

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
07/17/2022	15:27	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I am opposing this proposal because: This development is too large (208 suites), however, there is not enough suites for average-low income families (around half of the current suites). We have not heard anything about additional school spaces, green spaces, and traffic improvement. Moreover, the compensation is not adequate for current tenants (please compare what Broadway Corridor tenants are getting). All Balfour current tenants should get: ' Top-up rents for the interim up to CMHC average rent for new market rentals. ' Right of refusal to return to a different unit size/ type ' Moving out and in expenses completely covered ' Right to Remain in an interim unit if it minimizes disruptions and stress for the tenants t is time that the City starts protecting tenants and average-low income hard working families and stop being the eviction capital of Canada!	Sanja Sladojevic	s22(1) Personal and Confidential	Unknown	No web attachments.
07/17/2022	23:00	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I am against this proposal because: there is not enough suites for average/low income families (around half of the current suites). This development is too big (208 suites) and we have not heard about improvement of schools, traffic, green areas. All the tenants, I talked to, are extremely worried about their future because the compensation is not adequate. t feels there was lack of consultation with people who actually live in this neighbourhood. t is sad that the city allows developers are making huge profits from sales and rentals at the expense of tenants who move out to accommodate development. Vancouver needs more housing options such as co-ownership options, co-housing and co-operatives and mixed housing strategies such as market stratas/co-operatives/low income housing. Than you	Bo Zhang		Unknown	No web attachments.
07/18/2022	21:10	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	There are a number of issues with this redevelopment plan for the Balfour properties. From an social standpoint, this is a long standing, tightly knit community within the broader Douglas Park area. Families have been raised here, friendships established, and the community has thrived. The redevelopment plan will destroy this community, similarly to what happened with Little Mountain. Economically, these units will be unaffordable for many modest income earners. Vancouver's guidelines for affordable rental housing do not reflect the financial situations of many of its residents, particularly marginalized groups and single parent households. People who cannot afford to rent at market rates often earn 'too much' to qualify for below market value units, and thus have limited options for rental housing. This development will put safe, quality housing out of reach for more of Vancouver's modest income renters. Other options such as cooperative housing, co-housing, rent geared to income (higher earners pay more, lower earners pay less), and rent to own options could be further explored. When increasing density, the community's amenities and services must be considered. t is impossible to find a family physician in the area, schools, daycare, and recreational facilities pre-pandemic were already busy; it's hard to imagine the facilities can supports such a massive development. Lack of community consultation into the redevelopment is evident. It's time for the city to ensure that all stakeholders are engaged early in redevelopment projects to ensure the needs of the local community are met, rather than treating housing as a commodity to benefit developers rather than a human right and tool to enrich the community.	Karen Parinas		South Cambie	No web attachments.
07/19/2022	14:14	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Please see attached letter (originally submitted July 4) revised and resubmitted July 19.	Loralee Delbrouck		South Cambie	Appendix A

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

07/19/2022	15:09	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Oppose for the following reasons: There will be increase pressure on elementary schools,Douglas Park, traffic and shadowing problems on 18th St. Area already has poor infrastructure, (roads, drainage, tree root problems) and parking problems. And once again city displacing residents with no neighbourhood consultation. Please for once listen to the neighbourhood rather than the developers. Must we add Douglas Park to the Broadway mess'	Ellen Thomas Cartwright	s22(1) Personal and Confidential	Unknown	No web attachments.
07/19/2022	15:55	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I strongly oppose the redevelopment proposal for the Balfour Block. The recent developments in the city are extremely concerning, especially as a renter. With prices increasing, the demolishment of affordable housing is always troubling. There is little evidence to support that the new complex would be affordable to families, as it claims, and the influx of investors would drastically change the neighbourhood. The referral report acknowledges that the local schools will be overwhelmed with on plans to fix it. As a neighbour who lives within a few blocks, I'm highly concerned about adding in more high-rise rentals that are not affordable (below market value means little in a city where the market value itself is "unaffordable" to the majority of renters). If we are tearing down moderate income rentals and relocating the current tenants, we need to be replacing it with a guaranteed AFFORDABLE building. This way, while our local resources will have more pressure on them, the new residents will at least contribute to, and be a member of, the local community.	Kaitlyn Solberg		South Cambie	No web attachments.

July 4, 2022 (revised July 19, 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. **s22(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 90+ 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** (about 18% 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 refuse 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 about 18% of the three-bedroom units in South Granville/Oak.
- 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 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 refuse the current rezoning application 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
- adequately protects and compensates tenants that will be displaced as a result of the new development.

Regards,

Loralee Delbrouck