

6. CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street (Opposed)

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
09/18/2021	12:55	PH1 - 6. CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street	Oppose	Mass and height of 5 levels is too high for neighbourhood north of structure. Blocking winter sun and imposing a significant mass over residential homes to north. This structure height is more appropriate at a major intersection. 3-4 level structure is more appropriate for areas backing onto traditional residential homes. Vehicle parking min should be 1:1 for the foreseeable future - got to park their future electric cars and guest cars somewhere. Note on-street parking is now severely time restricted on 41st ave. 216 bike parking spaces is overly optimistic. Location is a long way from UBC campus and unfortunately area hills and slopes discourage local bike usage.	Derek Pettingale	s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
09/20/2021	02:35	PH1 - 6. CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street	Oppose	I oppose the City granting 6 stories instead of 4. 6 stories completely changes the character of the neighbourhood by giving tenants views that no one else in Dunbar has a legal right to. I bought property on the basis of the RS1 zoning. To change area zoning attributes while dismissing the Dunbar Vision plan means I bought the property on the basis of a misrepresentation by the City. That the charter allows that doesn't change the fact. The application says this is being considered under the Affordable Housing Choices policy. There is nothing affordable about Dunbar. Residential serviced land is valued at \$395 per sq ft as of July 1, 2020. In Langley it is \$143 per sq ft. The developer is insisting the neighborhood absorb Dunbar's higher costs either through zoning relaxation or possibly DCL suspension. This discrimination is on top of the BC Government's 2022 rent cap of 1.5% (Aug 2021 CPI inflation = 4.1%) while homeowners pay a 5% property tax increase. Not all of us are the super rich. The justification I hear is that this development is a step to solving the "housing crisis". But the City has been building towers for decades - e.g. Cambie St, East Fraser lands - and we still have a never-ending housing crisis. Why? BC's 15/20% foreign buyers tax provides the answer: demand, not supply, has driven the changes in Dunbar's housing prices since at least 2013. The tax - implemented on August 2, 2016 - drove land values down 32% from July 1, 2016 to 2019. None of this drop can be attributed to the City's increase in housing supply. The prior increases in housing costs appear largely driven by population growth (400,000 immigrants per year, who buy 1 in 5 houses according to a Royal LePage survey in Oct 16, 2019). Some experts say more density will reduce suburban sprawl. But exactly the opposite is happening according to Colette Gerber, chair of the Real Estate Board of Greater Vancouver. Sales of new Dunbar condos have languished (e.g. construction has just started at 39th & Dunbar [west side] after being a vacant lot since early 2017) while properties in the Fraser Valley are red-hot. Another reason why the development is not compatible with Dunbar is that it creates a large heat island [coupled with replacement of higher albedo concrete paving with zero albedo asphalt], forcing us residents to consider air conditioning. Finally I would like to remind you of the biggest issue: that each of you on Council won the 2018 election by a minority of the 176,450 ballots cast. This means, that in the absence of a community plan, the majority of Dunbarites have no more say in rezonings than people from outside of Dunbar - e.g. the rich, organized developer - whose only interest is profit. The violence and contempt for law now plaguing governments (64% increase in violence against police since 2018, gravel thrown at Trudeau and Doug McCallum's run-over foot) reflects Council's decision to disfranchise residents in favor of developers.	Henry Charles Wrinch		Dunbar-Southlands	No web attachments.
09/20/2021	08:34	PH1 - 6. CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street	Oppose	While I do support rental only buildings, my view is the 6 story proposed building is too tall for the area and out of character for the neighbourhood. I would support a 4-story building instead. That proposed amount of density would flood nearby residential streets with new occupant cars and parking would become an issue. The Resident Permit Parking solution as proposed by the city is not a suitable solution to deal with the increased number of new cars parked (they will just find additional non-residential permit streets to park because the proposed 6 story building doesn't have enough underground parking stalls). Also, with the heavy amount of traffic towards ubc and crofton house and surround schools, the increased density would jam up traffic in the area. Thank you.	Dave Hou		Dunbar-Southlands	No web attachments.