

Mayor and Council Feedback

s.22(1) Personal and Confidential

Request Details

1. Describe details (who, what, where, when, why):

re: Proposed development between 22nd and 23rd Avenues on the westside of Fraser Street

We are against anything taller than three stories at this site...as we understand things there is a proposal for seven (!) stories...unbelievable in our view. We remember when the developers for the old mall at 29th and Fraser wanted to put up 16 storey towers...this seems like another oversized and inappropriate attempted invasion into our single family homes area. The city, in our view, is being ruined by all of this new density...traffic, noise, parking fees everywhere, no room on buses, overcrowded parks and facilities, and on and on...density is not the be-all-and-end-all solution...the cost to the existing citizens is too high...we have been soiling our own nest.
Nothing higher than three stories is our

request as native Vancouverites who lament
the degradation of our once fine city...

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Wong, Tamarra

From: Sharon Babu s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 2:12 PM
To: Public Hearing
Subject: rezoning of 3800 Fraser street

I am not able to attending the upcoming rezoning meeting so want to express my concerns about this dev. for 686-688 East 22, 3811 to 3891 Fraser Street. I have lived in the community for 33 years and have welcomed the previous development and improvements on Fraser Street. However in the last few years there have been more concerns about increased density and parking on on the street. The idea of a 121 unit building built 1/2 block away is hard to believe. It is too tall and lacks sufficient parking. There are no benefits whatsoever to our community as there are no amenities - just market rental units. If you look at the nearby streets we could have over 1000 new units within a short distance if everything gets rezoned. I know there will be a development happen but please reconsider the height of the building and the lack of parking. We already have lots of empty shops on Fraser street so little need for more commercial space - give us a break! Sharon Babu,

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and Confidential

Wong, Tamarra

From: Janet R Ericksen s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 3:07 PM
To: Public Hearing
Subject: Rezoning 686-688 East 22nd Avenue, 3811-3891 Fraser Street, 679 East 23rd Avenue

I am writing to share my concerns about the proposed rezoning of the addresses listed above. My main concerns are as follows:

1. Build the infrastructure before adding-all at once-so many more people to a cohesive, family-oriented neighborhood. Our schools are already at capacity; our buses are full.
2. 7 story buildings are out of proportion to existing structures
3. We have a neighborhood plan that we worked hard to develop. We should at least have the opportunity to revision it.

I support the building of affordable housing, but don't think it should destroy a lively COMMUNITY in the process. In this neighborhood we know our neighbors, know their pets. Adding so much density so quickly will overwhelm us.
Thank you for considering my concerns

Janet Ericksen
s.22(1) Personal and Confidential

Wong, Tamarra

From: Jordan Titchener s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 3:47 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

To whom it may concern,

The proposed development leaves us with a few concerns:

- the height of the building
- increase in traffic and ramifications on street parking, delays for entering and exiting the neighbourhood
- no neighbourhood improvements (like a library or daycare)Community Amenity Contributions” (CACs)
- This building is not a solution to affordability given that the proposed building is 100% market rental units.
- This proposed building is 100% market rental units.

We have questions about the noise and air pollution from HVAC, parking garage access and commercial loading given that this building will be only a few metres away from a single family home and backyard.

Thank you for taking these points into consideration,

Jordan

Wong, Tamarra

From: Kerry Titchener s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 3:52 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

To whom it may concern,

The proposed development raises some concerns:

- the height of the building is far too high for the neighbourhood, especially due to the fact that it is already on a hill next to a single family home. This building is much larger than the 4 storey buildings which are the norm in the area (ie. Main street and existing structures on Fraser)
- the development does not support the local amenities our community needs. Our schools are already full and there are little to no daycares in the area.
- The developer will not pay "Community Amenity Contributions" (CACs)
- increase in traffic and ramifications on street parking, delays for entering and exiting the neighbourhood
- This building is not a solution to affordability given that the proposed building is 100% market rental units.
- Concern around the noise and air pollution from HVAC, parking garage access and commercial loading given that this building will be only a few metres away from a single family home and backyard.
- The cumulative effect of rezoning in the neighbourhood has not been considered.

Thank you for taking these points into consideration.

Best regards,

Kerry

Wong, Tamarra

From: Amanda s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 4:39 PM
To: Public Hearing
Subject: rezoning on Fraser between 22 and 23

This development does not support the local amenities our community needs!

Most developers are required to pay Development Cost Levies (DCLs) that help pay for facilities throughout the city, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. The City also usually requires developers to make "Community Amenity Contributions" (CACs) in the form of on-site amenities or cash contributions towards public benefits that are specifically for the neighbourhood in which the development is being built. In this case the developer will pay NO CACs because the City believes the developer cannot afford to pay CACs while providing 100% market rate rental units.

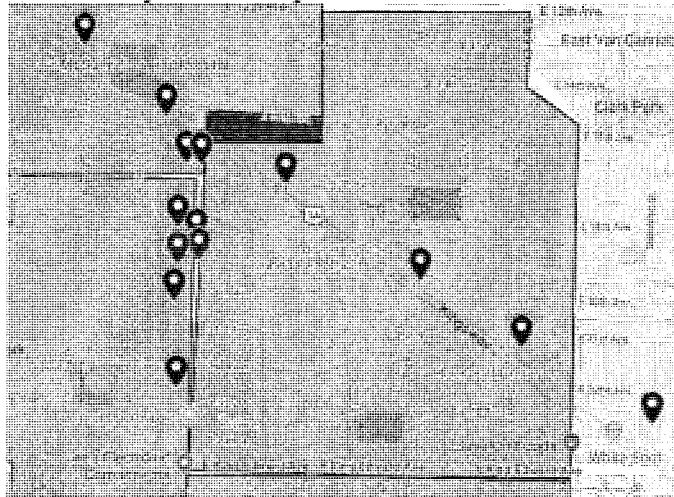
This building will not include any affordable rental units. It is a for-profit business venture, and should not be exempt from paying CACs to support services in our community.

This is one of over 12 development proposals in our neighbourhood for rental only buildings that will likely have no CACs. Our community's schools and daycares, community centres and other amenities are already full or extremely busy.

The city has not proposed any increase to amenities or services in our neighbourhood. How can the existing resources in our neighbourhood such as childcare and transit stretch to meet increased demand from thousands of new residents? What is the plan for service provision in our neighbourhood if developers aren't required to pay CACs? Access to these kinds of services and amenities is a requirement for any real improvement in affordability.

2. The Cumulative Effect of Rezoning in our Neighbourhood has not been considered!

This rezoning application must be considered in the context of the many similar applications that are expected close by, amounting to far more than 1000 new rental units. This map only includes the developments that we already know about, and more are likely on the way.



Note that the Affordable Housing Choices Interim Rezoning Policy sets a maximum of one application per 10 blocks along an arterial under this policy; however, the development proposals in our neighbourhood are being made under at least 4 different policies, so this limitation has no effect.

The concentration of proposed developments means that the neighbourhood will change dramatically and quickly, with no overarching plan. Without such a plan, it is impossible to understand and manage the impacts of the developments on the neighbourhood proactively. Instead, City Council is forced to react to individual proposals in isolation without being able to see the bigger picture.

We want to support truly affordable housing while sensitively respecting the character of the neighbourhood, particularly the existing and culturally significant small businesses.

How will many similar or larger new buildings fit in to our neighbourhood? How should transitions from larger new buildings to existing residential areas be managed? How can small local businesses be assured of a place in new commercial spaces? Are some areas better suited to more development, others to less? These questions have not been adequately considered.

3. This building is not a solution to affordability!

This proposed building is 100% market rental units. The developer's application is brought under the City's Affordable Housing Choices Interim Rezoning Policy. Despite the name of this policy, this development will do very little to improve access to truly affordable housing because the policy does not lay out maximum rents. As a new building, rents are likely to be higher than average in the area. Even if the project rents were the same as the average rents for all residential units built since the year 2005 in the East side, they would not be affordable.

When compared to median household incomes in our neighbourhood (about the same as median incomes for the whole city), average rents barely meet the affordability threshold of 30% of income spent on housing for couples without children, and aren't even close for single person households and single parents. This project is not providing affordable housing.

The building includes 121 units, of which 35 are two bedroom apartments, 14 are 3-bedroom units, and 2 4-bedroom units. The 2-bedroom units are only about 800 square feet, which we do not think are truly livable for families long term. In terms of both rent and unit size, this is not an acceptable solution to the housing crisis.

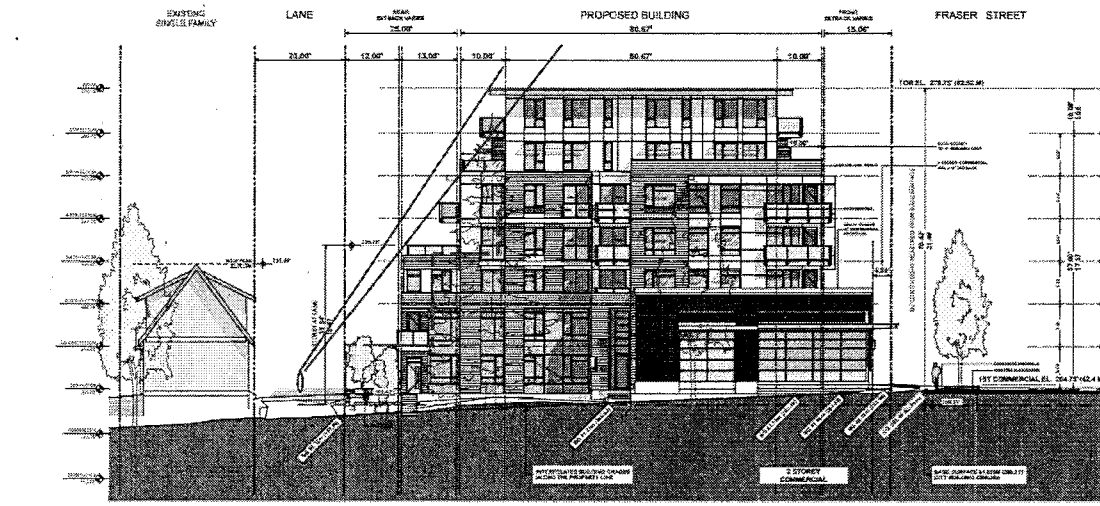
4. This proposed building is inappropriate for this site!

This proposal is for a 7 storey building directly beside a single family home. The proposed building is on the crest of a hill and the houses beside it are down the slope. This building is much larger than the 4 storey apartment-over-retail (C2 zoning) which is the norm on many similar arterial streets, such as the mixed retail and residential buildings on Main Street.

The below image is the proposed development with:

- a pink dotted line showing that the approximate C2 maximum building envelope is much smaller than this proposed building; and
- red lines that show that the view from the lane will be 7 storeys, despite some setback of the higher floors.

South Elevation



E 23RD AVE - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

This design does not include any public spaces such as courtyards or gardens, despite being located in the centre of our community. There is no space for building residents to meet or connect with the rest of our community.

The commercial space in this building is 10,000 square feet, which means the rent will be unaffordable for local businesses, and the space will be inevitably filled by a brand name chain store which will fundamentally change the character of the centre of our community.

We have questions about the noise and air pollution from HVAC, parking garage access and commercial loading given that this building will be only a few metres away from a single family home and backyard. The laneways are public spaces that are vibrant parts of our community and they should be dealt with sensitively and carefully. Does this building fit with its neighbours well enough? Does it do enough to take care of its own residents?

Amanda Hill

Wong, Tamarra

From: Kelly Mo s.22(1) Personal and Confidential
Sent: Thursday, July 4, 2019 7:33 PM
To: Public Hearing
Subject: July 9 hearing: Rezoning 686-688 E 22nd/Fraser/E 23rd

Follow Up Flag: Follow up
Flag Status: Completed

TO: Mayor and Councillors
FROM: Kelly Talayco, s.22(1) Personal and Confidential

I have lived for over 30 years within 5 blocks of this site, and I am opposed to the development for the following reasons:

1. It is out of scale for the neighbourhood: a 7-story building that *SITS ON THE CREST OF A HILL*, located next to a single-family house with other houses down the slope. It will overwhelm the area and is much larger than the 4 storey apartment-over-retail (C2 zoning) which is the norm on many similar arterial streets, such as the mixed retail and residential buildings on Main Street.
2. The building will offer 100% market rate rentals: It is NOT "affordable."
3. Infrastructure -- including schools, childcare and transit lines -- will be overwhelmed by this and the approximately 12 developments applied for or already underway within a 6-block radius.
4. No CACs are required, and the city has not proposed any increase to amenities or services in our neighbourhood.
5. Retail/commercial space is anticipated at 10,000 square feet. Already, small businesses are closing along Fraser and Kingsway. What business will be able to afford this new space? And how much additional retail/commercial space is needed along these streets?
6. Citizens have not been consulted to develop an overarching plan for the neighbourhood, a much needed plan which will allow for increased TRULY AFFORDABLE rentals while respecting neighbourhood character and infrastructure capabilities.

Please reject this proposal. It is not a solution to the housing problem in East Vancouver, and it is an affront to the neighbourhood.