



**Recipient Information**

**To: North Vancouver city council**  
**Company: 140 19th St W redevelopment**  
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**Sent on: Thursday, June 22 2023 at 5:42 PM EDT**

Good Afternoon,  
Please see attached one page regading 140 19th St w development in North Vancouver.  
Development information session on June 22nd at 8pm.  
Kind Regards,  
Viktor Demidenko

**Dear representatives of the North Vancouver City Hall and members of the Development Information Session 140 W 19TH ST in North Vancouver, June 22<sup>nd</sup> 2023.**

**I am writing this letter to express my deep concern regarding the proposed demolition of the 33-apartment building at 140 W 19TH ST North Vancouver, and the subsequent construction of a 6-story building with 99 apartments. The current policies and rules surrounding this development, as outlined by the City of North Vancouver, are causing a situation akin to a humanitarian catastrophe for me and the other 32 families residing in the building, in my opinion. The proposed development, based on outdated policies, fails to account for the skyrocketing housing prices and critically low vacancy rates that we are currently experiencing in the neighbourhood. The policy's effective date is November 16, 2015, amended on July 12, 2021.**

**Under common law, there is a duty of care towards tenants, and ensuring normal living conditions is a right under natural justice. However, the planned demolition and removal from the property offer a bleak future for me, my family, and the other affected families, in my belief. The proposed development seems to be built on tears and the abuse of our lives, which is unjust and should not be allowed.**

**The stressful rent relocation, in my belief, is heavily affecting everybody's emotional and medical conditions.**

**The current relocation options provided by the developer, as per the City's policies, offer only four months of rent and an additional \$25 for each month after a five-year tenancy period of 60 months, as well as moving expenses and a \$1000 bonus. Moreover, while the rule of first denial has some positive aspects in my opinion and allows us to return at mid-market rates when the new building is ready in 2026, it fails to consider the substantial increase in housing prices since 2021 when the last Residential Tenant Displacement Policy was amended. The vacancy rate for a two-bedroom apartment is less than 1%, further exacerbating the housing crisis. Housing prices have approximately doubled, sometimes even more.**

**It is evident that the current policies and rules surrounding this development are outdated and inadequate. They fail to address the pressing issues of our time, including the doubling of housing prices and the scarcity of available housing units. It is imperative that the policies and rules be adjusted to reflect the current housing prices and vacancy rates of the year 2023 before any development is allowed to proceed.**

**It is a natural right for every person to have a future, and such a housing development would deprive me and others of this right and have long-lasting detrimental effects on my family and others, in my opinion.**

**I urge you, as the developer and representatives of the City Hall, to reconsider the proposed demolition and development plans at 140 19<sup>th</sup> St W. Take into account the devastating impact it will have on me, my family, and the other affected families. It is our right to have access to affordable and suitable housing within our community.**

**I request that you engage in meaningful dialogue with the affected tenants, community organizations, and relevant stakeholders to find a fair and just solution that ensures our well-**

**being and allows us to remain in our neighbourhood. I implore you to consider the principles of fairness, compassion, and social responsibility in your decision-making process.**

**I trust that you will give due consideration to this matter and take the necessary steps to rectify the existing policies and rules. By doing so, you will demonstrate your commitment to upholding the rights and welfare of the tenants and fostering a more equitable and inclusive community.**

**Thank you for your attention to this urgent matter. I look forward to a favourable resolution that addresses our concerns and ensures a brighter future for all parties involved.**

**Sincerely, Viktor Demidenko**

**Unit 211 140 19<sup>th</sup> Street W, North Vancouver**