

March 3, 2023

Re: March 6, 2023 Public Hearing re: 671, 685 & 693 Clyde Avenue and 694 Duchess (Micro-Suites).

Dear Mayor & Council,

I do not support granting additional density in exchange for market rental. With rental rates so high, developers have plenty of incentive as it is.

I also think we would be better off with "human-size" suites, not "micro" units. Even with the miniscule size, these suites are not affordable. If they rent for \$2,000 per month, (a realistic estimate based on studio rental rates at the nearby, aging International Plaza, which currently range from \$1,830 - \$1,975), one would require an annual salary of at least \$80,000 to meet the accepted definition of "affordable".

The micro-units are not suitable for downsizing seniors or young families, the two demographics identified in our OCP as priorities for housing. It is far-fetched to think that anyone other than a single person with a decent income, small wardrobe and no belongings to speak of, would live in these micro-units. They aren't large enough to accommodate one person's household goods, let alone a couple's. With no storage lockers, potential residents would need a car if for no other purpose than to serve as storage space.

The applicant has already benefited from a stunning increase in density at the Gateway site in spite of the multitude of residents who opposed that development. When Larco asked for, and was granted, even greater height and density, we were told by those who approved *that* unpopular decision that the Gateway location was the best and even the **ONLY** place to put rental housing. As it turns out, that is not the case and we are, once again, facing a rezoning application without the context an area plan would provide.

Before considering any rezoning requests, I would like to see a comprehensive plan for the Taylor Way corridor and for Park Royal.

I respectfully ask Council to uphold existing zoning at this time.

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.