

Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street) - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-30	15:23	Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)	Oppose	When this development was initially approved, the understanding - and the basis of community acceptance - was that it would provide much-needed market rental housing. A post on the developer Fabric Living’s website, dated July 8, 2021, thanks residents for their “overwhelming support of the project”. It goes on to say that they are “excited to deliver a great rental building in the Kensington-Cedar Cottage neighbourhood”. Given that clear commitment, it is reasonable for residents to ask: what has changed? Why is this promise being rewritten now, after approvals are in place and community support secured? If the motivation is financial, or to access new funding streams, that should be openly discussed — not introduced quietly through an amendment. Changing the terms after promises have been made represents a serious breach of public trust and sets a troubling precedent for how the City handles negotiated agreements. If Council allows this change, it risks opening the door for other developers to do the same - promising one form of housing to gain approval, then coming back later to alter it. That kind of flexibility undermines the fairness and transparency that residents expect. Council decisions must be consistent and predictable - otherwise, how can the system be trusted? Trust in City processes depends on transparency and honest communication with the community. Yet, in this instance, it is clear that the neighbourhood has not been adequately consulted - many local residents were unaware of the proposed amendment and the public hearing. The community deserves full transparency and meaningful input before decisions are made. Like many Vancouverites, I support the creation of affordable and inclusive housing across the city. But planning should aim for diverse, mixed-income communities, not pockets of concentrated social housing. Our neighbourhood already has a long-standing social housing complex just one block away at 1435 East 14th Avenue. This is in addition to a new 157 unit complex at 1425 East 12th Avenue. Overloading one small area with similar housing types is poor urban design and contradicts the City’s stated goals of balanced development. In conclusion, I urge Council to reject the proposed amendment and uphold the original housing agreement that secured 3077 Maddams as market rental. Respect the commitments made to the community, protect the integrity of City processes and ensure that future developments cannot rewrite the rules once approvals are in hand.	Kevin Hughes	Kensington-Cedar Cottage	