

November 28, 2019

Re: Proposed Zoning Amendment and Development Permit for Rodgers Creek.

Dear Mayor & Council,

I respectfully request that you decline this application for additional density. This not the right place for residential development of this scale, particularly when we want to encourage people to walk or take transit. This mountainside development is not a walkable community with ready access to shops and services. It will be entirely car dependent – a private shuttle service is not going to change that. Further, it will entail expensive infrastructure and ongoing maintenance, including snow removal, when we are already unable to maintain existing infrastructure.

West Van has done a good job of building a lot of very expensive housing – this project offers more of the same. Adding some smaller homes and rental units will not result in “affordable” housing. Nor do I think we should trade large increases in density to obtain smaller or rental housing. It is fool-hardy to continue to approve zoning amendments and density increases in the absence of a housing policy. We are making decisions without the fact-based data and guidance such a policy should provide and this has not served us well.

While some on Council may believe this is the “right” type of development, residents are telling you otherwise. I believe the recent Angus Reid survey initiated by West Vancouver Community Stakeholders is indicative of public sentiment (*67% of West Van residents polled were opposed to increasing our population by building more high-density apartment buildings and condos*). But I realize that some on Council refuse to recognize surveys (particularly if you don’t like or agree with the results). However, clearly establishing public sentiment is of paramount importance. Your duty is to defer to the residents you were elected to represent – not convince them you are right.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact any portion of this letter.