

February 20, 2021

Dear Mayor & Council,

I am writing with reference to the *Preliminary Development Proposal for 1763 Bellevue Avenue* (former Masonic Hall site) on Monday's (Feb 22, 2021) Council meeting agenda.

Please reject this spot-zoning application. Do not subject residents to another exhausting and divisive process that inevitably accompanies rezoning requests.

It is particularly insensitive to bring this forward when the last development proposed for this site was so decidedly unpopular with residents. This latest proposal does not address concerns previously raised – namely excessive height/density and loss of community use space – rather, it has exacerbated them.

Spot-zoning is a contentious issue for most residents. It is almost universally deplored. Surely Council realizes this. Perhaps this knowledge influenced an earlier decision to **not** consider any rezoning requests before completing a Local Area Plan (LAP) for Ambleside.

I understand there was a caveat to this decision that allowed for consideration of rezoning ahead of a LAP if the proposal provided significant community benefit. While this clause may have been adopted with good intentions, it has proved to be the source of much consternation as the definition of significant community benefit is subjective and prone to abuse.

The inclusion of six non market rental units most certainly does *not* constitute a community benefit of the magnitude to justify such a massive zoning deviation. This proposal asks for so much in return for so little, it is an egregious abuse of the intent and spirit of this provision and exemplifies why such a clause should be rescinded.

Our Official Community Plan (OCP) was supposed to provide residents with some degree of certainty to the type and size of development we may expect. Local Area Plans are a critical component of the OCP, meant to provide residents with the means and opportunity to influence how our neighbourhoods take shape; they should help us avoid loathsome piece-meal rezoning.

Please respect residents' concerns, demonstrate commitment to a cohesive community plan and reject this rezoning proposal.

Yours truly,

Melinda Slater
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West Vancouver

Please do not redact any portion of this correspondence.