

Date Received	Time Created	Subject	Position	Content	Full Name	Organization	Contact Info	Neighbourhood	Attachment
12/07/2020	13:48	PH2 - 2. CD-1 Rezoning: 1325 West 70th Avenue	Other	<p>As one one of the participants in the Marpole Community Plan 10 years ago, I'm happy to see it be implemented. Our neighbourhood is aging, so I support giving developers an incentive to rebuild, by awarding higher density. This project is of particular interest because of its close proximity to Marpole Neighbourhood House (Formally known as Marpole Place). As a long term resident I have seen the facility operate at its peak potential; serving as a hub for local seniors, newcomers, young families, people with disabilities and the unemployed. Due to its ageing infrastructure, the facility has suffered several large floods over the decade and this summer could not participate in the Provinces reopening plan. I feel the city should use this re-zoning application as a opportunity to demand a Community Amenity Contribution(CAC) from the developer so hat one day the site can be redeveloped to match what is being proposed today; bigger and taller. I contacted the City Representative Lecia Desjarlais to learn what benefits the community would be receiving, and she said no CAC was demanded but instead the developer committed to 60 below-market rental units. In pursuit of fairness, I did some research and here's what I found. The Projects' Average Proposed Starting Rents are 40% higher than the current market prices in our area (1)(2). The Household Income Range to Rent at or below 30% before tax income, start at \$50,000/year for a Studio and \$70,000 for 1 bedroom. (3) Marpole has a larger percentage of households in the lower income brackets than the city overall. 12% of Marpole households have total income under \$15,000/year, and 28% of households have total income under \$30,000/year. 46% of households in Marpole earn less than \$50k/year. (4) The Proposed Rental Rates are not aligned with he city's Below-Market Rental Housing Policy goal of creating units affordable to a range of incomes. (5) Based on this information if the current application is approved, the community won't receive any financial benefit from CAC's and rental prices won't be below-market rates.</p>	Jason Meyer		[REDACTED]	Marpole	APPENDIX A

To: Vancouver City Council
From: Jason Meyer
Date: December 7, 2020

SUBJECT: Public Comment - CCD-1 Rezoning: 1325 West 70th Avenue

Dear Council,

As one one of the participants in the Marpole Community Plan 10 years ago, I'm happy to see it be implemented. Our neighbourhood is aging, so I support giving developers an incentive to rebuild, by awarding higher density.

This project is of particular interest because of its close proximity to Marpole Neighbourhood House (Formally known as Marpole Place). As a long term resident I have seen the facility operate at its peak potential; serving as a hub for local seniors, newcomers, young families, people with disabilities and the unemployed. Due to its ageing infrastructure, the facility has suffered several large floods over the decade and this summer could not participate in the Provinces reopening plan.

I feel the city should use this re-zoning application as a opportunity to demand a Community Amenity Contribution(CAC) from the developer so that one day the site can be redeveloped to match what is being proposed today; bigger and taller.

I contacted the City Representative Lecia Desjarlais to learn what benefits the community would be receiving, and she said no CAC was demanded but instead the developer committed to 60 below-market rental units. In pursuit of fairness, I did some research and here's what I found.

- 1) The Projects' Average Proposed Starting Rents are 40% higher than the current market prices in our area (1)(2).

- 2) The Household Income Range to Rent at or below 30% before tax income, start at \$50,000/year for a Studio and \$70,000 for 1 bedroom. (3)

- 3) Marpole has a larger percentage of households in the lower income brackets than the city overall. 12% of Marpole households have total income under \$15,000/year, and 28% of households have total income under \$30,000/year. 46% of households in Marpole earn less than \$50k/year. (4)

- 4) The Proposed Rental Rates are not aligned with the city's Below-Market Rental Housing Policy goal of creating units affordable to a range of incomes. (5)

Based on this information if the current application is approved, the community won't receive any financial benefit from CAC's and rental prices won't be below-market rates.

(1)

Figure 6: Proposed Rents for Market Rental Units, Market Rents in Newer Westside Buildings, Costs of Ownership and Household Incomes Served

Unit type	Projects' Average Proposed Starting Rents	DCL By-law Maximum Averages – Westside ¹	Average market rents in newer buildings – Westside ²	Monthly cost associated with purchase of median priced unit – Westside ³
Studio	\$1,495	\$1,805	\$1,804	\$2,819
1-bed	\$1,779	\$2,136	\$1,999	\$3,413
2-bed	\$2,124	\$2,872	\$3,059	\$5,191
3-bed	\$2,945	\$3,275	\$3,876	\$8,571

1. CMHC Jan 2020, Rental Market Report 2019 for studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver.

2. October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later, Vancouver Westside.

3. BC Assessment 2019, based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Westside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

(2)

Current Rental Rates in Marpole (Lower Hudson at 70th Ave)					
Bedrooms	Sqft	Rental Rates (Dec 2020)	Developers' Proposed Market Rate	Difference	Source
0	550	\$1,080	\$1,495	38.43%	Link
0	-	\$1,096	\$1,495	36.41%	Link
1	600	\$1,295	\$1,779	37.37%	Link
1	-	\$1,200	\$1,779	48.25%	Link
2	780	\$1,495	\$2,124	42.07%	Link

*Older rental stock offers more sqft than new development

(3)

Figure 7: Approximate household incomes required to afford the proposed starting rents

Unit type	Projects' Average Proposed Rents	Household Income Ranges to Rent at or below 30% of before-tax income ¹
Studio	\$1,495	\$50,000-\$60,000
1-bed	\$1,779	\$70,000-\$80,000
2-bed	\$2,124	\$80,000-\$90,000
3-bed	\$2,945	\$100,000-\$125,000

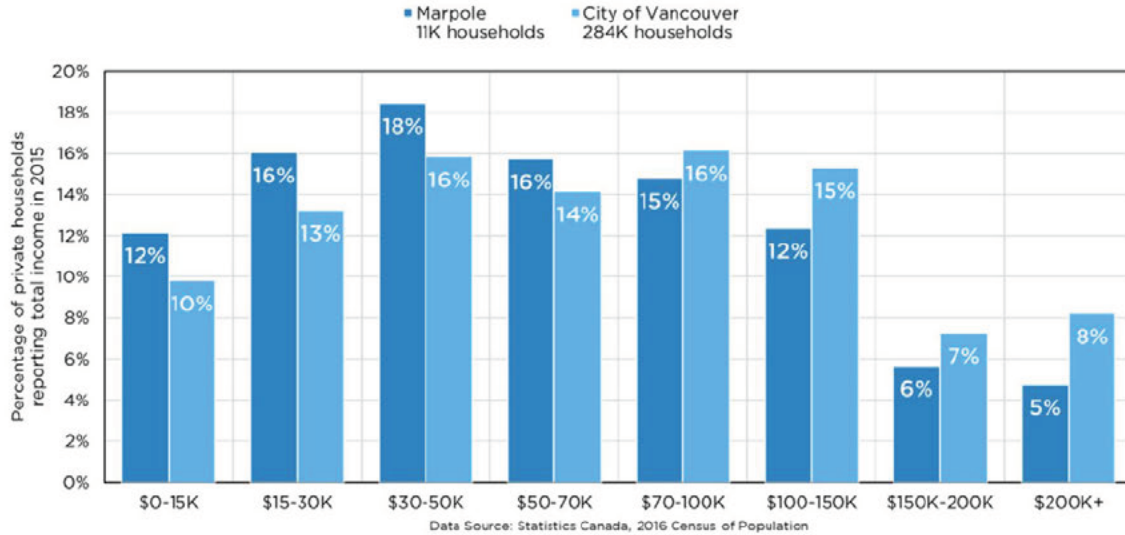
1. As per Statistics Canada, affordable housing is defined as shelter costs equal to or less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

(4)

Household Income

Marpole has a larger percentage of households in the lower income brackets than the city overall. 12% of Marpole households have total income under \$15 thousand, and 28% of households have total income under \$30 thousand.

Distribution of Total Household Income, 2016



(5)

Below-Market Rental Housing Policy for Rezoning November 2019

District under the Downtown Eastside Plan, parts of the Cambie sub-area of Marpole,

2.2 Affordability

All below-market units will be affordable to households earning below \$80,000 per year (where rents will be targeted to 30% of tenant's before-tax household income on rent), with the goal of creating units affordable to a range of incomes, with greater affordability subject to project viability.

<https://bylaws.vancouver.ca/zoning/policy-below-market-rental-housing-for-rezonings.pdf>