

## Castro, Maria

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**From:** Stuart Smith "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, July 19, 2016 4:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I Support Little Mountain Rezoning

Stuart Smith  
"s.22(1) Personal and Confidential"

July 19, 2016

Dear Mayor and council,

I have lived in Vancouver for 25 years and would like to do so for another 25 years.

Buying a detached house was never a possibility in the last 25 and I can't see it being a possibility in the next 25. Fortunately for me, apartment living, whether rental or condo, has always suited me just fine.

However for at least the last 25 years we have severely restricted the ability to build multi family buildings, including purpose built rental. We force such building to happen in industrial lands, or beside noisy and polluted 6 lane roads. We allow people who do not own the land being built on, to specify what can and cannot be built. We force such buildings to include acres of expensive underground parking which must be paid for by tenants and owners like me, with no car. We drive up every possible cost associated with multi family housing, despite it being the most efficient way to use scarce land.

Vancouver desperately needs more multi family housing and the land to build it on. Land zoned for detached housing dominates our geography but contains a small minority of the population. Little Mountain will not magically solve our regional housing issues, but it's a small step in the right direction. My only reservations about the plan are that it continues the paradigm of restricting density of people, while encouraging higher density of cars for those people. This drives up housing costs and inflicts externalities on all.

Please approve the Little Mountain plan and please continue to seek structural reform that will allow a diversity of housing types for all tastes without allowing one favoured type to restrict the availability of all others.

Thank you