

Mayor and Council Feedback

"s.22(1) Personal and Confidential"

Contact Details

Name: K. McGavin

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1. Comment:*

Submission to the Mayor and City Council on Proposed Re-Zoning of 2108 West 35th Ave. At Arbutus Street from RS-5 to CD1

I am opposed to the proposed rezoning of the site at Arbutus and 35th Ave. to permit development of a three-storey residential building with 12 for profit "affordable" rental units.

I am not opposed to affordable rental accommodation.? However this proposal with initial rents shown at \$1,900 and \$3,700 adjustable upward upon completion of construction and occupancy does not meet the criteria of affordable.

It is a poorly designed development.? Unsuitable for housing for families with children.? There is no play area of any kind.? The roof enclosures shown are not acceptable for a play area.? There is no common space or facility for families or others to interact.

The proposed development is also unsuitable for those with mobility problems.? The plans do not show any indication of an elevator.

Arbutus Street is a heavily trafficked artery with two lanes going in both directions.? A curved hill in the streets limits visibility. Cars frequently race up the hill trying to overtake other drivers and the Arbutus bus, which stops at 35th Ave.

The sidewalks are very narrow and not safe because of the traffic.

There is a narrow lane way behind the proposed redevelopment.? There is a house built very close to the lane way.

35th at Arbutus is a dead-end backing on to Ravine Park.? There will not be any extra room for parking.? How will vehicles enter and exit the property?

Where will emergency vehicles, delivery vehicles, postal vehicles park?

What is the proposal for the very narrow lane way behind the existing proposed redevelopment?

This is not a well designed building and does not suit the area. It? will have a negative impact on the neighbours.

It is not affordable rent.

The Mayor, councilors, planners need to set the rent for what is affordable not let developers determine the rate.

There should be consultation with the neighbourhood community for a long term plan not spot rezoning.

Please do not approve this redevelopment proposal.

Sincerely,

K. McGavin

Additional Details

Map and Photo

- no picture -