

4. CD-1 Text Amendment: 650 West 41st Avenue - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/16/2022	23:40	PH1 - 4. CD-1 Text Amendment:	Oppose	How much is it enough" Livability should be paramount for all projects. Greed should not dictate height, views and traffic and shadowing need to be priorities.	B.Bailas		s. 22(1) Personal and Confidential	Riley Park	No web attachments.
02/24/2022	04:46	PH1 - 4. CD-1 Text Amendment: 650 West 41st Avenue	Oppose	What are Council's priorities in the worst housing affordability crisis in 50 yrs' I OPPOSE this appl'n since it doesn't address housing affordability & it adds luxury, unaffordable product to an already inflated housing market. For an urban planner like me, large res'l dev't sites are a "once in a generation" chance to create affordable housing, by mandating a more progressive housing mix. City Hall's action here will serve as a template for all future large res'l dev't sites like Jericho, N/E False Creek, Marpole & Heather. This huge 28-acre Oakridge dev't will have more than 3,300 homes, mostly condos, while only being required to make 420 units, a 13% fraction of the units affordable for renters or buyers - 130 'affordable' rental units, & 290 social housing units. That means 87% OF THE UNITS ARE UNAFFORDABLE - 2,330 market condo units & 573 market rental units. The asking prices for Oakridge condos are more than \$2,000 a SF. Market rentals are \$2200/mo for a 1 bdrm apt., These are the highest home prices in Canada. More housing supply like this won't lower home prices. Vancouver is the least affordable City in N. America for middle incomes to live. Essential workers, like nurses, police, firefighters & teachers, earn good middle class salaries & can't afford to live in the City they serve. They must commute to the 'greenest city in the world', spewing hot gases into our environment. This is an election year for Mayor & City Council. 'For those whose political focus is the environment, this dev't is NOT GREEN 'For those whose political focus is affordable housing, this dev't is UNAFFORDABLE 'This dev't creates a uniform social fabric of wealthy folks. For those whose political focus is community, this dev't is NOT A SOCIALLY DIVERSE, NCLUSIVE COMMUNITY This housing mix gives the developer more profits & gives the City more CAC revenues. These are not good enough reasons to approve this appl'n. t doesn't address affordable housing to benefit the public at large. t doesn't promote social inclusivity, nor keep commuters out of their cars. t should therefore be rejected. What are Council's priorities' Is the priority to seriously address Vancouver's housing affordability crisis, or ignore it' BC Minister of Housing, David Eby may soon take housing approval decisions out of the hands of local governments who don't produce enough affordable housing. Recommendations: 1. Reject this Appl'n, until staff comes back to Council with a more progressive housing mix 2. Delay Phase 2 res'l dev't & constr'n at Oakridge, until City Hall negotiates a more progressive housing mix with Westbank 3. Negotiate with Westbank for a progressive housing mix objective of 1/3 for low-income families, 1/3 for middle-income earners and 1/3 for 'high rollers and investors.' Govt. has the leverage hammer to negotiate using its legal authority to approve, delay or deny permits. The sheer size & scale of the developer's profits gives the City flexibility to negotiate	ARNY WISE			Kitsilano	Appendix A

A progressive housing mix of 1/3 for low-income earners, 1/3 for middle income earners and 1/3 for high income earners is being recommended.

The exorbitant profits from the high-end condo units, can support the low-end units, & the middle can support itself, still giving the developer a decent return in investment (ROI)

That's how our Canadian progressive income tax rates work to address income inequality,

So, this is not really anything new.

Please consider these recommendations.

Thank you,

Sincerely,

ARNY WISE (urban planner / retired developer)

MCIP, RPP (retired), C. Med. - Chartered Mediator in Canada (retired)

B. Comm. - Bachelor of Commerce & Finance,
M. Sc. (Pl.) - Master of Science, Community & Regional
Planning,
University of Toronto

- 25 years of experience as a senior executive in the property development industry
- Appointed by City Council to three 3-year terms, under 3 different Mayors, to the Board of Directors & Executive

Committee of TEDCO, the Toronto Economic Development Corporation, with a mandate to develop the City owned Toronto port lands, to benefit the community and create jobs

- Mayor's Dedicated Service to the City of Toronto Award 1999
- 25-year resident in the City of Vancouver
- aka – Arnold Wise