

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
07/04/2022	21:53	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Other	Dear Mayor Kennedy and the City of Vancouver Council, I live in the Balfour Block off Oak Street between 18th and 19th Avenues. The property was sold to Wesgroup a few years ago and is going through the process of redevelopment. I have lived here for over 20 years. I moved here with my young children as a newly single mom during an incredibly challenging time of my life. I found an amazing community of families here some with children, some without, but all of them kind and thoughtful of their neighbours. Without that community and that backyard, I'm not sure how I would have been able to hold my life together. Over the years the community has changed, a number of families remain, several of whom have been here even longer than I have; children have grown up and left for new adventures, while new ones have started their adventures here. When I first learned that I was going to be evicted, I was devastated. This is my home, my community and my children's community. Now though, as I approach retirement age, it is quite frankly terrifying to think about the prospect of being a renter on a singled fixed income and relying on the tenuous security of living somewhere long term and that the likelihood of future renovations will result in untenable housing costs. When I moved in I was paying market rate, which increased every year, but because I've lived here for so long, I've been sheltered from the escalating cost of rental housing thank goodness because raising two children on one income was tough enough. It continues to be tough though as the cost of living in Vancouver has skyrocketed and my salary doesn't come close to keeping pace. I'd love to have been able to buy a house, but that is also out of reach in this city of escalating costs. I am writing to ask that you consider changing the Tenant Relocation and Protection Plan (TRPP) to reflect the real hardship of all the soon-to-be displaced residents living in this complex. These are as follows: ' A rent top-up at market rates during the building phase to balance out the 'sticker shock' of moving after living in one place for a period of time and to mitigate the high cost of housing and impact on family finances. ' Financial support to cover moving costs to return to the development afterward (in addition to covering the cost of moving out) ' The option to return to a unit similar in size and with similar amenities as my current unit ' That you extend the TRRP or provide some kind of meaningful compensation to the other tenants who have lived in this complex for shorter periods of time, but who will still experience the hardship of being evicted.	Karen Taylor	s. 22(1) Personal and Confidential	Unknown	No web attachments.
07/05/2022	10:47	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Other	Please see the attached pdf's	Allan Buium		Riley Park	Appendix A
07/05/2022	11:00	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Other	I am requesting that this item be deferred until after summer recess to allow adequate and reasonable time for community review. There is considerable community interest in this proposal and this short notice and meeting time does not allow for appropriate response or attending in person. In addition there is a significant amount of misunderstanding about the nature of the "affordable" units that are a part of this proposal. Reading through the Support comments it is clear that the public is under the impression that the housing being built to replace the current apartments is creating affordable units when in reality it is the opposite. There are 34 affordable rental units currently on site, with the newly proposed development only having 25 middle-income rate units at higher rates than the current rates per unit. This is a net loss of 9 affordable units. More time is needed to properly inform the public on the specifics of how this plan aims to actually help solve the housing crisis instead of helping to accelerate it.	Anonymous Tenant of W 19		South Cambie	No web attachments.

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

07/05/2022	15:30	PH1 - 6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue	Other	<p>Dear Mayor and Council, I am writing in support of tenants facing demoviction at 906-982 W 18th Ave and 907-969 W 19th Ave (Balfour Block). Many tenants have lived here for years, have built a strong and supportive community, and all are paying below-market rents for 2 and 3 bedroom townhouses. New development will have a net loss of affordable below-market units (34 vs. 25) and net loss of 3-bedroom units (26 vs. 13) Tenants have organized into the Balfour Tenants Collective and have the following 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 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. I urge council to support these demands as a condition of redevelopment. Beau Jarvis, who is the President of Wesgroup, signed off on similar protections for Burnaby tenants when he was on the Mayor's task force in 2019. And now similar protections are meant to be applied to Broadway corridor tenants. It can be done citywide. I urge you to recognize and support the Balfour Tenants Collective.</p>	Neil Vokey	s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
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## **Re: 906 - 982 W. 18th & 907-969 W. 19th (Balfour Block)**

The Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC)\*\* has discussed the proposed project and concluded that we can support some aspects of the project as submitted. We foresee that the developer will have to make some specific modifications in order for us to fully support the project.

**RPSC -CVC response to Wesgroup on October 5, 2021, attached below.** (Reference to this response will be noted as (OC).

### **Height:**

— There appears to be some effort in height reduction for the townhouses but the most serious concerns are with buildings 1 and 9. The former maximizes at 73' with the elevator overrun and is excessive for the neighbourhood. Building 9 is unacceptable at 80'10". The rezoning report uses the term "explore" but this implies possible "wiggle room" for a requested change.

### **Rooftop Amenities:**

— We reiterate our comments (OC). Since there are plans for a park at 19th & Laurel and more landscaped community gathering spaces within the project, these features support the RPSC-CVC's case for no rooftop amenities. We would also note that these amenities were introduced into the Cambie Corridor plan with no public consultation. A few pertinent questions on this type of amenity should be asked of the developer. *Why do developers like these facilities? Do residents actually like such resources? What are the planning arguments for more rooftop amenities? Has anyone, anywhere, done research into rooftop amenities?*

### **Shadowing:**

— There appears to be no resolution to our comments of (OC).

### **Exterior features:**

— There seems to be some interesting ideas for integrating the project into the neighbourhood. We can only hope that Wesgroup stays true to that.

— Gabled roofs to match the surrounding neighbourhood. We want to know whether gabling is merely a facade element, or whether the gable

roof will be continued as a vaulted ceiling in the housing unit or perhaps as an attic.

### **Affordability:**

- There appears to be an improved set of guidelines for returning tenants. Will they be able to afford the new (smaller) units?
- Only 10.7% of the overall number of units are below-market (i.e., MIR) rentals. Stated as being 22% of the rental units. MIR is not social housing. Are the secured market rental units affordable?

### **Childcare:**

- A positive contribution and we assume this will be operated under the jurisdiction of the City. Will these 37 spaces be open only to residents of the Balfour Block? Is this an adequate number of spaces if the facility is open to the neighbourhood?

### **Schools:**

- Mention is made of consultation with the VSB. Unfortunately, RPSC-CVC's experience with this consultative process is rather weak. To date, we have not seen plans to increase capacity at Emily Carr nor Edith Cavell. The former is at capacity so where do the new families send their children? The Cambie Corridor has no VSB elementary school from King Edward to 41st and from Oak to Cambie and yet families are expected in that area. Eric Hamber may be able to accommodate increased enrolment.

### **Transit and Traffic:**

- RPSC-CVC's comments (OC) are still applicable.

### **The overall layout:**

- The buildings, placement and **not height**, are acceptable. It is important to design townhouse facades to blend in with the neighbourhood is a positive objective.

### **Density:**

- RPSC-CVC's comments (OC) are still applicable.

### **Water Management:**

- Concerns about the possibility of flooding has been expressed by

residents neighbouring the site. The report seems to say that there should be no problems with ground water when the project is completed. RPSC-CVC is concerned with potential ground water and water table displacement as the project progresses. There seems to be an unknown factor once excavation takes place because of the slope of the land and the permeability.

\*\*RPSC -CVC was established in November 2005 by Vancouver City Council as a community group that was part of *City Plan*. As we have evolved over these past 16 years, RPSC-CVC has been recognized as a credible community *watchdog* with a strong *institutional history*.

October 5, 2021

Mr. Evan Lewis and Mr. Dean Johnson  
Wesgroup Properties

Ms Virginia Bird  
Pottinger Bird

**Re: Balfour Project by Wesgroup**

**This is a compilation 1) of views expressed during the meeting (Zoom; September 13, 2021) between the RPSC Steering Committee and Wesgroup’s representatives [Virginia Bird (Pottinger Bird), Evan Lewis, and Dean Johnson] and 2) of the comments and concerns expressed at the subsequent RPSC Steering Committee meeting (September 15, 2021).**

**General**

- The pictures used to show the project in the present community can be a bit misleading and should be edited for credibility. This is more applicable to those showing 18th Ave.
- Timeline phasing of the project to completion is important for both the return of the present tenants and the disruption from construction on the immediate neighbourhood.
- Reference to elementary schools in the area must be clarified as to the catchment. Emily Carr is in the catchment; Edith Cavell is outside.

**Height and Related Concerns**

**Townhouses**

- Rows of stacked townhomes immediately behind the townhomes facing both 18th and 19th are four-storeys, approx 45’, are excessive in height and are “overpowering” to the “ground-oriented” townhomes in front of them
- The sloped-roof design seems to be more compatible to the existing neighbourhood; however, there are issues.
- The heights could be lowered even more, if the **common walls of the townhouses were treated as *knee walls*\***, as this would probably take 3’–

4' off the total height, **thereby making the street façade less overbearing on the homes across the street.**

***\*An architectural term, a knee wall is the flat plane formed when a sloping surface, typically the roof plane of a building, intersects with the wall at a point that is lower than the normal ceiling height. It is a short wall standing perpendicular to a sloped roof.***

— The question was raised as to whether the slopes of the gabled roof is carried through into the top floor as a vaulted ceiling in the living space, as an attic, or as dead space. Apparently, this has not yet been decided.

• **Would it be possible to have a faux "gabled roof" simply as a design element only on the street façade?**

### **Condo and Rental Buildings**

**In the Balfour proposal, the term "storey" is used ambiguously and is, therefore, misleading. Storey, which is normally used as a proxy for height, is apparently used to describe the area of each storey in Bldg. 9—the "half" indicating the rooftop structure for the amenities.**

**Note that the six-storey Bldg. 1, with 10'/storey, has a height of 67', whereas the so-called six-and-a-half-storey Bldg. 9 has a height of 85'. The difference of 18': four feet of which is due to the extra 8" per storey in Bldg. 9, in addition to the amenities structure and the elevator housing.**

—The height of the "6.5"-storey market condo building could be reduced by using lower ceiling heights per floor.

### **Rooftop Amenity**

— RPSC has never accepted the rooftop amenity for these types of buildings, as we were never consulted on this architectural feature. Such amenities not only create excessive height, but also create a *silo effect* in that residents isolate themselves from the community. RPSC sees this as a negative feature. We want to encourage the residents to become part of a vibrant community.

— Rooftop amenity above the 4th floor of the rental building would also fit into the preceding argument.

### **Shadowing**

— The six-storey rental building at the NW corner is ~60'. This will tower

over the apartment building to the west of the project and will cast a serious shadow on the homes on 18th Ave. The shadow study must be more realistic in showing how those homes will be shadowed for many days during the winter months. Although the building steps down to four storeys, this does not negate the shadowing that will still be a problem for the homes on 18th Ave.

— Shadowing from the SW building (**so-called** 6.5 storeys at >80') will impact the rental building to its immediate north and this must be considered for acceptable livability for the renters.

— **What about shadowing of the rental building's rooftop amenity?**

### **Privacy**

— With building heights “overpowering” the neighbours, privacy is an issue. This is seen with both the ~60' and >80' buildings looking down upon the buildings, immediately to the east on the property, as well as being an issue for the current residents along 18th & 19th. In addition, the four-storey stacked townhouses will look down upon the townhouses immediately behind them.

### **Cladding**

— The proposed cladding for the townhouses is also an improvement for the neighbourhood. Even greater enhancement would be welcome.

— Although more varied materials have been included in the proposed cladding for the taller rental and condo buildings, greater diversity would provide more street appeal.

### **Affordability**

— Affordability is an issue of concern when comparing the future rents to those of the renters at the present site.

— **Will there be a *guarantee* that *affordable* rents will exist for the present tenants who wish to return?**

— **Will the floor space of the units be comparable?**

Although there will be MIR units available in the NW corner building, the percentage of units will be lower than what presently exists. **Of the MIR units, only three are three-bedroom— far fewer than the current number. RPSC sees this as a regressive step in meeting the needs of moderate-income renters in the City. Luxury finishings for the kitchen**

are unnecessary, thus keeping the costs down.

— What are the expected sales price for both the townhouses and condos?

### **Connection with Community**

— Design of the rental and condo buildings should take on more of a community feel and not give an “institutional” feel. Consideration of diverse cladding materials may help, but the actual design could be enhanced. The Balfour site should not replicate the “institutional” feel along Cambie St.

— The proposed park at 19th & Laurel would a positive community asset, as would be the lane in the middle of the property if the City allows it to be a public pedestrian walkway for the community’s use. These open spaces (park at SE corner & the E-W lane) will assist in encouraging the residents to be part of the community. (In addition, the neighbourhood is well served with both Douglas and Heather parks.)

— Day care facility in the market condo building is a positive feature.

— Will this facility be open to residents in the neighbourhood, as well as for the residents of the project?

— As mentioned above, RPSC views roof amenities on the rental and condo buildings as promoting a *silo effect* in that residents isolate themselves from the community instead of their becoming part of a vibrant community.

### **Density**

— The Cambie Corridor Plan calls this a *unique site*, but this does not mean that it is to be a project that is excessively dense with excessive building heights. Density of the overall project is far greater than that of the present site and will be somewhat “overpowering” for the neighbourhood. In addition, it is far in excess of the RM-8A rezoning in the Cambie Corridor and more than the density at the Canada Line station site at King Edward & Cambie.

### **Transit and Traffic**

— The transit information in Wesgroup’s write-up is a bit misleading. The #33 bus route is on 16th Ave—only two blocks away, whereas the #25 bus is six blocks away (both go to UBC). The Canada Line King Edward station is a substantial walk for most prospective residents.

— Traffic is a major concern. The submitted traffic study may comply with

the requirements of both the Planning and Engineering Departments, but RPSC finds them somewhat misleading and incomplete. The lane at the west side of the project, behind the synagogue is the **only** access route to the parking facility. There is no mention of the potential congestion at peak hours of the day.

— What about those days when the synagogue's congregants are using the parking lot at the SW corner bordering the site and cannot find a parking spot?

— What effect will this have on both 18th & 19th when residents of the project or neighbours are parking on the street?

— Because 18th Ave. is not wide, vehicles accessing the lane or waiting to turn right on Oak can be a potential problem. The 19th & Oak intersection may also pose a problem during peak hours, as vehicles are allowed to make a left turn on Oak. The traffic study does not extend much beyond the couple of blocks from the proposed project, yet drivers are good at creating a “domino effect” — when one street is busy, they go to the next, etc. Southbound traffic on Laurel St. may experience such behaviour and this will have an impact on that street as one nears King Edward, thereby posing a problem for a school zone. In fact, Willow and Heather could also be impacted as will 16th Ave., a secondary arterial.

—The N-S lane (behind the synagogue) must be made pedestrian friendly, otherwise a serious incident is waiting to happen. Surely, Wesgroup does not want the lanes behind the condos along the Cambie Corridor as examples of pedestrian unfriendly lanes.

If more elaboration is needed on these points, please contact us.

RPSC thanks you for the opportunity to discuss this large project. We look forward to a continuing dialogue before the Development Application has been approved.

Regards,

Allan Buium, Chair  
on behalf of the RPSC Steering Committee

cc: Kent MacDougall, Planner, City of Vancouver