
From: Correspondence Group, City Clerk's Office
Sent: Friday, February 20, 2015 9:19 AM
To: Public Hearing
Subject: FW: 1. REZONING: 445 Southwest Marine Drive (Marine Gardens)

From: Joseph Jones s. 22(1) Personal and Confidential
Sent: Thursday, February 19, 2015 11:57 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Subject: Re: 1. REZONING: 445 Southwest Marine Drive (Marine Gardens)

To: Mayor and Council – collectively and individually

Re: 1. REZONING: 445 Southwest Marine Drive (Marine Gardens)

Before public hearing at Council on 24 February 2015

The scale and detail of the drawings that accompany the staff report make it difficult to be sure about what is proposed for the entire site. If pedestrian connections permit ground level access throughout the entire site, that aspect deserves strong commendation.

Human penetrability of this site would then contrast sharply with the walled-off fortress that planners and Council allowed Westbank to plop onto the 2.3 acres at 2220 Kingsway – a podium to cover the entire site, even though the Norquay Plan had promised the neighborhood a plaza.

Unfortunately, the foregoing conditional commendation must be tempered by remark on the abject and ongoing failures of City of Vancouver housing policy.

In this particular instance, a site which presently provides 70 affordable housing units is proposed to become a site that is redeveloped to 582 far less affordable housing units, the great majority of them to be sold for whatever can be extracted from a buyer. This fact is scarcely mitigated by the requirement of a measly 70 "replacement market rental" units.

Think about that. This is more than eight-fold increase in number of units. But in the process, what has been 100% affordable rental will become about 12% market affordable rental, so-called – meaning not affordable at all to most existing tenants.

What this approach says to all of Vancouver is that a developer-planner-Council axis is eager to implement the expulsion from Vancouver of the lower economic strata. Eager to serve the global capital attracted by the 2010 Olympics, which Bob Rennie notoriously delighted to call a "\$6 billion ad buy." Not eager to respect existing residents of Vancouver.

Vancouver is growing. Notice that none of the GROWTH on this Marine Gardens site is allocated to renters. Not one bit of it. If renters today constitute about 50% of Vancouver residents, de facto "policy" here is saying that there should only be 12% renters in Vancouver in the future.

The cash CAC of \$10 million allocated to "the Affordable Housing Reserve" inspires no confidence. (1) New

"affordable" is far less affordable. (2) New is not really "new," because it destroys existing affordable rental. (2) Black hole accounting allows the City to sequester money that rots over time. Whenever – no, IF ever – that money reappears, it will not have present value. The City's financial legerdemain becomes legendary. (3) To dump the great majority of all CAC into "housing" and daycare hollows out the in-step-with-development public realm improvements that should benefit a wide range of Vancouver residents, not just the handful that get a place to live or a spot in a daycare.

The last is worst. Credible report is coming out of Marine Gardens about Concord Pacific's use of strong-arm tactics to bully, frighten, silence, and push out existing tenants. City of Vancouver appears to countenance these tactics.

There is some strange comfort in this news of abuse. The City of Vancouver will lessen discriminatory practice by pursuing a less class-based approach to expulsion of existing residents. Now it isn't only the bottom-rung-of-the-ladder residents in Downtown Eastside SROs who experience the brutality of clearance by rapacious landlords.

Over time, the consciousness raised by such give-nothing-take-all policies has to exact its due, one way or another. It may be as simple as increased incidence of physical sickness that places a greater drain on public resources. It may be a displaced child who grows up to cost society far more than it ever extracted. It may be an expensive lawsuit loss that ties the City of Vancouver up in knots.

Use your imaginations to see something besides dollars. Quit channeling Scrooge McDuck. Listen at a public hearing.

You need to look beyond the financial-percentage bottom line of developers and start doing some total-cost social accounting. Because if you do this kind of evil, or even just allow it, the results will inevitably blow back on all of us. And us does include you.

For the above reasons, record me as **OPPOSED** to the shameful Marine Gardens done-deal.

Sincerely,

Joseph Jones