

Defend your neighbourhood

Mass rezoning will change our city forever

- **Spot rezoning** at Knight & Kingsway has produced cement mazes that block sun and sky
- A Nanaimo & Kingsway corner has been rezoned to allow the building of a 22-story tower
- At 39th & Dunbar, green areas will be stripped from single-family lots to build multiple condos
- City Hall has been spot rezoning to allow tall structures in residential areas

Now mass rezoning plans affect **18** Vancouver neighbourhoods

- Kingsway & Knight has been rezoned
- **Norquay** (2400 single-family lots, Gladstone to Killarney and 25th to 41st) may be next
- 17 other Vancouver neighbourhoods are to follow, among them:

- | | | |
|--------------------|---------------------|----------------------|
| * Kingsway & Joyce | * Hastings | * Dunbar |
| * Main St | * Renfrew & 1st | * Kerrisdale Village |
| * Victoria Dr | * Cambie | * W. 10th |
| * Fraser St | * King Edward & Oak | * Arbutus Village |

**Join our information picket at the door of
City Hall
Tuesday, February 26, 2008
7:00 pm
12th & Cambie**

Insist that NO rezoning of your neighbourhood should occur without your approval. Collective action prevented Council from fast tracking the approval of the rezoning of Norquay. With less than a year before the civic elections, the NPA-dominated council is in a hurry to continue implementing their pro-developer agenda.

Council claims that it mass rezones to 'implement' the Community Visions collected years ago. In fact, the rezoning proposals ignore and destroy major recommendations of these Visions.

**City Council's 'EcoDensity' Charter - to be voted on by Council on February 26th-
deceptively sells densification for profit as livability, sustainability, and affordability.**

EcoDensity Charter: A lot about density, but not much about 'Eco.'

* Densification without an increase in services and green space would turn Vancouver into a more crowded, more polluted environment. It would reduce our already limited access to public transit, parks, community centres, seniors' homes, schools, and hospitals	higher taxes are forced to sell.
* Council should regulate to ensure the use of green technology, not merely promote developers' 'good will' by allowing them to build beyond approved density	* The new condos are too expensive. With a median household income of \$56,200, most families max out at a \$300,000 mortgage if they pay 30 percent of their incomes over a 25-year-term [Stats Can]
* Mass rezoning means mass evictions. Renters lose their housing. Owners unable to pay the	* Rezoning for developers does not bring affordability. Developers have been densifying Vancouver for 15 years. But house prices have soared since 1991 [Stats Can]. Affordability will only be achieved through government intervention to create beautiful green low-rise affordable housing including cooperative and public housing.

With the significant changes being put forward by City Hall, residents have the right to:

- > Accurate and comprehensive information
- > Time to look the information over, and
- > Public meetings where pros and cons are given equal time & issues are debated
- > An opportunity to vote on the City's rezoning proposals

Meetings of the public with city officials and a moderator who skews the public's comments are a waste of everyone's time and are not meaningful dialogue

Contact us if you would like us to address your group

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Call 604-879-3246 for copies of this flyer

In Fall 2008 vote only for those who put neighbourhoods before developer profits