

## Kennett, Bonnie

---

**From:** david webb § 22(1) Personal and Confidential  
**Sent:** Saturday, July 08, 2017 3:44 PM  
**To:** Public Hearing  
**Subject:** Redevelopment at 870 East 8th Avenue ('Mia Casa')  
**Attachments:** Regarding 870 East 8th Avenue.pdf; Rents at 855 East Broadway.pdf

To whom it may concern

Please find attached my submissions in PDF format.

One is a letter in opposition to Red Door's proposed rezoning at 870 East 8th Avenue. I am materially affected by the proposal since I'm directly across the alley from the site - I live at 855 East Broadway. I have lived in this building for more than 18 years.

I am also sending a breakdown of the rents and conditions in my own building.

Thank you,

Dave Webb

Red Door's rationale for the proposed redevelopment at 870 East 8th is almost entirely financial and has little to do with adding to the city's stock of affordable housing. In fact, according to Red Door's figures, actual subsidized rentals will decrease from 22 to 19 units, with a reduction in the number of assisted tenants, including children, from 61 - 83 in the existing building to 29 - 48 in the proposed development, with even those being somewhat contingent upon government subsidies such as SAFER and RAP.

While the unsubsidized units are forecasted to rent at 56 - 85% of market rental, it would be surprising if unforeseen expenses and cost overruns in demolition and construction did not force these percentages upward.

The current building was built during the notorious 'leaky condo' era, so perhaps it's not surprising that repairs would cost \$2,300,000.00 or more, but other buildings and other landlords have dealt with these problems without resorting to rezoning. To rezone based on Red Door's estimated remediation costs benefits no one and nothing other than Red Door's bottom line.

This project will radically and irrevocably alter the streetscape and the character of the neighbourhood - a 7 story tower in a landscape of 3 story low-rise apartments and older houses will be entirely out of place and stick out like a sore thumb.

Red Door's proposal makes mention of the nearby Broadway East Revitalisation Plan, stretching west from Prince Albert to Prince Edward Streets, which allows for taller residential buildings, but that plan affects Broadway only, not the streets to its north and south. It is also a more fitting place for redevelopment in that there is little existing housing there - it's largely strip malls, small businesses and office space. It should not be used as justification for a tower on East 8th.

Added to the inappropriate addition of a high-rise to a low-rise neighbourhood would be the noise, dust and inconvenience of the demolition and construction processes, which would surely stretch across two years or so.

I also believe, and this may be my most important point, that the tower will ultimately present an existential threat to existing affordable housing in the neighbourhood, for, while the rezoning is site-specific, it may very well constitute the thin end of the wedge in terms of wider rezoning - can the city realistically allow one high-rise but forbid others?

All too often, it is affordable housing that is demolished to make way for development.

Red Door must pursue alternatives - even selling the building for redevelopment as market housing under the existing zoning would be less disruptive to the community. Perhaps the money the society would realise from such a sale could enable them to build a tower on Broadway somewhere between Prince Albert and Prince Edward which would contain even more affordable/subsidized housing.

I urge you not to accept this proposed rezoning.

## My Building

<u>Unit Type</u>	<u>Number</u>	<u>Rents</u>
Bachelor	1	\$630.
Bachelor	1	\$675.
Bachelor	1	\$682.
1 Bedroom (each @750 square feet)	3	\$770.
1 Bedroom @750 square feet	1	\$799.
1 Bedroom @750 square feet	1	\$849.
1 Bedroom @750 square feet	1	\$875.
1 Bedroom @750 square feet	1	\$877.
1 Bedroom @750 square feet	1	\$902.
2 Bedroom	1	\$1,050.

12 units in all, each well below market and Vancouver's definition of 'reasonable' rent. All rented to tenants who are not made to share banking information or provide proof of low income and who are not subject to arbitrary eviction or rent hikes.

While the building is showing its age - it must be 30 to 40 years older than the current structure at 870 East 8th - it is safe, clean and quiet, and repairs are effected promptly. The annual fire inspection finds all smoke detectors, emergency lighting and the sprinkler system to be functioning properly. It has a small but adequate and reasonably priced laundry room.

Each of the 8 one bedroom apartments has hardwood floors and nicely tiled kitchen counters. The 4 one bedrooms at the back (south side) of the building boast large living room windows with beautiful views of the north shore mountains - views which will be completely obliterated by 'Mia Casa.'

It is not a slum. It is, in fact, a desirable place to live, much cherished by its occupants, most of whom, like myself, are long-term residents.

If the zoning regulations are relaxed, I fear for the future of this and every other low-rise apartment building in the neighbourhood. 'Mia Casa' would represent the thin end of the wedge in completely altering the character of the area I've called home for 18 years.

**Kennett, Bonnie**

---

**From:** [REDACTED] s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 11, 2017 10:26 AM  
**To:** Public Hearing  
**Cc:** Uyesugi, Joyce Lee  
**Subject:** Re: 870 E 8th Avenue - Rezoning application submission for public hearing July 11 2017

Hi Joyce, I spoke with two people at the Red Door Society, the first person was Ivy on April 25th and then I believe her name was Susan the next day. These seemed like senior people not just a receptionist. Both indicated that the proposed new building on 8th ave will be 100 percent market rentals. This is of concern given that you require 30 percent social housing and they are losing their grant in two years on the property.

Other concerns besides the project being overly large and not fitting in to the overall feel and look of the community, are the parking issues that I spoke to you about in our last telephone conversation. Mainly the lack of parking spaces proposed for the project and non existence of visitor parking. I find it unreasonable that a project requiring spot zoning of over double the density that already has such low parking requirements is amplified exponentially to impact the neighborhood and should be considered given the parking is already tight from students attending VCC. On the subject of parking will there be any consideration of where the construction workers will be parking. You suggested a temporary parking regulations during the proposed project.

Further I find it unreasonable to allow a leaky condo building as a one off to circumvent the situation by allowing special double density zoning to get around the costs associated with the leaky condo issue. I am sure many people who have had to deal with this issue would have gladly sold the whole building and made a profit to get around paying the costs to repair a leaky condo and would feel unfairly treated if this project was approved as is. Additionally there is all the environmental waste created on the demolition that will end up in the landfill

I understand social housing is required but this project seems to not consider the interests of the whole neighborhood and perhaps if the society sold the property and purchased a more suitable zoned property they still could accomplish the objectives of creating social housing but that is congruent of the area.

Regards,  
Gordon

**From:** "Uyesugi, Joyce Lee" <joyce.uesugi@vancouver.ca>  
s.22(1) Personal and Confidential  
**To:** [REDACTED]  
**Cc:** "Vernooy, Michelle" <michelle.vernooy@vancouver.ca>  
**Sent:** Tuesday, April 25, 2017 2:29:41 PM  
**Subject:** 870 E 8th Avenue - Rezoning application

Hi Gordon,

Per our conversation, the City's requirement is for "**social housing buildings**" to include a minimum of 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels.

For more information on HILs, please refer to this document from BC Housing's website:  
<https://www.bchousing.org/publications/HousingIncomeLimits.pdf>

For further information about the affordability levels proposed in the subject application, please contact Michelle Vernooy in our Housing Policy and Projects group, cc'd on this email.

Regards,  
Joyce

**Joyce Uyesugi**, MCIP, RPP, LEED®AP  
Planner | Vancouver-Midtown  
Planning, Urban Design and Sustainability  
CITY OF VANCOUVER  
t. 604.873.7981 | e. [joyce.uyesugi@vancouver.ca](mailto:joyce.uyesugi@vancouver.ca)

**Kennett, Bonnie**

---

s.22(1) Personal and Confidential

**From:** Joan Forbes  
**Sent:** Tuesday, July 11, 2017 2:24 PM  
**To:** Public Hearing  
**Subject:** re: 870 East 8th Avenue

To Council.

I oppose this new amendment.

I believe the original plan was for four(4) stories,which is reasonable. A 7 story building would not suit the neighbourhood and would set a precedent.

Joan Forbes