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Dear Ms. Penner,

On behalf of the Lakeview Community Association, I am writing to express our concerns regarding the proposed city-wide rezoning initiative. While we understand the urgency to address the shortage of affordable housing, we believe that the current proposal represents a panic response that lacks comprehensive planning for practical matters.

Rezoning without adequate consideration for essential infrastructure, such as parking, public transportation, and utilities, could exacerbate existing issues and lead to unintended consequences for residents. As we look across to our neighbouring communities of Altadore and Marda Loop, we see significant traffic and infrastructure pressures that have been created by a rush of developers to build. Residents in those communities are frustrated with what the city has allowed to be created.

Furthermore, hastily implemented rezoning may not effectively address the root causes of housing shortages and could instead create additional challenges for our community. Blanket re-zoning and an open-market approach will simply lead to builders building what is most profitable for them.

Experience has shown that where single family homes are removed and replaced with duplex accommodation, the prices for the new properties are easily over \$1MM each. This does little for the affordable housing initiative and would take a very long time to flow down to those who need help urgently.

Lakeview supports the affordable housing initiative, but believes the city needs a more strategic approach. This could include a phased approach of allowing secondary suites and backyard suites on current RC1 lots, initially. Based on those results, if more housing is needed, re-zone all RC1 lots to RC2 lots. This would allow for higher density while controlling the development activity in any one part of the city and take into account the strategy to address an aging population. The current initiative of allowing up to 8 units on one lot is too much for most residents of Lakeview to accept, even in a time of a housing shortage.

We urge City Council to reconsider the proposed city-wide rezoning initiative and explore alternative strategies that prioritize thoughtful planning and sustainable development. By taking a more strategic approach to zoning and development, we can address housing shortages while also promoting the well-being and prosperity of our communities.

Sincerely,

Jon Himmens
Lakeview Community Association President