

Mayor and Councillors

My name is David Webb and I'm here to speak in opposition to the Red Door Society's rezoning application at 870 East 8th Avenue.

I am greatly affected by the proposed 'Mia Casa' redevelopment, s.22(1) Personal and Confidential
870 East 8th Avenue, s.22(1) Personal and Confidential which has been my home for 18 years. I consider myself fortunate to live where I do.

I myself am a low-income renter - I'm not opposed to low income housing. I am, however, opposed to this rezoning because it represents an unwelcome and irrevocable change to my neighbourhood's character. I also think that rezoning should not be entered into lightly and certainly not at a developer's behest.

While I sympathise with the Red Door Society's financial woes regarding repairs and remediation, it does not follow that 870's current tenants and the surrounding community should bear the brunt of their mistakes. Such a massive repair bill points to the original building having been constructed by a shoddy contractor and to Red Door's own failure to effect repairs in a timely manner. Can any landlord now allow a building to fall into disrepair and then use the cost of remediation as a case for rezoning? Vancouverites are all too familiar with landlords using repairs or renovations to evict current tenants, subsequently re-renting at far higher rents. In other words, "renovictions."

Fundamentally, Red Door's application amounts to the same thing - there will be LESS low-income suites in the new building, serving fewer tenants, including families, and many suites with much higher rents. Currently, 2 bedroom units rent for \$627 - \$1020; projected rents are \$1055 - \$1775. Current 3 bedroom rents are between \$670 and \$1200; projected rents are \$1160 - \$2546. Most of the designated social housing in the new building is comprised of 1 bedroom apartments - only four 2 bedroom and three 3 bedroom units are included. This represents a reduction in the number of tenants covered - down from 61 - 83 in the current building to 29 - 36 in the new building. Unforeseen expenses during demolition and construction are likely to drive up the percentages of market rent charged in the remaining units and possibly diminish the number of designated low-income suites.

'Mia Casa' would be an existential threat to this working-class neighbourhood - it would function as a Trojan Horse, the first entry into an area of low-rises currently catering to low to middle income earners. It would set a precedent. The ramifications would extend far beyond this block - north from Broadway to Great Northern Way, east from Main street to Clark Drive. If one seven story building is allowed, it surely won't be long before developers and the area's landlords want to take advantage of the potential to earn a great deal more money. I anticipate considerable pressure on City Hall to further relax zoning. One by one the existing apartment buildings will be demolished as the area becomes a sort of east-side West End or Metrotown. I believe this may already be happening - I spoke to real estate agent Tyler Hartling regarding property for sale at the west end of my block. He told me that it is currently zoned RM, but that he anticipates more 'favourable' zoning.

Even if the city is somehow able to forestall or prevent further over-height redevelopment, 'Mia Casa' itself will forever alter the streetscape and character of the neighbourhood.

I urge you to reject this rezoning application.

Thank you.

I Oppose the Proposed Redevelopment at 870 East 8th Avenue ('Mia Casa')

Name

Address

phone# or email

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Treacy Wiebe

Ahmad Tariq

Amanda Gims

Anjela Cabrera

Lisa Dandeneau

Anna Szul

Ryan Quirico

Martin Oberg

Molly Babel

Orissa Meynink

Rebecca Meynink

Stephen O'Hall

Grace Matheson

Alexander Ly

Miles Michaelis

RORY GREGGAIN

Kaitlyn Barnett

JASON FROESE

Jai Sportun

Jonny Josiah

Sam Luk

Damara Kicinink

Janice Ther

Isfeld, Lori

From: Kathryn Hallisey s.22(1) Personal and Confidential
Sent: Tuesday, July 11, 2017 4:15 PM
To: Public Hearing
Subject: OPPOSED:: REVISED Rezoning Application - 870 East 8th Avenue (Mi Casa)
Attachments: Rezoning of 870 E 8th Petition.pdf

Attached petition with 20 local resident signatures who are opposed to the project

I am a concerned resident of the 800 block of East 8th Avenue where the Revised Rezoning Application for 870 East 8th Avenue is up for approval. As a long-time resident of Vancouver, and a voting taxpayer, I am strongly opposed to approval of the application for the following reasons.

1. The rezoning of 870 East 8th contradicts current existing zoning guidelines and will compromise the integrity and quality of our historic Mount Pleasant neighbourhood (see attached).
2. The overall environmental impact of the project.
3. It will ultimately compromise affordability for current residents in other lower rent buildings by encouraging their redevelopment for profit, not for improving affordable housing conditions in the neighbourhood.

Integrity and quality of our Historic Mount Pleasant Neighbourhood

Many of my neighbours and I emailed you regarding the original application and we also submitted the attached petition. Since the new information notice was not sent with much response time, we thought it appropriate to resend our original document since our concerns are all still relevant to the new proposal. The main concerns the residents of 808 East 8th Ave. had with the original proposal was the height and size of the building and these aspects have not really been changed.

The revised proposal does not do enough to address the issues sure to arise in our neighbourhood as a result council approving this rezoning application. The staggering of the roofline does not change the fact that the end result is a building that does not match with the current aesthetics of the avenue and it is still 7 stories which is more than twice as high as neighbouring buildings.

The new rendering on the notice we received this week fails to incorporate any surrounding buildings. If it was a more honest illustration of our block it would visually demonstrate just how much the new building will disrupt the current look of the neighbourhood. If the developer actually believed the building was a good fit as is, I believe they would have already provided a more accurate portrayal.

More importantly, approving rezoning on this quiet, low-rise, residential block does not adhere to the principals and guidelines previously agreed to and created by local government for the RM-4 area as outlined in <http://guidelines.vancouver.ca/M007.pdf>

I recognize that the Mount Pleasant RM-4 and RM-4N Guidelines have not been amended in quite some time, but at the very least, if the current city council wants to approve rezoning applications that contradict the spirit of these guidelines, a new amendment should be completed before any rezoning is permitted on low-rise residential streets.

Thank you for your time.

Sincerely,

K. Hallisey

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Resident of Vancouver for over 27 years

Please

Rezoning of 870 East 8th Avenue

Rezoning Application: The City of Vancouver is considering the rezoning of 870 East 8th Avenue to allow the current 3 storey building be demolished and a 7 storey 51 unit complex be built in its place. This structure will be double the size of anything currently allowed in our neighbourhood, and although it is a "spot zoning", it brings with it a lot of concern for the precedent it sets, and the real possibility of further transformation of the area as a result. Not to mention the environmental implications of building demolition. If you feel the same, please sign below, or visit the City of Vancouver website to voice your concerns electronically.

Stop the rezoning: We, the undersigned, are concerned owners, residents, and voters who urge the City of Vancouver to reject the rezoning of 870 East 8th Avenue:

Printed Name	Signature	Address	Comment	Date
CAM CLONIN			Do Big!	Mar 07/16
Tony Koelwyn			"	Mar 07/16
Tracy Brown			Too high!	Mar 7/16
EVA GREGORIO			FLUENT	Mar. 8/16
Kathryn Hall			7 storeys is too high	Mar 8/16
MARGARET KOWALEWICZ			"	Mar 8/16
EMERSON KILLAR			TOO BIG / NO NET BENEFIT / EYESORE	Mar 8/16
Nimby Foster				
Tiffany Antonuk			Very tall compared to other around + too many units.	Mar 9/16
Sean Shaul			Too Big!	Mar 9/16
SuJin Zheng			Too Big!	Mar 9/16

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Printed Name	Signature	Address	Comment	Date
Shane W			too big	
SPRITH RICHARDS			too big doesn't fit any further	Jan 12/16
Dave C			too big	Mar 4/16
Kathy R Thomas			too high	March 11/16
Daniel Sincere			TOO HIGH	Mar. 16/16
Brittly Alvarez			too high	Mar 16/16
Good Rischardt			to high & put for change for with	Mar 16/16
RYAN NAZAR			TOO HIGH!	MAR 20
DOUG DICKING			TOO HIGH	22-MAR
CRAIG TORRES			TOO HIGH	MAR 26/16

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4/16/16