

### 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue - OTHER

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/24/2022	17:12	PH1 - 3. Rezoning: 5327-	Other	Dear Mayor and Council, Please see my letter, attached. Thank you, Owen	Owen Brady		s.22(1) Personal and Confidential	Hastings-Sunrise	Appendix A

# APPENDIX A

Re: 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue

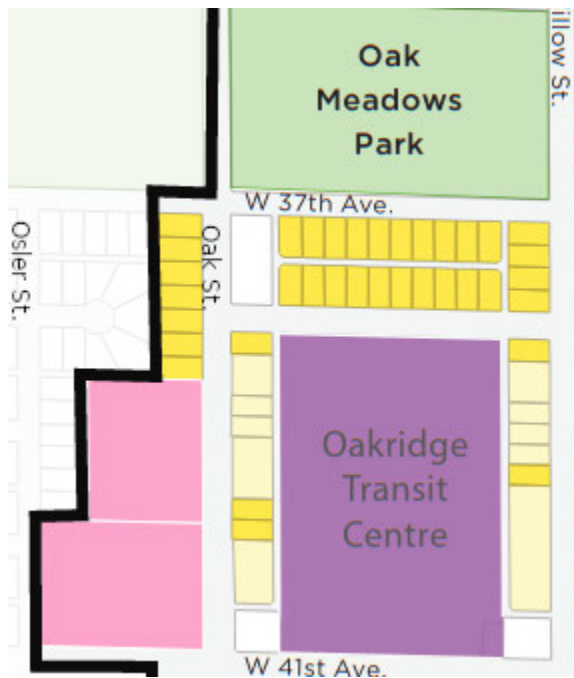
Dear Mayor and Council,

While I am generally supportive of the effort to build more townhouses in Vancouver, I am writing to you today to ask that you instead refer this item back to Staff to attempt to negotiate a larger building, with the intention to prevent displacement of current tenants. I think there are a few ways this could work:

- Proposing a rental building with a portion of homes made available to moderate incomes as a public amenity,
- given the length of the assembly, two separate buildings, one being strata and one below market rental or social housing, or
- some other arrangement amenable to the proponent, perhaps including a commercial component.

By blocking even modest townhouses throughout most of the residential land in this city, previous councils have created an enormous housing shortage in the present day that is reflected in very high market rents. In recent years, concern for tenant displacement has increased in the public conversation. This is evidenced in the public feedback from the open house, with comments such as:

- Proposal should be rental to allow existing tenants to return to the site.
- Height and density should be greater than what is supportable under the Plan.



This corner lot assembly is an opportune site for a larger building, as its neighbour to the South is identified in the plan as a large site that will be given special consideration for higher density.

To provide a transition and “compensation” to the lot owners immediately to the West, Council may also wish to direct Staff to expand eligibility for RM-8A rezoning as far as Osler St. This would help meet Council’s target for complete communities and its intention to allow more housing forms away from busy arterial streets. The scale of this block need not be much more permissive than what is already, under the Secured Rental Policy, allowed in most low-density areas. It would be really nice for more families to be able to live in townhouses that are on side streets; even if they are

expensive they will be more affordable than new detached houses in the area.

I think there is a general lesson here. Modest, incremental change could be viewed as “organic,” generally a good thing. But in a city that has mostly frozen existing residential land use for nearly a century, incremental change should be expected to lead to lots of ugly situations like this, where few homes are added and, as such, little public benefit is available to compensate tenants. I think the Broadway Plan will attempt to address this; I am not sure it will go far enough. And to be clear, it is only because of redevelopment that these tenants are getting any compensation at all, as opposed to more routine evictions for owner’s use.

In summary, I believe, with some effort, there is an opportunity here for a win-win-win situation. It would be worth Staff’s time to at least explore a better alternative to the path identified in the plan.

Sincerely,

Owen Brady  
Vancouver Resident