

Comments Re: Public Hearing 916-926 W 32nd Avenue and 653-683

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These rezoning applications are being considered under the Cambie Corridor Plan. The CCP, many people thought would bring much needed affordable housing to Vancouver. This has not been the case; rather, it has been spun as adding housing stock. Many cities do not get the opportunity to redevelop large areas of their cities in this way and so far it has been squandered!

These proposed new townhouses will not be affordable. The Queen Elizabeth neighbourhood is considered a prime family neighbourhood due to its proximity to schools, green spaces, community centre and hospitals. **It is for this reason that it should also be considered a prime "Workforce housing area"**. Housing for policemen, nurses, firefighters, and paramedics. Think of this as part of Prepared Readiness. **We do not need more housing stock.**

The CCP promised to enhance our neighbourhood. With the change to a new city core at Oakridge and the housing crisis, this neighbourhood is fundamentally being changed. Since this is the case it would be wise to think of the future and what the community really wants and needs.

The City, The Provincial government, the Federal Government and Developers need to get together and find a way to build this affordable workforce housing. This must be done right. In the meantime the city can:

- Upgrade the utility infrastructure
- Commission a Third Party Comprehensive Transportation Study for the area including at the very least Cambie to Oak, King Edward to 41st which is really needed has not been done
- Do the School Study that the CCP stated needed to be done for this neighbourhood.

Make the area between Cambie and Heather, W33rd and King Edward in the QE Neighbourhood a specially planned "Workforce housing zone". Plan a complete community with a variety of housing types and ownership models including co-op housing.