

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/22/2021	12:34	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The existing rents at 3084 West 4th are so much more affordable than the proposed rents under the MIRHPP program. The MIRHPP rents are 45% higher than the existing rents. MIRHPP represents a decrease in the number of low rent bedrooms- from 18 to 11. Please see attached file.	Mary Downe		s. 22(1) Personal and Confidential	Unknown	Appendix A
02/22/2021	13:28	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The building will be too high for the location and block views of the mountains and create parking issues in the local streets which are already filled with cars, there is no space to add more cars. It will change the residential feel of the area. a building that tall belongs on major street corners and not the middle of a residential area. It will look out of place.	Vanessa Case			Kitsilano	No web attachments.
02/22/2021	19:30	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to the rezoning and the construction of this MIRHP building. The proposed MIRHP units have a rent that is 45% higher than the existing rents. Currently the site has 6,592 square feet of rental accommodation at \$1.55 per square foot. The proposed eight units of "so called" affordable housing have a combined square footage of 4,579 square feet at \$2.35 per square foot. The existing 6 rentals each have 3 bedrooms, 1,112 square ft and rent for \$1700 per month. The proposed project represents a decrease in the number of low rent bedrooms from the present 18 bedrooms to 11 bedrooms. The three, 2 bedroom rental units in the proposed building would be 569 square feet and would rent for \$1600 a month. The one-bedrooms are 420 square ft and the studios are 323 square feet. Some of the previous callers- in support of this project- have mentioned that they are looking for affordable family accommodation in Kitsilano. I'm not sure if a two bedroom, 569 square foot unit is what they had in mind.	Eleanor Roberts			Kitsilano	No web attachments.
02/23/2021	08:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please stop ramming rezonings down the throats of Vancouver residents. Enough already!	Edwin Jang			West Point Grey	No web attachments.
02/23/2021	09:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The city has made it prohibitively expensive for me to build a laneway home and yet they actively promote the MIRHP program and this ugly, oversized building in my neighbourhood.	Andrew Jackson			Kitsilano	No web attachments.
02/23/2021	11:29	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please do not approve this. The proposed building is way out of scale for the neighborhood. Thank you	Darcy Alan Higgs			West Point Grey	No web attachments.

Existing Affordable rents at 3084 West 4th VS Proposed MIRHPP rents

MIRHPP UNITS - EXISTING VS PROPOSED						
A	B	C	D	E	F	
EXISTING						
<u>Address</u>	<u>Unit</u>	<u>BR</u>	<u>Monthly Rent</u>	<u>Sqft</u>	<u>Rent / Sqft</u>	
2010 Balaclava St	Duplex	3	\$1,700.00	1,112	\$1.53	
2012 Balaclava St	Duplex	3	\$1,700.00	1,112	\$1.53	
2030 Balaclava St	Duplex	3	\$1,700.00	1,112	\$1.53	
2032 Balaclava St.	Duplex	3	\$1,700.00	1,112	\$1.53	
3084 W 4th Ave	Duplex	3	\$1,700.00	1,072	\$1.59	
3086 W 4th Ave	Duplex	3	\$1,700.00	1,072	\$1.59	
TOTAL		18	\$10,200.00	6,592	\$1.55	
PROPOSED (MIRHPP)						
<u>Address</u>	<u>Unit</u>	<u>BR</u>	<u>Monthly Rent</u>	<u>Sqft</u>	<u>Rent / Sqft</u>	
MIRHPP	201	2	\$1,600.00	569	\$2.81	
MIRHPP	202	1	\$1,200.00	402	\$2.99	
MIRHPP	203	STUDIO	\$950.00	323	\$2.94	
MIRHPP	204	1	\$1,200.00	402	\$2.99	
MIRHPP	205	STUDIO	\$950.00	323	\$2.94	
MIRHPP	206	1	\$1,200.00	402	\$2.99	
MIRHPP	207	2	\$1,600.00	580	\$2.76	
MIRHPP	301	2	\$1,600.00	569	\$2.81	
SUBTOTAL		11	\$10,300.00	3,570	\$2.89	

MIRHPP rent/sqft is 45% higher than existing rent representing a price increase from \$1.55 sqft to \$2.25 sqft

MIRHPP units will provide an increase in monthly revenue to the landlord, from pre-MIRHPP \$10,200.00 to \$10,300.00

MIRHPP represents a decrease in the number of low rent bedrooms to the rental market, from 18 bedrooms to 11 bedrooms

Today, renters can get 500 sqft for a cost of \$773.67 per month
 Under MIRHPP, renters get 500 sqft for a cost of \$1,124.70 per month

The existing units are more affordable than MIRHPP units. Under MIRHPP, 3BR units have a rent ceiling of \$2,000. These 3BR units are being rented for \$1,700