

Tuerlings, Leslie

From: MacKenzie, Janice
Sent: Tuesday, November 24, 2015 6:47 PM
To: Tuerlings, Leslie; Burke, Teresita
Subject: FW: 64th and Fraser 0922264 BC Ltd./Cornerstone Development Application

Importance: High

Please circulate to Council.

I'm writing to ask you not to approve the so called 'affordable housing' project at 64th and Fraser. 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.

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 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

Please vote against this.

Please do not create a precedent that artificially inflates the rent in this area of Vancouver.

I'm not sure how much the city staff who prepared this report take home in their pay, but 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.

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

Dave Wodchis

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