

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
07/20/2022	12:41	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I am strongly opposed to this building. I live s22(1) Personal and Conf . While I understand needing densification in Vancouver, these buildings are far too tall and will put at least an entire block into heavy shade for a significant amount of time in the year. It also doesn't provide enough lower income housing and is displacing families who will never be able to stay in this neighbourhood at current prices. This building is not wanted by the neighbours. The video showing the building is false after rising, showing large streets that don't exist. Schools are full. A hundred kids walk to school by this building everyday. Additional cars and traffic can prove to be a significant safety hazard. This plan does not include green spaces like the current design provides right now. I am strongly opposed to such large buildings. This is an opportunity for the city to rethink the own or rent paradigm. It has an opportunity to provide more family housing, and to develop the neighbourhood without dwarfing it and pushing it into the shadows. This build is not on the Cambie line, it's not on a major artery and the city just take the current residents into account when planning for the future.	Jessica Glesby	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/20/2022	14:45	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	To Whom it may Concern, I strongly oppose the Balfour block proposal. The development being proposed is far too large for the area (2 six story buildings and 7 four story buildings!), has too many suites (208), too much shadowing, too much traffic for the roads and neighborhood, too many people for schools/recreation /green space in the area. There are not enough average-low income rentals (half of what is currently on site), not enough green space. Plus destruction of the current community of balfour residents with inadequate compensation for the loss and disruption to their lives. There should be; 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 and unit type Moving out and in expenses completely covered Right to Remain in an interim unit if it minimizes disruptions and stress for the tenant. Sara Glesby	Sara Glesby	s22(1) Personal and Confidential	Unknown	No web attachments.
07/20/2022	15:46	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I live near this area and, with the proposed new development, I worry about the livability. More specifically, parking, bus routes, green space, and community centres. How will this significant increase in people be accommodated without (a) investment from the city to match (e.g. more buses on Route 17) and (b) changes to the proposal (e.g. less height to the new buildings so overall density decreased). I appreciate the work of the Cambie Corridor to increase available housing... but this area seems outside that zone (with significantly smaller roads where residents depend on street parking). Why not consider something that is more aligned with the current area (e.g. RM-3A) Without supporting infrastructure, this many additional people and cars is going to drastically change the neighborhood and put a lot of pressure on public services in the area.	Jennica Nichols	s22(1) Personal and Confidential	Unknown	No web attachments.
07/20/2022	16:06	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	We hope you've been well. The Fairview Chapter of the VTU is reaching out to let you know about ~70 tenants facing demoviction at 906-982 W 18th Ave and 907-969 W 19th Ave (Balfour Block). Their rescheduled rezoning application is happening on Thursday evening, where tenants who have organized will speak to the city as a group with a letter of demands. Primarily, these demands include: - 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 and unit type - Moving out and in expenses completely covered - Right to Remain in an interim unit if it minimizes disruptions and stress for the tenant. These are similar to the tenant protections included in the Broadway Plan, which covers the area just two blocks north of these 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 Thursday and bring forward an amendment to the referral report (located here) that tenants should be given the protections that they are fighting for. We've also attached a copy of their collective letter. Let us know if you have any questions! Thank you for the work you do. Warmly, VTU Fairview Chapter	Balfour Block Tenants	s22(1) Personal and Confidential	Unknown	Appendix A

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07/20/2022	20:56	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	This development is way too big and accommodates sooo many people. This will lead to a lot more traffic on the road and around the neighbourhood. There is not enough open area/green space! Also sad that the current tenants will have to uproot their lives- they should be compensated appropriately and offered right of first refusal!	Alexa Glesby	s22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/21/2022	11:13	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	Hi am one of the tenants s22(1) Personal and Confidential feel so lucky to be part of this vibrant community. As it stands I will receive no compensation for being evicted, no support finding a new home, no right of return to the new development. What the members of the Balfour Tenants Collective are asking for is not unreasonable. We are being kicked out of our homes and our community is being destroyed. My friends and neighbors deserve to be compensated fairly and ensured new homes in Vancouver. The demands of the Balfour Tenants Collective are: top up rents for the interim up to CMHC average rent for new market rentals, include all tenants at the time of eviction notice in the TRPP, right of first refusal to return to the same sized unit as currently living in for the same rent (for example 3 bedroom back to 3 bedroom) in the new development or larger unit if needed according to CMHC guidelines. Moving in and out expenses completely covered. And right to remain in interim unit if it minimizes disruptions and stress for the tenant. Voting to approve the plan without these proposed amendments is a vote against Vancouver tenants and affordable housing. everyone deserves to have a home and without these amendments you would be displacing a vibrant community where people share gardens and teach each other arts and skills in their garages with no where to go. The plan (without amendments) REDUCES the number of affordable units which is frankly unacceptable during this housing crisis. Approving the amendments would at least ensure that all those displaced would be ok. That we would no longer carry with us the tremendous stress that so many tenants and housing insecure folks face.	Sonnet		South Cambie	No web attachments.
07/21/2022	11:26	PH1 – 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I reside s22(1) Personal and Confidential and will be negatively affected by this rezoning development. As a newer tenant, I am excluded from the TRPP and will be displaced from my home with no support. I will have no choice but to consider leaving Vancouver as the rental market is unaffordable for a single person. As someone who already works three jobs to survive in Vancouver, I will have to find further time to commute and spend money on transit and/or gas. I will lose the strong connections I have formed with my Balfour neighbours who I speak with and see every day. I oppose this development and the disruption, stress, and negative impact it will have on my life. I am seeking the following: 1. Top up rents for the interim to CMHC average rent for market rentals 2. Inclusion of all tenants at time of eviction notice in TRPP 3. Right of first refusal to return to the same size unit as currently living in 4. Moving in and out expenses completely covered 5. Right to remain in interim unit if it minimizes disruptions and stress to tenant	Meagan S		Unknown	No web attachments.
07/21/2022	12:01	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Oppose	I oppose the development of the Balfour block. I have witnessed and been a part of the community that has grown over decades. Neighbours helping one another, children growing up together and building community roots that will soon be destroyed should this development proceed. If it does, all affected tenants should receive rent top ups, the right to return at the same rent rates, and be provided housing in the same neighbourhood. If the points above are not included in the TRPP for ALL tenants, the residents will suffer and struggle to find housing in a city where affordable housing does not exist.	Levi Van Straalen		I do not live in Vancouver	No web attachments.

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

Fact Sheet

1. Current rents and what they mean, proposed rental units.
 1. THAT the Tenant Relocation and Protection Policy and Guidelines be extended to all currently tenanted households, regardless of move-in date and terms of lease.
 2. THAT Appendix B of the report, **section 2.14.c.ii, (I'm not sure this is the right place to add this??)** be amended to add c) or provided with a rent top-up option at market rent for all tenants during the construction phase **before issuing a demolition permit (not sure if this is the right time?)**, move out and in expenses are covered, tenants return the same size unit and a comparable unit as residing in at time of eviction or increased size if needed to meet CMHC size guidelines.
 3. THAT Appendix G of the report, section titled "Project Summary" be amended to read "The proposal includes a public park dedication at the southeast corner of the site and consists of 208 total residential units including 58 strata-titled townhouses; 51 strata-titled residential units; and 99 secured rental units, including 34 units at below-market rates."
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2. Reference to our survey