

Yeung, Jessica

From: Angela Crampton s.22(1) Personal and Confidential
Sent: Saturday, July 16, 2016 11:39 AM
To: Public Hearing
Subject: Comments on rezoning for 155 East 37th Avenue

To whom it may concern:

I live in the general area of this development. While I am excited about the potential positive impacts of this comprehensive development, I have the following comments I would like considered:

1. Affordable housing – I feel it is the City’s responsibility to ensure the inclusion of as many units of affordable long-term housing is included in this site plan as was found in the original Little Mountain Housing project. I did not delve deep enough into the materials to confirm this, but I know this has been a major issue with the sale and rezoning of this land. I would hope that there are an **equal or greater number of affordable housing units**. That should have been the expectation of any developer who purchased this site if they were acting in good conscience.
2. Alternative housing options – I continue to question why non-strata row house developments are never built. This type of development is used in other large cities. I assume no rowhouses are included in this design, and the argument will likely be to maximize density. I hope that some of the **housing is at street level and the overall design is not tower-centric**. Even 4-story wood frame buildings would be good to add into the mix.
3. Green space – **The dedication of the wedge park at 35th Avenue is inadequate**. While I appreciate this site is at the foot of QE Park and near Riley Park, it is the City’s responsibility to ensure that additional greenspace is included in this development, given the pressures in the area. None of the developments on adjacent land in that area have any green space associated with them, and these should contribute financing/development credits/other mechanism to this larger development to ensure a better green connection and area (not just linear) to the neighbourhood’s green network.
4. Neighbourhood amenities – I am hope the City is considering the **impact of the additional density on existing amenities**, in particular the Hillcrest Community Centre. As a small example, it is basically impossible to register into swimming lessons at this time – this will only get worse with more people, and I hope those planning connections are considered.
5. School catchment – this area was previously an “interesting” anomaly in the school catchment map, with kids from this particular pocket of Little Mountain included in the east-side John Oliver high school as opposed to the west-side Eric Hamber high school (in which all other areas west of Main St were included). **These school catchment boundaries should remain the same**, or it will smack of east-side/west-side classism. John Oliver high school is under populated, and the influx of the potential mix of students from this area would be a positive development.

Regards,

Angela Crampton
s.22(1) Personal and Confidential

Yeung, Jessica

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 18, 2016 11:43 AM
To: Public Hearing
Subject: FW: REZONING: 155 East 37th Avenue (Little Mountain)

From: Nicholas Lauga s.22(1) Personal and Confidential
Sent: Monday, July 18, 2016 9:17 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: 155 East 37th Avenue (Little Mountain)

Hello Vancouver Council

I would like to express my wishes that council please increase the densities and supply of 3+ bedroom apartments in the zoning applications for 155 East 37th Avenue (Little Mountain) for the meeting on Tuesday, July 19, 2016 at 6pm. I believe the zoning applications for 155 East 37th Avenue (Little Mountain) are too timid and that the city needs more supply as the city is in a housing crisis.

Please be much more aggressive and approve much taller buildings with much greater supply.

If nearby residents complain about increase in traffic, suggest the zoning applications to not include parking spots and people who live at the new buildings would not get access to an on street parking permit. I would gladly take an affordable apartment if that meant I had to sacrifice access to my own private car.

Thank you
Nick Lauga