

**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
07/04/2022	15 57	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	The negative impacts on this neighborhood, which residents have asked to be addressed are significant. It's too tall and too dense. Scale it back. Density What I see is a proposal that sets aside reasonable heights for the buildings in an interior residential neighborhood in order to enable a 241% increase in density from .75 FSR (RT-2) to 1.81 (CD-1). This serves developers' interests, not those of residents and renters. Schools Local public schools are already at capacity with waitlists. High-density housing in a neighborhood without schools to accommodate the children is irresponsible and will lead increased greenhouse gases and urban traffic as parents are forced to drive their children to far-flung French Immersion schools and to Shaughnessy Elementary past two major arteries (Oak and Granville) and York House School (which is a traffic nightmare at Granville and King Edward). Height & 'Principle 6' The proposal is not consistent with Principle 6 of the Planning Principles the Cambie Corridor Plan ('Balance city-wide and regional goals with existing community and its context'). The proposal includes buildings the same height and density as new buildings at the intersection of Cambie and King Edward. And yet the site is surrounded on three sides by single-family homes and on the fourth side by a Synagogue. If the city is serious about its commitment to 'design approaches that respect neighbourhood context and character' (p. 22), the scale of this development needs to be consonant with the residential neighborhood. Shadow Study The shadow study in the earlier draft showed houses on W. 18th Ave. in complete shade in the winter after 2:00 pm, due to the height of the townhouses, which are nominally three stories but are 37 feet tall, including 7.5 feet of pitched roof. That this is a problem from a design perspective is evident in Appendix B, which requires Wesgroup to 'Explore strategies to reduce the townhouses' pitched roof height.' There's a simple solution: Reduce the townhouses pitched roof height by 3-4 feet. Make sure this is required, not optional! Traffic This increased vehicle and pedestrian traffic from residents of 208 new apartments and 37 families using the daycare all on this residential block will completely transform this neighborhood and put many at risk. The traffic study did not address two major issues that are obvious to residents of the neighborhood: On school days: Pedestrian traffic is heavy along Laurel St., 18th and 19th Avenues on weekday mornings (8:15-9:00 am) and afternoons (3:00-3:45) as children walk to and from the local schools (e.g., L'Ecole Bilingue & Emily Carr). And the proposed daycare will increase pedestrian traffic considerably. The daily movement of hundreds of additional cars at rush hours on these residential blocks is a recipe for gridlock and puts pedestrians, students, and pre-school children at greater risk. On the weekend: This development is one block from Douglas Park & adjacent	John Pitcher	s. 22(1) Personal and Confidential	South Cambie	No web attachments.
07/04/2022	16 29	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I strongly oppose proposal!! - these 2 blocks are located on inside streets and not a busy street and therefore should be restricted to townhouses only as condos will over populate this single family neighborhood - proposed number of units will cause excessive traffic and parking issues in the neighborhood - condo towers ruin the look as height is too tall	Nan Mew		Shaughnessy	No web attachments.
07/04/2022	19 37	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Please consider lowering the height of the project and including MORE below-market rental suites, rather than fewer (including at least as many 3-BR suites, if not more). Please also meet the demands of the Balfour Tenants Collective if any form of this project is approved. Our city needs more affordable rentals and co-op housing, not less. I personally know people with full-time jobs who have become homeless and whose lives have fallen apart, due to the housing crisis in Vancouver. Please put a stop to it. Thank you	Marie Benard		Fairview	No web attachments.

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07/04/2022	21 07	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>Developing the balfour block would be the worst decision that the city of Vancouver could make. As someone who's lived on this block for the majority of my life (I'm 15 years old) I can confidently say that this was the best place for a child to grow up, and it would be a horrible loss if this development were to pass. This special block, with the large green space in the back, has given me and many other people an amazing sense of community, a feeling that is never forgotten. I have been lucky enough to meet or hear from former residents of the balfour block, hearing peoples story's of playing games in the backyard with their friends, multiple generations of children being born and raised in these very homes, even people returning to their childhood homes years after moving away to play hide and seek one last time with their siblings like they did as children. When people come back to a childhood home 45 years later it's hard to say that it had no impact on that persons life. My personal experiences here have molded me into the person I am. My family and I moved here when I was 5 after evicted from our home, at the time moving felt like the most horrible thing that could ever happen to me little did I know that that it would be the opposite, moving to and living here at the balfour block has been the greatest experience of my life and although this may sound exaggerated it is nothing but the truth. Being able to spend time with my friends everyday playing games in the back yard, building forts, and running back and forth between each other's houses. Our parents never had to worry about where we were because everybody knew everybody giving them a sense of safety and security that is hard to come across nowadays. As a child I was homeschooled and that wouldn't have been possible without the incredible community that we have here, I have very fond memories of going over to the neighbours house where she would give me cooking and sewing lessons. I have learned countless things and had some amazing experiences here and it is heartbreaking to know that people are trying to take away this incredible experience from younger generations. I could not be more opposed to this development.</p>	Clara Magnuson	s. 22(1) Personal and Confidential	South Cambie	No web attachments.
07/04/2022	21 52	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>Resubmitting "Balfour Tenants' Collective Letter - July 3, 2022" with signatures and appendix with amendments - as an attachment.</p>	Sonja Magnuson		South Cambie	Appendix A
07/04/2022	23:41	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>My position is that the rezoning application be opposed at Council, rewritten, and resubmitted with broader renter protections extended to all current residents of 906-982 West 18th Avenue and 907-969 West 19th Avenue. My opposition to this does not come from a place of anti-development or anti-densification. I am pro-development and pro-densification; but only when they are of benefit to the community they are being placed, the families in that community, and the renters who live and work in the neighborhood of the development. As of right now the tenants living in the 34 units slated for demolition are paying affordable rates for their units. Speaking personally, this unit is the only affordable housing that I was able to find within a reasonable commute to my job. Prior to moving in to my unit, it was an hour and a half commute one way to work. Now, living in this area, I am able to commute to work in 40 minutes one way. Not only that, but I have found myself being embraced by a community and culture of wonderful neighbors. This community did not happen overnight. This community was born over years of fostering relationships and building friendships that can not be replicated and replaced. And yet, for the wonderful people living in our community, this development will be exactly that. Displacing and replacing the community that they worked so hard to build. This community will be displaced because the people who live and work here will not be able to afford the housing being proposed. There will only be 25 middle income rate rental units in the new property. These units, according to the proposal, are not only less affordable than the current units, but are not comparable in size or quality. The decision to not only destroy affordable rate housing, but to replace it with less, is unconscionable in a city in the midst of a housing crisis that is disproportionately effecting middle income and low income renters. This City Council should stand up for the citizens which it works for. It should demand that developers build housing for everyone, not just those who can pad their bank accounts. This development should not go forward unless the following demands are met: a) That the developers include more units in the plan which are below-market rate; at least 35. b) That the TRPP be extended to ALL current tenants. c) That the city demand companies like Wesgroup work for THEM instead of the City consistently working for the interests of developers at the expense of renters and their right to affordable housing. I will be signing this comment anonymously as I fear retaliation by Wesgroup for speaking publicly against their development.</p>	Anonymous Resident of West 18th Avenue		South Cambie	No web attachments.

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07/05/2022	09:15	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I'm supporting the tenants who are fighting for affordable housing (including close to where they work); and if this plan goes through for remuneration to help them live elsewhere during construction. It appears that there is only one rental building and it doesn't state whether it's primarily below market pricing. It typically isn't and of course this then pushes people out of affordable housing. There needs to be larger percentages of below market units (of a decent square footage) in new builds or it does nothing for expanding housing for the people who need it.	Deborah Gwynn	s. 22(1) Personal and Confidential	Fairview	No web attachments.
07/05/2022	09 29	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	No tenants should be displaced without robust additions to the TRPP including interim rent top ups, right to return at the same rent, and swing housing within the neighbourhood. Tenants have too long borne the brunt of "making room" for others while being pushed out of the neighbourhoods and communities they have helped build. To do this to families is especially unconscionable given the difficulties of finding and keeping child care and coordinating schooling. Please listen to the demands of the existing tenants.	Rebecca L		Grandview-Woodland	No web attachments.
07/05/2022	10:11	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I strongly oppose the CD-1 Rezoning. We currently have such a beautiful community here with some tenants that have been here for decades. It troubles me to think that some of these people will have to move into smaller places just to be able to afford rent costs. I think Rezoning will create a lot of problems for the people of this community. It's currently very affordable for Vancouver housing prices to live here and I worry about the affordability of the new development. I hope that moving forward there's a better plan to assure all tenants are taken care of and made sure that they will have a proper affordable place to go.	Anonymous tenant of West 18th and Oak		South Cambie	No web attachments.
07/05/2022	12:45	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Dear Mayor and City Council, We are a family of 4 living in the Balfour Block and we moved in when our oldest was just over a year old before Wesgroup bought this property. Our kids are now 8 & 4 have attended Douglas park preschool and are now in Emily Carr Elementary. My children have deep roots here, have grown up and have made so many friends that are within walking distance. We have created villages of people in this community that help us raise our kids. It is extremely disheartening to be relocated so that developers and the city can make millions while we are pushed out of a community that we help build. My children are at the age where they are making foundational relationships. To limit their impact children from this redevelopment who are evicted should continue to attend their schools, after school clubs and communities, while living in the same neighborhood. I want them to understand what development looks like in a healthy way and really minimize the impact on their friendships and their mental health at such a tender age. Already there has been some trauma with the redevelopment signs posted with no warning, racial slurs and genitalia spray painted over the signs. My children both under the age of nine have to walk by this every day and have their friends ask them about it. We need to stay in the Douglas park neighbourhood during the renovation and development process and I urge council to reexamine the bare minimum compensation afforded to evicted residents. I ask council and the mayor to consider rent top up during the interim so my kids can stay in their current school and neighborhood. I think we can collectively agree that we can do better for residents who will be evicted. I would also like you to know that the catchment school, Emily Carr, is full. It was full 4 years ago when my daughter was in kindergarten. We were 19th on the wait list for our own catchment school. I emailed the city and the vsb. You both told me similar stories... vsb doesn't tell the city that the schools are full and the city doesn't tell the vsb that they are densifying. Well, now you know. You have to stop densifying neighbourhoods that don't have the infrastructure in place to support it or the money to create the infrastructure (the vsb says they don't have the budget). The Balfour site, Wesgroup is looking to put 208 residences and a childcare facility for 37 children. This assumes there will be more children moving in that will not be able to attend their catchment schools. Thank you for your time and I truly hope you consider, Sarah Robbins	Sarah Robbins		South Cambie	Appendix B

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07/05/2022	13 36	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	<p>My name is Deborah Litvack. Thank you for taking the time to read this. and me. I can appreciate there are a lot of different needs to be considered in this process but I hope that us PEOPLE, community members, will be heard, respected and valued. I want to acknowledge that these discussions and our homes are on the unceded territories of the musqueam, squamish and tsleil waututh nations. I have lived and worked in this neighbourhood for 23 years and lived specifically in the Balfour Complex for 13 years. I live, work and play in this neighbourhood. I am a single mother to two daughters. They were raised and educated in this neighbourhood and continue to be full time students. I work as a social worker at the nearby Vancouver General Hospital. The compensation is modest for this difficult job; even with lower income housing, cost of living and inflation make it impossible to make ends meet.. There is a staffing crisis at VGH which I think we can all agree has a lot to do with the lack of affordable housing in the neighbourhood. Living nearby ensures my ongoing commitment to being employed at VGH. My family adopted a dog during Covid. His name is Bean and he's an emotional support dog specifically to one of my daughters. but truly to the three of us. The psychological and psychosocial stress from both covid and this anticipated move has been overwhelming for us. I lie awake wondering where we will live with our pet, how we will afford it, will my whole salary go to rent'how will we eat' Losing affordable housing in the neighbourhood we've called home for a ' of a century is frightening, distressing, and frankly, unacceptable. I assume that somehow this monstrosity of a project will go ahead. As such, I ask for these requests for my family and all the Balfour tenants. ' Support in finding local and comparable housing ' Top up rent at market rate when we are forced to move ' Move in and out expenses ' Move back to comparable size unit for same rent (ie we are in a three bedroom townhouse) ' Maintain some sort of green space for ourselves and our pets ' Include all the tenants in the TRRP ' Similar TRRP to other nearby communities who have been through this ' Guarantee that I will have housing for my family and my pet ' Financial compensation for the stress/forced relocation I would really like to stay working and living in this neighbourhood which I call home. Thank you</p>	deborah litvack	s. 22(1) Personal and Confidential	Fairview	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

s. 22(1) Personal and Confidential"

## Appendix: Balfour Tenants' Collective Amendments to the Rezoning Application

These are our demands in plain language as referenced in the above letter that we would like to see translated into appropriate language for including as amendments.

1. 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).
2. Extend the TRPP to all tenants currently housed in the rental units, or at time of eviction, regardless of start of tenancy or lease terms.
3. Right of first refusal to return to the same unit type (i.e., number of bedrooms) as the unit type 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 Canada Mortgage and Housing Commission.
4. Arrangement at the choice of the applicant for an insured moving company or a flat rate payout for moving expenses to move out, and for tenants exercising right of first refusal, to move back in.
5. Right to return to a comparable housing type (i.e., townhouse to townhouse) as the housing type occupied at time of eviction.
6. 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 to the option (Ref. 12.1.5 Broadway Plan).

# APPENDIX B



## REZONING APPLICATION

906-982 West 18th Avenue &  
907-969 West 19th Avenue

### DETAILS:

To rezone the site from RT-2 (Residential) to CD-1 (Comprehensive Development). The proposal is to allow for the development of a 6-storey rental building, a 6-storey condo building with a rooftop amenity and a childcare space on the ground floor, level 3- to 4-storey townhome buildings, and includes:

- 208 total units consisting of 100 residential units and 108 proposed residential floor area
- A floor area of 19,076 sq. m
- A floor space ratio (FSR) of 1.0 to 25 m (82 ft) building heights ranging from 4 to 6 storeys
- 250 vehicle parking spaces

This is a revised application that was previously submitted on January 21, 2021, and is being considered under the Cambie Corridor Plan and the Rezoning Policy for Large Sustainable Developments.

APPLICANT: Weigroup Properties  
2090-595 Burrard Street  
Vancouver, BC, V5C 0E4

