

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
2023-03-08	16:03	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>The complex includes five townhouses and eight apartments - home to families, couples, singles, roommates and pets.</p> <p>Seven out of 13 units do not even qualify for the city’s tenant protection policy, because tenants moved in after the deadline to qualify, but well before the redevelopment signs went up. These tenants did not realize they would be facing eviction so soon. Some families have already been demovicted before. The tenants will not be able to afford to move into the new townhouses even at 20% discounted market rents, which are currently around \$4500 for a three-bedroom.</p> <p>In addition, both buildings were recently renovated in 2018, displacing the previous tenants. Displacing two generations of tenants in five years is unconscionable in the current rental market. Why must our misery be so profitable?</p> <p>That’s why the tenants have organized to demand the following:</p> <p>That all current residents qualify for tenant protections. That 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. VTU members who have fought demovictions before know that Vancouver city council usually rubber stamps projects like this. Developers and the city work together to tell us that new developments are a zero-sum game; that the only way to grow our city is to displace tenants and destroy affordable homes. We call B.S.! Developers and landlords can afford to support current residents to stay in our communities.</p>	Roberta King	Grandview-Woodland	

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
2023-03-08	18:30	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>Hi, I have lived in this neighbourhood for over 12 years. I moved here because of the restrictions on building heights. It is not crowded and has a nice feeling with not a lot of cars.</p> <p>I see this rezoning as just a start to completely destroying this neighbourhood!!</p> <p>First it is 6 stories..then 8 stories and then we start to look like downtown and nobody can afford to live here!! There is no consideration for the quality of life for the people who live here...it is all about MONEY.</p> <p>This will not IMPROVE this area..it will destroy it!!</p> <p>Stop chasing the all mighty buck, and maybe think about what you are doing to this area and the real people that live in these buildings!!! Who cares about them, right. Just some names on a list!</p> <p>Changes like this makes me glad to be old so I won;t have to see what this area will look like in 30 years.....Welcome to high rise city!! So yes, I am VERY AGAINST this new zoning.</p>	Debra Bodner	Grandview-Woodland	
2023-03-08	20:57	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I have no disclosures to make. I do not live in the property, I'm not employed with the developer or any other developer or by the city. I have no financial gain or loss to make from my comments. I am a concerned citizen and fellow renter in the city of Vancouver.</p> <p>I oppose this development because it is throwing viable housing into the garbage, displacing current renters without sufficient housing security. They do not have housing security now, during proposed development or once developed. The right to return at 20% below the new rental rate is precarious because the new landlord can still set that new rental rate..</p> <p>The number of increased units, although some, does justify the eviction of current renters. Good rental stock is being thrown in the garbage. Eviction means complete upheaval of the current renters lives and finances with very minuscule assistance and compensation offered the TRPP.</p> <p>I challenge you as mayor and councillors to propose an amendment to this application that: 1. includes all current renters in compensation; 2. comprises of "top up rent" during the construction phase for a comparable apartment, and; 3. the right to return at the same rent.</p> <p>Housing is a human right. Start taking some action without evicting people into nothingness. You can do it.</p>	sonja magnuson	South Cambie	

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
2023-03-08	21:36	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I am opposed to the rezoning and current development plan proposed for the lots at the corner of Templeton & Oxford, on the grounds that they will displace existing tenants and reduce the diversity of available housing in the neighbourhood.</p> <p>The current residences along Templeton are multi-story row townhomes, some of the vanishingly few rentals left in the city that can reasonably accommodate an actual, growing family. The proposal will replace these homes with yet another box full of low-square-footage condos, which will undoubtedly primarily be one bedroom units. No doubt some of them will be advertised as two bedrooms, or include 'dens' -- perfect for those families desperate enough to raise their child in a windowless box.</p> <p>When I first moved to this neighbourhood, I already knew four different family households who lived within a few blocks. Two of them have already left, with another likely to leave soon -- and the fourth family will almost certainly have to leave the neighbourhood if they ever have a second child, or want to own their own home. (They also all happened to live in row townhomes similar to the ones being redeveloped, though not all the same ones.) Most of them would have preferred to stay in the neighbourhood where they were already raising their children -- none could find anywhere they could actually live with those children.</p> <p>The housing crisis is not just one of numbers. It is also about what kind of homes are available, at what cost, for what kinds of people. Those of us who are able to fit our lives into the increasingly-tiny footprint of a modern 1br condo still benefit from the presence of other types of homes, for other types of people. I like living in a neighbourhood with demographic diversity! I like seeing young single people AND brand new families AND teenagers AND all the other weirdos who can no longer live anywhere else in this city. The people who make this a place worth living.</p> <p>If we are going to displace existing tenants and arbitrarily increase the neighbourhood height footprint by two stories, it should be for a new kind of building, something that can demonstrate a sustainable direction for the neighbourhood. Something that can serve families even as they grow past their first few steps together. Something with even the tiniest hint of vision, the tiniest glimmer of social responsibility.</p> <p>An even larger box full of even smaller boxes isn't it.</p>	Daniel Wood	Grandview-Woodland	

2023-03-09	10:49	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I am against this redevelopment. This is just another opportunity for developers to make a profit off the backs of low income and working class folks who will not be able to afford the cost of living in the new building proposed. The units currently there have been renovated already (displacing tenants already once) and are affordable homes for those living in this neighborhood. This development is completely unnecessary and does not fit with the vibe and culture of the neighborhood.</p> <p>If this development is approved, I then support the tenants demands as follows:</p> <p>That all current residents qualify for tenant protections</p> <p>That 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>	Lisa Poole	Hastings-Sunrise	
2023-03-09	11:30	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I oppose replacing family-sized units and displacing families who are already living in housing that is consistent with the gentle density of this neighbourhood. I'm in favour of development that builds sustainable density in our city, but these units that were just recently renovated should not be the priority when so many single-family houses still exist in the neighbourhood that would all be better candidates for this style of development.</p> <p>I live nearby and have a number of friends who live near this intersection, and street parking in this area is already so congested. I don't think this development's parking plan is sufficient and the influx of vehicles overflowing on street parking will impact the street safety in the neighbourhood.</p> <p>Replacing these family-friendly, recently-renovated townhomes with a building full of tiny apartments that will additionally create more congestion on these residential streets—I don't believe this is a suitable plan for this site and i firmly oppose the rezoning that would allow that development.</p>	An Nyx-Dubhadh	Hastings-Sunrise	
				<p>To Vancouver City Council and Mayor Sim:</p> <p>Who We Are</p> <p>We are the tenants of the properties at 103 - 111 North Templeton and 2185 Oxford that are the subject of this rezoning. While the referral report says only 6 units are "eligible" for the Tenant Relocation and Protection Policy, we also include in our group people who do not technically qualify but for whom we will still fight to be recognized because they are part of our community and we fight together. (We also find the current Tenant Relocation and Protection Policy lacking in that it requires people to live in a unit for a year BEFORE the application goes in and new tenants are not legally required to be informed of upcoming redevelopment.)</p> <p>Across our 13 households:</p> <ul style="list-style-type: none"> * We have been traumatized by previous evictions. * We have disabled members in our households. * We are immigrants. * We are pet owners. 			

2023-03-08	15:46	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>* We are parents of children in local schools. * We are members of the LGBTQ+ community. * We love our homes and our community and do not want to leave.</p> <p>Why we oppose</p> <p>We strenuously oppose the demolition of our homes that we love. Most, if not all, of us moved in thinking we would be able to stay in our homes for a long time due to them being set aside as purpose based rentals AND the fact that they were recently renovated.</p> <p>While our feelings are valid, there is a business case to be made for opposing this as well and it all comes down to waste.</p> <p>The units of both structures were renovated in 2018. We have attached the sales brochure so you can see for yourself all of the updates that were made. Those tenants were turned out during a time before the most recent renoviction laws were in place. We have heard a few of their tales that range from run-of-the-mill (cash-for-keys after an eleven year tenancy) to menacing (a racialized tenant claims to have been visited by a “goon squad” telling him to move).</p> <p>The referral report says that it will be a gain of 36 units, but given that there are already 13 existing units, this is a net gain of only 23 units, all of which are smaller than the units we currently occupy. While we all pay just below market rents currently due to our short tenure, we know that a brand new building is going to have rents far above those otherwise this project wouldn’t pencil out.</p> <p>Given the ongoing historic labour and supply crunch in the construction industry, we cannot imagine this project is the best use of scarce materials given that our current places are in good condition and very liveable. This destruction would be wasteful. [1] [2]</p> <ol style="list-style-type: none"> 1. https://dailyhive.com/vancouver/bc-construction-companies-struggling-worker-shortage 2. https://vrca.ca/advocacy/skilled-labour-shortage/ <p>According to the Grandview-Woodland “Pace of Change” Policy referenced in the referral report:</p> <p>The Plan established a “pace of change” policy to manage the uptake of applications that involve the demolition of existing market-rental housing that is protected by the ODP. The policy limits no more than five project sites and/or a maximum of 150 existing market-rental units for redevelopment in the first three years of the Plan (e.g., renewed or redeveloped). This project was one of the five eligible for redevelopment.</p> <p>This project taking one of those spots means that a better project has to go on</p>	Rebecca Love	Grandview- Woodland	Appendix A Appendix B
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Report date range from: 3/8/2023 3:00:00 PM to: 3/9/2023 5:00:00 PM

				<p>the backburner. We have taken note of two other developments nearby that look to tear down old single family homes and redevelop them as multifamily. This is a much better use of the limited change available given that our buildings already make up some of the beautiful gentle density of our neighbourhood.</p> <p>Where Are We Supposed To Go?</p> <p>The availability of a similar unit at ANY price is nearly impossible to find in our neighbourhood. The picture doesn't get much better in other neighbourhoods.</p> <p>(See uploaded files for more context including a Craigslist search done on March 7th with parameters set to match our current units + an extra \$400/month in rent. N</p>			
2023-03-09	14:11	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	Please see my uploaded letter to the Mayor and Councillors regarding this application.	Stanley Macijauskas	Grandview-Woodland	Appendix C
2023-03-09	15:00	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>Hello,</p> <p>I am a renter who lives nearby North Templeton and Oxford. I am writing in support of the demands of these tenants at risk of cruel demoviction and senseless displacement. These buildings were massively renovated as recently as 2018. It would be absolutely unconscionable to subject these people to the endless cycle of renter displacement and gentrification for developer profits that dictates life in this city. As a side note, it would also be blatantly hypocritical for a city that calls itself "the greenest" to continue to approve the demolition of perfectly good, recently renovated low-rise apartment buildings instead of prioritizing building denser housing on the many oversized, single-family home lots in this city.</p>	Malcolm Walker	Grandview-Woodland	
2023-03-09	15:54	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	I am a neighbour who lives at Triumph and Garden street, and would like to support the demands submitted by the current residents at Oxford and Templeton.	Lisa Danielson	Sunset	

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2023-03-09	16:12	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>I am writing in opposition to the proposed rezoning on Templeton and Oxford Streets.</p> <p>Vancouver is particularly lacking in larger 2-3 bedroom apartments suitable for families. The proposed rezoning demolishes many such units, which will not be replaced with similarly sized apartments, reducing the city's stock of larger apartments. Additionally, the current tenants will be displaced, with inadequate supports and nowhere to move, likely forcing many of them out of the city.</p> <p>The current buildings were renovated only a few years ago, which should have ensured that they would continue to be safe, adequate housing for families for many years. There are several single family homes and dilapidated buildings nearing the ends of their useful lifespans in the area that would be a better place to build a larger development. The city needs more housing, but the construction of such housing should be targeted where it has the least negative impact and displaces as few people as possible, and it should include larger, affordable apartments suitable for families.</p>	Christopher Cotrell	Grandview-Woodland	
2023-03-09	16:59	PH 2 - 3. CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street	Oppose	<p>The number of parking spaces is not enough to accommodate the building. Our building also has predominantly bachelor/single suites and has a parking space for each suite. 66% are occupied with cars and 20% with motorbikes. If this building follows the same trend then there will be overflow of 10 cars plus 7 bikes onto street parking, which is more than the space adjacent to the building (enough for about 8 cars and 2 bikes by my count) meaning the parking available to surrounding residents/visitors and service vehicles will be significantly impacted. The building should provide enough parking to not negatively impact the neighbours.</p>	Lindsay Stevenson	Hastings-Sunrise	

To Vancouver City Council and Mayor Sim:

Who We Are

We are the tenants of the properties at 103 - 111 North Templeton and 2185 Oxford that are the subject of this rezoning. While the referral report says only 6 units are “eligible” for the Tenant Relocation and Protection Policy, we also include in our group people who do not technically qualify but for whom we will still fight to be recognized because they are part of our community and we fight together. (We also find the current Tenant Relocation and Protection Policy lacking in that it requires people to live in a unit for a year BEFORE the application goes in and new tenants are not legally required to be informed of upcoming redevelopment.)

Across our 13 households:

- We have been traumatized by previous evictions.
- We have disabled members in our households.
- We are immigrants.
- We are pet owners.
- We are parents of children in local schools.
- We are members of the LGBTQ+ community.
- We love our homes and our community and do not want to leave.

Why we oppose

We strenuously oppose the demolition of our homes that we love. Most, if not all, of us moved in thinking we would be able to stay in our homes for a long time due to them being set aside as purpose based rentals AND the fact that they were recently renovated.

While our feelings are valid, there is a business case to be made for opposing this as well and it all comes down to waste.

The units of both structures were renovated in 2018. We have attached the sales brochure so you can see for yourself all of the updates that were made. Those tenants were turned out during a time before the most recent renoviction laws were in place. We have heard a few of their tales that range from run-of-the-mill (cash-for-keys after an eleven year tenancy) to menacing (a racialized tenant claims to have been visited by a “goon squad” telling him to move).

FOR SALE

103 N. Templeton Drive & 2185 Oxford Street

Opportunity to acquire 2 extensively renovated Rental Buildings with stable & attractive cash flows in the heart of East Vancouver!

CBRE

DRIVE TIMES

- 10 minutes: Hastings Avenue
- 15 minutes: Commercial Drive
- 15 minutes: Cambie Street
- 15 minutes: Broadway

Example Of A 6-storey Renovation at 103 N. Templeton & 2185 Oxford Street

Future Redevelopment Potential

The Subject Properties are currently zoned RM1-A and are situated within the Cedar Creek Urban Form and Land Use Study. The Cedar Creek Urban Form and Land Use Study is a key component of the City of Vancouver's Official Community Plan. The City will consider applications for 10th storey residential housing as follows:

- Building Height: 28.3 metres
- Site Coverage: 50%
- Maximum Floor Area Ratio: 0.85 (0.85 x 100,000 sq ft = 85,000 sq ft)
- Maximum Floor Area: 85,000 sq ft (21,750 sq ft x 4) = 87,000 sq ft

Leanne Coulson
 Associate Director, Investment
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 1055 West Broadway, Vancouver, BC
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NATIONAL APARTMENT GROUP
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CBRE

The Opportunity

The CBRE National Apartment Group (NAG) is pleased to present the opportunity to acquire two recently constructed rental buildings located adjacent to one another at 103 N. Templeton Drive and 2185 Oxford Street in the heart of East Vancouver. Both buildings have undergone extensive renovations including modern amenity and building systems, quality finishes, improved landscaping & exterior upgrades. The offering represents an opportunity to acquire two excellent cash flow producing properties with an appealing value and reduced exterior maintenance and future redevelopment potential under the Vancouver Official Community Plan.

The buildings are situated in a 100% built, corner property of Cedar Street units, Templeton Street and Cedar Street units and are adjacent to Cedar Street units, Templeton Street and Cedar Street units which allows for redevelopment of up to 10 stories with a maximum density of 2.1 FSR.

The properties are being sold as-is or possibly, however the vendor will consider offers on individual properties.

Location Highlights

- Centrally located North of Dundas Street in East Vancouver's trendy Hastings Street neighbourhood, on the northeast corner of N. Templeton Dr and Oxford St.
- The Subject Properties are situated just minutes from Downtown Vancouver's Entertainment District and shopping, dining, transit and recreation amenities.
- Located just a few blocks from both the Park Lane and Hastings Street neighbourhoods, providing access to a host of nearby trendy amenities.
- The Properties enjoy excellent public transit service with multiple bus stops situated just steps away on Hastings Street and Dundas Street, providing access with direct access to Downtown Vancouver and reliable transportation throughout Metro Vancouver.
- The recent value and transformation of the Park Lane neighbourhood adjacent to the Subject Properties has attracted international investors and high net worth investors, including J.P. Morgan Chase, Royal Bank, CIBC, TD Bank, Scotiabank, and others.

Building Features

103 North Templeton Drive

- Construction of a 6-storey modern building comprised of large 2-bedroom plus den/office 2 bedroom units with individual entrance steps and full size double fronted kitchen.
- Full suite of amenities including in-unit laundry, storage, and parking spaces for tenants requiring larger units.
- Construction of up to 10th storey residential units and additional parking spaces for each unit.
- 100% of the building provided a number of quality improvements including gas furnace, dishwasher, and more.
- Replacement of all kitchen and bathroom plumbing & fixtures, including gas, electric, shower, sink and tubs.
- Full suite of amenities including in-unit laundry, storage, and parking spaces for tenants requiring larger units.
- Exterior updates including new exterior paint, landscaping and fencing, as well as new front-on curb & loading system.
- New backdoor header panels.
- Refurbished hardwood floors & flooring throughout.
- Brand new fire & safety system.

2185 Oxford Street

- A 6-storey 3-storey 3-unit rental apartment building comprised mostly of bright one bedroom plus den/office.
- All-in-one building with separate entry for their own heat and hot water, including shared common hall water meter in each suite.
- Quality kitchen cabinets, Countertop, stainless steel, sink, storage and 2 surface front parking spots at the rear of the building.
- 100% of the building provided a number of quality improvements including:
- Fully renovated kitchens with all new SS appliances including dishwashers.
- Fully renovated bathrooms.
- Full suite of plumbing, including the heating lines.
- Brand new and full throughout including additional hot lights per suite, new fire alarm system and signs & GFI installed as required.
- New front-on curb & loading system.
- Exterior updates including new exterior paint, landscaping and fencing.
- Laundry room updated with slightly updated machines.
- Brand new fire & safety system.

NO./ADDRESS	103 North Templeton Drive, Vancouver, BC	2185 Oxford Street, Vancouver, BC
NO.	103-04-003	2185-04-003
IMPROVEMENTS	2-storey wood frame 3-unit rental apartment building with in-unit laundry	3-storey 3-unit rental apartment building with in-unit laundry room & storage + 8 parking stalls
SUITE MIX	1 Bedroom, 1 Small	1 Bed
AVG SUITE SIZE	1,585 SF (approximate)	800 - 900 SF (approximate)
LIST PRICE	\$3,500,000 (2024 x 100% appreciation)	\$3,500,000 (2024 x 100% appreciation)
ZONING	RM1-A	RM1-A
OCF INFORMATION	Cedar Creek Residential Care Land Use	Cedar Creek Residential Care Land Use
NET OPERATING INCOME	\$100,000	\$100,000
COMBINED LIST PRICE	\$7,000,000, 5.7% Cap Rate	
TITLE	This will be delivered free & clear of financial encumbrances. The properties are held in bare trust with documentation.	

The referral report says that it will be a gain of 36 units, but given that there are already 13 existing units, this is a net gain of only 23 units, all of which are smaller than the units we currently occupy. While we all pay just below market rents currently due to our short tenure, we know that a brand new building is going to have rents far above those otherwise this project wouldn't pencil out.

Given the ongoing historic labour and supply crunch in the construction industry, we cannot imagine this project is the best use of scarce materials given that our current places are in good condition and very liveable. This destruction would be wasteful. [1] [2]

1. <https://dailyhive.com/vancouver/bc-construction-companies-struggling-worker-shortage>
2. <https://vrca.ca/advocacy/skilled-labour-shortage/>

According to the Grandview-Woodland "Pace of Change" Policy referenced in the referral report:

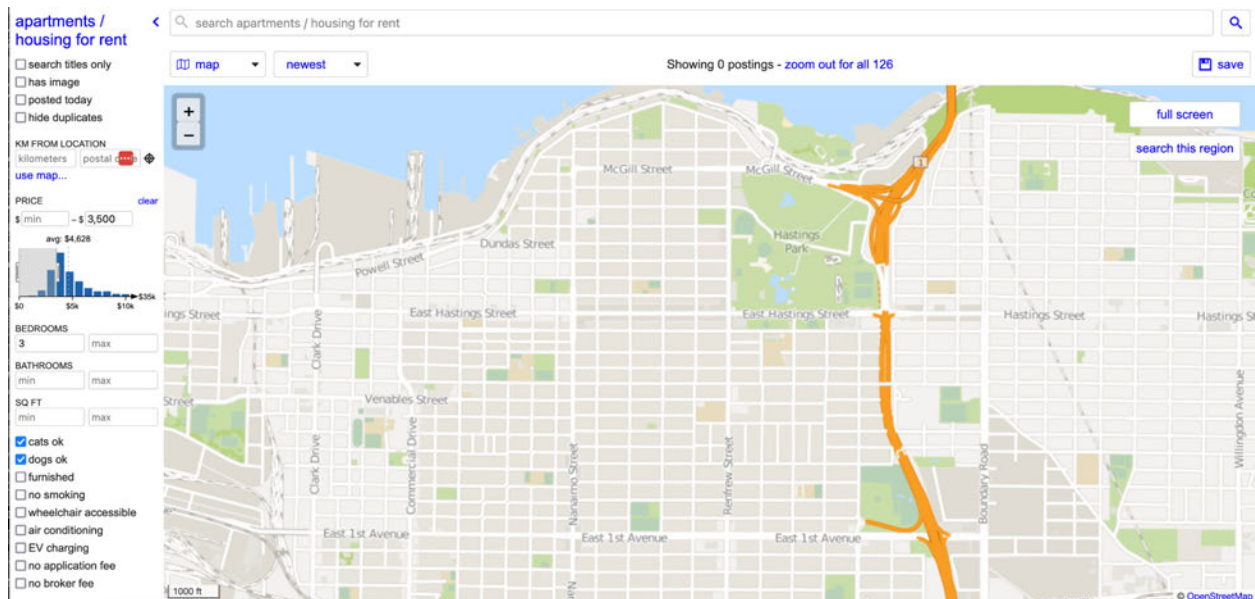
The Plan established a "pace of change" policy to manage the uptake of applications that involve the demolition of existing market-rental housing that is protected by the ODP.

The policy limits no more than five project sites and/or a maximum of 150 existing market-rental units for redevelopment in the first three years of the Plan (e.g., renewed or redeveloped). This project was one of the five eligible for redevelopment.

This project taking one of those spots means that a better project has to go on the backburner. We have taken note of two other developments nearby that look to tear down old single family homes and redevelop them as multifamily. This is a much better use of the limited change available given that our buildings already make up some of the beautiful gentle density of our neighbourhood.

Where Are We Supposed To Go?

The availability of a similar unit at ANY price is nearly impossible to find in our neighbourhood. The picture doesn't get much better in other neighbourhoods.



*(A Craigslist search done on March 7th with parameters set to match our current units + an extra \$400/month in rent. Note that the “average” rent is **\$4,628** across the 126 units listed in the entire lower mainland.)*

Our Demands

We, the current tenants of 2185 Oxford Street and 103 - 111 North Templeton Drive, demand the following:

In addition to the existing tenant relocation protections in place, we demand


Appendix A

1. That ALL current residents be included in the current and proposed protections.
2. That in addition to the right of first refusal for the new building, we be allowed to return to similar units at our current rental rates.
3. That we be given the option of either a lump-sum payout OR the option of rental top-ups during the relocation phase.
4. That we be temporarily rehoused within our community. We will not tolerate being ripped out of the relationships and community we chose and actively participate in. This is of utmost importance.

Enforcing Our Demands

We draw our power from taking up space - the very act of occupancy. If this redevelopment gets greenlit, none of us will vacate our units until ALL OF US have satisfactory swing housing, payment, and right to return.

Sincerely,

Rebecca Love with the full backing of the other tenants of


FOR SALE

Downtown
Vancouver

Ironworks
Development

103 N. Templeton
Drive

2185 Oxford
Street



103 N. Templeton
Drive



2185 Oxford
Street

Opportunity to acquire 2 extensively renovated Rental Buildings with
stable & attractive cash flows in the heart of East Vancouver!

CBRE

The CBRE National Apartment Group - BC is pleased to present the opportunity to acquire two recently renovated rental buildings located adjacent to one another at 103 N. Templeton Drive and 2185 Oxford Street in the heart of East Vancouver. Both buildings have undergone extensive renovations including: brand new roofs & flashing systems, plumbing upgrades, improved landscaping & exterior upgrades, and condo-quality suite improvements which include stainless steel appliances.

The offering represents an opportunity to acquire two excellent cash-flow producing properties with an appealing initial cap rate, reduced deferred maintenance, and future redevelopment potential under the Grandview-Woodland Community Plan.

The two buildings are situated on a 12,078 sq.ft. corner property at Oxford Street and N. Templeton Drive in the Cedar Cove sub-neighbourhood in Grandview Woodland's Official Community Plan (OCP), which allows for redevelopment of up to 6-storeys with a maximum density of 2.4 FSR.

The Properties are being sold as a portfolio, however the vendor will consider offers on individual properties.

Location Highlights

- Desirably located North of Dundas Street in East Vancouver's trendy Hastings-Sunrise Neighborhood, on the Northwest corner of N. Templeton Dr. and Oxford St.
- The Subject Properties are situated just minutes from Downtown Vancouver, East Hastings Street and Highway 1, providing convenient access throughout Vancouver and neighboring municipalities.
- Located just a few blocks from both the Port Town and Hastings-Sunrise neighbourhoods, providing access to a host of tenant-friendly amenities.
- The Properties enjoy excellent public transit service with Translink bus stops situated just steps away on Nanaimo Street and Dundas Street, providing tenants with direct access to Downtown Vancouver and reliable transportation throughout Metro Vancouver.
- The recent influx and transformation of the Port Town neighbourhood adjacent to the Subject Properties has attracted new employers, retailers and notable hot spots such as Ironworks, JJ Bean Coffee Roasters, Tacofino Commissary, Parallel 49 Brewing Company and a host of other craft breweries, which are all located in close proximity to the Subject Properties.



103 North Templeton Drive

- Contemporary 5-suite rental townhouse building comprised of large 2-storey plus basement 2-bedroom suites with individual entrance ways and full size in-suite laundry;
 - These large townhouses have fully renovated bathrooms and kitchens, a rare and unique rental property for tenants requiring larger units;
 - Extremely efficient with little to no common area and individual gas and hydro meters for each unit;
- In 2018, the building received a number of capital improvements:**
- Fully renovated kitchens with all new stainless steel appliances including gas stoves and dishwashers;
 - Replacement of all kitchen and bathroom plumbing & fixtures, including pipes, faucets, diverters, sinks and toilets;
 - New interior paint, window coverings, interior doors, and SS appliances including in-suite laundry.
 - Exterior updates including new exterior paint, landscaping and fencing, as well as a New Torch-on roof & flashing system;
 - New Electrical Breaker panels;
 - Refurbished hardwood floors & flooring throughout;
 - Brand new fire & safety system.



2185 Oxford Street

- A boutique 2-storey, 8-suite rental apartment building comprised mainly of bright one-bedroom corner suites;
 - An efficient building with tenants paying for their own hydro and hot water, including efficient domestic hot water tanks in each suite;
 - Building includes common Laundry room facilities, bike storage and 5 surface-level parking spots at the rear of the building;
- In 2018, the building received a number of capital improvements:**
- Fully Renovated kitchens with all new SS appliances including dishwashers;
 - Fully Renovated bathrooms;
 - Full re-pipe of plumbing, including the heating lines;
 - Brand new electrical throughout including 4 additional pot lights per suite, new fire alarm system exit signs & GFI installed as required;
 - New torch-on roof & flashing system;
 - Exterior updates including new exterior paint, landscaping and fencing;
 - Laundry room updated with digitally operated machines;
 - Brand new fire & safety systems.



CIVIC ADDRESS	103 North Templeton Drive, Vancouver, BC	2185 Oxford Street, Vancouver, BC
PID	007-150-164	010-514-830
IMPROVEMENTS	2-storey, wood-frame 5-suite rental townhouse building with in-suite laundry	2-storey 8-suite rental apartment building with common laundry room & storage + 6 parking stalls
SUITE MIX	2-bedroom 5 (Total)	Studio 1 1-bedroom 7 Total 8
AVG SUITE SIZE	1,585 SF (approximate)	600 +/- SF (approximate)
LOT SIZE	6,039 SF (49.5' x 122') - approximate	6,039 SF (49.5' x 122') - approximate
ZONING	RM-3A	RM-3A
OCP DESIGNATION	Cedar Cove Residential Core Land Use	Cedar Cove Residential Core Land Use
NET OPERATING INCOME	\$151,549	\$128,980
COMBINED LIST PRICE	\$7,590,000; 3.7% Cap Rate	
TITLE	Title will be delivered free & clear of financial encumbrances. The properties are held in a bare trust with documentation	



DRIVE TIMES

Appendix B

Downtown Vancouver

Downtown Vancouver	9 Minutes
Hastings-Sunrise	4 Minutes
Highway #1	4 Minutes
Commercial Drive	5 Minutes
North Vancouver	12 Minutes



Example OF A 6-storey Rendering at 103 N Templeton & 2185 Oxford Street



Future Redevelopment Potential

The Subject Properties are currently zoned RM3-A and are situated within the Cedar Cove Residential Core Land Use area of the Granview-Woodland Community Plan. The Cedar Cove Residential Core Land Use area allows for 100% secured rental housing up to 6 storeys with a maximum density up to 2.4 FSR.

The City will consider applications for 100% secured rental housing as follows:

- Building Height: up to 6 storeys
- Density: up to 2.4 FSR
- Site Frontage: 15.1 m (49.5 ft) (minimum) to 60.9 (200 ft) (maximum)
- Setbacks: Front 6.1 m (20 ft.) / Side 2.1 m (7 ft.) / Rear 6.1 m (20 ft.)
- Require ground-level access for first floor units.
- Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, feature lighting, bike racks.

**In order to redevelop the property under this OCP, applicants will have to submit a rezoning application which will have to be approved by the city.*

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Entered into PH
201000429348

March 2, 2023

Stanley K. Macijauskas

[REDACTED]
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Mayor & City Council of Vancouver
c/o The City Clerk's Office
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: PUBLIC HEARING ON MARCH 9, 2023
Re-zoning application for:

103 – 111 North Templeton Drive
and 2185 Oxford Street

Dear Mayor and City Councillors,

I have been a resident of the above address, two blocks from the proposed development, since July 1, 1999.

I am opposed to this re-zoning application based on the lack of adequate off-street parking in the proposal.

In the neighbourhood surrounding the development, the on-street parking is already crowded, and this proposed development will cause hardship for the existing residents for years to come.

This development will be the first six-storey building to be built in the Cedar Cove section of the Grandview-Woodland Community Plan area. It is the intent of this plan that many more buildings of this kind be built here. It would be in the best interests of the existing and future residents of the area that the vehicle parking requirements for this building be done right the first time out.

For this six-storey, 36 unit residential secured rental building, the developer has proposed 16 vehicle parking spaces for the tenants and 2 spaces for visitors for a total of 18 spaces, the smallest number allowed under the City of Vancouver Parking By-Law rules.

Appendix C

In the Grandview-Woodland Community Plan area, many other developments, both secured rental and strata, have proposed and had approved, a much higher number of vehicle parking spaces. In these proposals, there is an approximately 1-for-1 ratio of parking spaces to residential units.

A few examples of vehicle parking spaces are as follows:

2062 – 2092 E Broadway rezoning:

71 residential strata units

71 underground parking spaces

2037 – 2061 E. Broadway rezoning:

54 residential strata units

47 vehicle parking spaces

2060 E Hastings rezoning:

111 secured rental units

116 vehicle parking spaces

It appears that from the perspective of these developers, in order to rent their new residential units and sell the strata residential units, there needs to be one parking space for each residential unit.

In this proposed development the market rent for a 1 bedroom apartment will likely be between \$2,500 and \$3,000 per month. Using the 30% of gross income rule for rent outlay, the annual income of such a tenant household would have to be between \$100,000 and \$120,000. The number of cars owned by the tenants of the building will likely be closer to 36 or more rather than the 16 or 18 parking spaces for the proposed development.

This neighbourhood does not have the capacity to absorb an additional 18 cars onto its already crowded on-street parking.

In the re-zoning application documents under the Reports and Studies section, many investigations have been done—an arborist report, a rainwater management plan, a Shadow study, a Transportation demand management plan, a Tree management plan and a Sustainable design strategy.