

Burke, Teresita

From: Public Hearing
Sent: Monday, November 23, 2015 3:45 PM
To: Burke, Teresita
Subject: Rezoning application and Development Permit application DE418968 64th and Fraser
Development application - November 24, 2015

Regarding the Rezoning application and development permit application DE418968:

To Mayor and Council:

I'm pleading with council not to approve the so called 'affordable housing' project at 64th and Fraser under the current conditions.

I understand that this project will offer 593 sq. ft. one bedroom units for \$1319/month on the edge of the southern most industrial lands in the city plus some 2 bedroom units at around \$1600/month and 3 bedroom rents upwards of \$3000.

I am not against new housing and this project does not have an immediate effect on me personally, but I can tell you it is wrong wrong wrong. It is wrong for the area. It is wrong for the City. It is wrong for Vision Vancouver's ideal to promote the construction of affordable housing.

This is nowhere near what affordable rents are in this area and in fact is a massive jump in the rental rates for a one bedroom in the area! Check craigslist. It's not market and it's not affordable

My short survey of craigslist apartments available in the area on November 22, 2015 bounded by Main Street, SE Marine Drive, Knight Street and East 41st Avenue, excluding new laneway housing and single family homes show the following:

10 - 1 bedroom units priced between \$680 and \$1100/month for an average of \$832.70/month. One block away from this proposed development at Fraser and SE Marine are many newly renovated suites for rent for \$922/month

17 - 2 bedroom units priced between \$950 and \$2000/month for an average rent of \$1322.06/month

Clearly, this is not in keeping with the staff report quoted in the Georgia Straight article that says that the proposed rents are in keeping with rents in the area. Perhaps this \$1319/month is an affordable rent in the centre of the city but not here. It is almost the last bastion of an affordable neighbourhood in the city. I know because I have been forced out of almost every other neighbourhood in this city due to rising rent and 'un-affordable' housing. Besides these Sunset and Fraserview neighbourhoods, Champlain and Renfrew Heights are all that will be left with affordable rents.

Please vote against this.

Please do not create a precedent that artificially inflates the rent in this area of Vancouver. It will allow current landlords to go to the Residential Tenancy Branch and make applications to raise to NEW market rates inflated by City Council above the real and true affordable housing that actually IS affordable in this area.

Please think of the people that aren't making much more than \$30,000 or \$40,000 a year before deductions or the people making even less working two part-time jobs at \$12 or \$13/hr or students who need to have a home in order to pursue their studies.

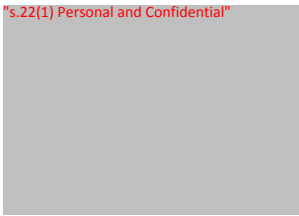
Please vote no. This is a bad development proposal made even worse by the recommendation to waive almost \$400,000 in development levies and costs. I'm sure if you look at the Georgia Straight article comments, you will see that this is a wildly unpopular and ill advised development.

I would also recommend that council instruct staff that instead of having only two zones of housing affordability survey in the city, that they view the city in several zones. (i.e Shaughnessy vs. Marpole OR Commercial Drive vs. Fraserview)

Thank you for reading this letter and for your consideration when this matter comes before council.

Dave Wodchis

"s.22(1) Personal and Confidential"

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