

1. CD-1 Rezoning 1766 Frances Street - OTHER

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/05/2021	11:03	PH2 - 1. CD-1 Rezoning 1766 Frances Street	Other	<p>The present development proposal should be rejected as failing to meet the criteria set out in the GW Community Plan. Instead, it is proposed that the City engage with the Native Housing Society to swap the City owned land at 1680 E. Hastings for the VNHS property at 1766 Frances. Under the GW Community Plan, VNHS could build their apartment tower at 1680 E. Hastings within the Plan's proposed zoning. Moreover, this property is better served by transit, and is directly opposite the Native Friendship Society offering services to the prospective tenants of the VNHS property. The City would gain the property at 1766 for development as a 4- to 6-storey affordable housing secured rental building. This is a win-win-win proposition: VNHS gets what it needs (and more if need be); the City gains the opportunity to develop affordable housing within a residential context; the local residents don't need to be faced with an out-of-scale 9-storey building in the middle of a residential side street; and the GW Plan's constraints over which we all struggled for so many years are respected. This alternative proposal (which in total would add considerably more density to the neighbourhood than the development proposal before you) has been discussed with and endorsed by the directors of the Grandview Woodland Area Council (GWAC) and local residents of Frances Street unaffiliated with GWAC. We urge you to take the time to consider this alternative before approving an unnecessary tower on Frances Street.</p>	JAK R KING	Jak King	s. 22(1) Personal Information	Grandview-Woodland	No web attachments.