

PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-03-07	20:23	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I'm a renter who lives in the East Vancouver area, with friends living within the CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street area, and I'm here to support the current residents at Oxford and Templeton.</p> <p>I'm writing in to support the demands being made by these residents, who are just trying to remain in their communities in a time where housing is volatile and absurdly expensive. The ability to remain in place, safe and secure, gives relief and the chance to build community and connections.</p> <p>I'm 32 years old, and in my life I have moved 27 times, the majority of the moves happening before I was 18. I spent my childhood being ferried from one place to another; my mom was a single mother and the only provider in our household, and often got priced out of housing, or forced to move due to demovictions. I never had a chance to form friendships with local kids, developed anxiety and stress from the lack of stability. It impacts my ability to make ties to my wider community today, and I continue to have high stress levels surrounding housing security.</p> <p>The protections offered to the tenants of Oxford and Templeton are a sham at best. Even if they are given first choice to move back in at 20% below market value, the current value of the market is so high that they would still end up priced out of their homes and communities. People will lose their community, their bonds, and their security, because the municipal and provincial government have failed to provide adequate renter protections to prevent the cost of housing from rapidly outpacing a living wage, and renters should not be punished for that.</p> <p>Listen to the residents of Oxford and Templeton, and support their demands. They are the people impacted the most by this, and their voices deserve to carry a heavier weight than any other. They have the most to lose.</p>	Megan Paulic	Grandview-Woodland	
2023-03-07	20:56	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I oppose the rezoning of these sites. It is important for people to be able to put down roots in a community and not fear eviction, risk displacement, and face potential poverty. It is unfortunate that rezoning applications are approved so readily in this city. It prevents strong community connection. Please consider the tenants and the tenants union's requests.</p>	Rebecca Keivel	Hastings-Sunrise	

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2023-03-07	20:19	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>Re: CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street</p> <p>I am a long-time renter in Vancouver who lives off East Hastings a few blocks from North Templeton.</p> <p>I'm submitting this letter in support of the demands submitted by the current residents at Oxford and Templeton, that: 1. All current residents qualify for tenant protections, and 2. All tenants qualify for a right to return to the new development at the same rent they pay now and receive rent top-ups during construction in order to stabilize their rents - similar to the protections that tenants along the Broadway Plan will get.</p> <p>I know it is crucial for residents to be supported to stay in their communities, especially in this unique area of east Vancouver. The mid-rise, affordable walk-up apartments in Cedar Cove form an important neighbourhood for everyday Vancouverites and working class citizens, and most importantly renters. Glitzy glass condos and apartments are completely unaffordable to rent at 'market rates' which are astronomical and in not way align with the current rents being paid in Cedar Cove. The Vancouver Tenant's Union knows this for a fact because we talk to our neighbours, we know the issues they face as tenants, and we know that their current rents (which are hundreds if not thousands of dollars below market rates) are already a consistent stress and threat in their lives. Do not subject the tenants at Oxford and Templeton to the same fate in the name of profiteering and speculation. At the very least they deserve tenant protections and the right to return, as do ALL renters in Vancouver whose homes and livelihoods are threatened by needless demovictions and redevelopments.</p>	Elizabeth Kuroyedov	Grandview-Woodland	
2023-03-07	21:15	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I am not opposed to this development because of its size, or density, or shading on adjacent properties. I support the construction of new rental apartments across Vancouver.</p> <p>I am opposed to the displacement of existing tenants in the name of densification. Tenant protection like those committed to in the Broadway Plan and Vancouver Plan must be applied to this development.</p> <p>Annual rental increases have greatly exceeded income increases and disproportionately impact low income tenants. Equivalent rent in equivalent units for all displaced tenants</p>	Aidan Whiteley	Hastings-Sunrise	

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2023-03-07	23:33	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I rent nearby, around 1st and Commercial Drive and I have friends at the address in question as well as in the surrounding blocks near North Nanaimo and Templeton Sts. I am writing to support the demands submitted by the current residents at Oxford and Templeton. These tenants only moved into their newly renovated units after 2018. That their reasonable expectation to a stable home they could afford is being denied them due to the greed of this particular developer - and due to a lack of appropriate City policy - after such a short time is an injustice. No tenant anywhere should be subjected to this kind of treatment.</p> <p>Their demands are as follows: 1) That all current residents of 103-111 North Templeton Drive qualify for tenant protections 2) That all tenants 103-111 North Templeton Drive qualify for a right to return to the new development at the same rent they pay now and receive rent top-ups during construction in order to stabilize their rents - similar to the protections that tenants displaced by the Broadway Plan will get</p> <p>When buildings like this are redeveloped and the original tenants don't have the means to move back in because the new buildings are priced for higher income tenants (like the overwhelming majority of new rental buildings in our city), it chips away at our communities. What we are left with when the dust of "redevelopment" settles is a bunch of higher income people with no connection to the neighborhood. Building by building, working class tenants are driven out, then local services and businesses dependent on those tenants shutter, until the neighborhood is completely gentrified and sterile.</p> <p>I'm describing this in generalized terms, but it is my experience. I lived at 16th and Scotia, in Mount Pleasant for years. In 2016 my home was sold by the landlord as part of a land assembly and although I looked for months, I couldn't find anything affordable in the neighborhood. I know that I'm far from alone in this experience because as the years go on my old neighborhood becomes more and more unrecognizable. Not just in the businesses, which always come and go, but in the residents I see on the street. The crowd on Main St is radically different, and notably more affluent, because the seniors and working class tenants that lived there along with me are being driven out building by building in the same process that's driving this development on N. Templeton Dr.</p> <p>If it chooses to, the City Council can allow tenants to stay in their neighborhoods with a few simple policies like those outlined by the tenants at North Templeton Drive. It is a choice council can make to improve the lives of working class tenants all over the city. If the current council wishes to remain in the good graces of renters in our city, it is also the smart choice.</p>	E. Morien	Grandview-Woodland	

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2023-03-07	15:06	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>Hello!</p> <p>My name is Sharon and I live down the street for the building in question. I've been a resident of East Vancouver for almost 20 years. For the last 10 years I have lived in Hastings Sunrise and have seen apartment affordability dwindle in this neighbourhood. I support the current residents of the current complex in question. I also worry that redeveloping this complex will lead to further displacement. Just over a few blocks at Cambridge and Garden, another condo building is being considered. Each time a new complex goes up in the neighbourhood, surrounding rents also increase. It's alarming to me as someone who has spent hundreds of thousands of dollars investing in rent, education and the local economy, that my days of living in East Vancouver are limited simply because I do not have a family inheritance coming my way. I make a good wage, am university educated, and have no children. But even then, I am on the brink of not being able to afford even the most modest of housing as developers and speculators continue profit off of basic human rights. We need real renter protections, vacancy control and housing that supports people. Supply alone is not going to solve this deepening crisis. Thank you.</p>	Sharon McGee	Hastings-Sunrise	
2023-03-08	13:57	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>My name is Melanie, and I'm a renter here in Vancouver. I'm here to speak out in opposition to the eviction and displacement of tenants in 103-111 North Templeton Drive and 2185 Oxford Street. As a renter, I constantly hear about the people around me getting displaced and their lives destroyed by constant greed by corporations that see tenants as nothing but a statistic to make money on, and it is a fear that I myself will have to deal with the same down the line. However, the case of these buildings in particular are horrendous. The buildings in question were just recently renovated in 2018, displacing a whole generation of tenants, and now, only 5 years after, even more tenants are being displaced. Is this normal life in Vancouver, where renters must always watch their backs in case they're going to be losing their homes? Through this letter, I am speaking in opposition of the rezoning of these buildings and demovicting of the tenants that have been living in these buildings, and in support of the tenants demands to:</p> <ul style="list-style-type: none"> - Have all current residents in the building qualify for tenant protection -Have all tenants qualify for a right to return to the new development at the same rent they pay now and receive rent top-ups during construction in order to stabilize their rents - similar to the protections that tenants along the Broadway Plan will get. <p>As someone living in the same community, with close friends having to upend their lives due to corporate greed, this fight isn't just for the tenants in Oxford and North Templeton, but also for myself. We demand an end to renovictions and demovictions!</p>	Melanie Budisusilo	Hastings-Sunrise	

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2023-03-08	14:20	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	These tenants who are being ousted from the addresses above deserve better than to be lured into a rental situation and then cast out a few years later. The legal loophole that allows landlords to evict renters and raise the rent by exorbitant amounts must stop. These people deserve a good home as everybody does and should be supported in their desire to stay at this location.	Keir Nicoll	Hastings-Sunrise	