

June 20th, 2016

To: Mayor and Council

Re: East Fraser Lands Official Development Plan Amendments

I am writing to voice my opposition to the proposed amendment to the Official Development Plan for the East Fraser Lands (EFL) with regard to the definition of "affordable housing." The change will result in a significant net loss of actual affordable units from the original commitment of 20% down to 6% of total units. The East Fraser Lands is one of the last undeveloped corners of the city with the potential to meet Vancouver's crisis of affordability in a meaningful way.

As a family physician I am mindful of the role stable housing can play as a determinant of health. I encourage Council to purchase the land parcels designated for affordable housing as they come available. With a new federal government committing more funds for affordable housing and other models such as the Land Trust developing sites in the West Fraser Lands, the City has the potential to build a healthy and diverse community through genuine housing affordability. Changing the definitions takes us farther and farther away from this goal.

Sincerely,

Dr Margaret McCreagh

s.22(1) Personal and Confidential



Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 21, 2016 11:08 AM
To: Public Hearing
Subject: FW: The amendment to the definition of "affordability in the East Fraser lands -- Tuesday, June21st.

-----Original Message-----

From: Paul Tetrault s.22(1) Personal and Confidential
Sent: Tuesday, June 21, 2016 12:08 AM
To: Correspondence Group, City Clerk's Office
Subject: The amendment to the definition of "affordability in the East Fraser lands --Tuesday, June21st.

Dear Mayor and Members of Council :

I am opposed to the amendment of the ODP with regard to the definition of affordability or affordable housing in the East Fraser Lands . Unfortunately I am unable to be present at Council to make a submission in person on Tuesday night, June 21st.

I have lived in Champlain Heights and the West Fraser lands for the past 35 years, Firstly in a CMHC housing co-op and now as a home owner. I have been concerned about the question of affordability in Vancouver and so I was encouraged when I saw in the ODP that 20% of the East Fraser Land development would be designated as affordable housing.

My understanding is that there are 6500 projected units in the East Fraser land development, 1300 of them(20%) would be at HILS or less. The proposed amendment will now mean that there will be 390 (6%)units out of 6500 units that must be at HILS or less.

The amended definition takes 20% and makes it 6%. Where once there were 1300 projected affordable units , the amendment would now project 390, a loss of 910 units . This is not simply a technical matter to bring the definition of affordability into conformity with the rest of the city . This project ODP predates that definition.

There are plenty of ways to finance this affordable housing and leave it at 20% as you know. The 2010 East Fraser Land Financial Plan and Strategy Report outlines a strategy for allocating funding from other sources .

These alternatives are all the more available since the Vancouver market is booming and creative ways to "Invite" developers to participate in solutions to our affordability problems are readily available.

Lastly it is shocking that the lessening of affordability (20% to 6% and the loss of 910 affordable units) Is not laid out and clearly explained in this amendment proposal and in the public documents that are going out to invite people to comment on this amendment.

Your council and its members have made many statements in support of affordable housing. The time to act is now.I urge you to vote this amendment down. Do not vote for the loss of 910 affordable units.

Yours truly

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 21, 2016 3:04 PM
To: Public Hearing
Subject: FW: East Fraser Lands Official Development Plan Amendments

From: Ian Mass s.22(1) Personal and Confidential
Sent: Tuesday, June 21, 2016 12:47 PM
To: Correspondence Group, City Clerk's Office
Subject: East Fraser Lands Official Development Plan Amendments

As a Champlain Heights resident I am opposed to the City significantly decreasing the future possibility of core needy, social housing for families in the East and West Fraser Lands.

BC Housing is awash in capital dollars from their sale of social housing units (Stamps Landing etc.), the federal government is investing in core needy housing and private foundations are focused on this issue. The capital dollars are available. Advocacy is needed now from the City so that operating dollars are allocated for core needy families. This group needs to be a priority, virtually nothing has been built for them in at least a generation.

I urge you to purchase the East Fraserlands parcels, challenge the BC and Federal governments to provide operating subsidies and build what is really needed. Reject the watered down definition and implementation of "social housing". Stick with the original ODP for the Fraser Lands.

Ian Mass.

s.22(1) Personal and Confidential

