

MASSIVE REZONING THREATENS TO DESTROY
OVER 18 VANCOUVER NEIGHBOURHOODS
FOR THE SAKE OF DEVELOPER PROFITS

**Now is the time to act to defend our city
RALLY**

in front of City Hall

12th & Cambie

TUESDAY SEPT 18 at 6:30 PM

**The presence of the Mayor and City Councillors
has been requested**

Rezoning for profit is destroying the liveability of our city. **The worst kind of spot zoning** has been taking place (a Kingsway and Nanaimo corner was recently rezoned to allow a developer to build a 22-story skyscraper). Things will get even worse as the City moves to rezone entire areas of Vancouver.

The City recently rezoned the Kingsway & Knight area, and **now** threatens to rezone the nearby '**Norquay**' area (**Gladstone to Killarney, and 24th to 41st**). It wants to change the zoning of all 2,400 houses to allow much higher buildings with as many as three to six housing units on each existing lot.

Next, City Hall plans to rezone 18 more neighbourhoods, including Kingsway & Joyce, Main St., Victoria Dr., Fraser St., Hastings, Renfrew & 1st, Cambie, King Edward & Oak, Dunbar, Arbutus Village, Kerrisdale Village, and W. 10th.

NO PLANS TO ADD GREEN AREAS, SERVICES OR PUBLIC TRANSIT

Since the rezoning is not coupled with an increase in parks, pools, hospitals, senior homes, childcare centres, community centres, schools, or public transit, the massive influx of people and cars will destroy our communities.

EXPROPRIATION BY TAXATION

City Hall has already shifted the tax burden from commercial properties to

residential. Since no tax relief for residents is contemplated, tax increases following rezoning will drive us out of our homes (taxes increased up to 70% in the Kingsway & Knight area).

REZONING FOR PROFIT, NOT AFFORDABLE HOUSING

The City's 'Eco-Density' is not about ecology. Neither is it about buying land for green liveable public or cooperative housing. To the contrary, the City is not honouring its Olympic housing promises, and is doing away with what little affordable housing Vancouver has. The City is currently moving to bulldoze the buildings and to destroy the large green areas of Little Mountain's public housing in order to sell most of the land to private developers.

PROCESS TRAMPLES COMMUNITY VISION

The City claims that the **Norquay** proposal is based on the 2002 Renfrew-Collingwood community vision. This is not true. The community vision prioritized parks and public places, community decision-making, single family neighbourhoods, seniors' housing, and services (see www.vancouver.ca). *The City proposal does not.* The vision did not support apartments higher than four stories. *The City proposal does.*

BEHIND THE BACKS OF THE COMMUNITY

This June a complex 12-page brochure which included a "survey" was quietly dropped at the doors of unsuspecting **Norquay** residents. The drop was followed by two poorly advertised open houses where the hard questions were not answered. **Not a single public meeting has been called, and yet the City plans to vote on their Norquay proposal this September!**

SCRAP NORQUAY PROPOSAL. The City must hold a well-advertised public meeting with equal time for the presentation of the pros and cons of their **Norquay** proposal. At this meeting, residents should be free to move motions, and to debate and vote on them. If the meeting gives the City a mandate, the meeting should be able to elect a group to work with the City on that mandate.

DISTRIBUTE THIS LEAFLET DOOR TO DOOR IN YOUR BLOCK

**NEXT MUNICIPAL ELECTIONS MAKE SURE THAT
NO COUNCILLOR WHO SELLS OUT TO SPECULATORS
IS RE-ELECTED**

PLEASE GET IN TOUCH:

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