

**PH1 - Item 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue - SUPPORT**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/26/2022	17 50	PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue	Support	I am writing this letter in support of the development proposal located at Oak Street and West 37th Avenue. I support this project because it will help contribute to the number of townhomes in the city that families desperately need. Most families can not afford the aging single-family homes that sit on this property. By changing the zoning to townhomes, it gives young professionals like myself the opportunity to continue to reside in the City I grew up in. I also believe that townhomes are a great fit for the neighbourhood. There are several townhouses around this location, and a tower would not be consistent with the neighbourhood feel. Especially because it's across from Van Deusen gardens and other single-family homes.	Natalia Rohraff		s. 22(1) Personal and Confidential	nknown	No web attachments.
02/28/2022	10 30	PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue	Support	I am writing this letter in full support of the townhouse development at 5327 ' 5466 Oak Street and 1006 ' 1008 West 37 Avenue. Vancouver needs other types of housing besides multi-million dollar homes or apartments. We need housing that is more affordable and designed for families that have children. This townhouse proposal is a reasonable way to meet the needs of families. I would also like to add that the Provincial Housing Minister David Eby, has recently identified that extremely slow Planning Departments and NIMBY politics are the primary causes of the housing affordability crisis. I did some research and found many articles that backed up Mr Eby's comments. I have attached the following documents from a diverse set of opinions: ' UBC Report: Housing Unaffordability Blamed on Red Tape ' Scotia Bank: Red Tape ' Not Greedy Companies is the real cause of the Housing Crisis, and ' A progressive Vancouver Based Urban Planning Company called Happy City: There's Plenty of Room For Affordable Housing in Canadian Cities. We Just need to legalize it. The City of Vancouver has an Official Community Plan that took years to develop. Then the Cambie Neighbourhood Plan took many years to complete. After that was all done, the zoning is still not in place. A few more years are needed to a DP and then waiting for a BP. If you look across North America, the cities with the longest convoluted permitting process have the most unaffordable housing costs We need housing now not in a few years. Not only do I support this family-oriented housing, I support fast tracking the project to ensure this gets built as quickly as possible. Dave Ransier	Dave Ransier			owntown	APPENDIX A
02/28/2022	14 32	PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue	Support	To Mayor and Council, As the Executive Director of the Jewish Community Centre - (JCC), which is located a 5 minute walk from the proposed rezoning for this site at Oak adn 37 Avenue, I am writing to provide our support for the redevelopment of 7 lots to 70 townhomes. We support this project as it will provide the opportunity to house 70 families - families who might choose to become members of the JCC, or families who already are members and will have an opportunity to live closer to the JCC. As long-time members of the community, we know that this is a great neighbourhood for families to move to, due to the desirable schools, parks, and other amenities such as the CC, so we happily welcome new families to the area. We hope that Mayor and Council will support the proposal to move forward. Thank you, Elad Goldfarb	Eldad Goldfarb			nknown	No web attachments.
02/28/2022	14:49	PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue	Support	This is a very nice townhouse project that will benefit the community. This will definitely increase the housing supplies to the neighborhood.	Brian Tsang			arpole	No web attachments.
02/28/2022	14 50	PH1 - 3. Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Ave	Support	Please see the attached letter to support the rezoning of 5327 ' 5466 Oak Street and 1006 ' 1008 West 37 Avenue.	Steve Elias			nknown	APPENDIX B

OPINION

# There's plenty of room for affordable housing in Canadian cities. We just need to legalize it

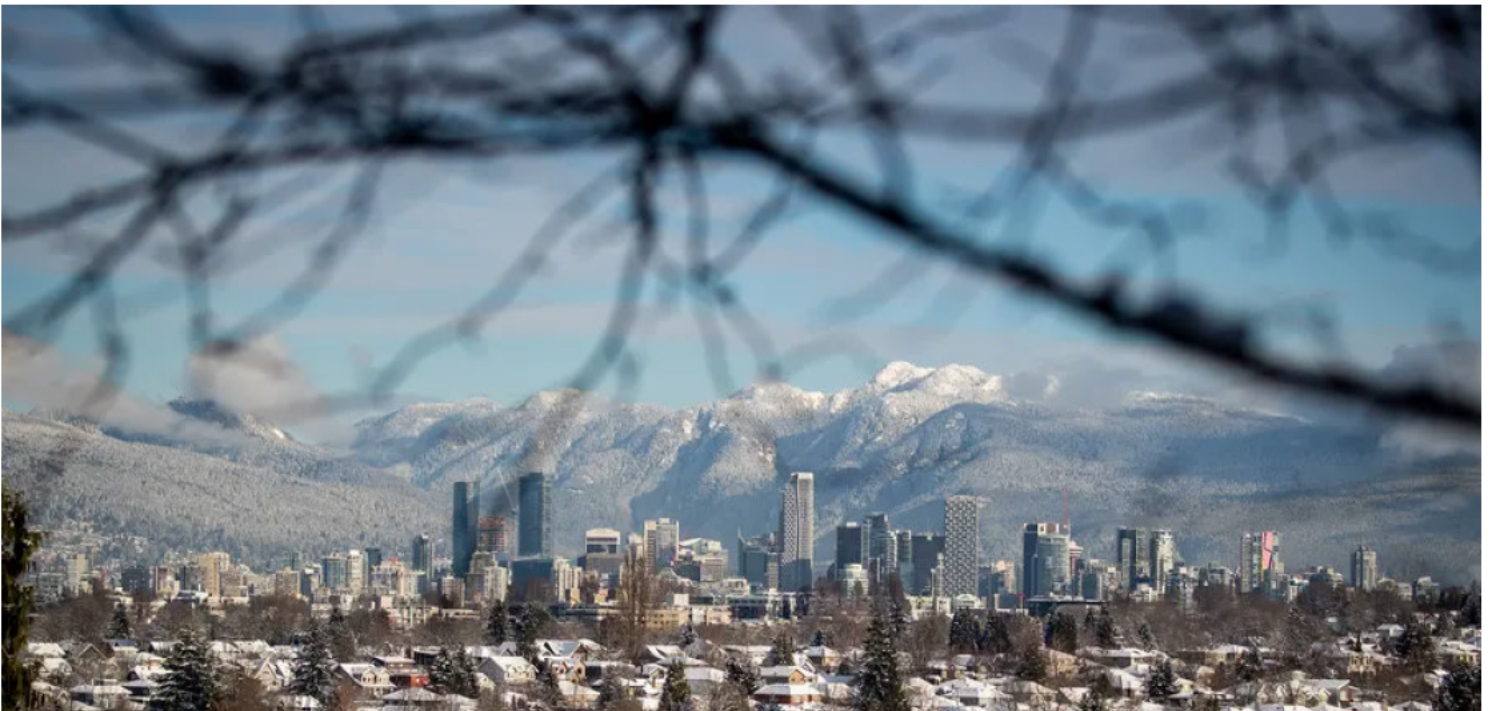
We desperately need more housing to catch up with demand but where should those homes be built and what should they look like?

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**CHARLES MONTGOMERY**

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED FEBRUARY 24, 2022



*Charles Montgomery is the author of Happy City: Transforming Our Lives Through Urban Design.*

My neighbour Roger was loitering in the foyer of St James Square a community hall on Vancouver's bucolic West Side when he spotted a flyer on the wall that kind of ruined his day

HELP SAVE OUR NEIGHBOURHOOD, read the all-caps call to action.

STORY CONTINUES BELOW ADVERTISEMENT

The flyer, produced by the Upper Kitsilano Residents Association, warned the city was planning to hand over control of the neighbourhood to large corporations and real estate investment trusts. Developers would soon be cutting down trees and replacing character homes with oversized boxes that would be rented out for huge profits.

thought our six-storey building was downright handsome.

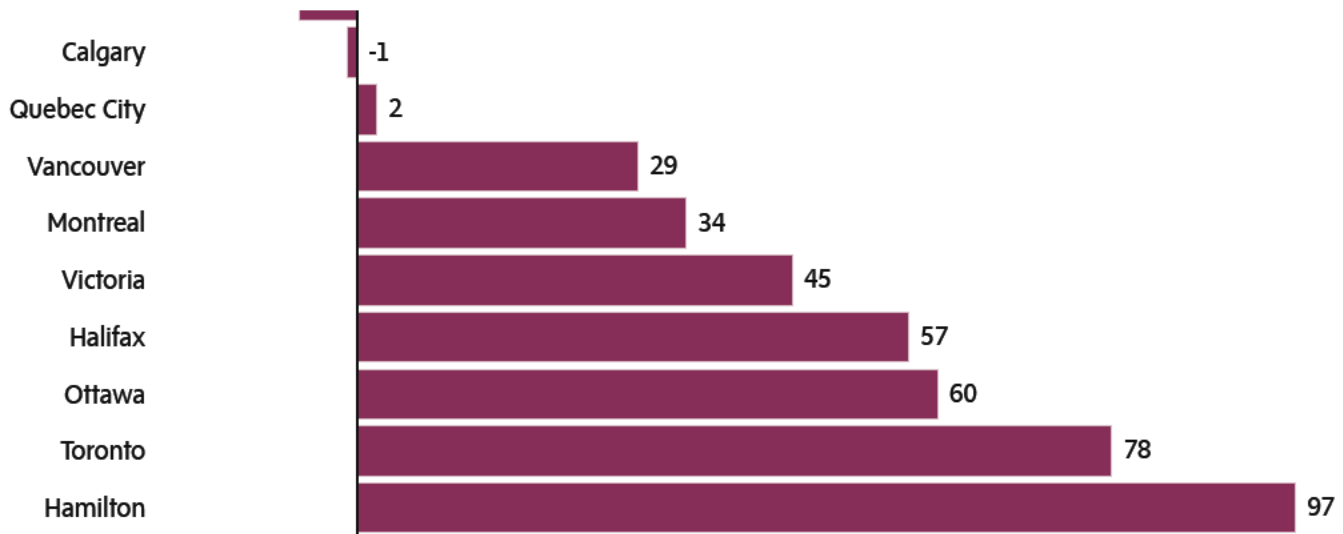
How did our beloved urban village become someone else's image of a capitalist hell?

The question cuts to the heart of Canada's housing crisis. Home prices and rents have skyrocketed across the country. Young professionals can't afford to buy. People at the bottom end of the income spectrum can't afford to rent near work or school. Thousands of people are being pushed onto the streets. Meanwhile, Canada, which depends on immigration to drive the economy and support aging boomers, plans to welcome more than 430,000 new immigrants this year alone, all of whom will need homes.

We desperately need more housing to catch up with demand. Where should those homes be built and what should they look like?

I've spent the past 15 years trying to figure out how urban design influences human well-being (a journey I partly document in my book, *Happy City*). My research has led me to believe that solutions to the housing crisis need to address not just the cost of housing but the effect that various approaches have on people's health and happiness.





THE GLOBE AND MAIL, SOURCE: PARLIAMENTARY BUDGET OFFICER

DATA SHARE

What kind of housing would we enable if we were interested both in affordability and well-being? Some pundits insist what we really need is more urban sprawl. If we just paved over more farmland, they argue, thousands of people could find the bungalows of their dreams. This argument seems to make sense on the surface, but kick the tires and the wheels fall off.

First of all, the sprawl solution fails to account for the cost of getting around. Families forced out to car-dependent neighbourhoods at the metropolitan fringe often have no choice but to own two or more cars, and to drive thousands of kilometres every year just to meet their basic needs. That can mean spending an extra \$10,000 a year on transportation, according to Todd Litman, executive director of the Victoria Transport Policy Institute. “Every dollar that someone saves on a cheaper house by moving to a sprawled location is more than lost in the extra money they will be spending on transportation,” Mr. Litman said. Once you add up both the costs of housing and transportation, people who live on the urban fringe end up paying more than people who live in central neighbourhoods.

Many of these supertall buildings do offer housing close to shops, services and jobs. And some people love tower living. But in an increasingly lonely world, these environments often fail as social machines.

It's a problem of scale. The evolutionary anthropologist Robin Dunbar found most people have a limited capacity to recognize faces and determine who we can trust on a day to day basis. When we are forced to share semi-private spaces with hundreds of neighbours, we tend to retreat from one another.

Surveys show people living in tall towers report knowing fewer neighbours and doing fewer favours for each other than people who live closer to the ground. Their children tend to be more anxious and less healthy. Tower residents are actually the most likely to report feeling both lonely and crowded at the very same time.

If the extremes – more sprawl or supertall towers – aren't ideal, how and where can we create housing that combines both affordability and social connectedness?

That was the challenge faced by members of our co-housing group. There was no way that most of us could afford to live in detached homes in Vancouver, where the average house price has shot past \$1.9-million. We didn't want to move to a condo tower where we would share elevators with hundreds of neighbours. Nor did we want to leave our beloved city.

Our solution? We bought three detached homes in East Vancouver and made our own vertical village. Since land was so expensive, we had to build a six-story building with 25 apartments to make it affordable for our members. We designed small apartments so we could also infuse the building with shared amenities such as a dining hall, a music room, a guest room, and two shared gardens.

It's been almost a year since we moved in. Little Mountain Cohousing really does feel like a village. Dr. Dunbar would approve of the scale of our community: I know the names of all 50 of my co-housers. We dine together two or three times a week. We drop off meals for sick neighbours. Volunteers provide after-school care for other people's children, saving families hundreds of dollars a month. We are good neighbours, too: A few months after settling in, our members brought the rest of the street together for the street's first outdoor Halloween party.

That's why Roger and I were so puzzled to see our building featured in that anti-development flyer from the Upper Kitsilano Residents Association. I managed to track down one of the association's directors (and the flyer's co-author) to tell her about the project behind their photo. Evelyn Jacob explained she lived in a detached character home in

Ms Jacob's concern went beyond aesthetics. She argued new housing tends to be so expensive that it only worsens the affordability crisis.

That's a common concern in discussions about new development. Apartments in new buildings are almost always more expensive. But economists who study the issue say we should be looking beyond the walls of any single building to the systemic, citywide effect of new housing.

A flurry of recent studies have shown new supply – even market rate housing – reduces the cost of housing in general. Take our co housing building as an example. We made room for 50 people on land that previously housed fewer than 10. (Detached homes in our neighbourhood are selling for between \$2.5 million and \$3.5 million. A two bedroom apartment in our building cost about \$655,000 – which may not be cheap, but it's well below market rates in Vancouver.) But here's the real power of our building: Most of us had moved from rental homes to our new apartments. Then, in a phenomenon known as filtering, other people found housing in our vacated rental units, leaving their own units

Towers loom behind people playing pond hockey at Vanier Park in Vancouver. Average house prices in the city are in excess of \$1.9-million.

DARRYL DYCK/THE CANADIAN PRESS

## **A ban on affordability**

Most cities are bound by decades-old exclusionary-zoning rules originally designed to keep poor people out of favoured districts. It's still illegal to build multifamily housing in most urban neighbourhoods in Canada. In Toronto, two thirds of residential land is reserved for

LOOK AT THE ZONING MAPS OF MOST MUNICIPALITIES. RENTERS ARE BEING PUSHED ONTO large arterial roads because that's the only place we are allowed to build new purpose-built rental," said Jill Atkey, chief executive officer of the BC Non-Profit Housing Association.

Ms. Atkey points out that senior levels of government have underfunded social housing for a generation. BC alone is short more than 100,000 social housing units. Ms. Atkey's first priority is to get that social housing funded and built. But the exclusionary zoning that protects single-family neighbourhoods has put her non-profits in a perverse position: In order to build more affordable rental, they have to tear down existing affordable rental in scarce apartment zones.

"Opening up our single-family zoning for four- to six-storey apartment buildings – both non-profit and market housing – would ease the pressure on the affordable areas in the city," she said. "It's just a fundamental question of equity. When more and more people are being pushed out of home ownership, there should be more options for renters all over the city."

Ms. Jacob and Ms. Atkey agree on one thing: When cities rezone single parcels or small areas of land to allow taller buildings, property owners end up selling their land for windfall profits and the resulting housing is really expensive.

townhouses up to six-storey apartments, almost everywhere. “When cities only upzone land on a spot basis, they just enrich existing property owners,” report author Shane Phillips told me.

“If developable land was no longer scarce, property owners would no longer hold all the cards. They would not be able to demand more from developers than they would from typical homebuyers.”

Some governments have begun to take baby steps in this direction. This month, the Ontario government’s Housing Affordability Task Force recommended the province force cities to allow buildings with up to four units, everywhere. And Vancouver recently allowed rental apartment buildings of up to four stories within 200 metres of shopping streets.

These measures are a long way from the systemic change Mr. Phillips advocates. Up-zoning entire cities to permit medium-dense housing would bring down land costs for anyone providing new housing. It would allow mom-and-pop entrepreneurs to compete with the global developers now shaping urban life. It would slow the pace of sprawl. And it would give more people the ability to live in healthy, connected neighbourhoods.

Ironically, it would also reduce the need for the taller apartment towers that neighbourhood groups hate so much. Had Vancouver allowed medium-dense housing everywhere, Mr. Phillips insists my co-housing group wouldn’t have had to pay so much for our land. Our apartments would have been cheaper. Alternatively, we could have taken advantage of that cheaper land and constructed a lower building that may have been less of a bother to people worried about neighbourhood character.

That way, our home would not have become the poster child for other people’s fears about the future



in small-town Canada.



## **ROB CARRICK ON HOUSING**

**Despair about affording a home has this immigrant to Canada wondering what kind of country we're trying to build**

**The quiet menace that could slash the value of your home**

**Five signs Canada's housing market is completely bonkers**

## **IN DEPTH**

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**Here's the income you need to afford rent in major Canadian cities**

**David Parkinson: Surging housing prices have created pockets of vulnerability that may put the broader economy at risk**

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## IBC report blames housing unaffordability on red tape

May 31, 2018 1:42 PM By: Joannah Connolly

While most Metro Vancouverites think that the high price of housing in the city is largely caused by foreign buyers and speculation in the real estate market, a new UBC report published May 31 is seeking to refute that theory.

The review by James Tansey at the UBC Sauder School of Business' Centre for Social Innovation & Impact Investments asserts that homebuilding red tape – such as zoning restrictions and building permit delays – as well as lack of “elasticity” in supply are a much higher cause of unaffordability, around six times larger than speculation.



[Home](#)

*Construction/Shutterstock*

The term “elasticity” refers to the responsiveness of the construction industry in being able to build the right amount and type of housing, based on demand. Tansey’s report cited statistics that Metro Vancouver was the slowest Canadian city to respond to low supply.

Tansey’s study *Growing Pains: Density, economic growth, sustainability and wellbeing in Metro Vancouver* (link to IBC report in “Related”) comprised a wide-ranging review of recent and longer-term housing reports. That includes the CMHC’s February report on causes of housing affordability and C.D. Howe’s recent report that asserted

barriers to building” were adding \$644,000 to the cost of a new detached house in Metro Vancouver. His review also gathered data from around the world on 20 “key variables” ranking the Vancouver region in terms of affordability, economy, density, sustainability, innovation and health.

Conroy wrote that, although real estate speculation from overseas buyers is certainly happening, “there is much evidence to support the level of scapegoating of foreign buyers in the media and in policy circles in the studies summarized in this report.”

Conroy wrote, “We can draw a few conclusions about the state of the housing market. First, in absolute terms, the cost of housing is high in terms of the price per square foot of property. Second, affordability is made worse by the relatively low salaries offered in Vancouver, compared to other middleweight global cities. Third, while the population density of the City of Vancouver compares to some of the most successful regions in the world, there is lots of room for growth across the region, without cutting into green spaces and agricultural land. Even within the city of Vancouver, density drops away very quickly from the downtown core to relatively low levels of density across the westside and across most areas south of Broadway.”

Conroy’s study is one of a flurry of pro-supply/anti-taxation reports that have been published recently – including one in the past week on the cost of real estate taxes and fees – seemingly in response to the B.C. government’s focus on demand-side measures such as the school tax on homes above \$3 million and the speculation tax on vacant cond homes in certain regions.

However, the UBC report comes just one day after the City of Vancouver [announced a pilot program](#) to fast-track building permits for “ground-level” housing – primarily detached homes with laneway housing.

[Read more from the Vancouver Courier](#)

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# Douglas Todd: Sky-high housing prices causing psychological harm

*Anxiety is common among those squeezed out of the housing market. So is anger. And, for many, a feeling of inadequacy.*

Douglas Todd

Jul 02, 2021 • 4 days ago • 12 minute read •  138 Comments







UBC prof Paul Kershaw studies the evolution of the standard of living in Canada. PHOTO BY JASON PAYNE /PNG

Sunny Sharma wants to stay in Vancouver. But he fears he and his wife, Shilpi, may have to move outside B.C. some day to own their own home.

In the almost two years since Sunny and Shilpi moved from Delhi and became permanent residents through Canada's express-entry program, they have been patching together beginner-level jobs in technology while running a small business. That way they can continue to rent a 500-square-foot apartment in Vancouver's West End.



They are rapidly burning through their money from India, which includes their own savings, a family gift and the proceeds of selling a car and jewelry. Feeling intense pressure, Sunny has realized that, even though he prefers Metro Vancouver rain to the snow of the rest of Canada, the odds against making a go of home ownership in this West Coast city are almost insurmountable. And forget about the dream of having children anytime soon.

Metro is home to countless similar housing stories — and the tales are by no means confined to newcomers to the country.

Ten thousand more British Columbians a year are moving out of Metro Vancouver to other parts of the province than are coming here from elsewhere in B.C. Many feel the need to escape one of the most unaffordable cities in the world if they're ever going to put down the roots of home ownership.



Shilip and Sunny Sharma, on the balcony of their tiny condo in Vancouver, fear they may have to move to afford a house. PHOTO BY NICK PROCAYLO /PNG

Mary Anne Samwald said she's sad that she and her partner had to move to small-town Oliver just to survive.

Meagan Jamieson and her husband almost became homeless in Metro Vancouver in 2017 after having their first baby and suddenly losing their rental unit.

Richard Chu and his wife, in despair because of housing costs, took their name off a waiting list for in vitro fertilization.

Matt and Kirsten Sokalski wanted a better lifestyle for their young family and to ease their mortgage crunch in Langley.

What happens, psychologically, to hard-working people denied the opportunity to own decent housing in the place they yearn to call home?

Anxiety is common. So is anger. And, for many, a feeling of inadequacy.

These acidic feelings are especially strong among young adults.

“They feel like they’re failing, because they can’t secure their financial foundation. That gives rise to stress,” says Paul Kershaw, UBC professor of population health.

“Many delay a fundamental part of what has historically made people happy — starting their families,” said Kershaw, who seven years ago founded Generation Squeeze, a non-profit organization devoted to advocacy on behalf of young adults.

“Some also feel angry,” Kershaw said. Some of those who aren’t just blaming themselves feel antagonism toward many things: politicians, a capitalist system that encourages inequality, investors who own several dwellings, owners of detached houses who fight construction of attached buildings, well-off newcomers who increase demand, baby boomers who had an easier time buying a place to call home.

While the jury is out on Kershaw’s belief that many older homeowners think people under 45 tend to be lazy and entitled, there is, statistically, no doubt that young people face a harsher economic reality than previous generations.

In the 1970s, the ratio of housing prices to median wages was 3 to 1 in Metro Vancouver. In 2016, as a result of yet another wave of domestic and foreign investing, the ratio had grown to 13 to 1 — where it remains stuck.

According to Demographia, a think tank, Metro Vancouver has the dubious status of being the second most unaffordable city among 100 major metropolises. Hong Kong is the only one on the list that’s worse. Toronto ranks sixth.

How do such hard numbers affect a person’s emotional health?

The Angus Reid Institute reported this spring more than six in 10 Canadians between 18 and 34 are feeling “miserable” about their housing situation. That’s also true for five of 10 of those slightly older, between 35 and 44.



SFU researcher Andy Yan has found Metro Vancouver's median wages are 15th lowest among Canada's largest cities. Generation Squeeze's studies show full-time earnings have fallen more in B.C. than in any province since 1980. Residents ages 25 to 44 now earn \$8,000 to \$10,000 less, adjusted for inflation.

The shock sticker price of an average home in Greater Vancouver is \$1,377,000. The price is \$887,000 on average in B.C. Across the country, the norm is \$678,000.

One of many revealing statistics about Metro Vancouver is the proportion of residents living with their parents. At 11 per cent, it is also almost double the national average of six per cent. Another revealing statistic: 56 per cent of Metro Vancouver residents own their own dwelling, while the Canadian average is 62 per cent.

## **Unaffordable housing elicits a stream of dark feelings**

"I did not want my wife going under depression. I heard too many horror stories about people who live in basement suites," says Sunny, who has a master's degree.

So the young couple are stretching themselves to pay for a tiny but bright West End condo with a "fantastic" view. They're finding entry-level work at various companies and Sunny is trying his hand at importing basmati rice and delivering it throughout the West End.

Sunny is enamoured with Vancouver. A few years ago, after he had scouted various cities in Canada, he said he returned to India and "told my wife we're going to Vancouver. I'd like to live here the rest of my life." Sadly, he's not sure how long they can last.

The roughly \$400,000 it would cost to buy even a tiny condo in Metro Vancouver's suburbs "would buy a glamorous penthouse in India," Sunny said. And in Toronto wages are higher. He's also hearing from friends who have moved to Edmonton that for \$400,000 "you can buy a three- or four-bedroom detached house. You definitely can."

While Sunny is pleased Canada is somewhat of a meritocracy where "you can move up the ladder," the prospect of working 15 to 20 years simply to buy a small condo somewhere in Metro is delaying their plans to have children. "My wife and I knew that would just put us under more pressure." They don't know what to do.

An untold number of residents who found themselves in similar straits have already packed it in on Metro Vancouver.

While living in Abbotsford in 2015, Meagan Jamieson had to commute 1.5 hours a day to Burnaby for

While living in Abbotsford in 2013, Meghan Jamieson had to commute 1.5 hours a day to her bank job. Her husband had a similar daily grind to his health-care office. Page 19 of 26

When circumstances suddenly thrust them into having no place to rent, Jamieson said, “We were honestly looking at being homeless — with a newborn baby at that time. It was the worst feeling.”

Despite their fondness for southern B.C., the family moved to Alberta, “where the rent was the same, but the income was double, and housing prices were a fraction of what they were in the Lower Mainland.”

The young family now have three children, earn significantly higher wages doing similar jobs and “live a financially free life. We rent a single-family detached home with garage and a huge yard. We have been able to pay off our debt. My husband’s commute is now seven minutes compared to 90 minutes. The Lower Mainland is beautiful, but it is not worth the financial stress.”

## MORE ON THIS TOPIC

[Douglas Todd: Vancouver's housing crisis four decades in the making](#)

Kershaw has heard hundreds, if not thousands, of such stories in his years leading Generation Squeeze, also known as GenSqueeze. He admits to being sorely tempted to call it “Generation Screwed.”

Astronomical housing prices in Metro Vancouver, combined with indifferent wages, “make it so much harder for people here to feel like their hard work is paying off.” Many people, especially young adults, feel they must be doing something wrong.

“The economy and housing is causing people to feel individually they must be screwing up. When, in fact, what is screwed up is the system. The system is causing hard work to not pay off like it used to. So many people internalize it as an individual failing.”

## Families put on hold

One common result, Kershaw said, is people are delaying having children because of housing insecurity. “It’s harder to establish your financial foundation today.”

“It’s been a really remarkably change over the past four decades.”

It’s partly a result of women becoming more focused on getting a strong education and a career, he said. But they also feel they’re running against their biological clocks. “So they may end up having fewer kids

than they might have liked.”

Men can have somewhat different reactions to the strain.

“Many young men feel like they’re not being a good breadwinner,” Kershaw said, echoing Pew Research findings that show traditional gender role expectations have by no means disappeared among couples. “They feel there’s not enough space for their family, that they can’t provide what they got from their dad.”

That is certainly the case for Toronto’s Richard Chan and his wife, who are back in Canada after running into financial difficulties during the 2008 financial crises and then working in Europe and East Asia. They had wanted desperately to have children.

“We went on the government’s wait list for in vitro fertilization, expecting to wait a year or more — only to get a call during the pandemic to say we were next. Sadly, we turned it down, based on our belief we could not afford to raise a family due to housing costs and job insecurity in Canada.”

Matt and Kirsten Sokalski moved three years ago from Langley to Vancouver Island for a more affordable dwelling and better lifestyle. PHOTO BY HANDOUT BY SUBJECT /jpg

Meanwhile, Matt Sokalski, a heavy equipment mechanic, and his wife Kirsten, a nurse, felt it was no longer great for the two young children they already had to live on an extremely busy arterial street in Langley.

Tired also of being stuck in traffic during their commutes and weighed down by a heavy mortgage, they pulled up stakes and headed for a bigger place in Parksville on Vancouver Island. They love the hiking and semi-rural lifestyle, the way people seem to get along and the more smooth drive to work.

At the same time young adults are being shafted by Canada's macroeconomics, Kershaw said they are being exposed to "infantilizing" financial institution courses that imply they are inadequate: Courses like "Adulging 101."

The proliferating courses suggest "young adults just don't have the right skills. The financial institutions don't say the system is broken down. They just act as if young people aren't smart enough in regard to banking or investing. They act as if we could just teach young adults to not have another latte or not to have avocado toast then they'd be able to afford a house in Vancouver — the way (their parents) did four decades ago."

Finally, at a psychological level, many young people are simply lowering their expectations.

"One way to address your anxiety about how you might be failing is to adjust the goalposts," said Kershaw.

"Many start saying to themselves, 'I don't need that little house with the white picket fence and yard. I'll be happy with a small condo and a balcony. I don't need a car, that's fine.' You get people telling a different story about how they don't want what previous generations wanted. There are some good things and bad things to that."

## **Older adults are affected, too**

It's not as if it's only young adults who have been devastated by the housing crisis.

Mary Ann Samwald and her husband were resident managers of a non-profit housing complex in Richmond for a decade before they retired a few years ago and realized they had been priced out of their city

“We moved to the more affordable town of Oliver. I feel we’re part of a growing number of housing refugees. I feel sadness and frustration that I can no longer live in the city I grew up in. I never once believed I would be pushed to leave Vancouver by factors beyond my control.”

She says her daughter and grandchildren in Metro miss her and her husband. And vice versa.

Many of Samwald’s friends were pushed out of Metro Vancouver earlier. “Some of them moved to other provinces. But we would all love to return if we could afford to. It really feels like all levels of government just don’t care.”

She is angry at developers who “cater primarily to the needs of the global rich,” politicians who lack commitment to social housing and decision-makers who have unquestioning faith in what she calls “neo-liberal economics,” which exacerbates inequality. “My city was sold out from under my feet.”

Nevertheless, despite the housing problems experienced by late-career people like the Samwalds, the crisis is threatening to tear young and old generations apart.

Many younger people are angry, particularly at baby boomers, said Kershaw. He maintains many older folks believe, “I worked really hard. I made such excellent decisions. If only younger people had worked like us.”

It takes a really confident young adult, Kershaw said, to stand up to cultural insinuations that, “since you’re living in your parents’ house, you just want your mom to cook for you and do your laundry.”

With older people boasting about housing profits they have made merely from “the lottery of good timing” — as well as contributing to climate change and government deficits — Kershaw worries they “don’t see they’re implicated in a system that is kind of cannibalizing the future.”

Asked if he had survey data showing people over the age of 45 believe younger generations are lazier and spend too freely, Kershaw said it would be useful if a polling company probed such intergenerational attitudes.

A 2018 survey of Metro Vancouver residents by Angus Reid Institute may come close to answering part of the question. It found four in five homeowners in Metro Vancouver, who tend to be older, wanted to see house prices stay the same or decline, in part because they were concerned about the plight of young people outside the market.

While there is little doubt some tension and misunderstandings exist between young and old over the

housing crisis, Angus Reid found baby boomers don't stand out as key targets. The non-profit polling organization instead recently found many Canadians believe key causes of high prices are "foreign money" and "wealthy people who invest in the real-estate market."

That's not to mention passive politicians. With the pandemic winding down, Insights West found this week that housing unaffordability has jumped again to the No. 1 issue for British Columbians. And only 12 per cent of British Columbians believe Victoria is doing a good job on housing, a plunge of 16 percentage points since June of last year.

Generation Squeeze is among those striving to make sure affordability stays a top issue. "We just don't want housing prices to rise any longer," says Kershaw.

"It doesn't sound that controversial. But there's no government in this country that has actually said that out loud."

Meanwhile, young people like Sunny and Shilpi Sharma certainly think a lot about astronomical prices. But they generally don't feel they can do much about them, other than some day vote for politicians who show brave leadership.

Like many, the couple are mostly putting their efforts into changing their personal goalposts, while pursuing more lucrative work. If it turns out Sunny and Shilpi can't afford Metro Vancouver, maybe they'll follow others and move to a city in Ontario or Alberta.

Now that they've had the good fortune of being welcomed into Canada, Sunny makes it clear they'll be working hard to own a home in this country, one way or another.

[dtodd@postmedia.com](mailto:dtodd@postmedia.com)

[twitter.com/douglastodd](https://twitter.com/douglastodd)

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Is there more to this story? We'd like to hear from you about this or any other stories you think we should know about. Email [vantips@postmedia.com](mailto:vantips@postmedia.com).



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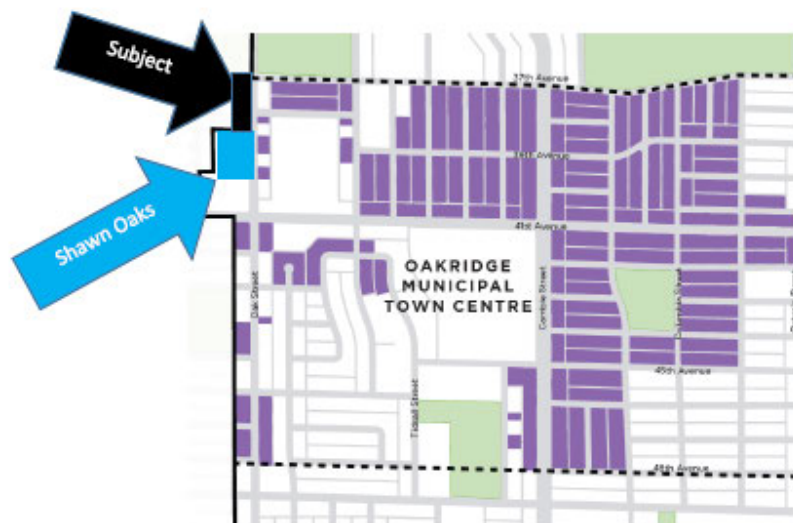
28 February 2022

Dear Mayor & Council:

**Re: Rezoning of 5327 – 5466 Oak Street and 1006 – 1008 West 37 Avenue (Grosvenor & Citimark)**

As the owners of the neighbouring Shawn Oaks property immediately to the south of the subject property, we are writing in strong support of the rezoning application by Grosvenor and Citimark Development.

The redevelopment of 5327-5466 Oak Street and 1006-1008 West 37 Avenue to accommodate 70 townhomes is supported in the Cambie Plan. There is a definite need for more multi-family forms of ownership housing in the highly transit-oriented municipal town centre. The neighbourhood is exceptionally well served by transit, parks, schools, shops, and community amenities.



We also understand the City has interests in the creation of more secured purpose-built rental housing in this area as well, and we want to offer Council comfort that Landmark Premiere Properties is currently



preparing a rezoning submission for the neighbouring Shawn Oaks site (a "Large Sustainable Site" under City policy) that will include 100+ secured, affordable below-market family-sized rental homes in addition to a Child Day Care and ownership apartments.

We commend Council to approve the Grosvenor-Citimark rezoning application and look forward to bringing forward our application for the adjacent Shawn Oaks site.

Sincerely

s. 22(1) Personal and Confidential



Steve Elias FRICS, PQS  
Chief Operating Officer

Landmark Premiere Properties Ltd.

Landmark Group of Companies