

6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/30/2022	15:48	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I am a tenant of s. 22(1) Personal and I am opposed to the development and the compensation. In addition to the TRRP, I am asking for assistance in finding similar and appropriate housing, rent top up during the move out phase, a return to a comparably sized unit with the same amount of rent and/or significant compensation.	deborah litvack	s. 22(1) Personal and Confidential	airview	No web attachments.
07/01/2022	12:31	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	To Vancouver city councillors, I am a tenant who has lived in s. 22(1) Personal an for 23 1/2 years. My husband and I have raised our kids here. We work in the community. I am a respiratory therapist at VGH and my husband a grade 7 teacher at Mackenzie elementary. Vancouver Coastal health and especially respiratory therapy are bleeding staff to outlying hospitals due to extreme rental costs and unattainable ownership in the center of Vancouver. Who will drive past multiple hospitals to work at VGH? This city needs teachers and health care workers like us but with the redevelopment of this site, the loss of our home we too may have to leave Vancouver. We have 2 children each attending post secondary and living with us. They will not be able to live on their own and should not have to. I expect them to live with us for many years to come. Financially this is the only solution for them. Please help us attain the same tenant relocation, compensation and protections as others in Burnaby and even 2 blocks north as tenants in the Broadway corridor plan do. Anything else is completely inadequate with the current rental / housing market. At a bare minimum we should be given rent top up during the building phase as you have awarded to broadway tenants, and Burnaby provides. Move out as well as move back expenses. Right to return to the same size, type of unit - ex townhouse to townhouse. I have rented a 2 story townhouse for 23 years here, not an apartment. I want to continue living in the neighborhood I work. For the first time in my 27 yrs of respiratory therapy at VGH they had to mandate mandatory overtime to have even the bare minimum of staff working to save patient lives. Staff are so angry with this and more are seeking jobs elsewhere. I will be working 2 x 12 hr day shifts and 3 x 12 hr night shifts in a row to oxygenate, ventilate, and resuscitate the sickest of patients in this province, and should not be expected to drive an hour in sleepless state to do so. I do not need the stress of where I will house my family and how I can pay for that cost. I understand how lucky I am to have a job and the privilege afforded to my children to attend university, but each family has needs that should be met by Vancouver city hall when eviction is coming. I understand this development is needed to increase density, but it will be unaffordable for those like ourselves working at the hospital and schools within Vancouver. Wesgroup has the means to compensate tenants as they should be and make sure we are not paying thousands more in rent during development by providing rent top up. They can and should be held to the same standards as those developers in Burnaby and the Broadway corridor. Thank you for your time, care and understanding of how financially stressful this is for our family and those facing the same challenges as us. We are losing the only home we have known in Vancouver and so very worried about having to leave our city or province as we age.	Taryn Millway		South Cambie	No web attachments.
07/03/2022	20:43	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	See attached letter.	Balfour Tenants' Collective		South Cambie	Appendix A
07/03/2022	20:49	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	See attached files.	Sonja Magnuson		South Cambie	Appendix B

6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue - OPPOSE

07/04/2022	10:50	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>I live on the s. 22(1) Personal and Confidential. Neighbours have raised many concerns: over-densification of an interior block, shadowing, flooding risk, traffic, overenrolled public schools, renovation of current tenants. The city's report ignores community input. Over 136 people opposed the plan, only 25 supported it, and another 24 felt mixed. Local opinion is well over 5 to 1 against the plan. But nowhere does the city report indicate that 'only a small minority felt' or 'the great majority felt,' and the report demands no changes to Wesgroup's plans for density or height. Ultimately, the city report suggests that community feedback doesn't matter. The Wesgroup plan also ignores the 2017 Cambie Plan, which was based on an earlier round of community consultation, and which concluded (I quote the city document) that this site renovation should 'emphasize ground-oriented housing for families (townhouses) for the majority of the site.' Wesgroup's proposal is too tall and dense to fit into these interior blocks contextually, a major goal of the Cambie Plan. In order to make the plan look better than it is, the city's report hides relevant information. I'm appending part of the shadow study, which shows that our houses will be in shadow almost all day long in the winter months. Why did the city planners not include it' (FYI this image is misleading; it doesn't show where the street ends and sidewalks and lawns begin, so it makes 18th Ave look far wider than it is.) To impose this plan would mean a massive loss of sunlight. In a similar vein, misleading images of 18th Ave appear in Wesgroup's images of 18th Ave, suggesting that the street is passable by two-way traffic (p. 8 and p. 77). In truth, local cars have to pull over to let other cars pass (and when it's densely parked up, that won't work) on both 18th and Laurel. The report omits inconvenient facts. Wesgroup's project is not 'green.' Because both our local elementary schools (EC and EB) are over capacity and by lottery, more density means more younger kids would attend schools too far to walk. The plan takes away green space that keeps our neighbourhood cooler in the summer (substituting a small park no larger than a single lot) and will make our properties colder in the winter due to excessive shadowing. We need soil to absorb winter storms due to regular flooding in the neighbourhood. The loss of green space is more than an aesthetic issue. This project would renovict many current renters. Wesgroup eliminates the current spacious 3-bedroom duplexes with attached garages and shared green space in favour of mostly smaller units in its below-market rental building. It sacrifices liveability and reduces options for families who rent. The city's report notes that shadowing is a problem, but doesn't require a solution. I ask you to require that Wesgroup lower the tallest buildings on the western side to four stories, and trim the heights on the eastern half, setting a 10-foot max per floor.</p>	Leslie Paris	s. 22(1) Personal and Confidential	South Cambie	Appendix C
07/04/2022	11:43	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>So they are requesting over twice the height and 3 times the density why isn't the huge green space that now exists between the buildings being retained or enhanced' Particularly since the large front lawns are gone in the new proposal' This is the very green space that absolutely needs to be retained for livability.</p>	Maureen Charon		Kitsilano	No web attachments.
07/04/2022	12:01	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	See attached letter	Jess		Unknown	Appendix D
07/04/2022	12:37	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	See letter attached.	Loralee Delbrouck		Fairview	Appendix E

6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue - OPPOSE

07/04/2022	13:18	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>With regard to the Balfour Block and the public hearing slated for July 5th. I just wanted to relay that the neighbourhood is NOT being listened to by the Wes Group. Nor city hall representatives either. They're too close to one another and they both want to see this horribly designed colossus rammed through at the expense of this neighbourhood. Let me repeat, the height is the issue. They're now saying 6 storey rental building and a 6 storey strata residential building ... I misunderstood. This is not just 6 storeys limited to the Oak Street side. There are two separate buildings of 6 storeys affecting the residents of 18th and 19th Avenues. t is TOO HIGH for this neighbourhood. It is TOO HIGH and too close to the neighbouring houses. Wes Group wants the world and is trying to weasel this development through by dangling rentals, a daycare and spouting the deceptive, destructive term: density. Many residents, including us are not being listened to. I recognise change is coming. But this flavour of the month is TOO HIGH. This proposed project is NOT near to any skytrain station - that permits 6 storey structures as per the Cambie Corridor plans - and has no business being built in this neighbourhood. This is Oak street by the way; NOT Cambie Street ! Additionally, the draft drawings are deceiving, not to scale and misrepresent the true nature of this development. Our concern is the city council will be taken in by the flowery drawings and deceptive language to the detriment of this Douglas Park setting. Another concern is what will happen to the people presently living on the Balfour site ' Let's be frank. This community, and that's what it is, will be destroyed. There's no way the current tenants will be re-housed in same sized units and the same rental costs honoured down the road. There's the very real possibility this Balfour block can end up like the stalled Little Mountain project as Wes Group could balk at the mounting construction costs and leave the lands fallow. Wait'll they dig down, find the ground is saturated with underground streams and have to spend \$\$\$\$ on de-watering to prevent site collapse. Also, I can hardly wait for the "river" of water to run down our unpaved, potholed lane from this project. Not to mention the increased car and foot traffic that will venture down the bombed out lane as well. I can hardly wait. OK, I think I've said enough. I believe you understand where I stand on the issue. Thanks for your attention. Take care. Cheers.</p>	Jeffrey Ketchen	s. 22(1) Personal and Confidential	Shaughnessy	No web attachments.
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APPENDIX A

July 3 2022

WITHOUT PREJUDICE

Dear Mayor Stewart and Members of the Vancouver City Council,

We are writing in regards to the proposed CD-1 rezoning of 906-982 West 18th Avenue and 907-969 West 19th Avenue on behalf of the Balfour Tenants' Collective (those signed here), current tenants who will be evicted if this rezoning is approved. We oppose this application for a variety of reasons. These reasons include the inadequate compensation for tenants through the Tenant Relocation and Protection Plan (TRPP), the exclusion of some tenants from the TRPP, and the composition of the new rental buildings in terms of number, type, size and quality of the units. Importantly, we also strongly oppose the exclusion of some tenants from the TRPP, as all tenants will face the financial losses and logistical burdens associated with eviction in the context of the Vancouver Housing market. However, this letter's focus is on the impact of the rezoning for tenants and our recommendations for amendmements to make this application acceptable for us.

Mayor and Council, be aware that the applicant has deliberately kept nine units vacant (see section 5 of the report which states "At the time of application, 25 of the 34 units were tenanted and 9 units were vacant.") This is unconscionable during a pandemic and a housing crisis. It was likely done in order to prevent more tenants from being eligible for the TRPP. This is further evidenced by the fact the tenants who rented after the rezoning application was submitted were asked to sign documents or had addendums to their leases indicating they can not ask for the TRPP and can not oppose the development. Is this ethical? These tenants have submitted comments and concerns and have signed this anonymously out of fear of repercussions from the applicant based on these letters or lease addendums they signed.

There are currently 34 rental units, all of which are considered affordable below-market rent. The report includes the construction of 208 total residential units of which 25 units will be MIR (moderate income rental) units. This is a net loss of 9 below-market rental units when compared to what is currently on the Balfour Block. In a city where affordable housing for medium income families is becoming increasingly hard to find, we need to build more affordable housing units, not remove them.

It is only through these changes to the plan that this application is even close to mitigating the huge disruption to our lives with potential losses or changes including our neighbours, jobs and city. The current tenants feel devastated by this development already in terms of grief, sadness, disillusionment and fear. Since Balfour sold the property to the applicant in 2015 we have lived through housing insecurity and housing unknowns. It is stressful and anxiety provoking in an already stressful world. Please remember that this development and any other can only happen with the meaningful participation and voluntary moving out of current tenants. It is ethical and right to make these amendmements (see appendix for details). It will make Vancouver a better place for tenants.

We, the Balfour Tenants' Collective, are advising the Mayor and Council to defer or oppose this application unless the following amendmements are included in the current proposal being brought forward to Council. We outline our demands here; please see the appendix for amendmements.

Our demands:

- Top-up rents for the interim up to CMHC average rent for new market rentals.
- Include all tenants at time of eviction notice in the TRPP.
- Right of first refusal to return to the same unit size (as currently living in i.e. three bedroom back to three bedroom) in the new development or larger unit if needed according to CMHC guidelines.
- Moving “out and in” expenses completely covered.
- Right to Return to comparable unit type i.e. townhouse to townhouse.
- Right to Remain in an interim unit if it minimizes disruptions and stress for the tenant.

This letter is the result of our community coming together to participate in making Vancouver and community a better place. We appreciate your attention.

Thank you,

The Balfour Tenants’ Collective

Figure 4: Perspective of the Revised Application from West 19th Avenue Looking Northwest



An initial proposal (January 2021; see Appendix C) was not supported by the Urban Design Panel as it did not meet the intent of the Plan. The applicant has revised the proposal (see Figure 4) to include:

This illustration is what the public had to judge this application

① shows trees growing where trees can't grow - making it look greener

② shows roads not to scale making it look more spacious

③ it shows the surrounding houses not to scale - looking larger making the development look smaller

Reality is opposite

In many businesses this is called False advertising

- A turnkey childcare facility on the ground floor of the southwest six-story building.

The proposed buildings follow the Plan's built form, streetwall configuration, and architectural diversity sensitive transitioning. Staff have included condition transitions, and visual variety.

Density – The application generally complies with guidelines set out in the Plan and proposes a density conditions that seek greater alignment with the Plan FSR.

This makes me question if neighbours really know the scale of this development?

6.3 BALFOUR

Location: 900 block of 18

Site Size: ~2.52 acres (inc

Intent: Recognizing the re and the existing rental ho to continue as a vibrant fa addition of new housing c to the surrounding neigh

Site redevelopment will include a mix of townhouses, low-rise, and lower mid-rise buildings, reflecting the varied architectural character of the neighbourhood. Residences will connect to the neighbourhood with frequent front doors and front yards, and public open space.

Policies

Rezoning applications will be evaluated in accordance with the principles set out in Section 6.1 and with consideration of the following:

Housing Variety and Affordability

6.3.1 Emphasize ground-oriented housing for families (townhouses) for the majority of the site, with provision for low- to lower mid-rise buildings (4 to 6 storeys) at the west end to accommodate housing diversity and affordability.

6.3.2 Recognizing the existing rental housing on-site, 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. For new rental housing on-site, the following will apply:

- Target 25% of the net new rental floor area to be below-market, having rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program* (2017).
- All rental units will be secured through a Housing Agreement for 60 years or the life of the building, whichever is greater.
- Development of a phasing plan, where feasible, that minimizes the disruption of the existing tenants.

6.3.3 Rental rates for returning tenants exercising the right of first refusal option under the *Tenant Relocation and Protection Policy* (2015) will be adjusted to the rental rate paid at the time of displacement plus the allowable annual rent increase permitted under the Residential Tenancy Act during the interim period. Units

The applicant claims they meet the CCP. But for current renters + future renters there is a NET LOSS of 13 bedroom units

The intent of the CCP is to minimize disruption for existing tenants

Cambie Corridor Plan

this application and plan for tenants is a MAJOR disruption - it is not financially or logistically feasible.

Make amendments
- Market top-up rent
- Move out/in expenses
- comparable unit size

6.3.4 Target 30% of all units in townhouse buildings to approximately 105 sq. m (1,130 sq. ft) in size to maximize affordability and delivery of the number of townhouse units. This will likely result in stacked townhouses or back-to-back units (Note: ground-floor units within apartment buildings on-site do not contribute to this target).

6.3.5 Evaluate opportunities to include lock-off rental units in townhouses to improve housing choice.

6.3.6 Assess phasing and development considerations for any parcels not included in the first phase of redevelopment to ensure all properties associated with this Unique Site (e.g., existing surface parking lot) can be developed to meet Plan objectives.

Neighbourhood Scale and Transition

6.3.7 Arrange townhouse buildings into lengths that complement the surrounding single-family area, generally no greater than 5 to 6 units, avoiding a continuous "wall effect". Building lengths will be balanced by overall open space provided on site, noting that the intent is to maximize open space and visual permeability on site, without significantly compromising the delivery of new housing.

6.3.8 Ensure the design, massing, and setbacks of apartment forms create a sensitive transition to the surrounding neighbourhood.

Existing Raw
#s 26-3BR
8-2BR

Proposed Raw
#s 13-3BR
28-2BR

NET LOSS
OF 13
3BR
UNITS

only 25
units
below market rental

NO Phasing
major disruption to tenants

currently all 34 units are rented at below market rental for size

ers, on-site childcare, and social programs for tenants.

Policies

- 1.5.1 Expedite Indigenous-led housing and wellness projects by allowing flexibility in City plans and policies, approval processes and regulations.

This application does not meet the COV's own stated policy in this document recently released. Mayor + council if you want to ensure renters who are currently living here can stay in their neighbourhood

You need to amend this application to ensure the applicant provides top up rent to market rents for similar units NOT CMHC guidelines. This application is devastating for current renters.



Policies "City of Vancouver Housing" document & Vancouver.c ©2022 City of Vancouver

- 1.6.1 Increase the supply of new purpose-built market and below market rental housing through supportive land use policy and zoning, financial incentives and streamlined approval processes.
- 1.6.2 Minimize displacement of renters, ensuring residents are able to remain in their neighbourhoods when planning for growth.
- 1.6.3 Promote reinvestment and renewal of existing rental housing stock without displacement through City policies and partnerships with Provincial and Federal governments.

The National Housing Strategy Act responds to these recommendations. It requires the Government of Canada to maintain a National Housing Strategy to ensure government accountability and transparency. Two years before, in 2017, the Government of Canada introduced the National Housing Strategy (i.e. "the Strategy"), which recognizes that housing is a national human rights issue. The NHSA goes much further than the previous strategy by using under international law the concept of "right to housing" in legislation. The NHSA recognizes that housing is a big deal and that rights-based housing laws and policies are needed.

Document from
The National Right
to Housing Network
Oct. 14/2021
Transforming Housing
Law & Policy in Canada

In the 2021 federal election, Canada's housing and homelessness systems drew significant attention in the media and election discourse. The reality is undeniable—Canada has a devastating housing crisis. This crisis has deepened in recent years, with many government departments working against a tide of financialization, increased rates of homelessness and housing need linked to COVID-19, loss of existing affordable housing, and lack of adequate investment in affordable housing.

Federal Document

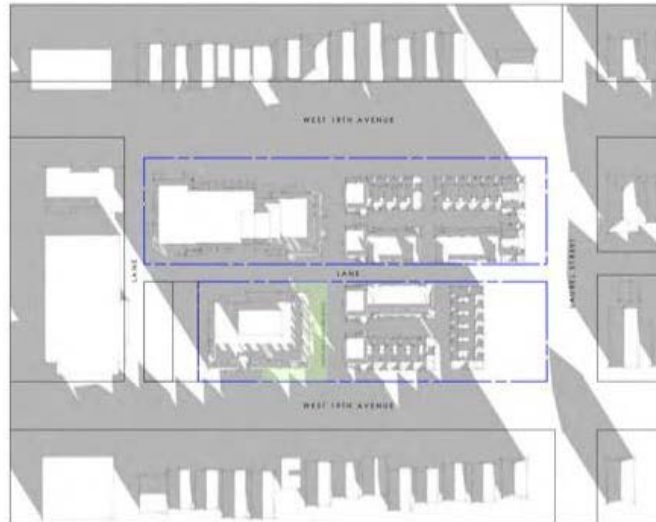
This rezoning application is indirect contrast to the national direction.

- Net loss of affordable housing
- tenant eviction w/out meaningful/realistic compensation
- decisions regarding tenants rental dominated by the applicant

Do not approve this application.

The NHSA recognizes that housing is essential for "the dignity and well-being of the person." It demands that the housing crisis be addressed as a human rights crisis. That means policies and programs must be redesigned to effect serious and transformative change—the kind of change that can only be achieved when we stop allowing a powerful real estate sector to dominate housing policy. The rights-based approach adopted by the NHSA is for people who are actually living in

APPENDIX C



DECEMBER - 10:00 AM



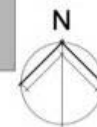
DECEMBER - 12:00 PM



DECEMBER - 2:00 PM



DECEMBER - 4:00 PM



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REVISIONS
ISSUED FOR RECORDING/ENQUIRY APR 12, 2019
ISSUED FOR RECORDING AUG 13, 2020
RE-REVISED FOR RECORDING SEP 24, 2020
RE-REVISED FOR RECORDING AUG 27, 2021

WESGROUP

**FORMWERKS
ARCHITECTURAL**

1625 West 8th Ave., Vancouver, BC V6J 1H5
Tel: 603-2074 Phone: 603-5441

PROJECT
BALFOUR BLOCK
906-982 W 18TH AVENUE
&
907-949 W 19TH AVENUE
VANCOUVER, BC

DRAWING
**SHADOW
ANALYSIS**

<small>SCALE</small>	<small>SHEET</small>
1/2" = 1'	A4.03
<small>PROJECT #</small>	
845	

Hi Jean,

I hope you've been well.

My name is Jess and I'm with the Fairview Chapter of the VTU. I wanted to reach out to let you know about ~30 tenants facing demoviction at 906-982 W 18th Ave and 907-969 W 19th Ave (Balfour Block). Their rezoning application is happening on Tuesday evening, where tenants have organized and will speak to the city as a group with a letter of demands.

Primarily, these demands include the same tenant protections included in the Broadway Plan: the right to financial top-ups while out of the unit and the right to return to a same-sized unit. All are currently paying below-market rents and few will be able to afford to stay in their neighbourhood during the years of construction, meaning that many will be displaced from their neighbourhoods and from the city altogether. Without rent stabilization during the redevelopment, the "right to return" is a hollow promise for the majority of the tenants. The tenants know that the usual TRPP does not do enough to prevent tenant precarity and displacement and ultimately want to make it clear that Vancouver needs to extend Broadway Plan tenant protections city-wide, similar to those in Burnaby, so that other tenants will not have to go through the same fear and insecurity.

We wanted to reach out to you in order to see if you'd be willing to speak in support of these tenants at their hearing on Tuesday and bring forward an amendment to the referral report (located [here](#)) that tenants should be given the same protections that would apply on 16th Ave, just one block north.

Let us know if you have any questions!

Thank you for the work you do.

Warmly,
Jess

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This email was sent from the traditional unceded territory of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) First Nations.

APPENDIX E

July 4, 2022

Dear Mayor and Council,

Re: Proposed CD-1 rezoning of 906-982 West 18th Ave and 907-969 West 19th Ave

My name is Lorelee Delbrouck. I am a tenant s. 22(1) Personal and Confidential. I have lived in this affordable rental community for 21 years. The Balfour Block is a thriving and vibrant home to 70+ adults and children of all ages, along with their pets.

The Balfour Block is a unique, valuable affordable rental asset in the city:

- 34 units of affordable, high quality family rental duplexes (predominantly three bedroom)
- Highly affordable rents with majority of units at or below \$2000 monthly rent (commensurate with MIR rates)
- Well-maintained, healthy housing stock

I am opposed to the proposed rezoning application for three reasons:

1. The new development **does not replace the existing 3-bedroom units** and as such **does not meet** the requirement of the *Cambie Corridor Plan Balfour Block Unique Site Policies* regarding the replacement of the **EXISTING** rental units (including 26 three-bedroom units). The new development will result in a **net loss of 13 three-bedroom rental units** (-5% of the existing stock of 3-bedrooms in the South Granville – Oak area).
2. While increasing the total number of market rental units (to 99 from 34), the development will result in a **net loss of 9 affordable rental units**. The new development will displace 34 affordable units and replace them with only 25 MIR units. The majority of the remaining 74 units (80%) will all be **more expensive** than the demolished units.
3. The Tenant Relocation Plan **does not adequately compensate tenants** for the dislocation and loss of community that will ensue or for the costs associated with moving to interim housing during the 3-year construction phase. The tenant protections adopted in the Tenant Stability and Protections section (12.1) of the recently approved Broadway Plan, as well as the Council amendments to the same, are an acknowledgement that the existing TRPP is inadequate (insufficient) to protecting tenants and needs to be enhanced.

What I would like Council to do (Council Response)

Council has a duty to ensure that the benefits and affordability that accrue to families from this rental resource are carried forward into the new development so that future generations of families have access to affordable, high quality family sized units.

As such, I would like Council to oppose the current rezoning application and require the Applicant to submit a revised application that addresses the four conditions listed on page 2:

Four Conditions to be addressed in a revised application:

1. Incorporate a **minimum of 26 three-bedroom units** and **8 two-bedroom units** in the market rental building to ensure replacement of the existing stock of three-bedroom units per the Cambie Corridor Plan Balfour Block Unique Site Policies.
2. **Increase** the number of rental units **at MIR rates from 25 to 34** to match the number of existing affordable units.
3. **Amend the Tenant Relocation Plan** to include the following provisions consistent with the Broadway Plan:
 - a. **Right to return to a unit type that is comparable** (i.e., number of bedrooms) to the unit type occupied at time of eviction regardless of the household size
 - b. **Right of first refusal (at the same rent) may be satisfied in another rental building** within the Vancouver area to enable the option for a single move by the impacted tenant (e.g., 12.1.5 Broadway Plan).
 - c. **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 (e.g., 12.1.6 Broadway Plan)
4. **Extend the TRPP to all tenants** currently housed in the rental units regardless of date, length of tenancy, or lease requirements.

What is my rationale for opposing the Application?

There are three reasons for my opposition to the Application. For each reason I have outlined the issue and included what action/response I would like Council to take.

1. Net loss of three-bedroom rental units

Cambie Corridor Plan Balfour Block Unique Site Policies (section 6.3.2 p. 159) states that “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.”

The proposed new development does not meet this requirement. The Applicant and city staff have chosen to interpret this requirement as replacing the sum of the two and three-bedroom units rather than replacing the type of unit (by number of bedroom) one for one. I believe that this is a misinterpretation of the requirement. See the table on the next page for a comparison of existing vs. proposed units.

The existing rental unit mix is predominantly three-bedrooms (26) with eight two-bedroom units for a total of 34. It is reasonable to interpret “replace existing rental units” as replace like for like by number of bedrooms as this is the main defining feature of apartment rental demand. We rent a one- or two-bedroom apartment and average rents are monitored according to bedroom size. Furthermore, a two-bedroom is not the same as a 3-bedroom and does not deliver the same benefits to families.

Council must require the Applicant to replace the existing three-bedroom units for the following reasons:

- Three-bedroom rental units are in short supply in the City. The vacancy rate is 0.5% throughout the city and 0% in South Granville/Oak. The city cannot afford to lose 3-bedroom rental housing stock.
- The Balfour Block represents 36% of the three-bedroom units in the South Granville/Oak area (n=73) and 3.5% of the three-bedrooms in the whole city (n=734).
- If the new development is approved, there will be a net loss of 3-bedroom units in the area further exacerbating the affordability crisis for families. The new development will only replace 13 units resulting in a loss of 13 three-bedroom units – 5% of the three-bedroom units in South Granville/Oak area.
- A two-bedroom is not equivalent to a three-bedroom. A three-bedroom allows for more flexibility in terms of family size, multi-generational living, and housing of adult children.

The far-right column identifies the total number of apartment units in the South Granville – Oak area highlighting the scarce supply of three-bedroom units compared to two-bedrooms.

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
3+	26	13	73
Total	34	99	8,180

Proposed Council Action/Response: 1. Require that the new development incorporate a minimum of 26 three-bedroom units and eight two-bedroom units in the market rental building to ensure replacement of the existing stock of three-bedroom units per the Cambie Corridor Plan Balfour Block Unique Site Policies.

2. Net Loss of Affordable Units

While increasing the total number of market rental units, the new development will result in a significant net loss of affordable units. The current site has 34 units the majority of which are at, or near, the MIR rental rates. The new development will have 99 rental units including only 25 units at Moderate Income Rental (MIR) rates. This is a net loss of 9 below-market, affordable units. Council has a duty to make every effort to preserve this affordability.

Proposed Council Action/Response: 2. Require that the new development Increase the number of rental units at MIR rates from 25 to 34 to match the number of existing affordable units.

3. Inadequate Tenant Protection Provisions

The Tenant Relocation Plan does not adequately compensate the tenants for the dislocation and loss of community that will ensue, or for the costs associated with moving to interim housing during the 3-year construction phase.

The tenant protections adopted in the Broadway Plan, as well as the Council amendments to the same, are an acknowledgement that the existing TRPP is inadequate (insufficient) to protecting tenants and that tenants need additional supports.

Council must ensure that the tenants affected by this rezoning receive similar supports as those who live along the Broadway corridor.

Proposed Council Action/Response: Require that the Applicant:

- 3. Amend the Tenant Relocation Plan to include the following provisions consistent with the Broadway Plan:**
 - a. Right to return to a unit type that is comparable (i.e., number of bedrooms) to the unit type occupied at time of eviction regardless of the household size**
 - b. Right of first refusal (at the same rent) may be satisfied in another rental building within the Vancouver area to enable the option for a single move by the impacted tenant (e.g., 12.1.5 Broadway Plan).**
 - c. 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 (e.g., 12.1.6 Broadway Plan)**
- 4. Extend the TRPP to all tenants currently housed in the rental units regardless of date, length of tenancy, or lease requirements.**

Thank you for your attention to this very important matter. I look forward to seeing you vote to oppose the rezoning and require the Applicant to put forward a revised proposal that protects and preserves the legacy of high quality, affordable three-bedroom family rental housing that the Balfour Block has provided for 60 years to generations of families; and that adequately protects and compensates tenants that will be displaced as a result of the new development.

Regards,

Loralee Delbrouck