

**Dragnea, Irina**

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**From:** leah sonne [REDACTED]  
**Sent:** Tuesday, September 10, 2019 10:40 AM  
**To:** Public Hearing; Boyle, Christine; Bligh, Rebecca; Carr, Adriane; De Genova, Melissa; Fry, Pete; Wiebe, Michael; Dominato, Lisa; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Stewart, Kennedy; Bond, Abigail; Dunnet, Allison  
**Subject:** We need affordable rentals that don't include modular/second rate options

Dear Mayor and Council,  
Director of Affordable Housing, Abigail Bond,  
Senior Planner, Affordable Housing Programs, Allison Dunnet,

I am writing to express extreme concern about vulnerable tenants at 8636 Oak St. and 8656 Oak St. being forced out of their homes.

Under the Tenant Relocation and Protection Policy (TRPP), tenants are entitled to compensation and relocation in their current neighbourhood of Marpole, in comparable rental units, with similar square footage and, for low income tenants, within 10% of their current rents, which are presently \$768/mo for 1 bedroom.

Unfortunately, almost no such comparable rentals exist in Marpole, or indeed anywhere in Vancouver. This means that rather than providing additional rental stock for Vancouver renters, the development of this new building will merely replace affordable rental units with unaffordable ones, forcing vulnerable tenants out of their homes, and leaving them nowhere to go.

While the landlord has offered returning tenants a discounted rent in the new building, the new rents are out of reach of current tenants, even with a discount. According to the developer, a one-bedroom in the new building will cost \$1,875 without the discount, and \$1,313 with it. This would mean a 71% increase in rent from the current rate, even with the 30% discount. (See table below)

There are more than 60 tenants living in these two buildings, the vast majority of whom are low-income tenants, working jobs in retail, in home care and other low-paid sectors. They work in the neighbourhood, and many of them have children who attend local schools. At present, many of them are already working multiple jobs, taking on overtime and double shifts, and sharing one-bedroom units with roommates to make ends meet in this unaffordable city. If they are forced out of these relatively affordable rental units, there is literally nowhere that they can afford to go in Vancouver or its suburbs. They could easily become homeless as a result.

I ask that the City refuse to issue an occupancy permit for this landlord, unless they find a way to meaningfully relocate the tenants at rents within 10% of their current rent, and on top of other required compensations under the TRPP.

Sincerely,

Leah & Todd Sonne  
[REDACTED]

**Dragnea, Irina**

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**From:** Dan Lyle [REDACTED]  
**Sent:** Tuesday, September 10, 2019 10:00 AM  
**To:** Public Hearing  
**Subject:** 8656-8636 rezoning application

Hello, my name is Daniel Lyle and I am a resident of [REDACTED] I am writing in regards to the rezoning application at 8656-8636 Oak st.

I have noticed among many people, a misunderstanding of the dynamic which is shaping this city. In it's most basic form, investors are buying up property. This causes housing scarcity which raises the value and the rents for those living in the market. But this doesn't happen on its own. It's not a natural phenomena. It needs the help of willing participant's. People with money and a city council willing to do business. Every time an application like this one is approved, city council is deciding that millionaires are to be given even more opportunity and wealth, at the expense of those who are removed from their homes. With an additional bonus of tax dollars to help fund the project. An understanding of that should be enough to deny all applications like this. It's should raise the standard of applications to a point where they are an actual benefit to the city. And not a vicious sacrifice, that takes from the poor and gives to the rich. Now let me just repeat that for whom ever may be reading this. When you approve developments like this one. You are throwing someone out onto the street, taking their tax money and giving it, along with a golden ticket of investment, to some one who doesn't need the money, and doesn't care about you, or the person who may lose their life in the process.

Dan

**Dragnea, Irina**

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**From:** Barbara Reid [REDACTED]  
**Sent:** Tuesday, September 10, 2019 9:07 AM  
**To:** Public Hearing; Boyle, Christine; Bligh, Rebecca; Carr, Adriane; De Genova, Melissa; Fry, Pete; Wiebe, Michael; Dominato, Lisa; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Stewart, Kennedy; Bond, Abigail; Dunnet, Allison  
**Cc:** [REDACTED]  
**Subject:** 8636 Oak St. and 8656 Oak St. Demovictions

Dear Mayor and Council,  
Director of Affordable Housing, Abigail Bond,  
Senior Planner, Affordable Housing Programs, Allison Dunnet,

As a renter who was recently forced out of my own home for profit, I am writing to express extreme concern about vulnerable tenants at 8636 Oak St. and 8656 Oak St. being forced out of their homes.

Under the Tenant Relocation and Protection Policy (TRPP), tenants are entitled to compensation and relocation in their current neighbourhood of Marpole, in comparable rental units, with similar square footage and, for low income tenants, within 10% of their current rents, which are presently \$768/mo for 1 bedroom.

Unfortunately, almost no such comparable rentals exist in Marpole, or indeed anywhere in Vancouver. This means that rather than providing additional rental stock for Vancouver renters, the development of this new building will merely replace affordable rental units with unaffordable ones, forcing vulnerable tenants out of their homes, and leaving them nowhere to go.

While the landlord has offered returning tenants a discounted rent in the new building, the new rents are out of reach of current tenants, even with a discount. According to the developer, a one-bedroom in the new building will cost \$1,875 without the discount, and \$1,313 with it. This would mean a 71% increase in rent from the current rate, even with the 30% discount. (See table below)

There are more than 60 tenants living in these two buildings, the vast majority of whom are low-income tenants, working jobs in retail, in home care and other low-paid sectors. They work in the neighbourhood, and many of them have children who attend local schools. At present, many of them are already working multiple jobs, taking on overtime and double shifts, and sharing one-bedroom units with roommates to make ends meet in this unaffordable city. If they are forced out of these relatively affordable rental units, there is literally nowhere that they can afford to go in Vancouver or its suburbs. They could easily become homeless as a result.

I ask that the City refuse to issue an occupancy permit for this landlord, unless they find a way to meaningfully relocate the tenants at rents within 10% of their current rent, and on top of other required compensations under the TRPP.

Sincerely,

Barbara Reid  
[REDACTED]

## Dragnea, Irina

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**From:** Lisa Descary [REDACTED]  
**Sent:** Tuesday, September 10, 2019 7:46 AM  
**To:** Public Hearing  
**Subject:** Fwd: Tenants at 8636 Oak St. and 8656 Oak St

----- Forwarded message -----

**From:** Bogdan Knezevic [REDACTED]  
**Date:** Tue, Sep 10, 2019 at 12:11 AM  
**Subject:** Tenants at 8636 Oak St. and 8656 Oak St  
**To:** <CLRboyle@vancouver.ca>, <CLRbligh@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRfry@vancouver.ca>, <CLRwiebe@vancouver.ca>, <CLRdominato@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRkirbyyung@vancouver.ca>, <CLRswanson@vancouver.ca>, <kennedy.stewart@vancouver.ca>, <abigail.bond@vancouver.ca>, <allison.Dunnet@vancouver.ca>  
**Cc:** [REDACTED]

Dear Mayor and Council,  
Director of Affordable Housing, Abigail Bond,  
Senior Planner, Affordable Housing Programs, Allison Dunnet,

I am writing to express extreme concern about vulnerable tenants at 8636 Oak St. and 8656 Oak St. being forced out of their homes.

Under the Tenant Relocation and Protection Policy (TRPP), tenants are entitled to compensation and relocation in their current neighbourhood of Marpole, incomparable rental units, with similar square footage and, for low income tenants, within 10% of their current rents, which are presently \$768/mo for 1 bedroom.

Unfortunately, almost no such comparable rentals exist in Marpole, or indeed anywhere in Vancouver. This means that rather than providing additional rental stock for Vancouver renters, the development of this new building will merely replace affordable rental units with unaffordable ones, forcing vulnerable tenants out of their homes, and leaving them nowhere to go.

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relatively affordable rental units, there is literally nowhere that they can afford to go in Vancouver or its suburbs. They could easily become homeless as a result.

I ask that the City refuse to issue an occupancy permit for this landlord, unless they find a way to meaningfully relocate the tenants at rents within 10% of their current rent, and on top of other required compensations under the TRPP.

Sincerely,

Bogdan Knezevic



## Dragnea, Irina

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**From:** Marilyn Hogan [REDACTED]  
**Sent:** Monday, September 09, 2019 11:07 PM  
**To:** Public Hearing; Carr, Adriane; Dominato, Lisa; Hardwick, Colleen; Kirby-Yung, Sarah; Fry, Pete; Bligh, Rebecca; Swanson, Jean; Stewart, Kennedy; De Genova, Melissa; Wiebe, Michael  
**Cc:** [REDACTED]  
**Subject:** Support for tenants at 8636 Oak St. and 8656 Oak St.

Dear Mayor and Council,  
Director of Affordable Housing, Abigail Bond,  
Senior Planner, Affordable Housing Programs, Allison Dunnet,

I am writing to express my extreme concern about vulnerable tenants at 8636 Oak St. and 8656 Oak St. being forced out of their homes.

Under the Tenant Relocation and Protection Policy (TRPP), tenants are entitled to compensation and relocation in their current neighbourhood of Marpole, in comparable rental units, with similar square footage and, for low income tenants, within 10% of their current rents, which are presently \$768/mo for 1 bedroom.

Unfortunately, almost no such comparable rentals exist in Marpole, or indeed anywhere in Vancouver. This means that rather than providing additional rental stock for Vancouver renters, the development of this new building will merely replace affordable rental units with unaffordable ones, forcing vulnerable tenants out of their homes, and leaving them nowhere to go.

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As a renter in Vancouver who has been demovicted/evicted for landlord use of property three times myself, and who continues to struggle to make ends meet in Vancouver, I would not be able to afford even the discount rent this landlord is offering. I am sure this would be the case for many of the current tenants or others wanting to move into the new property.

Security of tenure and reasonable living costs have been proven to be workable in several cities worldwide, so this should be possible in Vancouver too if the City continues to take more initiatives to ensure this happens.

Part of the solution is for the City to incentivize landlords to build affordable rentals. And pressuring senior governments to also step up to make it possible for renters to stay in their neighborhoods or to move to a new neighborhood if they wish, at a reasonable cost.

There are more than 60 tenants living in these two buildings, the vast majority of whom are low-income tenants, working jobs in retail, in home care and other low-paid sectors. They work in the neighbourhood, and many of them have children who attend local schools. At present, many of them

are already working multiple jobs, taking on overtime and double shifts, and sharing one-bedroom units with roommates to make ends meet in this unaffordable city. If they are forced out of these relatively affordable rental units, there is literally nowhere that they can afford to go in Vancouver or its suburbs. They could easily become homeless as a result.

It is important that you ensure alternatives are in place before these people are out on the street, scrambling for a decent place to live.

I ask that the City refuse to issue an occupancy permit for this landlord, unless they find a way to meaningfully relocate the tenants at rents within 10% of their current rent, and on top of other required compensations under the TRPP.

Sincerely,

Marilyn Hogan.



## Dragnea, Irina

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**From:** Lisa Descary [REDACTED]  
**Sent:** Monday, September 09, 2019 9:55 PM  
**To:** Public Hearing  
**Subject:** Fwd: Concerns about 8636 Oak St. and 8656 Oak St. Apartment Demolition

----- Forwarded message -----

**From:** **Richard Li** [REDACTED]  
**Date:** Mon, Sep 9, 2019 at 5:04 PM  
**Subject:** Concerns about 8636 Oak St. and 8656 Oak St. Apartment Demolition  
**To:** <CLRboyle@vancouver.ca>, <CLRbligh@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRFry@vancouver.ca>, <CLRwiebe@vancouver.ca>, <CLRdominato@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRkirbyyung@vancouver.ca>, <CLRswanson@vancouver.ca>, <kennedy.stewart@vancouver.ca>, <abigail.bond@vancouver.ca>, <allison.Dunnet@vancouver.ca>  
**Cc:** [REDACTED]

Dear Mayor and Council,  
Director of Affordable Housing, Abigail Bond,  
Senior Planner, Affordable Housing Programs, Allison Dunnet,

As a tenant of 8656 Oak St, I am writing to express extreme concern about vulnerable tenants at 8636 Oak St. and 8656 Oak St. being forced out of our homes.

Under the Tenant Relocation and Protection Policy (TRPP), tenants are entitled to compensation and relocation in their current neighbourhood of Marpole, in comparable rental units, with similar square footage and, for low income tenants, within 10% of their current rents, which are presently \$768/mo for 1 bedroom.

Unfortunately, almost no such comparable rentals exist in Marpole, or indeed anywhere in Vancouver. This means that rather than providing additional rental stock for Vancouver renters, the development of this new building will merely replace affordable rental units with unaffordable ones, forcing vulnerable tenants out of their homes, and leaving them nowhere to go.

While the landlord has offered returning tenants a discounted rent in the new building, the new rents are out of reach of current tenants, even with a discount. According to the developer, a one-bedroom in the new building will cost \$1,875 without the discount, and \$1,313 with it. This would mean a 71% increase in rent from the current rate, even with the 30% discount. (See table below)

There are more than 60 tenants living in these two buildings, the vast majority of whom are low-income tenants, working jobs in retail, in home care and other low-paid sectors. They work in the neighbourhood, and many of them have children who attend local schools. At present, many of them are already working multiple jobs, taking on overtime and double shifts, and sharing one-bedroom units with roommates to make ends meet in this unaffordable city. If they are forced out of these relatively affordable rental units, there is literally nowhere that they can afford to go in Vancouver or its suburbs. They could easily become homeless as a result.



I ask that the City refuse to issue an occupancy permit for this landlord, unless they find a way to meaningfully relocate the tenants at rents within 10% of their current rent, and on top of other required compensations under the TRPP.

Sincerely,

Richard Li  
[REDACTED]

**Figure 8: Summary of Existing Rents and the Proposed Discounted Rents for Returning Tenants at 8636-8656 Oak Street**

Unit type	Current Average Monthly Rents	Proposed Monthly Rents	30% First Right of Refusal Discount Applied to Returning Tenants
Studio	\$690	\$1,575	\$1,103
One-bedroom	\$768	\$1,875	\$1,313
Two-bedroom	\$1,100	\$2,450	\$1,715
Three-bedroom	n/a	\$3,050	\$2,135

## Dragnea, Irina

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**From:** Lisa Descary [REDACTED]  
**Sent:** Monday, September 09, 2019 9:54 PM  
**To:** Public Hearing  
**Subject:** Fwd: Demovictions at 8636/8656 Oak St

----- Forwarded message -----

**From:** Neil Vokey [REDACTED]  
**Date:** Mon, Sep 9, 2019 at 9:13 PM  
**Subject:** Demovictions at 8636/8656 Oak St  
**To:** <CLRboyle@vancouver.ca>, <CLRbligh@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRfry@vancouver.ca>, <CLRwiebe@vancouver.ca>, <CLRdominato@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRkirbyyung@vancouver.ca>, <CLRswanson@vancouver.ca>, <kennedy.stewart@vancouver.ca>, <abigail.bond@vancouver.ca>, <allison.Dunnet@vancouver.ca>  
**Cc:** [REDACTED]

Dear Mayor and Council,  
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Senior Planner, Affordable Housing Programs, Allison Dunnet,

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There are more than 60 tenants living in these two buildings, the vast majority of whom are low-income tenants, working jobs in retail, in home care and other low-paid sectors. They work in the neighbourhood, and many of them have children who attend local schools. At present, many of them are already working multiple jobs, taking on overtime and double shifts, and sharing one-bedroom units with roommates to make ends meet in this unaffordable city. If they are forced out of these relatively affordable rental units, there is literally nowhere that they can afford to go in Vancouver or its suburbs. They could easily become homeless as a result.

Building new rental housing should not be a zero-sum game. with low income tenants on the losing end. I've been keeping close track of these kinds of demovictions in Vancouver, and at this point the city is on it's way to becoming the next Burnaby. I'm also watching each councilor's voting record when it comes to protecting affordable housing.

I ask that the City refuse to issue an occupancy permit for this landlord/developer, unless they find a way to meaningfully relocate the tenants at rents within 10% of their current rent, and on top of other required compensations under the TRPP.

Sincerely,

Neil Vokey,  
Renter

