

Public Hearing - 2. CD-1 Rezoning: 1325 West 70th Avenue - Other

Date Received	Time Created	Subject	Position	Content	Full Name	Organization	Contact Info	Neighbourhood	Attachment
12/02/2020	11:01	PH2 - 2. CD-1 Rezoning: 1325 West 70th Avenue	Other	Please view attached file.	Oli Helm		[REDACTED]	Marpole	APPENDIX A
12/03/2020	10:26	PH2 - 2. CD-1 Rezoning: 1325 West 70th Avenue	Other	To whom it may concern, Since there is an elementary school (David Lloyd George) in this area, A 6 level building with 65 rental units is way too many. More people the city brings in, especially for renting only, more risks for the kids in this area, such as more traffic, pandemic, or even crime etc. I would say 3 level building sounds more reasonable. Single houses or duplexes probably is too selfish, but 6 level building is too much. Please find a balance for our community. Thank you	Shengyi Dai		[REDACTED]	Marpole	No web attachments.

Regarding public hearing notice for 1325 West 70th Ave

According to the [Vancouver Housing Strategy](#), the [Annual Progress Report 2020](#) indicates that “Only 34% of approved homes from 2017-2019 are affordable to <\$80K [incomes]” compared to a target of 48% (page 12). The accompanying graph suggests that for the <\$15K and <\$15K-\$30K income ranges the misses are even worse. Page 19 in the pdf also shows that the city is far below the desired target for below-market rental housing units.

We bring these numbers up because we received a **public hearing notice for 1325 West 70th Ave**. This notice is for a proposed residential building with “65 secured market rental units”. Neither the notice nor the pdf document define what “secured” means but we deduce that it is different than “below-market”. Marpole is one of the few areas left in Vancouver where there is a substantial amount of rental housing, some of which is at below-market. We are thankful and supportive that the new development is rental housing and not condos. We are thankful and supportive that the building will have more units than the previous building and even suggest to go bigger. We are disappointed that there does not seem to be any provision for below-market housing.

If the development is approved as is then the city is signaling to developers that they can replace the apartment housing stock in Marpole without accommodating the poor. Our main concern is **precedence**. In the next 20-30 years many of the existing apartment buildings will get torn down given their old age and rebuilt in a similar way to the proposed development at 1325 West 70th Ave. There are many people with no or little income (e.g. on disability insurance, unemployment insurance etc.) who cannot work that live in Marpole; We have met many of them. Where will they go when they lose their home? The recent developments in Marpole that the City has approved in the last few years, such as at 70th and Granville and the condos along Granville and Oak, have not been kind to low or no income residents. Worse, Marpole is being gentrified, like in Strathcona, as the longstanding local resident population is slowly being forced out by new occupants who can afford the condo prices and higher rents.

The poor do not have a loud enough voice to speak over the wealthy. It is up to the city to protect their interests as they are people too. It is not acceptable for the city to make announcements of what they plan to do, to great media praise, only to back track quietly after the fact where the true details can only be seen in a buried report. Please do what you said you were going to do and include more “below-market” housing, starting with the development at 1325 West 70th Ave.

Sincerely,

Oli and Priska Helm, Marpole residents