

Kennett, Bonnie

From: Peter Waldkirch [REDACTED]
Sent: Monday, February 24, 2020 4:50 PM
To: Public Hearing
Subject: [EXTERNAL] Support for 3235 – 3261 Clive Avenue rezoning application

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Dear Mayor and Council,

I write to express my support for the 3235 – 3261 Clive Avenue rezoning application.

This is an extremely attractive proposal that I trust will be supported by Council, but I want to point something out. These proposed townhomes are about a block and a half away from Joyce-Collingwood station. That station was one of the first Expo Line Skytrain stations – it opened in 1985.

Since then these lots have remained as detached houses. It is only now, almost 35 years later, that change is finally coming to this prime location close to rapid transit.

Thirty-five years!

You often hear speakers telling you that if you approve some apartment building it will rapidly destroy their neighbourhood, or set some precedent that will quickly result in streets turning into “canyons” (as I heard at the open house for the Broadway and Alma MIRHPP). You hear the same from people who oppose the UBC Skytrain. The idea seems to be that if you introduce any change to a neighbourhood things will quickly snowball out of control.

The next time you hear that, please...remember this. Once all is said and done it will take over 35 years to get some *townhomes* built close to a Skytrain station.

I'm from Vancouver originally and I get that it sometimes feels like change is happening quickly. But next time you have that feeling, please...remember this. For thirty-five years after a Skytrain station opened we still had detached houses right next to it. And even now we're talking about a modest proposal to build townhomes and one six floor building. This should be allowed anywhere in the city! A proposal like this belongs in the depths of Dunbar; much higher density belongs this close to a Skytrain station. A city that cares about the climate emergency and promoting transit should be doing more with its transit investments and land use decisions.

Change comes much slower than it sometimes feels, and the decisions you make today must be made with an eye to the future. Please keep that in mind the next time someone tells you the sky is falling because of some apartments.

Sincerely,

-Peter Waldkirch

ps Once again my mind is boggled by how inefficient detached homes are. This project would replace SIX detached homes with SIXTY-EIGHT homes! Isn't that just amazing?! How can it make sense that, in the midst of a housing crisis, we continue to reserve over 70% of our land exclusively for such expensive, inefficient housing?!