

## Dragnea, Irina

---

**From:** Patty Gravidez [REDACTED]  
**Sent:** Tuesday, September 10, 2019 5:50 PM  
**To:** Public Hearing; Boyle, Christine; Bligh, Rebecca; Fry, Pete; Wiebe, Michael; Kirby-Yung, Sarah; Swanson, Jean; Stewart, Kennedy; Bond, Abigail; Dunnet, Allison  
**Subject:** Appeal to Deny the Rezoning Application of 8636 and 8656 Oak St

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

My name is Patricia and I live at [REDACTED] with my husband and two young children. We first came to Vancouver as permanent residents in March of 2016 and we were fortunate to find a unit at [REDACTED] with the help of our aunt who also lives in the building. We love our apartment building because it is located at a peaceful and quiet neighbourhood, it is in close proximity to everything (an amazing elementary and secondary school, grocery store, community centre, park, mall, bank and our work!) and the affordable rent allows us to live a good, comfortable life even if only my husband works full-time. I currently choose to stay home and work part-time so that I can care for our 7- and 2-year old sons (daycare is too expensive and we won't be able to manage financially).

We felt anxious the first time we heard that our apartment building was bought by a new developer and there was a plan to tear it down to build a bigger building. We understand that from the perspective of the Marpole development plan, this is great because there will be more rental units available to Vancouver residents, and because our apartment building is quite old already, we also thought it might be a good idea to have a new one built. However, when we were given information about the new rental rates once the new building is up, we couldn't help but worry and feel anxious because it is more than double the rent that we are paying now. With a family income of less than 50k, we're uncertain how we can afford to pay rent that high and still be able to provide a good, comfortable life for our young children. This is a significant concern for us especially since we came to Canada with the goal of providing the best life that we can for our children.

On behalf of my family, I would like to appeal to the council to help us by denying the approval of the rezoning application submitted by the developer of our apartment building and to further review the relocation plan for tenants like us. We are hoping that if and when we have to relocate, we can move to a new home that's 10% within our current rent with the same floor space and still in the Marpole neighbourhood.

Respectfully yours,  
Patricia Gravidez

[REDACTED]  
[REDACTED]  
[REDACTED]

## Dragnea, Irina

---

**From:** Michal Rozworski [REDACTED]  
**Sent:** Tuesday, September 10, 2019 4:25 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  
**Subject:** Two matters coming to council today (Motion 3 and 8636-8656 Oak Street rezoning)

Dear Mayor and Council,

I am writing regarding two important matters coming before you today.

First, I am writing in support of Motion 3, "Every Neighbourhood for Everyone: Permitting Temporary Modular Housing and Low Income Housing as an Option in RS and RT Zones." We are in the midst of a housing emergency and it is imperative that we use every tool at our disposal to fight this emergency. With record numbers of people who are homeless counted in Vancouver this past year, our city desperately needs hundreds of additional units of temporary modular housing. Yet despite being in the middle of a housing crisis, some neighbourhoods have been able to escape doing their share to take in new neighbours, especially the poor. There should be no enclaves of sparse privilege during a crisis -- indeed the existence of such enclaves is a contributing factor to the crisis. Wealthier, single-family neighbourhoods must take their share of temporary modular housing despite their long-held objections, which are often rooted in anti-poor sentiment and a desire to maintain a segregation of wealth.

Modular housing has been a success in Marpole despite the initial objections of neighbourhood home-owners. Let that be a lesson for the city and a impetus for this council to go further and explore options around the entire city for modular housing. I am certain that with the help of knowledgeable staff, numerous suitable sites can be located, whether in Kerrisdale, Dunbar or Shaughnessy.

I am also very glad to see that Motion 3 goes beyond temporary modular housing and contains the following provisions for the City to explore "purchasing RS/RT properties to use for Temporary Modular Housing, with potential future use for permanent secure rental and non-market housing options" as well as to explore "the development of an Affordable Housing Land Acquisition Strategy, which would include a study into annual affordable housing land needs; estimated land costs; location selection criteria, and an Affordable Housing Funding Strategy including recommended levels of funding from taxation and new development." We need a vastly expanded public option for housing. There are two roads to create truly affordable housing: we can regulate it into existence (eg MIRHPP) or build it ourselves. We have begun to do the former, but to truly escape the crisis, we will need to radically accelerate the latter. The City of Vancouver has tools (eg VAHEF and VAHA) that it can repurpose towards a rapid expansion of public, non-market housing -- housing that can escape the current "crisis economics" of building truly affordable housing via a smart use of the City's zoning powers and non-profit cross-subsidization. This motion can be a starting point for this process.

At the same time as I am writing in support of Motion 3, I am also writing to express extreme concern about vulnerable tenants at 8636 Oak St. and 8656 Oak St. being forced out of their homes as part of a rezoning application also being heard today.

Under the Tenant Relocation and Protection Policy (TRPP), tenants are entitled to compensation and relocation in their current neighbourhood, in comparable rental units, with similar square footage and, for low income tenants, within 10% of their current rents. Current rents at these two buildings are presently \$768 per month on

average for a 1-bedroom unit. While the landlord has supposedly offered returning tenants discounted rent in the new building, these rents would be out of reach for the current tenants, even with a discount. Documents from the City report that a one-bedroom in the new building will rent at \$1,875 without the discount, and \$1,313 with it. This would mean a 71% increase in rent from current average rents, even with the 30% discount. There are few, if any options, in the neighbourhood within 10% of current rents. As a fellow renter, I understand the shock and fear that tenants at these two buildings must be feeling. Where are they to go?

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. They live in relatively dense, truly affordable housing. I ask that the City refuse to issue an occupancy permit unless the developer finds a way to meaningfully relocate all tenants who choose not to return to the new buildings at rents within 10% of their current rent, on top of other required compensations under the TRPP.

My support for Motion 3 and support for the current tenants at 8636 and 8656 Oak St. are deeply entwined. These are two sides of the same coin: we need to stop destroying affordable housing where it exists and start building it where it doesn't.

Sincerely,  
Michal Rozworski

████████████████████

## Dragnea, Irina

---

**From:** [REDACTED]  
**Sent:** Tuesday, September 10, 2019 6:18 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  
**Subject:** TRAC - Press Release on Oak Street Rezoning Application  
**Attachments:** Press Release - Oak Street Rezoning.pdf

Dear Mayor and Councillors of the City of Vancouver,

I write on behalf of the Tenant Resource and Advisory Centre regarding the proposed rezoning of 8636 and 8656 Oak Street. Our organization has issued a press release regarding this rezoning application, which you can find attached to this email.

While we cannot attend the hearing in person, we call upon Council to make use of the tools it has given itself in the Tenant Relocation and Protection Policy and the Marpole Community Plan to ensure that any development at the above properties does not displace the many low-income tenants who presently live there. The housing crisis in Vancouver will only be exacerbated by projects like the one before Council tonight, which eliminate essential affordable housing, displacing tenants from the City who cannot afford the drastically increased rents which the property developers intend to charge. Council has a golden opportunity to stand up for housing affordability in the midst of crisis, and show renters in Vancouver that their municipal government is taking concrete steps to live up to its commitment to renters and families in the city.

We thank you for your time and consideration.

Sincerely,  
Robert

Robert Patterson  
Legal Advocate  
Tenant Resource & Advisory Centre (TRAC)  
604-255-3099 ext. 223  
[tenants.bc.ca](http://tenants.bc.ca) | [rentingitright.ca](http://rentingitright.ca) | [@trac\\_bc](https://twitter.com/trac_bc)

CONFIDENTIALITY NOTICE: This communication, and any attachments, contain privileged and confidential information and are intended only for the use of the addressee. The transmission of this message to an unintended recipient does not waive the privilege within which it is held. Any dissemination, distribution, copying, or action taken in reliance on the contents of this communication by anyone other than intended recipient is strictly prohibited. If you have received this communication in error please immediately delete the message without saving, copying, or disclosing it, and notify the sender at the above e-mail address. Thank you.

## **Affordable Housing in Marpole on the Chopping Block**

September 10<sup>th</sup>, 2019

FOR RELEASE

The City of Vancouver is considering a rezoning application for a rental property near Oak Street and 70<sup>th</sup> Avenue, in the heart of Vancouver's Marpole community. This is one of the largest proposed projects that has gone to public hearing since the City adopted an updated Tenant Relocation and Protection Policy earlier this year. Advocates at the Tenant Resource & Advisory Centre believe that this represents an opportunity for Council to demonstrate that they are committed to the creation and retention of affordable housing in Vancouver.

The proposal before City Council would replace 43 units of affordable housing with 91 new rental units. However, the City's Policy Report in April 2019 on this project showed that new units will be rented out for, on average, more than twice the current rent paid by residents. This would mean that, even if the landlord were to offer a 30% discount off of the new rents, current tenants would see their rents jump more than 50% if they exercised their right of first refusal to return to their homes.

This proposal, therefore, conflicts with the City of Vancouver's Marpole Community Plan. One of the core themes of the Plan is "improving affordable housing, particularly for families with children and renters"<sup>1</sup>. This is of special importance in the Lower Hudson area of the neighbourhood plan, which is where this proposed project would be built. The Plan specifically says that "the preservation, renewal and growth of affordable housing in Marpole is a primary community concern" and "the housing policies for Marpole seek to ensure that existing affordable housing is preserved and renewed and that additional affordable housing stock is made a priority"<sup>2</sup>.

TRAC believes that by approving this project as it stands, City Council would send a strong message to renters in Vancouver, that the City will not live up to the commitments it has made to renters and families; that it is willing to ignore its own plans and policies that protect the character and citizens of this city from rapid development; and that maximizing developer profit has priority over preventing the displacement of vulnerable renters.

Instead, TRAC urges the City to engage its own Marpole Community Plan Policies to protect the renters now facing displacement, while also allowing the addition of new units. Housing Policy

---

<sup>1</sup> Marpole Community Plan, <https://vancouver.ca/files/cov/marpole-community-plan.pdf>, at page 19.

<sup>2</sup> Marpole Community Plan at page 80.

8.2.5 of the Marpole Community Plan specifically empowers the City to take further steps to protect vulnerable renters in this neighbourhood by requiring more than the City's Tenant Relocation and Protection Policy ordinarily provides for: "Given the special role of the Marpole rental apartment area in housing lower-income residents, the City will work with applicants to enhance the level of assistance provided to tenants affected by redevelopment"<sup>3</sup>.

TRAC recommends that, if the project is to be approved, the City require a Tenant Relocation Plan where current tenants will be rehomed for the duration of the work, with the landlord responsible for paying any rent top-ups, and that the landlord be required to offer the tenants new tenancy agreements for comparable units at the redeveloped site without a major rent increase. The City must balance the wants of developers with the needs of tenants. Allowing this affordable housing to be eliminated simply to allow this developer to maximize their profit would not only result in the displacement of these tenants, but send a message to tenants across the city that their housing and their communities are only afterthoughts to Council.

#### **About:**

The Tenant Resource & Advisory Centre's (TRAC) purpose is to promote the legal protection of residential tenants across British Columbia by providing information, education, support, and research on residential tenancy matters. TRAC main programs and services include a Tenant Infoline, direct advocacy, legal workshops, website, online course, and plain language publications.

#### **Media Contacts:**

Robert Patterson  
Tenant Resource & Advisory Centre  
[robert@tenants.bc.ca](mailto:robert@tenants.bc.ca)  
604-255-3099 ext. 223

---

<sup>3</sup> Marpole Community Plan at page 84.

## Dragnea, Irina

---

**From:** Andrew Plowright [REDACTED]  
**Sent:** Tuesday, September 10, 2019 7:11 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:** Support of tenants at 8636 and 8656 OAK street

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,

Andrew Plowright

