

Dragnea, Irina

From: Ervit 100 [REDACTED]
Sent: Tuesday, September 10, 2019 1:37 PM
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 - 8656 Oak Street - Tenant Evictions...

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. I have lived in this part of Marpole for over 15 years, and currently rent within 2 blocks of the subject building. I have seen many changes, largely unfavourable, to the neighbourhood over this time. Many are the result of this sort of gentrification. I spoke out against this potential when the City presented the latest Marpole Plan, and was assured at that time that measures would be in place to prevent exactly what is now happening.

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)

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

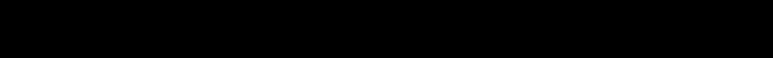
Unit type	Current Average Monthly Rents	Proposed Monthly Rents	30% First Right of Refusal Discount Applied to Returning Tenants
Studio	\$690	\$1,575	\$1,103
One-bedroom	\$768	\$1,875	\$1,313
Two-bedroom	\$1,100	\$2,450	\$1,715
Three-bedroom	n/a	\$3,050	\$2,135

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. If the City is committed to helping homeless folks then surely the first step is to stop permitting developments that will make more people homeless.

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. This places the burden for a solution at least partially back onto the developers who would profit most from evicting these renters, rather than forcing it onto the vulnerable renters who have the least means to resolve it and the most to lose. Thank you.

Sincerely,

Erv Newcombe



Dragnea, Irina

From: Lisa Descary [REDACTED]
Sent: Tuesday, September 10, 2019 1:56 PM
To: Public Hearing
Subject: Fwd: Displacement of tenants at 8636 Oak Street & 8656 Oak Street

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

From: Amal Rana [REDACTED]
Date: Tue, Sep 10, 2019 at 1:22 PM
Subject: Displacement of tenants at 8636 Oak Street & 8656 Oak Street
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]
[REDACTED]

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

It is with deep concern that I write to you about the potential displacement of tenants at 8636 Oak St. and 8656 Oak Street.

I am a long term tenant who has lived in Marpole for years. As a Muslim woman, this deeply diverse community has been a rare haven for me in a city where it has become increasingly harder for people to find affordable housing. This majority racialized, low income and working class neighbourhood is a place where a sense of community, mutual support and commitment to caring for each other is so clearly evident. I continue to live here for these reasons. We all deserve to live in communities where we feel this sense of safety, diversity and mutual care.

In the last few years, I have seen a number of small businesses and community members displaced from our neighbourhood due to gentrification and development that is clearly not accessible to those who call this community home. Community is not made by displacing people from their homes and offering them these homes at massively increased rents. Community is not made by pushing out the diversity and long term presence of the very people that make this a neighbourhood that people want to move to.

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 write today as a long time member of this community who also sits on the city's Racial Ethno-cultural Advisory Committee and the organizing collective for the Interfaith Institute for Justice, Peace and Civil Society.

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.

Marpole's community of renters are just that, a community that will stand up for and support each other to ensure no more of our neighbours are displaced.

Sincerely,

Amal Rana



Dragnea, Irina

From: Anneke Smith [REDACTED]
Sent: Tuesday, September 10, 2019 2:07 PM
To: Public Hearing
Subject: 8636-8656 OAK STREET ZONING AND DEVELOPMENT CHANGE

My appologies. Apparently, I hit the Send key inadvertently. Following is my Final Input for the Subject Hearing today.

Some burning questions, which I believe need answers BEFORE putting up another 2 buildings in an area of Vancouver which is supposed to remain untouched for the time being.

Rental units, or not, there is so much building going on in this City that it makes for very unattractiveness for visitors. For Vancouverites, Most of the building happening is Unaffordable, yet keeps happening, with make work projects for the construction sector, leaving little doubt that many units for sale will remain unoccupied, of which we already have an abundance.

For this specific location,

1. We are already seeing a big hole in the ground at Laurel, South of 70th, which, according to City Planning, was not supposed to happen, and Now, you propose another year or more of a mess, with times where traffic will be diverted during construction (likely through our wide, clean alleys, and Fremlin), on one of the Busiest Streets in and out of the City?

2. Although 91 new Rental Units are proposed, How Many tenants are being displaced, and if so, will those tenants be provided with similar accommodations, with similar monthly rental fees? So, the question is: How many More Units will become available, and at what Price???

3. Will those displaced tenants be placed in an area similar to where they now live, with shopping within a 15 minute walk in two directions? Or, are they being left to fend for themselves, with little or no options but to leave the City?

4. Will the size of these rental units be small boxes, for more money than most people can afford? You are driving more and more people out of a city they love, with absolutely NO concern.

Greed is a terrible thing, and it is becoming more and more obvious that this City does Not care about existing people who want to live here, and are now having to leave because they Cannot Afford to Stay! Especially those of us on restricted incomes.. Some of us are Seniors who are finally enjoying our final years in an area where we can either use nearby transit, or walk to Granville or Marine Gateway areas and have everything we need close by. And, we actually have a place to park a car (for Free), plus, many of us have a balcony to sit outside, grow plants, and feel like we still have some Space, which is slowly being taken away from all of us.

Please think this through. There are Many empty spaces in this City already. Why not work on filling those first?

Thank you for your attention.

Anneke Smith

A hug itself doesn't cost a cent....what a wonderful gift, when sincerely meant!
HUG SOMEONE TODAY!!!

Dragnea, Irina

From: Pamela Ramirez [REDACTED]
Sent: Tuesday, September 10, 2019 3:18 PM
To: Public Hearing
Subject: Public hearing for 8656 Oak st.

Hello,
My name is Pamela Ramirez,

I am writing today to urge you to consider denying the rezoning application. This will allow the city to maintain much needed cheap housing.

Thanks
Pamela.

Dragnea, Irina

From: Derrick O'Keefe [REDACTED]
Sent: Tuesday, September 10, 2019 3:33 PM
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: Rezoning 8636-8656 Oak Street

Dear Mayor and Council,

I'm a renter in Vancouver and was an early member of the Vancouver Tenants Union. I can relate to the precarious situation many tenants in Marpole and other neighbourhoods are experiencing.

Just this week, I met a renter who lives next door to one of the two buildings on Oak Street in Marpole facing demoviction. This renter, and everyone in their building, lives waiting for the next shoe to drop; they told me every day they wonder when they will get a letter from their landlord about their own demoviction.

When you are considering how to respond to the redevelopment that is forcing tenants at 8636 Oak St. and 8656 Oak St. out of their homes, please keep in mind that your actions will reverberate and are being watched closely by other vulnerable renters.

Although the developer is offering a 30% discount on the high market rents of the new units, that still represents an astronomical rent increase that most of the tenants cannot afford. We urgently need more rental housing units in Vancouver, but these must not come at the expense of displacing existing renters.

As you know, 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.

In conclusion, I'm writing to support the ask articulated by the Marpole chapter of the Vancouver Tenants Union: 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,

Derrick O'Keefe

Dragnea, Irina

From: Samantha Epp [REDACTED]
Sent: Tuesday, September 10, 2019 3:47 PM
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: 8636-8656 Oak St Public Hearing

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. As an early career teacher, who is spending over 30% of my net income to pay \$1300 a month for a one bedroom apartment in East Vancouver, I am struggling to see how the low income tenants of the Oak Street properties will be able to afford a rent similar to mine. We cannot afford to have people working in lower paying sectors leave our city because stores and services around the city are already struggling to find people to work lower paying jobs. If we continue to allow developers to raise rents so steeply, we will become a city for lower income and even middle income earners will no longer be able to live in Vancouver - that is not a Vancouver I want to live in.

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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,

Samantha Epp



Richmond School District No. 38, Richmond, BC, Canada

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