

PH 1 - 4. Rezoning: 3581 West 30th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-07-05	09:37	PH 1 - 4. Rezoning: 3581 West 30th Avenue	Oppose	Initially submitted : 201000704122 reposted as direct to public hearing comments by Mayor and Council staff. I have provided details in an attached file Please read and reply	Stuart Leslie	Dunbar-Southlands	APPENDIX A

Apartment Blocks are Being Forced on Residential Side Streets with no Input from Neighbouring Houses

I was very disappointed to read on the front page of the Vancouver Sun Dan Fumano's article entitled "Apartment Blocks are Coming to Residential Side Streets". It starts off by saying that Dunbar Southlands is the city's most rental deficient neighbourhood and continues to talk about a proposal for a vacant lot on West 30th Avenue. It is vacant because it was the parking lot of the former Stongs Market, which was allowed so that neighbours and visitors could enjoy the convenience of the parking lot while shopping at Stongs. Furthermore, West 30th has more than its share of rentals with at least two houses fully rented and others with suites. For so many years Dunbar has been a second home to so many UBC students paying affordable rent.

To say that renters have been excluded from quiet residential streets is absolutely incorrect as demonstrated by the rentals on West 30th Avenue. If you want to know the history of Dunbar, I suggest reading "The Story of Dunbar" edited by Peggy Schoefield and published by Ronsdale Press in 2007. In it you will find that Dunbar has a history of community and inclusiveness not exclusiveness as your cherry-picked information states.

What is the advantage of placing four story apartment blocks on residential streets? Town houses are much more appropriate to preserve the character. According to the city it is possible to have either town houses or apartment blocks in the new zoning: so why don't existing residents get input on selection? There is a pleasant character to our block with its variety of housing types and a heritage house: so why destroy it just because you can? We have enjoyed living on this block in Dunbar for over 28 years, know many of our neighbours and have participated in many community activities.

And, to say Dunbar-Southlands ranks dead last in the number of purpose-built homes is yet another distortion. After all, what is a purpose-built rental in the city of Vancouver context? Is it a house built for rental, a duplex, a town house, an apartment block? No, it's just a selective and narrow definition designed to ignore existing suites. To call apartment blocks affordable accommodation is just nonsense. This apartment block is for the affluent. It is not for locals. It is

not inclusive. Apartment rents of \$4,000 per month do not help renters. The houses on our block rent for about that amount for the whole house.

I attended some of the information sessions provided by the city. To call them public consultation is disingenuous. There was not true consultation. The meetings were merely carried out so that the city could say that they had done their due diligence. Again, the city is promoting the hoax that apartment blocks on residential side streets are to provide affordable housing. That is just a bold-faced lie. The city doesn't want to engage with its tax payers. It should be talking directly to the residents of the 3500 block of West 30th Avenue as well as some on West 29th. And the "local family" that is the developer is the same family that developed the apartments where London Drugs is now. A developer is a developer. It is not a family. To use such a description is another way to distort the issue through sentimentalization.

Is increased density the answer to the housing shortage? Surely, it is more beneficial for people to have the same or lower density to avoid the social problems that accompany higher density and to avoid the unnecessary and costly work to rebuild existing infrastructure and utilities.

Perhaps a better solution to the housing shortage that is beneficial to all residents of BC and NOT just to developers is for the provincial and federal governments to provide incentives to build houses and businesses in smaller communities or regions such as the Sunshine Coast , Vancouver Island or the interior.

How can residents respond to elected councilors and a mayor who ignore their requests? One solution would be to incorporate clauses in the Vancouver Charter whereby a mayor or councilors can be removed by a sufficient number of voters signatures as is the case in the provincial government. Something has to happen. This tail wagging the dog must come to a reasonable end.

In the meantime, let's give residents a choice of town houses or apartment blocks. Apartment buildings in an area primarily of houses is a blemish on our history. Give residents a choice. We have earned it by maintaining our properties, streets and boulevards and beautifying our neighbourhoods with trees and gardens.

Stuart F Leslie MSc, PEng retired

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