

**Isfeld, Lori**

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**From:** Allan Loy s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 12, 2017 5:35 AM  
**To:** Public Hearing  
**Subject:** 87-115 SW Marine Drive Public Hearing

The proposed development is out of character with the neighborhood and will result in the removal of perfectly good single family housing some of which is less than 10 years old. There are numerous reasons why this is not a good project for the area. Here are just a few.

1. Good single family housing which is still the best housing format for families is being taken away where numerous sites / lots sit thru out Vancouver that are vacant that could be used for this project. Why take housing out of the market to create housing when you can add housing without subtracting single family homes that are in good condition and the preferred way most families want to live in Vancouver. Why was something like this not part of the planning for the River District development where a project like this would have blended into the community much better?
2. In the area this would be a better fit in the redevelopment of the Pearson Hospital lands or the Oakridge redevelopment. The city should be leveraging its influence in the development of these sites to force the developer to include social housing on those sites. In the case of Pearson why put in temporary housing for the homeless when the city could instead influence the developer to include social housing in the development. The temporary housing solves nothing in the long term and if the developer is allowed to only build market price housing in exchange for allowing the city to put temporary housing on the land than the city is being hustled by the developer and is doing a disservice to the people of Vancouver.
3. The area is being destroyed by uneven development of large condo projects being built in the middle of single family housing. By allowing the rezoning of some of these sites to build condos and large projects like this the city is contributing to the housing crisis by creating an environment where developers are speculating on single family homes thru land assembly which creates a ripple effect across the region. If the city did not allow as much rezoning as it has been doing to tear down single family homes and build large condos the cost of single family housing would not be as high as it is due to the massive amount of land speculation that is happening. This project will do nothing to abate that and instead will only serve to aggravate it. It's ironic that a realtor has put a "Land Assembly" sign on a single property adjacent to the site to try and create land speculation.
4. An example of a vacant lot. Almost directly across the street from this project lies the vacant old Dueck site at 86 SE Marine Dr. that has been sitting undeveloped for more than a decade. If the city won't allow Walmart to build on the site than why doesn't it try to buy the site and build social housing on the site instead or partner with the existing owners whether it be Walmart or whomever and allowing them to develop the site on the condition it includes social housing. I know this is simpler said than done but have city planners / politicians even tried?
5. This project will insert possibly 38 more vehicles into the existing block which will be a traffic flow issue especially since it located in the middle of the block rather than at the end of the block.
6. The development itself will be juxtaposed by single family houses directly beside it and will look totally out of place.
7. The height of the project is way out of line with all the housing in the area.

8. What about the families that are living in the existing site houses - some of whom are renting and will be displaced - ironic.?
9. A better site as well in the area would be the former Chevron site at 59th and Cambie. There you would at least not be taking out existing housing units to build housing and the site would be adjacent to the Pearson Redevelopment which would likely be better for traffic flow. The site is sold but once again couldn't the city be more proactive in partnering with developers for more social housing where it would make more sense?

Sincerely

Allan Loy

Local Resident