

**1. CD-1 Rezoning: 4949-5255 Heather Street and 657-707 West 37th Avenue (Heather Lands) - OPPOSE**

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
05/07/2022	11:54	PH3 - 1. CD-1 Rezoning: 4949-5255 Heather Street and 657-707 West 37th Avenue (Heather Lands)	Oppose	There is absolutely no rationale to even consider such monsters in this currently quiet and serene neighbourhood. Along this stretch of the Cambie corridor, the highest buildings would be 6 or less storey. So why would you allow monstrous buildings up to 28 storey in the inner streets' No way! You would be killing the neighbourhood if this ever goes through	Patrick Wong	s22(1) Personal and Confidential	Oakridge	No web attachments.
05/07/2022	12:18	PH3 - 1. CD-1 Rezoning: 4949-5255 Heather Street and 657-707 West 37th Avenue (Heather Lands)	Oppose	Even Cambie corridor between King Edward and 41st Ave only allow 6 storey building. This location in public hearing is mainly in inside quieter street with some frontage on 33rd Ave. this proposed project will create huge traffic problems for the inside streets and spoil the peacefulness of the neighbourhood. Strongly opposed to this massive project with high rise buildings. Totally out of perspective for the neighbourhood. This project is too massive in terms of scale and building heights too high for this neighbourhood on inner streets. I will move out of this area if this project was approved. No way.	Vivien Law		South Cambie	No web attachments.
05/11/2022	12:44	PH3 - 1. CD-1 Rezoning: 4949-5255 Heather Street and 657-707 West 37th Avenue (Heather Lands)	Oppose	The RCMP heritage building should not be demolished! It should be integrated into the development. Let it serve as a reminder of the wrongdoings of the past.	Josh Ma		Marpole	No web attachments.
05/11/2022	10:53	PH3 - 1. CD-1 Rezoning: 4949-5255 Heather Street and 657-707 West 37th Avenue (Heather Lands)	Oppose	No Transit Too dense Traffic Heather Street repositioning is undoable as the 35th ave doesn't exist and if it was is not redesigned for the proposed use. Very poor engagement. (name one thing the public offered which was used or amended) The old historical building should be reused. Infrastructure and servicing costs art not accounted for. CAC's are insufficient for the amount of market density. The entire area 's traffic and transportation issues have not been addressed. Not enough local services or shopping. Too complicated for residents or Council to comprehend. Thank You	william O'Brien		Unknown	No web attachments.
05/09/2022	06:44	PH3 - 1. CD-1 Rezoning: 4949-5255 Heather Street and 657-707 West 37th Avenue (Heather Lands)	Oppose	Once again, Vancouver City staff have proposed a "spot zoning" gift to a developer, gifting a massive 21 acre development site rezoning application with over 2,600 housing units and only 25% (640) affordable housing units. This feels like an Oakridge Park rerun. More gifts to developers. And it's not even Christmas yet. Can the Jericho Lands be far behind' This proposal is a huge up-zoning gift in the middle of Vancouver's least affordable housing crisis in a generation. Vancouver has the unenviable distinction of being the least affordable City in North America and the third least affordable City in the entire world, behind Hong Kong & Sidney. No wonder! 540 housing units are for low income social housing. And only 100 moderate income rental units are proposed for the middle income earner out of 2600 units. All the rest of the 75% housing units (1,672) are unaffordable market residential housing for the wealthy. Dan Fumano's Vancouver Sun article on May 9, 2022 focuses on the heritage and the indigenous angles, but the real story is that 75% of the housing proposed is unaffordable for anyone but investors, speculators, home hoarders and high rollers, but not for the "missing middle" class of nurses, police, firefighters and teachers, who earn around \$100K. These folks, making a good living, are being forced to flee the city they serve, and commute, spewing harmful gases into the environment. This is not right. It's not right for the middle class, not right for social diversity, not right for the environment, and not right for the transportation network. A massive up-zoning site like this is a golden opportunity for City Hall to demand more affordable housing from the developer in exchange for more density. This is a missed opportunity. The proposed density on the Heather Lands is a whopping 2.7 FSR, floor space ratio to land size. That is 2,500,000 sq ft of total floor space over 915,000 sq ft of land. By comparison, this is a higher density than Vancouver's West End. The developer is even partly the Federal Government itself, yet the contribution to the Community in the form of affordable housing is unfortunately the minimum. The developer's profit margin on 1,640 market units is enormous. There is no doubt that a 50% affordable housing requirement would still yield a decent but not exorbitant Return on Investment (ROI) to the developer, while providing the City with more affordable housing for the middle class. Recommendation: Reject this rezoning application. Revise the residential requirement to 50% affordable housing, and Send this proposal back to staff with clear instructions to provide 50% affordable housing.	ARNY WISE		Kitsilano	No web attachments.