

# Presentation



Overview of Balfour  
block housing asset



Why I'm opposed to the  
proposed development

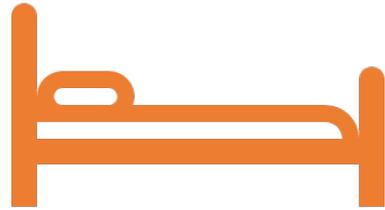


What I'd like Council to  
do

# Balfour Block Housing Asset

- 34 units of affordable, high quality family rental duplexes
- 26 three-bedroom units and 8 two-bedroom units
- Home to 80+ adults and children of all ages, along with their pets
- Majority of rents at or below \$2000 monthly (commensurate with MIR)
- 3.5% of 3-bedroom inventory in the whole city (n=734)
- 36% of 3-bedroom inventory in South Granville – Oak area (n=73)

# Why I'm Opposed



**Net loss of three-bedroom rental  
units**



**Inadequacy of tenant protection  
provisions**

# Net Loss of 3-bedroom Rental Units (1)

## Existing vs. Proposed Rental Unit Mix:

Number of bedrooms	Existing Market Rental Units (Balfour Block)	Proposed Market Rental Units in New Development	Number of private apartment units in South Granville - Oak (CMHC 2021)
Studio	0	19	1,446
1	0	38	5,114
2	8	29	1,547
<b>3+</b>	<b>26</b>	<b>13</b>	<b>73</b>
Total	34	99	8,180

# Net Loss of 3-bedroom Rental Units (2)

*Cambie Corridor Plan Balfour Block Unique Site Policies* (section 6.3.2) state:

“new development, will be expected, at a minimum, to **replace existing rental units** with an aim to maximize the potential number of rental units on site.”

- It's reasonable to interpret this to mean replace **like for like** by unit type (e.g., three-bedrooms)
- Proposed new development **does not meet** this requirement
- New rental building = only 13 three-bedroom units – **net loss of 13** three-bedroom units (50% of existing stock)
- New rental building **displaces** 3-bedroom units with 2-bedroom units

# Why Losing 3-bedroom Units Matters

## **A two-bedroom is not equivalent to a three-bedroom**

- Three-bedroom units offer more flexibility to families
- In terms of increasing family size, multi-generational living, housing students/adult children, and working from home

## **Three-bedroom rental units are in short supply**

- 734 City wide
- 73 in South Granville/Oak
- Losing 13 units = 18% reduction in total supply (73 to 60!)
- Very low vacancy rates: 0.5% city-wide; 0% in South Granville/Oak.

# Inadequate Tenant Protection Provisions

## **Gaps:**

- Costs of interim housing while waiting to return
- Right of return to the same type of unit as at time of eviction
- Exclusion of some tenants

## **Broadway Plan:**

- Council and staff acknowledged that the City's TRPP is inadequate
- Adopted a plan that offers tenants increased supports / stronger protections

# What I'd Like Council to Do

## **Desired Changes / Amendments:**

1. Increase the number of 3-bedroom rental units from 13 to 26 to ensure replacement of existing 3-bedrooms per **Cambie Corridor Plan**
  - a. **Take away 3 to 4 two-bedrooms**
  - b. **Reduce total rental units from 99 to 95**
  
2. Enhance TRP to match tenant protections adopted in Broadway Plan as well as ensuring right to return to same unit type (see last slide for details)

## **Council Decision:**

- Reject or Amend application to ensure above changes are incorporated

# Increase the 3-bedroom Rental Units

Require the unit mix of the secured market rental dwelling be changed as follows:

- a **minimum of 26 three-bedroom units** and **8 two-bedroom units** to ensure replacement of the existing stock of three-bedroom units per the *Cambie Corridor Plan Balfour Block Unique Site Policy*.

# Enhance the TRP

Require the following conditions be added into the TRP:

- 1. Right of first refusal to return to the same unit type** (i.e., number of bedrooms) as occupied at time of eviction regardless of the household size, or, if preferred by the tenant, to a unit type aligned with the household size of the tenant in accordance with the National Occupancy Standards established by CMHC.
- 2. Right of first refusal option (at the same rents) may be satisfied in another rental building** within or outside South Cambie area in order to enable the option for a single move by the impacted tenant, should the tenant agree (Ref. 12.1.5 Broadway Plan).
- 3. Temporary rent top up** when tenant is in interim housing to mitigate any rent increases experienced while waiting to exercise right of first refusal. Top up to the average rent for new market rental units by unit type for the City of Vancouver as published annually by CMHC (Reference 12.1.6 and 12.1.7 Broadway Plan).
- 4. Extend the TRPP to all tenants** regardless of date of tenancy or lease terms.