

From: FIPPA Sec 22(1)FIPPA Sec 22(1)FIPPA Sec 22(1)

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Cc: 'Katy Alkins-Jang' FIPPA Sec 22(1)

Subject: Concord Metrotown Development & Brentwood Grosvenor Development

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To Mayor Hurley, Our City Councill and Planning Director Ed Kozak

Re: Concord Metrotown Development & Brentwood Grosvenor Development

I am writing in response to recent articles shining the light on high density developments in both the Metrotown & Brentwood town centres. In which ultra small units of 323 S.F. are being proposed.

Unfortunately, the tree has begun to bear the fruit of the city development process which although noble in its goals did not go far enough to address not only affordability but the livability of these ultra small units and the inequity of a 2-tier class system they produce in buildings with both Strata, Market, below market and other types of housing. I also note another developer using separate doors for the strata owners and “everyone else”. This separation is also planned for amenities and outdoor space. Shame on them.

Standardization and expectations of unit sizes should have been addressed up front in the development of the guidelines for developers.

Expecting them to self regulate is ridiculous. They are for profit entities and do what they must to get what they want and need. Developers are neither altruistic or community minded.

Councillor Calendino asking staff to write a report on the issue in June 1 is both too little and too late. By the time the report is produced, the proposal will be approved and the project underway.

Excuses like the Director of planning “told council that by the time developments are ready for public hearing, “the floor plans are pretty much set.” If that is the case – then the process is broken. Do something about it! Who is running the city? The developers? The Planner? Our elected officials.

The only person who seems to have a grip on this is Mayor Hurley who has said” “That’s a ridiculous size to have to live in, in my opinion. ... It’s time to revisit that and make sure it doesn’t happen again. That’s tiny. ”It’s getting ridiculous that you could expect someone to live in 350 or less square feet, so we really have to look at that,” he said.

Also, I note that opinion's have been expressed that studios this size would likely have students or seniors in them and be suitable at that size. Think again. A single student would not be able to afford a studio on their own and at least two or three will likely share space. For a senior, mobility issues make small spaces very difficult to maneuver in with a cane or walker.

In addition, the stress, isolation and mental health issues that will result in people being "warehoused in spaces this small will certainly surface. Especially since community facilities (community centres, parks, library) development are not keeping pace with the approval of more and more 40,50 and 60 story towers.

If this council is serious about its commitment to the livability of the city, it's time to hit pause and change the process and guidelines for development before it's too late.

I would have requested to speak at the public meeting however I understand that they are no longer "public" and presentations and feedback is being directed to the committees responsible. I think this is also a mistake, some issues are broad enough and of enough public interest to be in front of the entire council.

Thankyou for consideration of my comments. I look forward to your response.

Regards

Katy Alkins-Jang

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