proposed development towers over the neighbourhood to the west of Larch, like the prow of the Titanic heading west over the Larch crest. This is a major intrusion into heritage streetscapes, completely contravening existing community negotiated zoning regulations. The proposed height is almost twice the current allowable, and the block massing of the building is out of all proportion with the streetscape. This building would even appear oversized if it were



located in the more appropriate apartment zoning East of Larch, see photo of model.

- **COMMUNITY.** The existing church can, and has, provided a valuable community space for such services as education, welfare and recovery groups, musical performances, emergency shelter,

s.22(1)

Vancouver,
BC, V6K 1M2.

September 15, 2018.

To City of Vancouver.

faith gatherings, talks, charitable events, and polling station. I see nothing offered to help replace these valuable services that support and nurture a healthy innercity community. It should also be remembered that we already lost another church on that very same intersection to an apartment building about 20 years ago.

- **DENSITY.** I understand the need for increased affordable rental housing. I have s.22(1) Over the past 42 years, 2 families have born and raised children in our house, 10 residents for the majority of that period. We have renovated the 1912 structure to modern Building Code standards, and strata'd into 3 condominiums, one of which has been market rental for the past 30 years. The density in our house is representative of this neighbourhood, where the large heritage houses are commonly divided into suites, and provide needed rental accommodation for students and a varied mix of residents. This has created a flourishing, green, livable neighbourhood close to the apartment zoning as well as to the main corridor of 4th Avenue. In my opinion it would be a mistake to impose this large apartment block in this neighbourhood, rather it should be located in the adjacent apartment zoning or on the 4th Avenue corridor. I am not against densification, and would welcome structures more in keeping with the streetscape, and not overpowering the existing housing. Townhouses were successfully integrated at Second Avenue and Stephens for example. There are 4 lots on my block s.22(1) there have been empty for up to 12 years, preventing great opportunities for increase in rental accommodation. It seems like a world gone crazy to build this proposed monster block overshadowing these long-deserted lots? Action should be taken to utilize these empty lots rather than impose an apartment block. Our current RT-8 zoning can be utilized to create density, we don't need to be rezoned.

Thankyou for your understanding of my position in this matter.

Yours truly,

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

THE SIZE OF THIS DEVELOPMENT IS
WAY TOO MUCH! FOR THIS NEIGHBOUR-
HOOD. I REALIZE THAT AFFORDABLE
HOUSING IS A NECESSITY IN THIS
CITY BUT THIS IS NOT SUITABLE.
OUR NEIGHBOURHOOD HOUSES QUITE
A NUMBER OF PEOPLE IN EACH BUILDING
IT FEELS TO ME THAT A FAITACCOMPLI
HAS BEEN REACHED TO TURN MY
NEIGHBOURHOOD INTO THE WEST END
AND I AM FAR FROM HAPPY ABOUT
THE IMPACT ON MY COMMUNITY!

8

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email/Address

V6K 1M2

Jameson Larch and 2nd Ave. LP

[Comment sheet]

These are my concerns about the proposed building:

1. The building is too high. It is setting a new precedent for the neighbourhood - is visibly higher than buildings to the east, which have different zoning. It blocks light + visibility for homes around it, especially those to the south. To be sensitive to the site, the building should at least be stepped vis-a-vis the slope of the hill beneath it.
2. The design + look of the proposed building is not in keeping with the ^{historic} character of the block - ~~one~~ ^{or} of any of Kitsilano west of Larch.
3. Inadequate parking for number of units, people who

* PRINTED NAME -

phone

e-mail address

would be living there.

4. There is not enough green space allotted in the design.
5. Also — much too dense of a blocky building trying to simply jam in a high number of people.
6. Historically, the church has served the surrounding community — as a ^{secular} meeting place, voting location, school, playground, place to sit in garden. The new building gives nothing back to the community.

- Sad to see the little church go - it was a community hub + it would be nice to see it incorporated into something new instead - both in terms of function + character design... if that is still possible.
- There is a large lot beside it which has been empty for a long time. I don't know whether it belonged to the church or if it's part of this package, but I've wished for ages that it had become a community garden: of some kind... So again, if that is still possible...
- Across the street is ^{Moreland-Kennedy House} a low income seniors building * for people over 50+. ^{Also} One of the oldest co-op houses in the city is right across the street from that building - on 3rd Ave. (Maya House - part of the Waterfront Co-op Society.) Please speak to those neighbours. *
- Those are important demographics to consider.
- I think the ratio of market to lower (hopefully truly, not even just "middle" by Vancouver standards) incomes should be reversed or at least equalized. And I certainly hope the quality of suites are equivalent.

* Note: I've informed the organization which runs that building about today's open house. It was last minute so to contact them: Brightsidehomes.ca
Also CHF-BC will have contact info for Maya House

- I'm pleased to see you're talking about low-rise development. And that photos of your other projects look like character buildings + not just bland cement cages. Your new one doesn't give that impression - that would be very Disappointing.

Thank you

B.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I AM AMAZED THAT HOMEOWNERS ARE MADE
TO JUMP THROUGH HOOPS IF THEY EVEN THINK
ABOUT SMALL ALTERATIONS TO THEIR PROPERTIES
AS THE CITY CLAIMS TO WANT TO PRESERVE
THE KITSILANO NEIGHBORHOOD. A DEVELOPER IN
TERN CAN COME IN & PUT A MONSTROSITY
IN PURELY FOR FINANCIAL GAIN.

PLEASE TAKE AN HONEST LOOK AT HOW THIS
BUILDING FITS INTO THE NEIGHBORHOOD. THE AMOUNT
OF PARKING SPOTS WILL MEAN LOTS MORE
CARS PARKED IN THE STREET AND LOTS MORE
PEOPLE AT THE BUS STOPS. THE UNITS ARE
TINY AND NOT LIVEABLE. NOT ENOUGH THOUGHT →

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

E-mail address

HAS BEEN GIVEN TO USAGE. WHERE
~~IS~~ THE GARBAGE AND RECYCLING ~~IS~~ WILL
GO - FOR OVER 100 TENANTS MIND YOU.

YOU ARE PUTTING PROFIT BEFORE PEOPLE
WHICH IS WHAT ALL OTHER DEVELOPERS ARE
DOING IN THIS CITY AS WELL.

I BELIEVE THE CITY'S DENSITY NEEDS
TO INCREASE - BUT NOT LIKE THIS.

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

You really should not use your model,
It just shows how once you own
Larch to the west on Second - There is
nothing but single family homes +
your giant bldg. Keep this type
of building east of Larch - please,
do not invade our neighborhood
with this monster - it will not
help affordable housing, only ruin
a very nice neighborhood. I will
do everything I can to oppose this
project.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch + 2nd.

- parking: 77 units proposed
46 stalls proposed
 - there is "no parking allowed" on south side of the street west 1, 2 + 3rd. west of Larch
 - Also there is no "permit parking"
 - There will be many more cars in this neighbourhood fighting for parking - that is not livability!!
 - Provide more parking stalls
-

• Building Height:

- Too many Floors
 - 4 maximum would fit into the neighbourhood, look around you there are no apartments, duplex, triplex + single family. Its just not in keeping.
-

• Building Design:

- other points:
 - losing a daycare + preschool!!!
 - no trees proposed for the line side
 - no amenity space

- Modern, contemporary, again build it to fit in with the style of the neighbourhood. HERITAGE!! Character!! sensitivity to neighbourhood style + design.
-

s.22(1)

s.22(1)

Final point:

- How about keep Apartment buildings in areas where other apartments are ???

Re: 2nd & Larch Development Proposal

§ 22(1)

§ 22(1)

I'm shocked with the height and modern architecture of the ^{6-storey} building, that will destroy the rhythm of our neighbourhood and, ^{heritage character and,} in my view, will not improve the affordable housing crisis in Vancouver. I'm disappointed with the lack of consultation, i.e., a two-way dialogue with residents of the neighbourhood. The City and developers appear to be proceeding in a manner that assumes that the CD-1 zone decision and architecture, size and height for the building is a fait accompli. What is the rush and why aren't we being consulted in a meaningful way? The City appears to be proceeding on a strictly supply-side policy that does not address affordable housing in a sincere way. Only 20% of the rental units will be for moderate income earners, which is a drop in the bucket. A building of this scale will not only tarnish the character nature of our neighbourhood, but will create other issues such as parking which is already a problem in the block. Why not allow a non-profit developer to put up a co-op or other similar non-profit housing that would be affordable to rent and blend with the character of our neighbourhood? I request that the developers' application be stopped and consultations (2-way dialogues; not "information" meetings or sales pitches) be commenced.

Comments re Proposal @ 1805 Larch

I live on 3RD Ave

The idea of approximately 150 people without sufficient parking all of a sudden being proskuted onto a block is akin to insanity!!

This church has been a source of community involvement providing a day care centre, election/voting space, rehearsal space as well as spiritual services. What will this building provide to the community? We are losing a valuable asset and being penalized at the same time.

There is definitely a need for affordable rental in the city and it can be provided in a more sensitive and appropriate manner if the city ~~does~~ ^{divining} develops a long term plan instead of ~~divining~~ what can only be seen as a lame attempt for a magic bullet.

A long term plan of merit includes input from all stakeholders, renters, owners, developer, civic officials, politicians - it takes time and energy. We have it.

Comments on Proposed
① Developement at
1805 March St. Van.

I live behind the

s.22(1)

s.22(1)

I bought my house over 40 years ago precisely because it is what it is — vis a vis.

s.22(1)

s.22(1)

- surrounded by similar houses
- with wonderful neighbours all who have multiple tenants as do I.
- all who have spent a large amount of money to renovate improve, maintain to high standards

The whole area around is of high standard affordable rentals

P.T.O.

⑦ The proposed "pilot" project at 1805 will be the thin edge of the wedge to destroy this wonderful neighbourhood. (A proposed)

The building at 1805 Larch is too large, way too obtrusive, totally out of character, contains too many units, has totally insufficient parking in a neighbourhood already completely overwhelmed with need for more parking.

The lot of land across ~~Larch~~ on the corner of Larch and 2nd, also used to be a church. It is now a low rise condominium bldg.

If the present church on 1805 Larch is demolished for an even larger bldg. it is my firm belief that this will inevitably lead to further, ~~monsters~~ destroying a highly viable rental neighbourhood.

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I live about a block away from this proposed development. The zoning in my area doesn't allow for this sort of apartment building. The influx of so many people will dramatically change the ambience of our community. There will not be enough parking because the neighborhood is already congested.

Please consider other options !!!

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

s.22(1)

Address & Postal Code

Email Address

West 2nd Ave.

I appreciate the City's efforts to facilitate the ~~local~~ building of more rental housing. I am shocked & disappointed at what this is proposed to look like for the site. Take an established neighborhood community with a lot of rental housing & build a cement block with ² ? contributors to the community. It's called "Killing the

The building should be a compromise of form & function.
This neighborhood consists of beautiful old houses and
the building should preserve the character of the
neighborhood & be built in the style of these old homes.

I found that your proposal has a few problems
~~there weren't~~ First, the height. There is nothing higher
west of Larch.

Second, there is no consultation whatsoever within the
neighbourhood.

Third, the design is atrocious. It doesn't blend
well with the neighbourhood.

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Design is too flat.
Have breaks in the facade
Introduce Arts + Crafts type
features or wood + brick
to ~~make~~ help it fit into
neighbourhood slightly better
Too large for the area

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I am strongly opposed to the proposed design so much against the character of the neighbourhood. I heard Jameson representatives make 2 arguments: (1) This is a one-off, isolated to this lot, and (2) it is in tune with the character of the blocks east of Larch. These two are contradictory; They are having their cake & eating it too. If "character" can be borrowed from, or can creep from, adjacent areas, then ~~their same argument~~ the new development will shift the shadow of blocky density further west. The proposal must be considered in the context of RT-8 & west of Larch, where it resides. As for the proposed ^{city design use}, it represents a shift from service to the community (church, parents, schools) to density without accompanying amenities (play space, green space).

s.22(1)

Printed Name

Phone number

s.22(1)

V6 K 3S1

Address & Postal Code

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

This is not part of the "look and feel" of the neighbourhood. This is not consistent with Vancouver's "look and feel" policy. To bring it up to policy, make the building three floors high, and have many "character" features such as ~~as~~ mansards, sloping roofs, ~~to~~ decks etc. This was achieved in Point Grey - 8th Ave and Sasamat. If it worked in Point Grey it should work in Kits.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

E-mail address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

- Size of building is out of scale with neighbouring houses
- Design is bland and uncomplementary to heritage homes
- Good that trees are preserved

Area residents have historically fought to retain heritage streetscapes and keep multistory towers and mini-towers out of character areas. Expect it again. Slippery slope!

§.22(1)

Printed Name

Phone number

§.22(1)

Address & Postal Code

§.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

?

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Can we all not rush things! — there is very little political accountability here, until the new mayor + council are elected + are LISTENING — until then, all these little models on the table are all assuming that the Rezoning is a fait accompli, so we as inhabitants of this area feel we have had NO say in this rezoning proposal — you are alienating the MAJORITY of locals with this proposal, and a PILOT project only means one thing... there are more to come!

BACK up, take some time, and really get peoples' input!

s.22(1)

s.22(1)

Printed Name

Phone number

s.22(1)

E-mail address

P.S. More reasonably-priced units required —
May those young people in the pictures really smile!

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

100% AGAINST

s.22(1)

Printed Name

s.22(1)

V6K 1M2

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

The proposed development is stunningly out of character in the block. It has no architectural references to the heritage homes in the block for which it is currently zoned and disrupts the scale of the homes in the block. This was undertaken without any public consultation or neighbourhood consultation. There is already inadequate street parking and this will make the parking situation much worse. In its current form my neighbours and I will do everything possible to obstruct it. A lower rise building that fits much better architecturally with adequate parking is something we may view differently.

Printed Name

Phone number

E-mail address

COMMENT SHEET.

I KNOW THIS LOT WELL AS I PARKED MY
FOR ALMOST A YEAR.

s.22(1)

THIS IS A HIGH DENSITY DEVELOPMENT FOR THIS
AREA, WITH ALL RENTAL UNITS. YOUR SQ. FOOTAGE
SIZES ARE VERY SMALL. THERE WILL BE A HUGE
INCREASE IN TRAFFIC AND OFF STREET PARKING. MY
OBSERVATIONS ARE:

- 1) TO MANY UNITS, NOT ENOUGH PARKING SPOTS.
- 2) TO CLOSELY BUILT TO THE "THIN" LANE
- 3) UNATTRACTIVE BUILDING. "STEPPING" BUILDING DOWN
ON THE ~~WEST~~ WEST END WOULD BLEND IT BETTER
WITH THE CHARACTER OF THE NEIGHBOURHOOD.
- 4) THE BUILDING IS TO HIGH FOR THE HOUSES ACROSS
FROM IT.

s.22(1)

s.22(1)

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

- THIS PLAN REALLY DISRUPTS THE (LOOK AND FEEL) OF THE NEIGHBOURHOOD. IT IS FAR TOO HIGH. IT MUST BE RESTRICTED TO 3 STORIES TO FIT IN WITH THE REST OF THE HOUSES IN THE REGION WEST OF LARCH. THERE IS A LOT OF MULTIFAMILY HOUSING WEST OF LARCH ALREADY.
- 52 PARKING SPOTS IS INSUFFICIENT FOR A 77 APARTMENT DEVELOPMENT.
 - EACH APARTMENT MUST HAVE A PARKING SPOT TO MINIMIZE THE IMPACT OF THE DEVELOPMENT.
- THERE IS NOT ENOUGH LOW INCOME HOUSING (13/77 I THINK). AT LEAST 25% SHOULD BE LOW INCOME HOUSING AND THERE SHOULD BE RENT INCREASE CONTROL.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

E-mail address

✓

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I am concerned about the amount of units being built + now it is already difficult to drive down the lane + park. I can't imagine 67 units where renters are using the lane + existing 2nd + larch streets. It is not appropriate in size for this neighborhood it is way too high + large. There doesn't seem to be any green space allotted to this building. The noise level will go up + take away from the quiet area that it is now.

This monumental 67 rental unit acts like as a "Trojan Horse" in a community of small older rental houses.

Definitely do not want it built here.

s.22(1)

Printed Name

s.22(1)

Phone number

E-mail address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

This a massive ^{mental} apartment in an area that is really not suitable for 67 units - It will drastically alter our neighborhood - bring added cars which are already ~~are~~ affecting the street and lane - we have signs on the lane saying children playing SLOWDOWN -

The church and for many years gave to our community - (1) place to vote (2) cub's & scouts - (3) AA meetings (4) voting booths (5) ~~Montessori~~ school - (6) church activities - This massive building is not giving anything back to us - Can you not scale it down $\frac{1}{2}$ & make it fit and still make a handsome profit?

Printed Name

Phone number

E-mail address

s.22(1)

s.22(1)

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

This development as presented should NOT be allowed on this site. It sets a precedent for other similar projects to overflow into an area that contains many Heritage homes - the addition of this type of construction will ruin an area of Kits that has been home for over the past 40 years. The parking that has been provided for the 77 units proposed is less than optimal. This type of development if allowed to proceed will certainly not solve the miserable job that the City has done to this point re providing affordable housing - only 20% or around 16 units will be for "so called" affordable housing out of the 77 being built.

s.22(1)
Printed name

s.22(1)
Phone number

s.22(1)
E-mail address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

- NOT "affordable" - NOT "family"
non-sens for most suites
- NOT zoned, west of larch
not nearly enough parking.
Replacing a church with mass
community amenities with NO amenities.
- NOT in keeping with neigh borhood
character west of larch,
- too dense to pop down in midst of
west of larch, setting a bad precedent.
for neighborhood "creeps."
- NOT a good idea - will disrupt safety,
parking, traffic etc.

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

The goal of providing affordable rental housing is commendable. However, as a ~~former~~ resident in the immediate ~~neighbourhood~~ 2 block Radius, we have some concerns ^{listed -} (not in ~~any~~ any particular order) -

- 1) concerns that there isn't sufficient ~~sewer~~ + services (eg. police, fire) + water capacity to support the large amount of new residents
- 2) the building ~~is~~ ^{is} too ~~many~~ ^{high} ~~stories~~ ^{stories} its quantity of suites is too dense
- 3) the building's design doesn't fit in ^{doesn't fit in with} with the neighbourhood's character ^{neighbourhood streets west of Larch.}
- 4) there needs to be more ~~of~~ consultation and a less rushed consultation with the community.

s.22(1)

Printed Name

Phone number

s.22(1)

E-mail address

2) continued.

- doesn't fit in with the ~~east~~ east side
streetscape and housing that is
west of Larch + 2nd Ave.

5) concerns about neighborhood safety
~~and the~~ with the sudden introduction
of new residents. Communities and
neighborhoods ~~take over~~ gradually
grow over time.

DO NOT
THROW AWAY
WITHOUT READING

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

RUINS THE CHARACTER OF THE NEIGHBOURHOOD.

THIS WILL BECOME A PATTERN.

WHAT ABOUT SERVICES - FIRE, GARBAGE, PARKING?

"PILOT" PROGRAM MEANS THE FIRST OF MANY.

WHO DECIDES WHO QUALIFIES FOR "AFFORDABLE"

RENTALS. 20% OF 70 UNITS = 14 ~~AND~~ FOR ~~THE~~

14 UNITS WE SACRIFICE A WHOLE

NEIGHBOURHOOD.

BUILD HOUSES ON THIS PROPERTY OR UNITS

THAT COMPLY WITH EXISTING ZONING.

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch and 2nd Ave, LP

COMMENT SHEET

I live a block and a half away.

I am not opposed to increased density.

I feel strongly that the building as presented is ~~too~~ tall.

I am quite concerned about the lack of parking spaces. Right now, there is a balance in the neighborhood (we have our car, no lane parking).

The rents, which will only rise, seem high already - significantly more than we charge for our 2 BR basmt suite.

The neighbors in this community are committed to this place, and don't want inappropriately large buildings - spoken through.

name:

s.22(1)

phone:

s.22(1)

email:

s.22(1)

Liz Chan

From: s 22(1)
Sent: September-19-18 11:51 AM
To: Liz Chan
Subject: Re: Project question

Hi Liz;

Thanks for this.

Here are my comments, also cc'd to Sheridan and Doug.

////////

I attended your welcoming and informative open house at KYC on Wednesday where I had some fruitful conversations as well as a good look at your model, which was very helpful to see.

As I've made clear at every opportunity, I am pro-density and pro-affordability.

However, the proposed building as it appears in your model is, in my view, out of scale with the neighborhood.

The nearest comparable is that brutalist bunker at Larch & Third, which is an offensive eyesore.

I feel very strongly that

a) this exceptional space and location should benefit the maximum number of citizens,

but

b) it should also fit into the existing neighborhood in terms of aesthetic and, especially, scale.

It is important to keep in mind that the majority of the surrounding homes and condos are inhabited by long-term residents who are deeply committed to the neighborhood, and whose views and opinions must be seriously, and tangibly, considered.

We *live* here. We will be stuck with whatever you build there for the rest of our lives.

That said, I believe there is an elegant solution:

in terms of serving the maximum number of people *and* integrating into the neighborhood as it is, use the care home across the street as your template. Build a sister building to that. At 500-700 Sq. ft per unit, you will be able to accommodate many people who might otherwise not be able to afford living here, *and* you will be respecting the existing look and feel of the neighborhood.

A somewhat shorter building will also solve what could become a terrible parking problem. The private car is not going away any time soon, and many couples and families still have two.

I am well aware that the bank and the market are pushing you to maximize, but this is the right thing to do.

It's also in the City's own zoning regulations (SEE B):

2. Location and Form of Development

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, sites that would be considered under this policy are:

	Location	Form of Development	as shown
A.	Sites fronting an arterial street that is on Translink's Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on Map 1).	Mid-rise forms up to a maximum of 6 storeys	dark blue areas on Map 1
B.	Sites within approximately 100 metres (i.e. 1½ blocks) of an arterial street.	Ground-oriented forms up to 3½ storeys (which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses) or four storey apartments	light blue areas on Map 1

Sincerely yours,

s.22(1)

s.22(1)

On Sep 19, 2018, at 11:39 AM, Liz Chan <liz@jamesoncorp.ca> wrote:

Hello s.22(1)

I've attached a comment card to this email for your reference. Please return your comments to me at your earliest convenience.

This project is currently in the pre-application development stage. Because the event was a developer open house, we are compiling all comments in house then forwarding them to the City of Vancouver.

Best,
Liz Chan, CPA
Accounting Manager

Jameson Larch & 2nd Ave LP
670 - 1665 West Broadway
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142
Email: liz@jamesoncorp.ca

Please consider the environment before printing this email. This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and are not endorsed by the author's employer.

-----Original Message-----

From: sheridan@metricarchitects.com <sheridan@metricarchitects.com>

Sent: September-18-18 10:58 AM

To: s.22(1)

Cc: Liz Chan <liz@jamesoncorp.ca>

Subject: RE: Project question

Dear s.22(1)

Very nice speaking to you as always and I'm not sure who is our City project facilitator / coordinator so I'm forwarding you over our client, Jameson Group who have been speaking to Planning staff, and may know the representative for this project at this stage.

Yours Sincerely,

Sheridan Peter MacRae
ARCHITECT AIBC | RIBA | MRAIC
PRINCIPAL
M E T R I C A R C H I T E C T U R E
1645 W 5 Avenue
Vancouver BC
Canada V6J 1N5
t 604.785.4315
c 604.376.7095

sheridan@metricarchitects.com

BN: 75014 1129 GST: RT0001[†]

-----Original Message-----

From: s.22(1)

Sent: September 18, 2018 9:11 AM

To: sheridan@metricarchitects.com

Subject: Project question

Hi Sheridan;

Thanks for that open house last week.

I have some comments I'd like to share with you all, and I'm also wondering who at the city is overseeing your rezoning application.

Can you pass along their contact info?

Thanks!

~~s.22(1)~~

This email has been checked for viruses by AVG.
<https://www.avg.com>

<Larch Open House Sept 12 - Comment Sheet.doc>

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

The problem for us who have lived and owned our ~~own~~ ^{RENT} in a home in the immediate area of this rental proposal is the size and number of units currently at 67. This is a monumental and all changing housing developement that is not suitable for this existing community. I am in favour of rental housing but not at this massive scale that will impact ~~and~~ create hardships, ^{and radically} change the community life that we as property owners and renters experience.

37 ^{RENTAL} units would be more than adequate in keeping with ~~an appropriate~~ ^{community} ~~development~~ ^{density}

s.22(1)

Printed Name

s.22(1)

E-mail address

Comments:

I've rented at my address for s.22(1) years at below market rates, thanks to a generous landlord! If they sold or for whatever reason I had to move out, I'd be screwed, broke, or both.

Kitz is my home and I value the convenience, ~~character~~ character & livability.

What's important for me as a young, single renter is to be able to stay in the neighbourhood, if not the city. My neighbours are getting old & we need a mix of people in the neighbourhood.

☆ I think increasing density - gently - is a good idea to add housing. ☆
So is making it rental! Bravo! — and to uniform. Some variation in the facade with unique accents would be nice

However, I want the proposed development to respect the neighbourhood character more. The design is unimaginative, especially the entry. So, design, is important to me. And so is the notion of giving back to the neighbourhood in exchange for density. — maybe some shared amenities on the edge of the sidewalk where that neighbour can ~~appreciate~~ appreciate — resting, garden, small artwork, water feature something that honours the ~~current~~ church building to commemorate history, without being flippant.

Contact: s.22(1)

I have lived in Kitsilano as a renter and now as an owner for nearly 40 years.

I support the City's efforts to increase affordable accomodation.

What I take issue with is the scale of this proposed development.

It is not in the character of the neighbourhood West of Larch, it dwarfs the rest of the block.

I would not be opposed to a lower rise 3 story structure.

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I am opposed to this proposal 100%
I am 100% in support of affordable
housing.

The solution can be handled in a more
sensitive way.

This building is inconsiderate of
the whole neighbourhood.

There are more options for its location
I sincerely hope the sentiments of
the neighbourhood will be heard and
considered in council's decision.

s.22(1)

s.22(1)

Phone number

E-mail address

WELCOME

TO

1805 Larch Street

Pre-Application Open House

A Moderate Income Rental Housing Pilot Program Applicant

Hosted by Jameson Larch and 2nd Avenue LP

Project Team

Metric Architecture

Metric Architecture began in 2011 and has grown from a small residential firm providing bespoke Architecture, Landscape and design solutions to what is now a broad based architectural company working on large scale residential & commercial projects in and around metro Vancouver and beyond. We attempt to convey our roles and ideas in simple language and drawings, to which our clients and public appreciate. We surround ourselves with good people and produce good quality no nonsense architecture, backed up by clear communication.

Scott Mitchell & Sheridan MacRae have worked on many residential projects in Vancouver and as far afield as London (UK) where the challenges are the same. In highly desirable places increased density creates pressure on existing communities and it's the job of Planners and Architects to not only create new opportunities but also to preserve those familiar, cherished places.

We need housing alternatives as not everyone wants to live in a downtown high rise, and not many people can afford a single family house. This missing middle is the townhouse/duplex development or low rise 4 to 6 storey residential apartment building as forms that make up the majority of older cities like London, Paris or New York. This medium density housing if planned carefully and tactfully can integrate into the urban grain with little actual impact to the existing community, while creating desperately needed additional affordable accommodation; the life blood of a healthy caring city.

We are passionate about the City and our communities; living in Cedar Cottage & Kitsilano we want only the best, because it's our home as well.

INQUIRER
Metric Architecture
1645 W 5th Avenue
Vancouver BC
V6J 1N5

On behalf of:
Jameson Larch and
2nd Ave LP
c/o: Doug Purdy
604-796-5546
doug@jamesonlarch.com

CIVIC ADDRESS
1805 Larch Street
Vancouver BC

LEGAL DESCRIPTION
Lot 8-10, Block 22A,
District Lot 526, Plan
VAP 1058. (PID Nos.
014-580-894, 014-
890-508 &
014-580-789)

CURRENT USE
RT-B

METRIC
ARCHITECTURE

Jameson Development Corp.

For over 25 years, family owned and operated Jameson Development Corp. has been involved in the acquisition, restoration, development and management of commercial and residential properties throughout the City of Vancouver and North Vancouver.



SESAME, VANCOUVER



THE WOODLAND, VANCOUVER



SHAUGHNESSY MANSIONS, VANCOUVER



JAMESON HOUSE, VANCOUVER



THE SAINT GEORGE, NORTH VANCOUVER



JAMES MANOR, VANCOUVER



THE WOHLSEIN, VANCOUVER

Project Statistics

LEGAL DESCRIPTION:

Lots 8, 9, and 10 Block 220A
Except the SOUTH 2 FEET NOW LANE
District Lot 526 Group 1
New Westminster District Plan 1058

CIVIC ADDRESS:

1805 LARCH STREET

ZONING:

currently RT-8 with RM-4 across Larch St.

SITE AREA:

150' x 118' = 17,700 SF

SITE COVERAGE:

maximum: N/A
proposed: 0.6 (11,120 SF)

FSR:

current: N/A
proposed: ± 2.498 (44,225 SF)

PROPOSED DEVELOPMENT:

67 Residential Units

22 STUDIO (32.8%)
21 1 BED (31.3%)
20 2 BED (29.8%)
4 3 BED (5.9%) = 35.7% Family Units

OPEN RESIDENTIAL BALCONY AREA:

Maximum: 8% of FSR
Allowed: 4,250 sf
Proposed: 1,720 sf (3.2%)

BUILDING HEIGHT:

Current	RT-8	10.7m	35'-0"
Adjoining	RM-4	10.7m	35'-0"
Adjoining similar	RM-3	36.0 m	120'-0"
Proposed:	CD-1	20.0 m	66'-0"

BUILDING SETBACKS:

	Required	Proposed
Front Yard: (Larch St)	avg. 5.2m (17'-0")	3.35m (11'-0")
Exterior Side Yard: (2nd Ave)	1.5m (5'-0")	7.30m (24'-0")
Interior Side Yard: (Lane)	1.5m (5'-0")	0.90m (3'-0")
Rear Yard: (West P.L.)	N/A	3.85m (12'-6")

CAR PARKING:

4.5.5's Secured Market Rental Housing
1 space / 125 sm gross floor area
(if two blocks intersection of two but routes than 20% reduction)
1 space/125 sm (44,225 sf = 4,110 sm)
= 4,110 / 125 = 33 spaces

Visitor Spaces:

7.5% of total units
67 units x .075 = 5 spaces

Maximum spaces

= min spaces + 0.5 space / unit
= 40 + (67 x .05) = 74 spaces max.

Total required: 33 spaces (without 20% reduction)
Total provided: 46 stalls (or 61 COV count)

Car stalls provided

	Required	Provided
regular	22	= 33 (incl 6 visitor)
small	8	= 16 (25% = 13)
accessible	3	= 3
total	33	= 52 (55 COV count)

Accessible stall counts for 2 spaces
Car share counts for 5 spaces

Accessible Stall:
1 for first 7 units
+ 0.034 / additional units
1 + (67 x 0.034) = 3.278
3 accessible stall provided

BICYCLE PARKING:

Class A
1.25 per unit
up to 80 units = 100 bicycle stalls

	Required	Provided
horizontal	50	57
vertical	30	44
locker	20	20
	100	131

Class B

6 bicycle stalls for minimum 20 units

LOADING:

No requirement

OPEN RESIDENTIAL BALCONY AREA:

Maximum: 8% of FSR
Allowed: 4,250 sf
Proposed: 1,720 sf (3.2%)

BUILDING HEIGHT:

Current	RT-8	10.7m	35'-0"
Adjoining	RM-4 <td>10.7m <td>35'-0"</td> </td>	10.7m <td>35'-0"</td>	35'-0"
Adjoining similar	RM-3 <td>36.0 m</td> <td>120'-0"</td>	36.0 m	120'-0"
Proposed:	CD-1	20.0 m	66'-0"

BUILDING SETBACKS:

	Required	Proposed
Front Yard: (Larch St)	avg. 5.2m (17'-0")	3.35m (11'-0")
Exterior Side Yard: (2nd Ave)	1.5m (5'-0")	7.30m (24'-0")
Interior Side Yard: (Lane)	1.5m (5'-0")	0.90m (3'-0")
Rear Yard: (West P.L.)	N/A	3.85m (12'-6")

BULK STORAGE:

Above grade:
none

Below grade:
67 storage lockers with min 200 m³.

FSR	
Level	Area
LANEWAY	2,234 SF
LEVEL 1	9,074 SF
LEVEL 2	9,338 SF
LEVEL 3	9,338 SF
LEVEL 4	9,338 SF
LEVEL 5	5,858 SF
Grand total: 73	45,180 SF

NOTE: total does not include amenity area

UNIT MIX

ST	22	32.8%
1B	21	31.3%
2B	20	29.8%
3B	4	5.9%
	67	

FAMILY UNITS
(2B + 3B) = 35.7%

FSR Area Overlays



Community Benefits

The public benefits of this project are:

- No dislocation of residential tenancies, as the existing has no residential use or heritage designation
- 100% of this building's units are rental secured for 60 years or the life of the building
- 13 units (20%) are earmarked for the Moderate Income Rental Housing Pilot Program (MIRHPP) units, which includes 2-bedroom family units

	Total Units	Market Units	MIRHPP Units
Studio	22	17	5
1 Bedroom	21	17	4
2 Bedroom	20	16	4
3 Bedroom	4	4	0
	67	54	13

- Majority of mature trees as well as additional landscape features will be retained
- Family and pet-friendly building
- Close proximity to:
 - Transit routes (4th Avenue, Cornwall and Macdonald Street)
 - Schools (General Gordan Elementary, Kitsilano Secondary School)
 - Kitsilano Community Center
 - Parks and Pool (Kitsilano Beach & Pool, Tatlow Park)
 - Vancouver Public Library – Kitsilano (2425 Macdonald Street)
 - Kitsilano Neighbourhood House (2305 W. 7th Avenue)
- Amenity room for residents' enjoyment

City Policies

Moderate Income Rental Housing Pilot Program (MIRHPP)

In response to the City's current housing affordability crisis, the Moderate Income Rental Housing Pilot Program (MIRHPP) was developed in January 2018 to test and demonstrate what is possible in different parts of the city.

The MIRHPP is designed to encourage the delivery of new developments where 100% of the residential floor area is secured as rental housing for 60 years or the life of the building. In addition, at least 20% of residential floor area is made available to moderate income households earning between \$30,000 to \$80,000 per year also known as the "Missing Middle."

Included in this "Missing Middle" group are singles and families between 20 – 40 years old whose occupations include but are not limited to janitors, servers, baristas, educational assistants, receptionists, and customer service representatives. The long term presence of these individuals are crucial to supporting the city's businesses and communities but currently many have been forced to move away from Vancouver due to the lack of affordability.

This specific project is one of the twenty proposals selected. 36% of this project's MIRHPP units are 2+ bedrooms, suitable for families. This site is close to West 4th Avenue, nearby are transit stations, employment, Kitsilano Beach and services; so it is an ideal location to test this policy. This pilot program will offer an opportunity for these individuals to live in the community where they work.



City Policies – Moderate Income Rental Housing Pilot Program (MIRHPP)

The targeted rents in the MIRHPP units are:

	MIRHPP Units	Rents
Studio	5	\$950
1 bedroom	4	\$1,200
2 bedroom	4	\$1,600

Tenant(s) requirements for this pilot program are:

- Enter into a Housing Agreement with Jameson and the City of Vancouver
 - The building will be owned and managed by a Jameson affiliated company as a designated property manager
- Have at least one occupant per bedroom in the unit
- No more than 25% of annual household income can be spent on rent
- Income qualification is required at the start of the lease
 - Eligibility will be tested every 5 years after initial occupancy

Proponents will provide an annual report to the City of Vancouver on the operation of Moderate Income Rental Housing Units.

Requirements include:

- Report in a format deemed acceptable
- Ensure the City can confirm that the building is operating as agreed and will include information on:
 - Rents collected in all units
 - Unit turnover and incomes for new tenants
 - Updated incomes for households who have occupied the unit for 5 years

Street Photos



VIEW 1 - FROM CORNER LARCH & WEST 2ND AVE LOOKING WEST



VIEW 2 - FROM CORNER LARCH & WEST 2ND AVE LOOKING SW



VIEW 3 - FROM LARCH & WEST 3RD AVE LOOKING NORTH

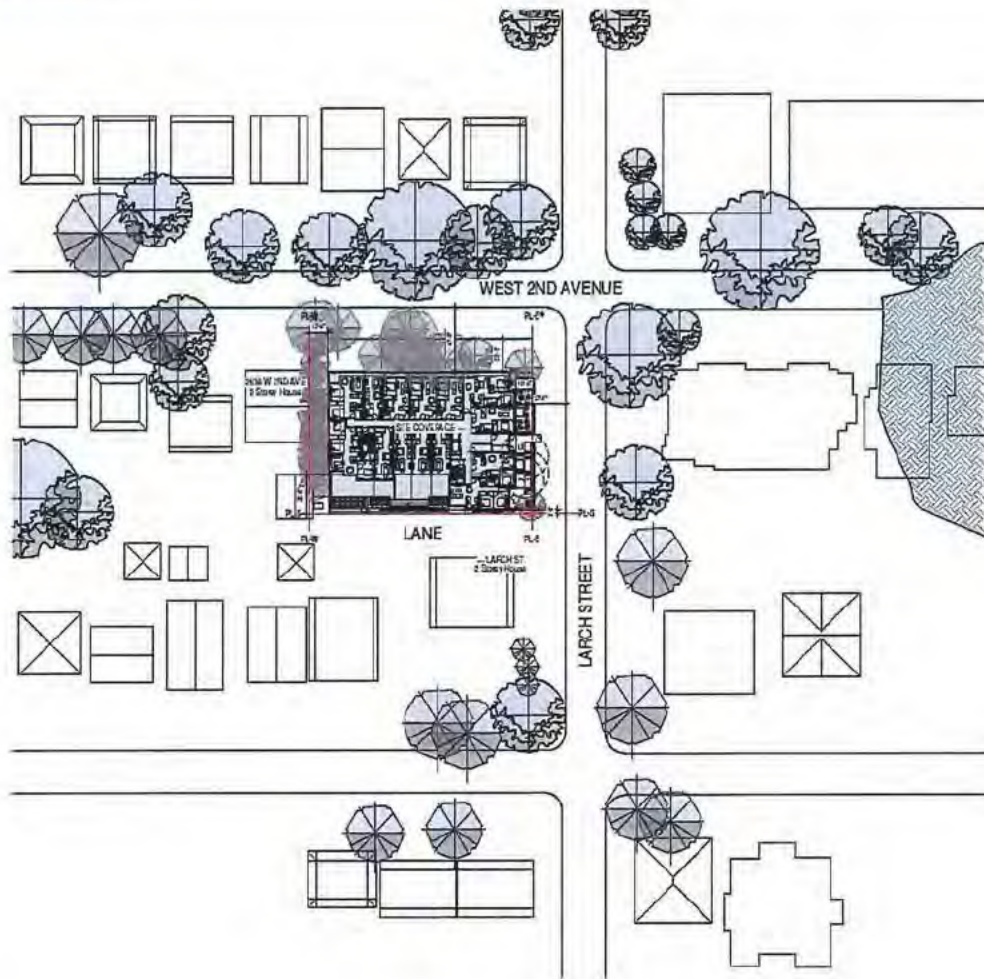


EXISTING ARIAL VIEW FROM NW

Site Plan



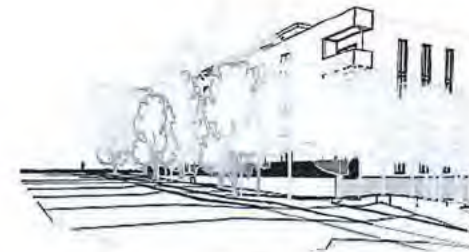
Context



PERSPECTIVE VIEW FROM CORNER LARCH & WEST 2ND AVE



PERSPECTIVE VIEW FROM LANE LOOKING NE



PERSPECTIVE VIEW FROM WEST 2 AVE LOOKING SE

Shadow



MARCH 21 @ 10 AM



MARCH 21 @ 12 PM



MARCH 21 @ 2 PM



MARCH 21 @ 4 PM



SEPTEMBER 21 @ 10 AM

NO SHADOW TO NEAR YARD
OF 50'



SEPTEMBER 21 @ 12 PM



SEPTEMBER 21 @ 2 PM



SEPTEMBER 21 @ 4 PM



2550 WIND AVE



PHOTO 1

EXISTING CONDITION
TAKEN IN April 21 @ 3:34 PM
APPROXIMATES
MARCH 21 and SEPT 21 @ 10 AM

FRONT YARD
MOSTLY IN SHADOW
FROM TALL FIR AND
CEDAR HEDGE



2550 WIND AVE



PHOTO 2

EXISTING CONDITION
TAKEN IN April 21 @ 3:36 PM
APPROXIMATES
MARCH 21 and SEPT 21 @ 4 PM

FRONT YARD
MOSTLY IN SHADOW
FROM TREES AND
BUILDING

Shadow Views



2ND AVENUE STREETSCAPE: LOOKING SOUTH



LARCH STREET STREETSCAPE: LOOKING EAST



LARCH STREET STREETSCAPE: LOOKING WEST

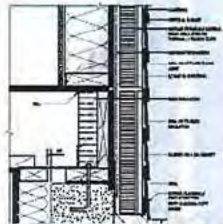


2ND AVENUE STREETSCAPE: LOOKING NORTH

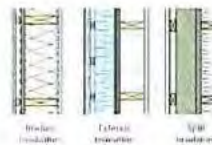
Sustainability

Insulation

- Slows the movement of heat energy through the wall
- Keeps the indoor temperature at a comfortable temperature
- Warm during cool months, and cool during warm months

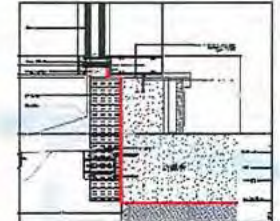
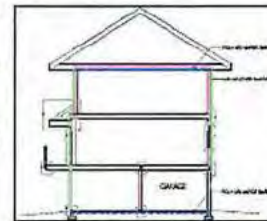


Insulation Placement & Wall Design Considerations



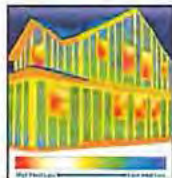
Airtightness

- Seal up seams around Windows, Doors, Balconies, and other protrusions
- Durable building materials used to seal components
- Blower door testing to control amount of air loss through the envelope



Minimized Thermal Bridges

- Structural members are covered with a continuous layer of insulation
- Such as Concrete Slabs, Wood beams, Steel Beams, and other structural penetrations
- Attention to detail during design phase to reduce thermal bridging



HRV

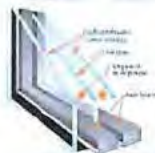
HEAT RECOVERY VENTILATOR

- Supply and Exhaust air ventilation system
- Has a heat exchanger that uses exhaust air to preheat or precool incoming air
- Doesn't capture the moisture in the air



Windows, Doors, Skylights

- Double and Triple pane glazing
- Reduces flow of heat/energy through multiple layers of insulated glass
- Low E coatings reduce excessive heat gain during summer



Traffic

PARKING

Parking Area: Off Street Parking – Underground Parkade

Required Parking Stalls per City Bylaw: 39 stalls

Provided: 52 stalls (including 6 visitor stalls) ** Note: 13 additional stalls created over the COV Requirements

Conclusion: *As there is very limited street parking available after 6PM, the inclusion of parking stalls beyond the bylaw requirements will eliminate any additional demand on the on-street parking.*

TRAFFIC GENERATION

Note: Vehicle trips based on standard trip generation rates; likely conservative because of potential for transit, walk and bicycle use at this location.

A. AM Peak Hour

Peak Hour: 60 minutes between 7 a.m. and 9 a.m.

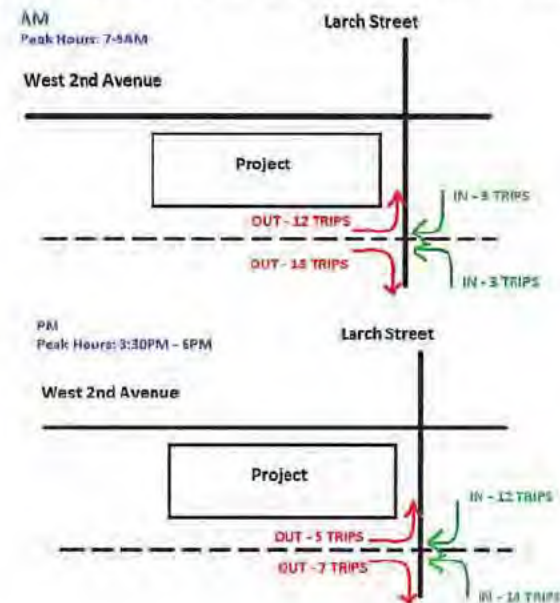
Vehicle Trips: IN: 6 OUT: 25

B. PM Peak Hour

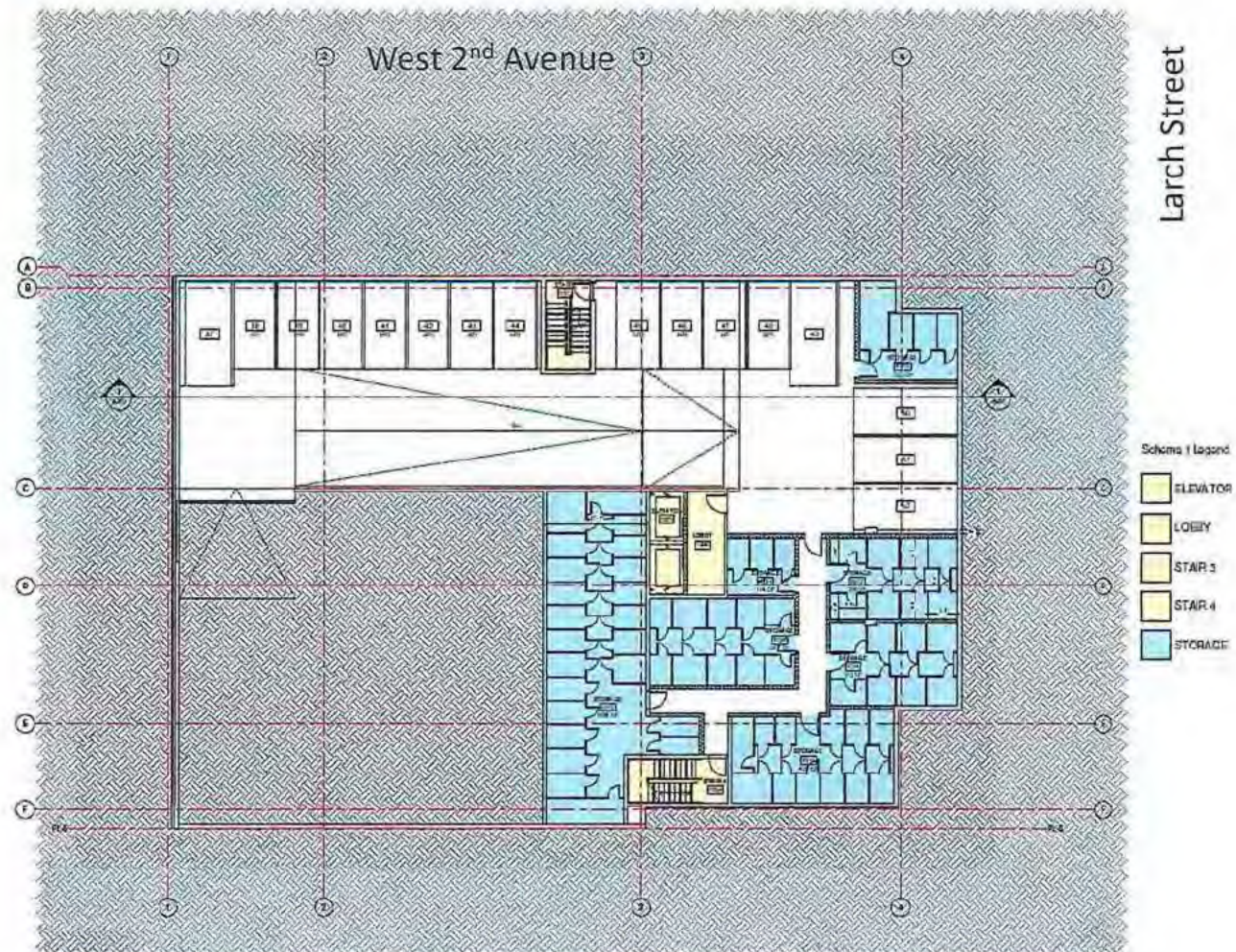
Peak Hour: 60 minutes between 3:30 p.m. and 6 p.m.

Vehicle Trips: IN: 26 OUT: 12

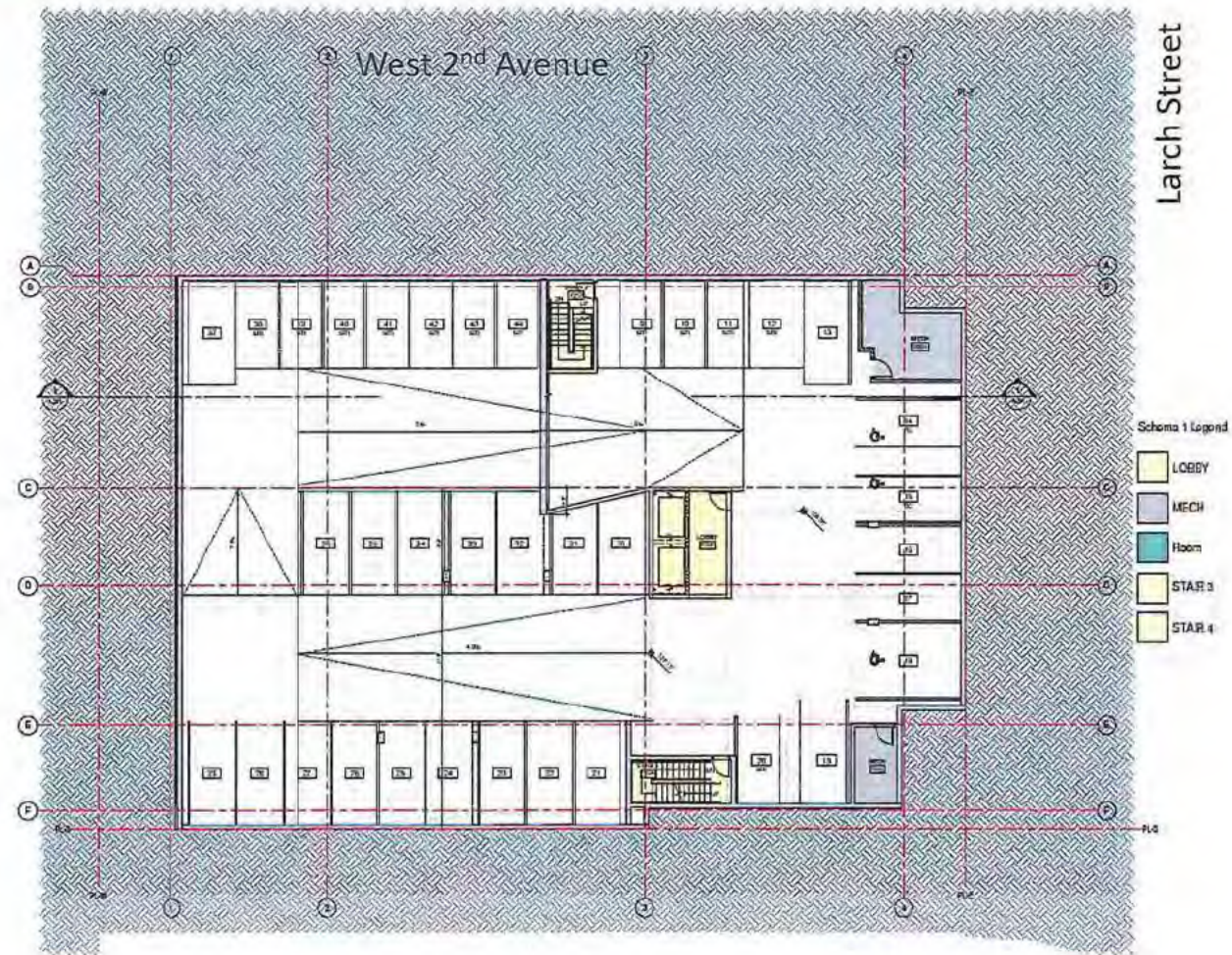
Conclusion: *The project-generated traffic volumes will have little or no impact on the adjacent street system.*



Plan – Parking Level P3



Plan – Parking Level P2

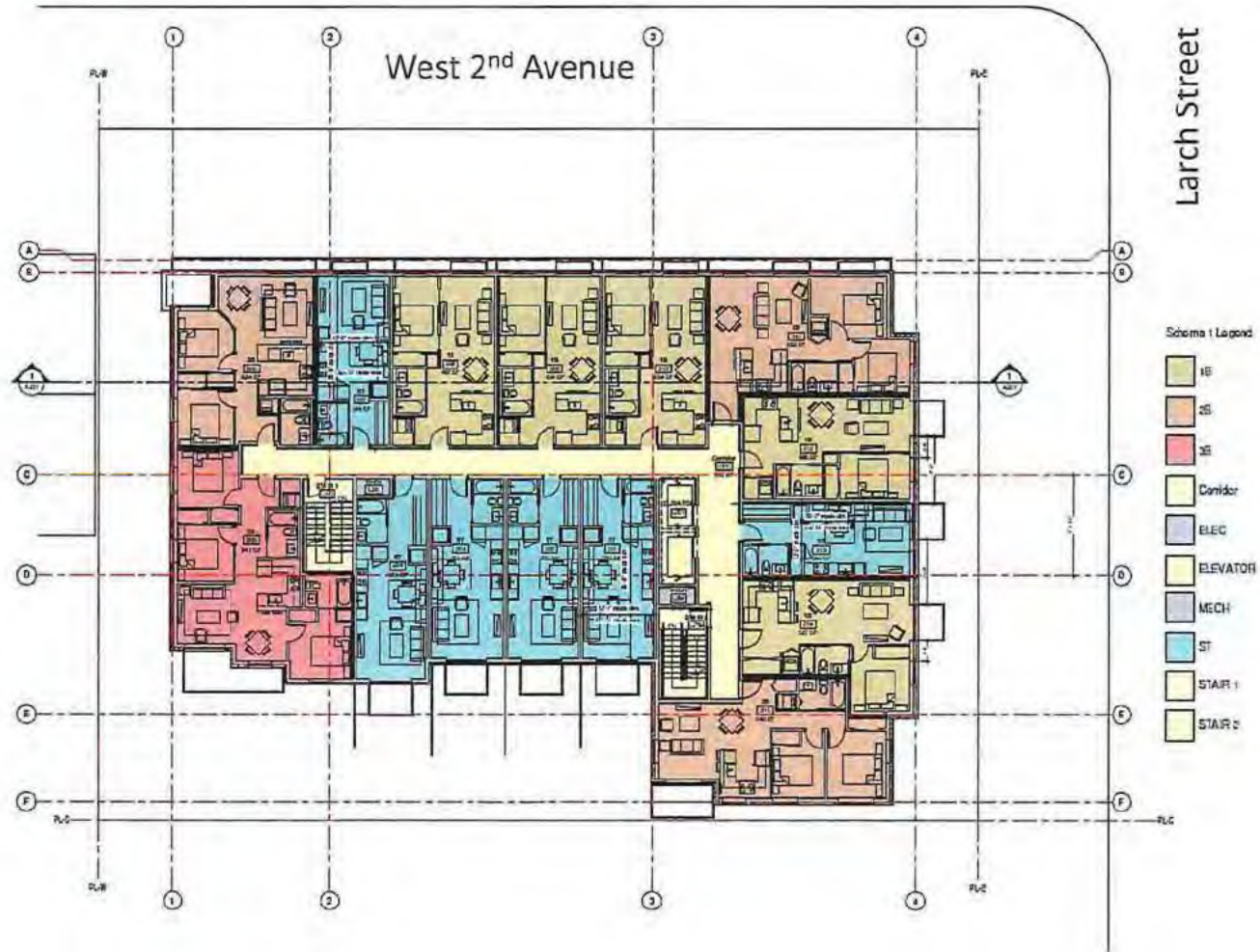




Plan – Level 1



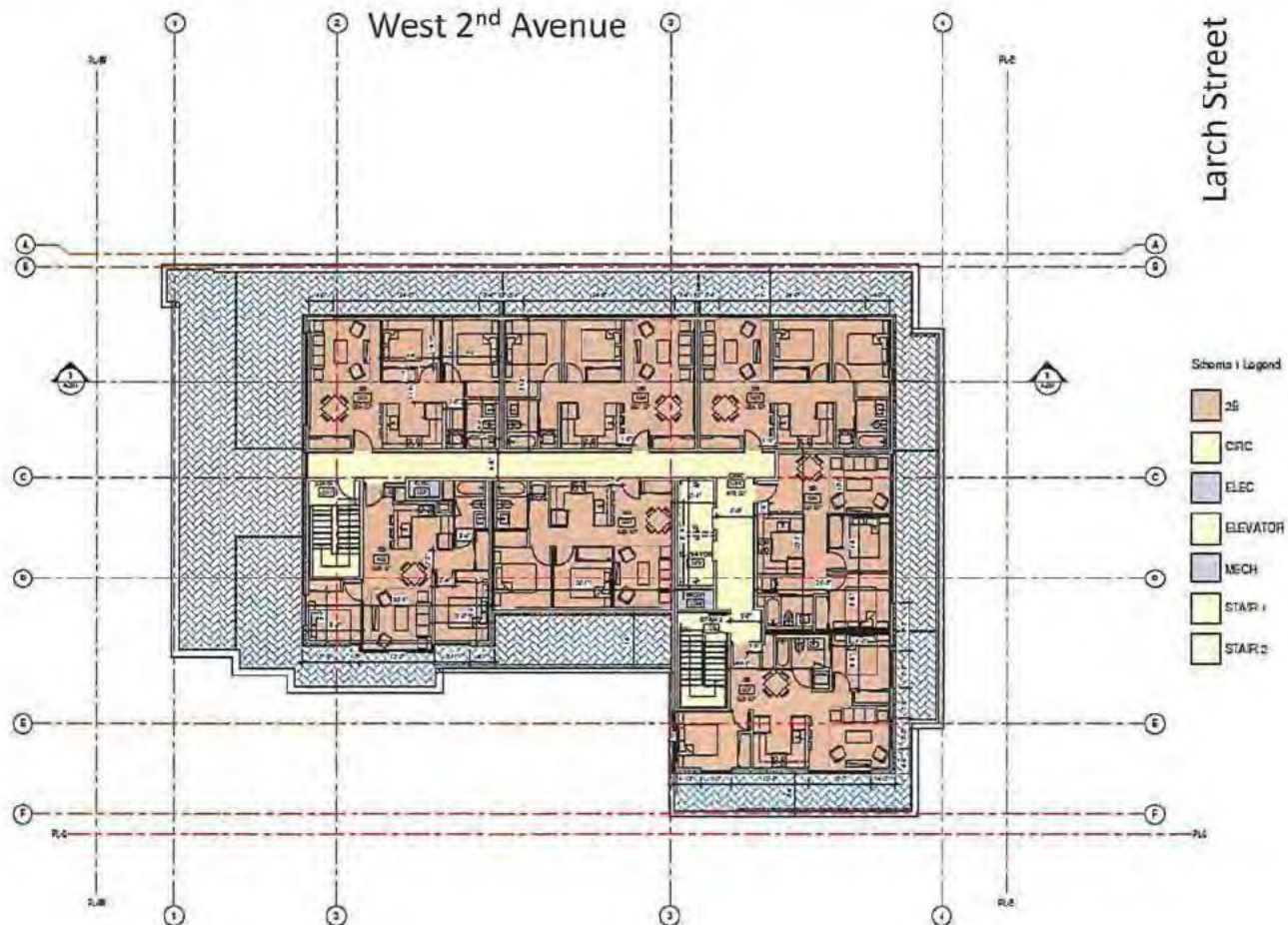
Plan – Level 2 & 3



Plan – Level 4



Plan – Level 5



Elevation – North (Front, 2nd Avenue)



METRIC

ARCHITECTURE

Elevation – East (Larch Street)



Elevation – West (Internal)



Elevation – South (Back, Lane)



Jameson Larch and 2nd Avenue LP Pre-Application Open House Results As of September 30, 2018

Project Address: 1805 Larch Street, Vancouver

In this binder, please find:

1. Sept 12 Sign In Sheets
2. Comments - In Support
3. Comments - Neutral
4. Comments - Provided Feedback

SUMMARY

Attendance: 113

Comments Received:	<u>#</u>	<u>%</u>
In Support	74	66%
Neutral	5	4%
Provided Feedback	<u>33</u>	29%
<i>Total Comments:</i>	<i>112</i>	

Common Themes from Feedback:

- A. Insufficient Parking/Increased Traffic Congestion
- B. Building Form/Height
- C. Displacement of Community Services

Jameson Larch & 2nd Avenue LP

COPY

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP
September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6K 2Z2	s.22(1)	s.22(1)
		V6K 3E9		
	s.22(1)	V6K 1K2		
		V6K 1K2	s.22(1)	
	s.22(1)	V6K 1J9	s.22(1)	s.22(1)
		V6K 1E6		
		V6K 1J7		
		V6K 2T1		
		V6R 3X7	s.22(1)	
		V6K 3Z2		
s.22(1)	s.22(1)	V6K 5P5		
s.22(1)	s.22(1)	V6K 1J8 (3)		

NAME

ADDRESS

POSTAL

PHONE

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VGK 1K1
" "

VGK 1M3

UTE 1M7

VGK 1L8
VGK 1G7

VGK 2J2

VGK 1G5

VGK 2M2
VGK 1G5

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13

Jameson Larch & 2nd Avenue LP

Pre-Application Open House
 Hosted by Jameson Larch & 2nd Avenue LP
 September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)		V6K1K1		s.22(1)
		V6N3S9		
		VE64T7		
		V6K2K8	s.22(1)	s.22(1)
		V6K1M2		
		V6M1R9		s.22(1)
		V6K1LP	s.22(1)	
		V6H4E4 /est		s.22(1)
			s.22(1)	
		V6K1109		s.22(1)
		~		

Jameson Larch & 2nd Avenue LP

Pre-Application Open House
 Hosted by Jameson Larch & 2nd Avenue LP
 September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6K 1M1	s.22(1)	s.22(1)
		V6K SRS.		
		V6K 1K9		
		V6K 1G7		
		V5N 0C4		
		V6W 3J9		
		V5T 0G9		
		s.22(1)		
		V6K		
		V6K 1K2		
		V9S2M		

Jameson Larch & 2nd Avenue LP

Pre-Application Open House
 Hosted by Jameson Larch & 2nd Avenue LP
 September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6K 4V3	s.22(1)	s.22(1)
		V6H 3C9		
		V6R 3G7		
		V6K 3G9	s.22(1)	
		V6K 3S2		
		V6K 3S2		
		V6K 1J9	s.22(1)	s.22(1)
		V6K 1G7		s.22(1)
		V6K 3S1		
		V6K 3S1		
		V6N 0C4	7	s.22(1)
		V6K 1K2		3

Jameson Larch & 2nd Avenue LP

Pre-Application Open House
 Hosted by Jameson Larch & 2nd Avenue LP
 September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6K 1J3	s.22(1)	s.22(1)
		V6K1M7		
		?		
		V6K1J4		
		V6K1G7		
		V6K1J9	s.22(1)	
		V6K1M2		
		V6K1L		
		V6J 2E5		
		V7A1G5		
		V6K3S2		
		V6K1J9		

Jameson Larch & 2nd Avenue LP

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP
September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)		V6K1M2	s.22(1)	
		V6E 1X4		
		V6K3S6		
		V6J1B8		
		V6K1G7		
		V6K1M2		
		V6K4K6		
		V6K4K6		
		V6E 1T4		

Jameson Larch & 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Sign In -

~~Moderate Income Rental Housing Pilot Program Sign Up Sheet~~

*for households earning between \$30,000 - \$80,000 per year

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)		V6K1N2	s.22(1)	s.22(1)
		V6K1N2		
		V6K1Y4		
		V6A0E9	s.22(1)	
		V6J3S1		
		V6J1E3		
			s.22(1)	
		V6K1A5		
		V6K1E7	s.22(1)	s.22(1)

COPY

September 11, 2018

Jameson Development Corp.
670 - 1665 West Broadway
Vancouver, BC V6J 1X1

Subject: Purpose-Built Rental Redevelopment Proposal, 1805 Larch Street

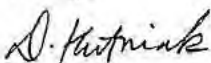
I am writing to support the approval of the rezoning application for the re-development of 1805 Larch Street to accommodate 67 new units of desperately needed purpose-built rental housing. Purpose-built rental housing is the most secure form of long-term rental housing available.

My name is David Hutniak and I am the CEO of LandlordBC. LandlordBC is the professional industry association representing owners and managers of rental housing in British Columbia. Our industry currently provides homes for over 30% of BC households and we are concerned about the persistently low rental vacancy rates in Vancouver.

While we appreciate the initiatives and efforts the City of Vancouver has undertaken to help address the rental housing supply crisis, a crisis that stretches across Metro Vancouver, we need the City's continued vision and leadership with the approval of this project. What is particularly important and exciting about this project is that 36% of the units will be 2 and 3-bedroom family units. We applaud the proponent for recognizing and responding the need for family units in our community.

Purpose-built rental housing is challenging to build at the best of times and, collectively, we must do everything we can to encourage new construction and not place unnecessary barriers. LandlordBC enthusiastically supports the approval of this project and we encourage the City of Vancouver to do the same. Given the current rental housing crisis in the city, we cannot afford to miss this opportunity.

Sincerely,



David Hutniak
CEO
LandlordBC

Community Office:
2909 West Broadway
Vancouver, BC V6K 2G6
Phone (604) 660-1297
Fax (250) 387-4680



David Eby, MLA
(Vancouver-Point Grey)

July 31, 2018

Gil Kelley
General Manager of Planning
Urban Design & Sustainability
City of Vancouver

Via mail and email

Re: 1815 Larch Street

Dear Mr. Kelley,

I would like to offer my support for the creation of low and moderate income housing in Kitsilano, especially the provision of family housing. My understanding is that the Pappajohn family has put in an application to provide such housing with a project at 1815 Larch Street, the current site of the Anglican church. I am fully in support of this use and would love to see more of these projects in our neighbourhood.

Separately, I hope that this site can be kept open for community use during the permitting process. This is not an objection to the intended development, just a hope that we can creatively support the Pappajohns to keep much-needed community space open and in operation as long as it does not impair or delay the development of the rental housing project.

Yours truly,

A handwritten signature in black ink, appearing to read "DEBY".

David Eby
MLA, Vancouver Point Grey

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I think this is a great idea for the community. In order to keep community services (grocery stores, schools, coffee shops, etc.) functioning, it is important to have some affordable housing in the area. I heard concerns about it affecting the community aesthetic, and a 3 or less story building would be preferable, but I would imagine the 6 story building is key to ^{making the} ~~be able to afford the~~ affordable rentals viable. I also believe a development like this would attract more young professionals to the area. With accessible transit in the area, part of the attraction would be that you don't require a vehicle, (which would suit low income individuals), so I would guess the traffic wouldn't increase too significantly. I fully support this project!

§ 22(1)

Printed Name

§ 22(1)

Phone number

§ 22(1)

E-mail address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Great idea. We need any form
of affordable housing within the
city. Especially for those who
have grown up in this area and
have been forced to relocate,
because they can no longer
afford to live here.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

GREAT IDEA, GREAT PROJECT, MORE OF
IT IS NEEDED ASAP

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Awsome idea the youth needs more
affordable housing.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

more Affordable rental units are
needed, particularly on the west
side. With rent prices constantly
on the rise, I think new affordable
apartments would benefit younger
people looking for accommodation.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

V6J 2E5
Address & Postal Code

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

GREAT IDEA TO MAKE SUCH A NICE
PROJECT AND TO GIVE OUR NEIGHBORHOOD
MORE RENTAL UNITS AND THATS WHAT CITY
NEEDS. FULL SUPPORT OF THIS PROJECT.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I am glad to see a good looking rental project in this area. It is much needed to provide new and affordable rental units for people that want to live and work in this area. Great job on the designs. I am definitely in support of this project, and can't wait to see this building gets finished. It will be well received by the market based on rents and location.

This is a phenomenal opportunity for hard working people to be able to afford in this area! Sincerely hope this ^{project} goes ahead!

s.22(1)

Printed Name

VSMIRG

Address & Postal Code

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

An excellent concept. Perfect for new members of the community, excellent option for seniors and students entering the workforce who may not have the means to purchase a home in Kitsilano. People living in these proposed units would be a wonderful and stable addition to the west side of Vancouver. These units would foster a vibrancy needed in this part of the city.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

1/5th 349

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I view this project as an essential
for the continued economic growth
of Vancouver, and this community. However,
as important as this is, the
developers initiative of providing affordable
housing units shows that in addition
this is a socially conscious
project as well.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

As a renter presently in Kitsilano, I appreciate that this project will allow others - like me & my family - to have the opportunity to rent a home in this dynamic neighbourhood. I was born & raised in Vancouver and it has become cost-prohibitive to buy a home in the neighborhoods where I grew up. The city's program to allow development of affordable housing for people making under \$100K shows that both the city & developers like Jameson are working to move the needle in the right direction. Thank you.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

Van, BC V6J 1B8

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

This looks like a well thought out project that will suit the neighborhood.

It will be fantastic to have more rental options in a city that has become increasingly difficult to afford purchasing.

Please add more rental!

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

We need more housing. I'm raised in this neighborhood
and none of my friends can afford to live
here. Projects like this build neighborhoods and
make room for all of us. Anyone against this
doesn't see about the future, other their own short
sighted selves. More housing, more families and
less NIMBY!

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

V6K 1K9

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

We need more affordable housing in
Vancouver. I support this project.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

E-mail address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I fully support the efforts of
providing subsidised rentals in
Kits! This is a great project and
a step in the right direction.

§.22(1)

Printed Name

§.22(1)

Phone number

§.22(1)

Address & Postal Code V6N 0C4

§.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I think this proposal for a new development is exactly what the Kitsilano community needs. Affordable living for people working within the community is so important for growth and positive change. Currently on the site is a run down, eye sore building which does nothing for the value of other properties around. The "Larch St. development can only enhance the beauty of Kitsilano and help build a wonderful working community adding value to all connected. Let's make Kitsilano Great!!

§ 22(1)

Printed Name

§ 22(1)

E-mail address

§ 22(1)

Phone number

s.22(1)

s.22(1)

s.22(1)

FANTASTIC UNIT MIX

I will

THE PROPOSED PROJECT WOULD COMPLEMENT THE AREA.

I LOVE THE SCALE OF THE PROJECT.

VANCOUVER NEEDS HOUSING. I LOVE THE PROPOSED PROJECT.

THANK YOU

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I THINK THAT THIS DEVELOPMENT
IS A FANTASTIC IDEA. IT'S WHAT THE
AREA NEEDS. THIS WILL ALLOW THE
NEW FAMILIES, TEACHERS, BANK TELLER ETC.
TO ~~BE~~ BE ABLE TO LIVE WHERE THEY
WORK. WE ARE NOT TEARING DOWN
A HERITAGE HOUSE HERE. THE CITY NEEDS
MORE OF THIS SORT OF DEVELOPMENT.
AFFORDABLE LIVING FOR YOUNG VANCOUVERITES
IS A MUST AND THIS IS A GREAT START.
LET'S GET THIS APPROVED AND MORE LIKE
IT, THIS DEVELOPMENT COMPANY SEEMS
EXTREMELY FAIR AND HONEST. THIS ISNT ABOUT
CAPITAL GAIN ITS ABOUT COMMUNITY AND AFFORDABLE

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

E-mail address

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

~~My~~ I view this project as essential to the growth of Vancouver. The addition of rental ~~product~~ product is needed to improve the liveability, affordability and attractiveness of Vancouver as a community to live in. The ~~development~~ ^{development} of this new project will also add much needed parking for the residents and permit a greater balance in the neighborhood's demographic. In order for Vancouver to grow a community more projects like the redevelopment of this property are needed. I am excited to see this project come to life and increase Vancouver's ^{rental} housing supply!

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

1. 'autos like a great project in a well established rental neighborhood.

I found the low parking ratio very interesting and would like to see more projects achieve the same - I hope to see a high # of EV stalls.

s.22(1)

s.22(1)

Vancouver BC

IT'S A VERY BEAUTIFUL PROJECT FOR THE
COMMUNITY, I THINK WE DO NEED THIS AND
OF BUILDING AROUND THE AREA -

s.22(1)

s.22(1)

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I think it is a good idea to have more
rental property - for lower personal income.
Teachers, Nurses, Barista, Sales - People
are concerned with density - parking etc.
but this is going to happen eventually,
whether we like it or not. I think this
development is meeting the needs of supply
& demand for affordable rentals.
It looks like it will fit in well with
the rest of the neighborhood.

s.22(1)

Printed Name

s.22(1)

Phone number

Email Address

Spt 12/18

- I reviewed the project, design & plans.
- The moderate income housing program is a good idea. Kitsilano is an ideal location for the moderate income program.
- I support the program, the specific design & the location. I think it will benefit Kitsilano & the City.
- I am a resident and walk by this location frequently. I support this development.

s.22(1)

s.22(1)

s.22(1)

Van. Voklin:

s.22(1)

- same address as above

s.22(1)

JAMESON LARCH AND 2ND AVENUE LP
PRE APPLICATION OPEN HOUSE.

I see this project contributing to necessary
housing for kids and the city which
trumps the existing use which is a community
asset but provides no housing.

s.22(1)

s.22(1)

I am in support of the development. I believe the city need new rental units especially with below market rents.

s.22(1)

phone : s.22(1)

email:

address : s.22(1)

Vancouver.

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I think it is very important especially at this point and time, to build more rental product and especially affordable rental product in the City of Vancouver. ~~As~~ As a renter and a previous resident of Kitsilano, I feel as though there ^{are} ~~are~~ not enough rental homes for people to live in in this community. I would love to see this project go forward in Kitsilano and would love to rent in this location as ~~in~~ there are few places to rent here, and from my experience, the places that are for rent are typically run down and are owned by less than satisfactory landlords. I don't see any negatives with this project as it will have a minimal impact on the surrounding homes and traffic in the area.

§ 22(1)

Printed Name

§ 22(1)

Phone number

§ 22(1)

E-mail address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I think this is a fabulous development for this neighborhood. The size is appropriate, it is not too tall and I think it fills a big gap in housing needs for this area. Even young professionals cannot afford to buy a home in this area, and people who work as teachers, food services and other professions should not have to rent in places like New West or Burnaby and commute here for work. I think it is important that this development is close to transit so that residents do not feel that it is necessary to have a motor vehicle, and therefore increase traffic burden. Residents of Kitsilano deserve moderate-income housing and I think this development will suit the needs of this population.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

E-mail address

I Think This IS a great Idea!

- That church was never fully utilized
- Most of the Apartments in the Area are needing An upgrade
- I Lived Across The Street, And in the Area several times
- I own a Business in The Area and Employees have to live the suburbs and commute to work because there is no affordable housing.

§ 22(1)

§ 22(1)

GREAT!

love the idea, rents seem reasonable
we need more of this to increase
the density of hts. less family
homes and more low rise affordable
places

§ 22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Hello! We would be very interested
in applying to rent. We are new
s.22(1) who have sold our apt, are
from Vancouver and live in the area
at present.

Congrats on all your hard work
to get this far, it's not easy dealing
with the city!

Thanks & also thank you
for the tips on becoming a

a

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

Van, B.C.

V6h 4S1

s.22(1)

Phone number

s.22(1)

Email Address

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Grew up in this neighbourhood moved
away and now looking to move
back. —

s.22(1)

Printed Name

s.22(1)

E-mail address

s.22(1)

Phone number

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Good to see more rentals coming
to the neighbourhood. And some below
market as well.
rent

s.22(1)

Printed Name

s.22(1)

E-mail address

s.22(1)

Phone number

cell.

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

- Name tags - Curious that no one was wearing a nametag to identify who they were / role

- Project boards -> need to include very basic project overview

- I love the idea of this project -> Sad to see so many NIMBYs out

s.22(1)

Printed Name

s.22(1)

E-mail address

s.22(1)

Phone number

Comments

from:

§ 22(1)

§ 22(1)

Temp.
res:

§ 22(1)

mail to:

§ 22(1)

§ 22(1)

Van., V6H 4E4

I am most disheartened to hear of yet another project of this type. Why are the income levels the only determinant of eligibility. I have an income of \$1500 per mos. I'm and even though I pay \$1000 per month for slightly under 275 sq. ft. (an SRO, really, not a studio; however on the west side when I've resided with a few interruptions since 1968.

§ 22(1)

§ 22(1)

My last work as a was based here in many affluent west side households. I worked for a West Side agency until retirement.

§ 22(1)

I was born in Van. hospital in I'm too old to relocate somewhere else. I have savings with which I could easily supplement rent if I needed. A studio in this location at 900+ would be a dream come true which I could very easily manage. Why would not someone like myself not be considered simple

①

because my ~~monthly~~ ^{annual} income is slightly too low?

I have a perfect credit rating. I am frugal, so I'm able to save where a less careful person could not. In addition

s.22(1)

s.22(1)

Again, my ~~work~~ ^{work} and other life experience and social factors not considered in a project of this kind?

Is there any avenue for reconsideration?

Please do contact me by mail:

s.22(1)

s.22(1)

Van - Y6H 4E4

s.22(1)

or by telephone:

s.22(1)

alternate ph. message #

s.22(1)

s.22(1)

Thank you

s.22(1)

②
P.S. I'm sad to see that the only non-white

We support the need for affordable rental homes in Kitsilano. The population of workers in hospitality industry and restaurant workers are vital to the area. This is a wonderful opportunity for families to be able to live and work in Kits.

s.22(1)

Beautiful design!

Hi,

I think this is a great project for kits! I am ^{s.22(1)} old and grew up in Vancouver - specifically in kits. I do not make much money yet and wished it was possible to move back to kits. The need for a project like this for people in my generation is dire.

With so many new people waiting to move to Vancouver every year by U.S companies like Amazon & Microsoft expanding in our great city - we will need to have housing that is - affordable.

Vancouver cannot become a global city if our rents are like Hong Kong!

NIMBYISM is a huge problem in the city.

I hope the same generation that caused Brexit doesn't interfere with this project being developed. Thank

, Vancouver

Comments:

The design of the building is in keeping with the similar scale buildings across the street.

Although the scale is larger than the immediate neighbours, the massing feels like an extension of the apartment buildings in the area.

I could understand why some immediate neighbours would be concerned with the adjacency of a larger building. This is to be expected.

I think the benefit to the larger community outweighs the NIMBY concerns.

We NEED RENTAL in Vancouver

We NEED AFFORDABLE HOUSING in Vancouver

I am in support of this project.

1805 lunch

Appreciate the provision of rental,
higher density, housing in the
neighborhood —
especially affordable units +
units for families.

§ 22(1)

§ 22(1)

Jameson Lerch / 2nd Ave.

As someone who grew up on the westside, and now lives in Kitsilano with 3 teenage children, this proposed development is exactly what ~~has~~ ^{should} be being built. Quite possibly as somewhere my wife ^{and I} can rent if we ~~also~~ decide to sell, but more likely somewhere our children may want to rent, so they can stay in the neighbourhood they grew up in. The size and scope is appropriate for the neighbourhood and will add an element of community that Kitsilano is starting to lose.

s.22(1)

V6K 2R3

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I'm excited this is happening and I'm looking forward to it. This location is close to my work and I would love to relocate to this area.

Looking for a place has been difficult as there are little to no vacancies and it gets really competitive.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

V5N4P1

Address & Postal Code

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet


I support this project as it will give me an opportunity to live close by where I work.

s.22(1) 

Printed Name

s.22(1) 

Phone number

s.22(1)  Vancouver VR2H8

Address & Postal Code

s.22(1) 

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

This kind of project is immensely meaningful for those who are hard-working yet being neglected ^{in the housing market} due to their spectrum of income. Neighborhoods such as Kitsilano whereas there are many young people who ~~are~~ are in their early stage of the career life, are desperately seeking for ~~reasonable~~ affordable accommodation. However, it has been tough to be satisfied ~~with that~~ for many of them due to the disparity between the household income and the housing price. Projects like the Jameson Larch project will definitely help a lot of people who are struggling to meet their basic life needs and furthermore the quality of ~~their~~ life in Vancouver.

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I support this affordable housing project. Cost of living is getting higher and higher in Vancouver. This project would support students and low income families wanting to live in Kitsilano and not in the suburbs.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

v6g1t8

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I am a long-time Kitsilano resident and I support the proposed rental development by Jameson at 1805 Larch. This is exactly the type of project this city needs - medium-scale rental development that includes a significant affordable housing component. In addition to living in the area my family are property owners of a nearby 4-story rental apartment building at 1st and Yew.

Mid-rise rental apartment buildings have a long history in this area and the amount of rental stock should be increased here to meet the needs of Vancouver's ever growing population. Property values are such that many cannot afford to buy in the City. We are, as everyone knows, in a housing crisis.

Mid-rise buildings provide density without casting the long shadows that towers create and form the basis of more livable cities than those created by towers. Areas like the 2nd and Larch neighbourhood, with its relatively wide, North American scale roads, can easily accommodate up to six storeys - but five is also good.

Hopefully we will see timely approval of this project so the housing can be built quickly to help address the current shortage.

s.22(1)

Printed Name

s.22(1)

Vancouver

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Vancouver rental income is higher and higher now, it's pretty hard for mid-income family to support the rental in Vancouver nowadays. For this pilot program will attract more mid-income family members ~~could~~ to come over in this area -- to ~~help~~ join the community. Since the rental in this project is lower than ^{average} market price. It will be benefit for mid-income household and also bring in more experts & sources in to our community.

§ 22(1)

Printed Name

§ 22(1)

Phone number

§ 22(1)

Address & Postal Code

Vancouver V6K 3Z1

§ 22(1)

Email Address

Liz Chan

From: § 22(1)
Sent: September-17-18 12:46 AM
To: Liz Chan
Cc: Tom Pappajohn
Subject: Re: Jameson - 1805 Larch Street Comment Card

Hi Liz

This sounds like exactly the sort of project that Kits needs to make living here more attainable for a broader group of people.

Unfortunately I'm travelling right now and as such, don't have access to a printer. Is there anything else I can do to support this plan?

Regards

§ 22(1)

On Sep 13, 2018, at 11:18 AM, Liz Chan <liz@jamesoncorp.ca> wrote:

Hello,

Attached to this email is a comment card for the project located at 1805 Larch Street.

Some highlights of this project are:

- 5 storeys with 67 units
- 100% secured market rentals
- 20% (13 units) of the buildings' suites are earmarked for the Moderate Income Housing Rental Pilot Project (MIHRPP)
 - The MIHRPP program targets households earning between \$30,000 - \$80,000 per year (for more details please see the attached factsheet from the City of Vancouver)
 - Below are the unit mix and rental levels for this project's MIHRPP:

	MIHRPP	Monthly Rent
Studio	5	\$950
One Bedroom	4	\$1,200
Two Bedroom	4	\$1,600

Please email your comments back to me at your earliest convenience.

Thank you!

Best,

Liz Chan, CPA

Accounting Manager

Jameson Larch & 2nd Ave LP

670 - 1665 West Broadway

Vancouver, BC V6J 1X1

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I fully support this project. What a great way to get new economical rental housing into kits! Most of the existing rental stock is old, and with the restrictions on 'renovictions' landlords are reluctant to renovate + improve their suites. Also there is a massive shortage of rental units in this area.

s.22(1)

s.22(1)

s.22(1)

This is a very desirable location + price point.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Affordable housing is important to
Kitsilano for not only socio-economic
reasons, but also the long term health
and vibrancy of the community.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Vancouver, BC

V6K 1Y9

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

Nice project. Affordable Housing is
definitely in need in ^{Vancouver} ~~Vancouver~~. This project
is able to satisfy the need of many
people living around the area. Support
this idea.

s.22(1)

Printed Name /

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

The Moderate Income Housing Rental Pilot Project is particularly helpful as it is a secured market rental program for moderate-income families with rapid increase in Vancouver housing price. I'm really looking forward to it.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

This kind of project is immensely meaningful for those who are hard-working yet being neglected ^{in the housing market} due to their spectrum of income. Neighborhoods such as Kitsilano whereas there are many young people who ~~are~~ are in their early stage of the career life, are desperately seeking for ~~more~~ affordable accommodation. However, it has been tough to be satisfied ~~with this~~ for many of them due to the disparity between the household income and the housing price. Projects like the Jameson Larch project will definitely help a lot of people who are struggling to meet their basic life needs and furthermore the quality of their life in Vancouver.

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP

Please email comments to liz@jamesoncorp.ca

Comment Sheet

Super excited to see affordable housing coming into Kitsilano! Renting in the area currently is extremely difficult as so many of the buildings are condos and have outrageous rental prices.

s.22(1) _____
Printed Name

s.22(1) _____ V6E 1L4
Address & Postal Code

s.22(1) _____
Phone number

s.22(1) _____
Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

September 12, 2018 6-8PM @ Kitsilano Yacht Club

Comment Sheet

I support this project as I hope to be able to move back to Kits to be closer to work and the dog parks!

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

Liz Chan

From: s.22(1)
Sent: September-20-18 3:10 PM
To: Liz Chan
Subject: Interested in Jameson Larch & 2nd Ave LP

Hello Liz

I just heard about the project underway on Larch and 2nd in Kitsilano, and I'm hoping to be added to the list of interested renters. I know its early, but if you could pass on any information when its available that would be wonderful.

Thanks so much,
s.22(1)

--
s.22(1)

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-20-18 12:00 PM
To: Liz Chan

Hi Liz !

Thank you for stopping by s.22(1) today! I'd definitely be interested in a studio apartment!

All the best,

s.22(1)

Sent from my iPhone

Liz Chan

From: s.22(1)
Sent: September-20-18 11:23 AM
To: Liz Chan
Subject: Jameson larch and 2nd avenue

Hey
We just spoke and im interested in the studio or one bedroom apartment.

Cheers

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-20-18 11:51 AM
To: Liz Chan
Subject: MIHRPP

Dear Liz,

I was given Information on a New Development On Larch and 2nd Ave for Moderate Income Residents by s.22(1)
from s.22(1)

I would be very interested to be put on the Waitlist if there is one.

I am very much looking forward to hearing from you.

Best Wishes,

s.22(1)

Sent from my Samsung Galaxy smartphone.

Liz Chan

From: s.22(1)
Sent: September-20-18 11:18 AM
To: Liz Chan
Subject: Larch St rental!

Hello Liz,

You just spoke to my business partner s.22(1) regarding the Larch St rentals.

How do I go about signing up & finding more info?

My cell is s.22(1)

Thank you !

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-20-18 11:45 AM
To: Liz Chan
Subject: 1805 Larch Street

Hi Liz,

I am interested in applying for Housing on 1805 Larch Street-a two bedroom. I am not sure I understand the project but I am interested in finding out more details?

Thank you,

s.22(1)

Sent from my iPhone

Liz Chan

From: s.22(1)
Sent: September-20-18 11:26 PM
To: Liz Chan
Subject: Part-time employee/student Interest!
Categories: JL2

Hi Liz!

You came into the s.22(1) that I work at today (Kits Beach)- I was the one who called the manager for you and I'm super interested in this development and was wondering if I could get my name on a waitlist for a studio apartment?

This is an amazing opportunity for young people in Vancouver. Very happy to be told about this building early!

Thanks so much,

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-20-18 7:07 PM
To: Liz Chan
Subject: Studio

Categories: JL2

Hello Liz

Thanks so much for coming in today

I am interested in one studio apartment for my self.

I look forward to heard from you to see what's the next step

Best regards

s.22(1)

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-20-18 6:29 PM
To: Liz Chan
Subject: Looking for a studio
Categories: JL2

Hi i am s.22(1), working at s.22(1) You talked to my store's operator regarding the studio available for renting . I just want to tell you that i am fully intrested in that studio. Also i really need a place to live nearby the store . Please call or email me back . I really need a place . It will be a great help. I will be thankful to you .

If you have any querries about me,feel free to ask .

s.22(1)

Liz Chan

o: s.22(1)
Cc:
Subject: RE: Jameson - 1805 Larch Street Comment Card

From: s.22(1)
Sent: September-20-18 4:11 PM
To: Liz Chan <liz@jamesoncorp.ca>
Cc: s.22(1)
Subject: FW: Jameson - 1805 Larch Street Comment Card

Hi Liz,

I am very much interested in this project, for a 2-BR.

Please let me know how I can sign up ☺

Best Regards,

s.22(1)

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-21-18 2:18 PM
To: Liz Chan
Subject: Jameson Larch and 2nd Ave LP

Hi Liz,

I am contacting you to inquire about how to go about signing up for the MIHRPP units as per the attached document. I would like get the studio or 1BR unit and really would appreciate your help if you could direct me to the right place or contact to apply.

Thank you in advance, and I look forward to hearing back from you soon!

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-26-18 5:18 PM
To: Liz Chan
Subject: Larch & 2nd project

Good afternoon,

I am Interested in recieving information about the 1805 larch street project.

I would be interested in a 1 bedroom for myself.

I am a recent graduate of UBC and am now working full time in downtown Vancouver. I currently live in a studio in Kitsilano but hope to move into a full one bedroom.

Looking forward to hearing from you,

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-26-18 2:03 PM
To: Liz Chan
Subject: Re: Jameson - 1805 Larch Street Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi

This sounds like a great project and will help bring more affordable housing to the Westside, which is much needed!

Sincerely

s.22(1)

s.22(1)

s.22(1)

Sent from my iPhone

On Sep 24, 2018, at 14:24, Liz Chan <liz@jamesoncorp.ca> wrote:

Hello,

There is a new rental development at the corner of Larch & 2nd Avenue – 1805 Larch St.

Some highlights of this project are:

- 100% secured brand new market rentals (pet friendly; studios, one bedroom, two bedrooms and three bedrooms available)
- 5 storeys with 67 units
- 20% (13 units out of the 67 units) of the buildings' suites are earmarked for the City of Vancouver's Moderate Income Housing Rental Pilot Project (MIHRPP)
 - The MIHRPP program targets households earning between \$30,000 - \$80,000 per year (for more details please see the attached factsheet from the City of Vancouver)
 - Below are the unit mix and rental levels for this project's MIHRPP:

	MIHRPP	Monthly Rent
Studio	5	\$950
One Bedroom	4	\$1,200
Two Bedroom	4	\$1,600

Attached to this email are:

1. Moderate Income Housing Rental Pilot Project Fact Sheet
2. Comment Cards – please let us know your thoughts and comments about this project and/or the MIHRPP

Thank you!

Jameson Larch and 2nd Avenue LP

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP

Please email comments to liz@jamesoncorp.ca

Comment Sheet

One of your Representatives came to my store this week and presented your development application. I am the

s.22(1)

at

s.22(1)

and I would love an opportunity to apply for this housing! Right now I live in Surrey and if I had the opportunity to live closer to work I'd take it! I really hope you get this approval, it would be great for the community!

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Surrey

s.22(1)

s.22(1)

Email Address

Liz Chan

From: s.22(1)
Sent: September-24-18 9:17 PM
To: Liz Chan
Subject: Jameson Larch and 2nd Avenue LP

Hi there,

I am just emailing to inquire about this new development and the Moderate-Income Housing Rental Pilot Project. I am wondering what the process is to obtain one of these units?

My partner and I fall in the income bracket given on the information sheet and are interested in a two bedroom or one-bedroom unit.

Please let me know if there is any other information required from me and if it is possible to secure one of these units for when this development is completed.

Thank you so much for your time,

s.22(1)

Jameson Larch and 2nd Avenue LP

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP

Please email comments to liz@jamesoncorp.ca

Comment Sheet

I am very much in Favour of
this new development project
and definitely feel it is needed.

Please contact me when more
information is available, i.e. what
a 1-bedroom unit will look like as
I would definitely be interested
in a MHRPP unit. I work in the area
and would love to live close by.
Thanks very much.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code V6H 2A3

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House
Hosted by Jameson Larch & 2nd Avenue LP

Please email comments to liz@jamesoncorp.ca

Comment Sheet

As a renter in the city of Vancouver, and
someone with a young family, I fully support a
project like this. Affordable housing ^{opportunities} in this
city are few and far between and, as a result,
many people like myself and my wife are considering
leaving the city that we love. More ~~moderate~~ moderate
income housing opportunities are needed, and soon.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

V5Z1R3

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Larch and 2nd Avenue LP

Pre-Application Open House

Hosted by Jameson Larch & 2nd Avenue LP

Please email comments to liz@jamesoncorp.ca

Comment Sheet

Metro Vancouver, especially the West Side neighbourhoods, now more than ever need supply of affordable purpose built rental housing to meet the increasing onslaught of demand cause by a continual immigration of new residents and a rising cost of living, which is already one of the highest in the world.

More housing supply is critical to our region's ability to attract and retain job talent in the interest of not only sustaining our overall economy, but continuing to grow it.

Jameson's initiative to create and assisting in the housing supply objective is so important, and I am in full support of this project and others like it.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Email Address

Liz Chan

From: s.22(1)
Sent: September-29-18 1:52 AM
To: Liz Chan
Subject: Re: Jameson Larch and 2nd Ave Rental

Hi Liz,

I wish to inquire regarding the MIHRP at 1805 Larch. Is the application for the rental now open? Where can i get the application and what are the requirements.

Thanks and regards,
s.22(1)

Liz Chan

From: s.22(1)
Sent: September-30-18 6:40 PM
To: Liz Chan
Subject: New affordable housing

Hi liz,

My name is s.22(1) I work at s.22(1) and you dropped off a pamphlet regarding some affordable housing. I wanted to gather some more information on this. When would these be move in ready? Thanks so much!

s.22(1)

--

s.22(1)

Liz Chan

From: s.22(1)
Sent: September-17-18 1:43 PM
To: Liz Chan
Subject: Re: Jameson - 1805 Larch Street Comment Card

s.22(1)

On Mon, Sep 17, 2018 at 11:16 AM Liz Chan <liz@jamesoncorp.ca> wrote:

Can you also include your work address? Thank you!

From: s.22(1)
Sent: September-17-18 10:39 AM
To: Liz Chan <liz@jamesoncorp.ca>
Subject: Re: Jameson - 1805 Larch Street Comment Card

s.22(1)

On Mon, Sep 17, 2018 at 10:37 AM s.22(1) wrote:

I sent what I wanted to say thank you for being able to let me email! I've been super busy with my schedule lately. Sorry for the late reply

On Mon, Sep 17, 2018 at 10:36 AM s.22(1) wrote:

Hi there, this is s.22(1) and I'm a local living in east vancouver right now. I am very excited about the new projects that are up and coming. I'm especially excited about the units for rent that are affordable housing. I am a student and I always work full time so when I can be eligible for any affordable housing in vancouver it helps a lot. The market is so high and having some units available for students and young, motivated individuals it spikes my interest.

On Mon, Sep 17, 2018 at 10:33 AM Liz Chan <liz@jamesoncorp.ca> wrote:

Hello s.22(1)

Tom mentioned you may not be able to print out the comment card. Alternatively, you can write me an email with your comments. Please ensure to include your name, address and phone number in the body of the email – I will print out your comments to submit to the city.

OR you could also stop by our office to fill out the comment card. Our address is in my signature and there will be someone in the office between 9-5.

Thank you!

Best,

Liz Chan, CPA

Accounting Manager

Jameson Larch & 2nd Ave LP

670 - 1665 West Broadway

Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: liz@jamesoncorp.ca

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From: Liz Chan

Sent: September-13-18 10:13 AM

To: [5.22\(1\)](#)

Cc: Tom Pappajohn <tom@jamesoncorp.ca>

Subject: Jameson - 1805 Larch Street Comment Card

Hello,

Attached to this email is a comment card for the project located at 1805 Larch Street.

Some highlights of this project are:

- 5 storeys with 67 units
- 100% secured market rentals
- 20% (13 units) of the buildings' suites are earmarked for the Moderate Income Housing Rental Pilot Project (MIHRPP)
 - The MIHRPP program targets households earning between \$30,000 - \$80,000 per year (for more details please see the attached factsheet from the City of Vancouver)
 - Below are the unit mix and rental levels for this project's MIHRPP:

	MIHRPP	Monthly Rent
Studio	5	\$950
One Bedroom	4	\$1,200
Two Bedroom	4	\$1,600

Please email your comments back to me at your earliest convenience.

Thank you!

Best,

Liz Chan, CPA

Accounting Manager

Jameson Larch & 2nd Ave LP

670 - 1665 West Broadway

Vancouver, BC V6J 1X1

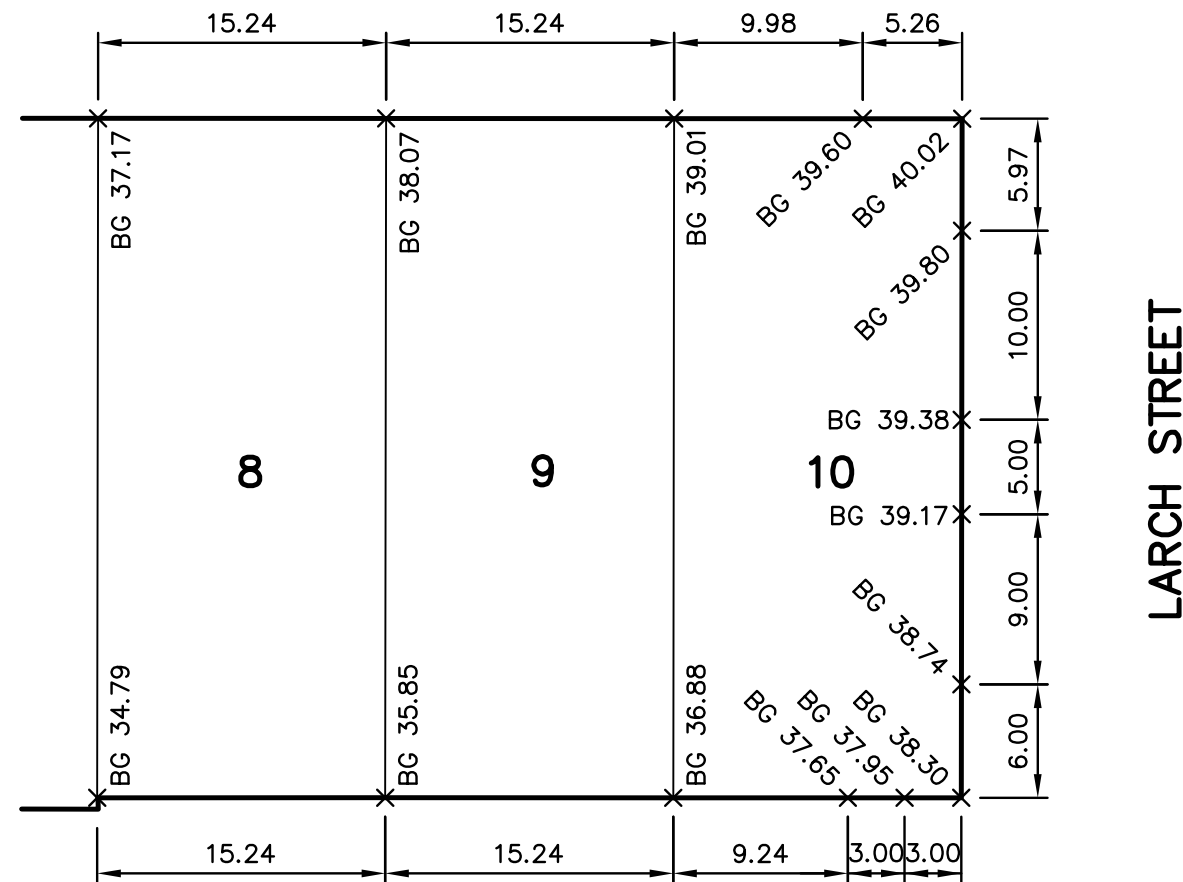
Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: liz@jamesoncorp.ca

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SECOND AVENUE

TO TRAFALGAR STREET




LANE SOUTH OF SECOND AVENUE

BENCH MARK: ELEVATION: 36.226 DESCRIPTION: SURVEY MONUMENT MARKED V-3465 AT THE SOUTH EAST CORNER OF LARCH STREET AND FIRST AVENUE.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN
ARE IN METRES BASED ON GVRD
DATUM (ISSUED MARCH 31, 2005).
DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES		
					<div><div></div><div><div>BUILDING GRADE ELEVATIONS</div><div>FOR LOTS 8, 9 & 10,</div><div>BLK. 220A, D.L. 526, PLAN 1058.</div></div></div>		
						DATE: 2018-03-29	DESIGN: J.D.H.
						DWG: M.D.	CHK: B.M.C.
						REF: FILE 2018-00011	
						SCALE: 1:400	
						DWG. NO. BG-2018-00011	
						SHEET / OF REVISION: Page 397 of 494	

APPLICATION FOR REZONING ADVICE (Rezoning Enquiry)

- Also known as a “Rezoning Enquiry”, this application is for reviewing drawings and providing preliminary advice about a proposal to rezone a site, prior to the submission of a rezoning application.
- The 2018 fee is \$3,620 as set in Schedule 2, Section 10 of the Zoning and Development Fee By-law (\$362 for incorporated non-profit societies).
- Planning and Development Services staff will endeavor to respond to a written enquiry in twelve weeks from receipt of the enquiry.
- Any questions should be directed to the Planning Info Line at 604-873-7038 or planninginfo@vancouver.ca.

Property Address	1805 Larch Street
Property Identification Number	014-980-894 014-980-908 014-980-789
Legal Description	Lot 9, Block 220A, Plan VAP1058, District Lot 526, Group 1, New Westminster Land District, Exc The S 2 Ft Now Lane; Lot 10, Block 220A, Plan VAP 1058, District Lot 526, Group 1, New Westminster Land District, Exc The S 2Ft Now Lane; Lot 8, Block 22A, Plan VAP 1058, District Lot 526, Group 1, New Westminster Land District, Exc the S 2 Ft Now Lane
Existing Zoning District or CD-1 number	RT-8

Enquirer Information

Contact Name	Tom Pappajohn
Firm/Affiliation	Jameson Development Corp
Address	670 - 1665 West Broadway, Vancouver BC V6J 1X1
Telephone	604 732 7122
Email	tom@jamesoncorp.ca

Submit **4 (Planner to determine if more copies required)** hardcopy application booklets noting the application checklist, the application form and cheque to the address below and email PDFs scaled at 11x17 to planninginfo@vancouver.ca. To facilitate assignment of your enquiry, please indicate below the name(s) of the staff with whom you have discussed your proposal:

Rezoning Planner: Michelle McGuire Development Planner: _____

For the attention of the Senior Rezoning Planner
(please choose from one of the following):

1. Downtown Division- Michael Naylor
2. Midtown Division - Yardley McNeill
3. Vancouver South - Michelle McGuire

Planning, Urban Design and Sustainability,
City of Vancouver,
Second Floor, West Annex,
515 West 10th Avenue
Vancouver, BC, V5Y 1V4

For staff use only:	Pre-submittal number:	Date received:
---------------------	-----------------------	----------------

Submission Requirements Checklist

1	Application Context Description <ul style="list-style-type: none"> Brief description of the current use and development on the site and its surrounding context. 	✓
2	Brief Description of Proposal <ul style="list-style-type: none"> Development statistics (floor space ratio, floor area, height and number of storeys, parking and loading provision, number and type of units (type and tenure), number of storeys). Program and function (e.g. land uses and hours of operation). 	✓
3	Brief description of applicable plans, policies and guidelines <ul style="list-style-type: none"> Identify the applicable rezoning policy. How does the proposal vary from existing zoning, policies and guidelines for this site? For example, note recommended uses, floor space ratio, floor area, height, setbacks and parking/loading. Provide a rationale for all proposed variances. Identify which option within the <i>Green Buildings Policy for Rezoning</i>s is proposed, and what strategies are intended to meet the requirements of that option. If required, and suggested by the Rezoning Planner, identify: <ul style="list-style-type: none"> How the <i>Rezoning Policy for Sustainable Large Developments</i> is integrated into the site. How the proposal meets the <i>General Policy for Higher Buildings</i>. 	✓
4	Public Benefits <ul style="list-style-type: none"> Brief description of what community benefits will be provided and whether these will be provided on-site (e.g. Parks, Heritage Preservation, Social/Affordable Housing, Child Care, etc.). 	✓
5	Urban Design Analysis Drawings should be scaled and include: <ul style="list-style-type: none"> Dimensioned plans, sections and elevations, including overall dimension strings; Site Plan, including property lines and existing City curb lines; Current and proposed setbacks; Site plan and elevation drawings, including existing building footprints and elevations of two adjacent developments in each direction; Sections through the proposed building showing the context (sidewalks, roadways, etc.); Photos of the site and nearby properties as seen from the street, keyed to a context plan; and Preliminary strategies, opportunities, or constraints for the site Integrated Rainwater Management Plan. 	✓
6	Additional Information (to be determined in consultation with the Rezoning Planner): <ul style="list-style-type: none"> 3D and perspective drawings; Alternate options for siting and massing; Conceptual landscape design; If there are “permit” trees on site, or if there are potential impacts to street or adjacent trees: <ul style="list-style-type: none"> Arborist Report A detailed site plan (based on accurate survey information) showing existing trees and describing any proposals for tree retention or removal; Section through street with building heights noted; Shadow diagrams in plan view at standard times showing adjacent properties; and View cone locations and elevations. Heritage evaluation or Statement of Significance (if requested by heritage planner). Include images of the buildings on site if there is a pre-1940s or recent landmark structure. 	✓

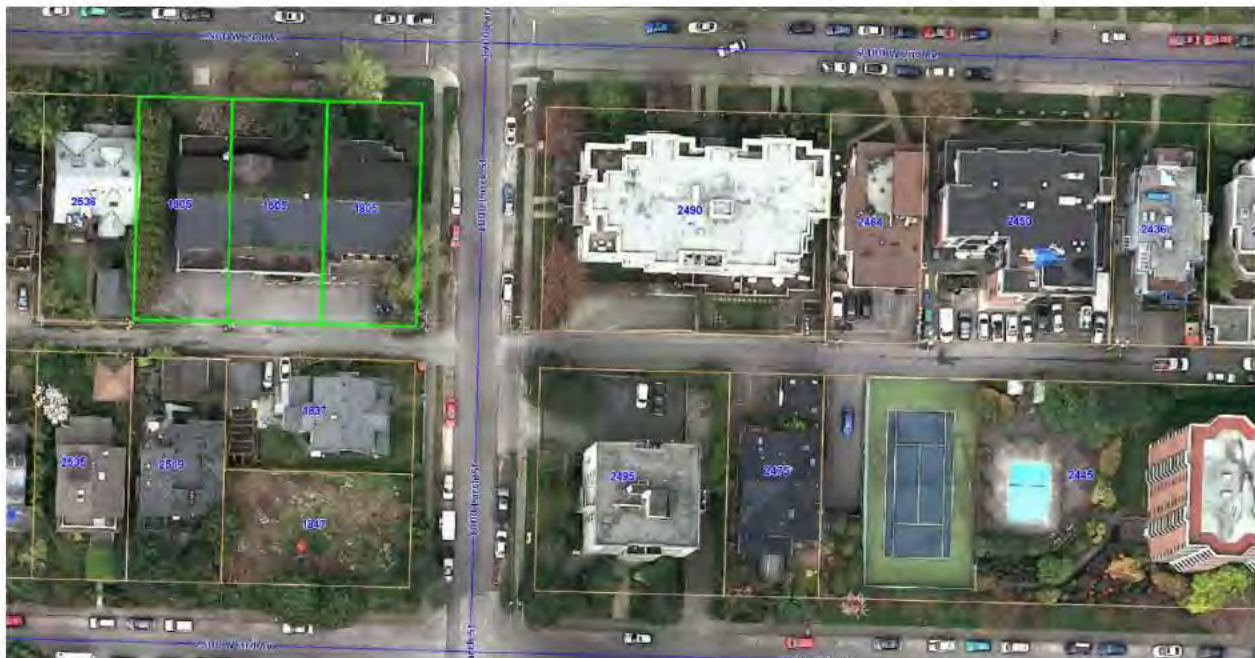
1805 Larch Street – THE LARCH

DESIGN RATIONALE

Description & Intent

Jameson Developments have instructed Metric Architecture to design a 100% secured market rental building at 1805 Larch Street under the Moderate Income Rental Housing Pilot Rezoning Program (MIRHPP). The policy states that at least 20% of the residential floor area (of total FSR) is to be made available to households earning between \$30,000 & \$80,000 per annum. Therefore 16 suites out of a total of 77 are now within the policies defined Moderate target cost, and substantially lower than anything comparable in this neighborhood.

The 17,000 sq ft site (150 x 118) is occupied by a disused ecclesiastical building from the 1970's, and therefore has no tenants to re-home. Currently the site is zoned RT-8 although is right on the very edge of Kitsilano's cherished RM4 which comprises largely of rental apartments close to Kits Beach.



Aerial view (North top of Page)

Proposal & Massing

A 6 storey residential building largely on the existing footprint is proposed to allow for full retention of mature trees on West 2nd Avenue, and the front entrance is maintained in the same location off Larch Street.



The Accommodation Comprises of :

- 77 Units of residential units
- Floors Area 4,977 sqm. (53,570 sq ft)
- A Floor Space Ratio (FSR) of 3.0
- No Tenant relocation required, as the existing building is Non-Residential
- A height of Approximately 20 m (66 ft.)
- 46 underground parking spaces over 2 levels 57 COV Count.
- 131 Bike parking spaces (substantially over that required)
- Amenity space on the ground floor
- 39.5 % Family Units including 6 larger 3 bedroom units.

The site keeps established setbacks for the respecting the RT8 Front yard setback on West 2nd Avenue & Larch Street, with all parking accessed from low side of rear lane. Shadowing to North and East is not seen as an issue due to the setback and large wide roads, with 100 ft or more between adjacent buildings.

(NORTH TOP OF PAGE)



Existing Plan (Point of NE Corner View)



Existing St Marks Church (viewed from NE Corner)

Form of Development

Accommodate Proposed within 77 Unit 53,500 sq ft – 3.0 FSR:

	Moderate (20%)	Market	UNIT	SIZE sq ft.	UNIT %
Amenity Room	(1)		(1)	580	-
Studio	4	16	20	380 net	26
1 Bedroom	5	22	27	525-585	35
2 Bedroom	6	18	24	675-810	32.5
3 Bedroom	1	5	6	910	6.5
TOTAL	16	61	77	-	100
PARKING Car	46 (3HC +2 Visitor)		57 COV Count		
PARKING Bike	A:110 Req 131 Prov.		B: 6 Stalls		

The proposed CD-1 is a blend of neighboring zones that are viewed as appropriate for the context, and the height, massing the setbacks are compared and contrasted with the existing zoning (RT-8) & the RM zones as the MIRHPP suggests :

	RT-8	RM4	RM3	CD-1
Front Setback (Larch St)	5.2 (17 ft) Avg.	6.1m (20 ft)	6.1m (20 ft)	3.4m (11.2 ft)
Exterior Side (2 nd Ave)	1.5m (5 ft)	7.2m (23.6 ft)	6m (19.7 ft)	6.7m (22 ft)
Interior Side (Lane)	1.5m (5 ft)	2.1m (6.9 ft)	2.1m (6.9 ft)	0.9m (3 ft)
Rear Setback (2536 W2nd)	N/A	10.7m (35.1 ft)	10.7m (35.1 ft)	7.9m (25.9 ft)
Height	10.7m (35.1 ft)	10.7m*(35.1 ft) (DPB or DOP)	36.6m (120 ft)	20m (66 ft)
Site Coverage	N/A	0.65	0.65	0.60
FSR	0.70	1.45 (DPB or DOP)	1.00 – 3.00 (DPB or DOP)	3.0

NOTE: * 30 degree containment angle see RM4 / 4.3.1

** 135 degree containment angle see RM4 / 4.5.1

*** Limited length of Setback Lane = 1m

Applicable Policy & Guidelines

The 77 suite apartment building unit mix is in line with those recommendations including 35% family units, and is serviced by a 2 level underground parkade with 46 physical stalls, which include 3 HC and 3 Car share for a total of 61. Bike parking is easily accessible at grade from the lane and bulk storage is split over P1 & P2.

Maximum average starting rental rates are set out below (section 2a of COV MIRHPP):

Targeted Rents in Moderate Income Rental Units (at Project Opening)	
Unit Type	Rents
Studio	\$950
1 Bedroom	\$1,200
2 Bedroom	\$1,600
3 Bedroom	\$2,000

RT zones are considered if no existing rental housing and on larger sites the COV are considering up to 6 stories where appropriate according to 3g of the MIRHPP, and with this a very contextual RM4 was followed topping out at 3.0 FSR.

Public Benefit

The onsite public benefits of this project are:

1. The retention of a sizable portion of mature trees as well as additional landscape features;
2. No dislocation of residential tenancies, as the existing building is non-residential; and
3. The addition of 16 Moderate Income Rental Units which include seven 2-3 bedroom family units.
4. Amenity Room for residents future enjoyment.
5. 39.5 % Family sized units (2 bedrooms or more) with 6.5 % being 3 Bedrooms.

Environmental Policy

This project will be following the Green Buildings Policy for Rezoning as amended February 7, 2017, by following the Low Emissions Green Buildings path (path B). NOTE: LEED Not requirement since this is a residential building.

This will include requirements for:

- Performance limits (TEUI < 100 kWh/m², TEDI < 15 kWh/m², GHGI < 5 kgCO₂/M²)
- Air tightness testing
 - Whole Building = 2.0 L/s *m² @75 Pa (0.40 cfm/ft² @ 0.3"w.c.)
 - Suite= 1.2 L/s *m² @50 Pa (0.23 cfm/ft² @ 0.2"w.c.)

- Enhanced commissioning
- Energy system sub-metering and reporting
- Refrigerant emissions and embodied emissions
- Verified direct ventilation
- Low-emitting materials
- Indoor air quality testing
- Integrated rainwater management and green infrastructure
- Resilient drinking water access

The Construction being timber frame is the most environmental building system and coupled with City of Vancouver's aggressive environmental policies for 2020 of near net zero the public benefit reaches far wider than the immediate community.

Neighbourhood Context

In terms of the form of development, the 53,570 sq ft. proposed building took on a RM4/3 massing, similar to its opposite neighbor 2490 Larch Street, and by comparison a more conservative six floors was chosen while plenty examples are evident close by (within 200 meters) of 6 up-to 12 stories, 2495 Larch St & 2445 West 3rd to name a few.



Looking North at Larch St (West 3rd Ave) 6 Stories



Looking East at West 3rd Ave toward 2445 W3rd Ave 12 Stories

The neighborhood has a range of building types and building heights with the taller buildings nestled around the high point around West 4th Ave & Balsam. The plateau of Safeway's (Remnants of a 30 million old Volcano) has a commanding place in the neighborhood and the pattern here is a predominance of 12 storey Northwards between Vine & Balsam. The next block west (Balsam & Larch) steps down from 12 storey on Balsam side to 6 storey typically on the Western Edge.

The following illustrates some of the buildings heights in the immediate blocks around the high point on 4th Avenue.

LOW_RISE MULTI UNIT **TRANSITION BLOCK** PURPOSE BUILT MID-RISE HIGH RISE / COMM



Our proposal of 6 stories fits into a logical step down pattern as we move westward from a 12 storey block, next to a range between 12 and 6 stories, and then the Transitional block that our site occupies down to the 3 storey RT form that continues to Point Grey.

Urban Design Precedents

The new residence continues to use Larch street as its primary entrance and the thick tree borders of West 2nd Avenue are maintained as a privacy buffer along what is a very mature tree lined street. The materials proposed are a combination of brick and hardi panel, some examples in the Kitsilano area:



The proportion and relationship is similar to that of “The Wellington” where the older turn of the century single residential is contrasted by the 1920’s purpose built, zero lot line, multi residential construction of 50m long (150 ft) York facade. There is a difference in height, but not incongruous or over bearing.





The Larch has been designed with a generous 22 ft setback on West 2nd Ave, behind a screen of mature tree and hedging, as opposed to 10' as seen in The Wellington. The upper levels will be 5 ft setback from the 4th floor and massing is further reduced by upper level balcony alcove of 5 ft. All along the West PL the original Mountain Ash trees are maintained and at up to 30 ft they provide adequate privacy and buffer, and further stepping away from this elevation make for a gradual contextual fit of the new and old.



Summary

The site and its use, coupled with position and mature landscape afford us a unique opportunity to allow a greater density for the benefit of moderate income families under this limited pilot policy. We have designed a sensitive contextual residential building and believe there will be very little disturbance for neighbours compared to some of the large events that the current St Marks, and all parking will be within the building curtilage. The landscaping is key, and most of it will remain to continue the mature boulevard of trees that are the character of the area providing backdrop and privacy.

Unit Mix by Level :

	level 0		GROUND		level 2	level 3	level 4		level 5		level 6
	2		13		15	15	15		11		7
		A	665	A1	685	685	685	N3	765		
B3	780	E1	375	E2	385	385	385	N2	675	H	810
B4	455	B1	505	B6	540	540	540	N2	675	H	810
		B1	505	B6	540	540	540				
		B1	505	B6	540	540	540				
		C	670	C1	710	710	710	J	720	J	720
		B	525	B	525	525	525	K	700	K	700
		LOBBY		B	525	525	525	L	675	L	675
		G2	750	B	525	525	525				
		D	585	D	585	585	585				
		AMEN	510	E	420	420	420	E	420	M	710
		G1	895	E	420	420	420	E	420	N	680
				E	420	420	420	E	420	P	740
				E	420	420	420	E	420		
		F	905	F	905	905	905	F	905		
NET	1235		7395		8145	8145	8145		6795	0	5845
CIRC	-		1,560		1,150	1,150	1,150		1,125		1,025
WALL	65		205		165	165	165		240		210
GROSS	1,300		9,160		9,460	9,460	9,460		8,160		7,080
							EXTRA WALL AREA		1,215		
							NET RENTAL		45,195		
							GROSS RENTAL		46,410		

Unit Breakdown :

		level			
E	studio (net less 40 sf)		16	420	6720
E1	studio (net less 40 sf)		1	375	375
E2	studio (net less 40 sf)		3	385	1155
B	1B	typ	10	525	5250
B1	1B	l1	3	505	1515
B4	1B	p1	1	455	455
B6	1B	typ	9	540	4860
D	1B	typ	4	585	2340
A	2B + 1 b	l1	1	665	665
A1	2B + 1 b	typ	3	685	2055
B3	2B + 1 b	p1	1	780	780
C	2B + 1 b	l1	1	670	670
C1	2B + 1 b	typ	3	710	2130
G2	2B + 1 b	l1	1	750	750
H	2B + 2 b	l6	2	810	1620
J	2B + 2 b	l56	2	720	1440
K	2B + 1 b	l56	2	700	1400
L	2B + 1 b	l56	2	675	1350
M	2B + 1 b	l6	1	710	710
N	2B + 1 b	l6	1	680	680
N2	2B + 1 b	l5	2	675	1350
N3	2B + 2 b	l5	1	765	765
P	2B + 2 b	l6	1	740	740
G1	3B + 2b		1	895	895
F	3B + 2b		5	905	4525
			77		45195
	STUDIO		20	26.0%	
	1 BED		27	35.1%	61.0%
	2 BED		24	31.2%	
	3 BED		6	7.8%	39.0% FAMILY
		0	77	100.0%	

Additional Information :

- Arborist Report (Next)
- Architectural Drawing set

Arborist Report