

## Wong, Tamarra

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**From:** Michelle Segal s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 10:59 AM  
**To:** Public Hearing  
**Subject:** REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

s.22(1) Personal and Confidential

I am a member of the Fraser Street Neighbourhood Coalition, which is a group of neighbours that are working together to try to understand the changes that are proposed for our neighbourhood, and what the effect will be on our community.

My concerns about the proposed development on the west side of Fraser street between 22<sup>nd</sup> and 23<sup>rd</sup> avenues are focused on the effect on the residents and neighborhood living near the development and the precedent it would set for future similar developments in the surrounding neighborhood. Without a community plan in place that addresses these concerns the same comments will come up again and again as development proposals are put forward for this neighbourhood.

I can summarize my concerns about the development planned for our neighbourhood as follows: These market rental buildings are not a fair bargain for our neighbourhood or for the city. The developers get added height, density and don't have to pay CACs. The community gets nothing, and the city doesn't even get affordable housing. Market rental is not a public service, and the developers should not be exempt from the normal expectations on rezoning applicants.

1. This development does not support the local amenities our community needs.

This 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 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 we understand 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.

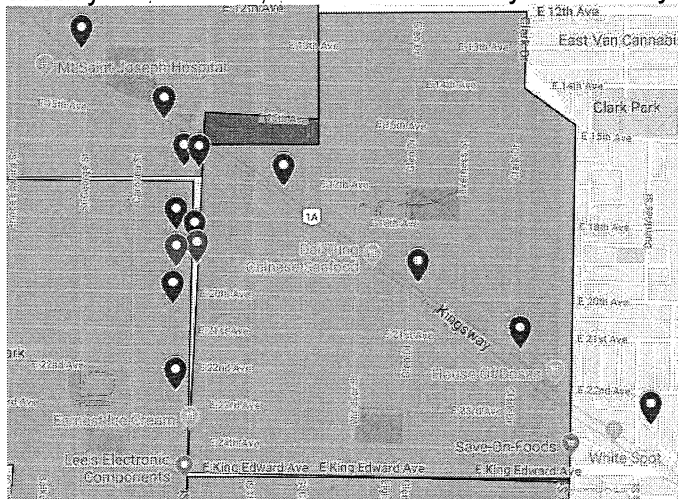
There is a crisis of access to childcare and public schools in our neighbourhood already, and these 12 new developments will make this problem worse. The elementary schools in our neighbourhood that will be affected by these developments are Dickens and Dickens Annex, McBride and Livingstone. These schools are already over capacity. We already have several neighbourhoods in Vancouver where local children have to travel

across the city to access public school. Adding housing where there are no public school spaces will not improve affordability and livability for families.

This same principle applies to daycare. For a family to afford a market rental apartment, most likely both parents have to work. However there are no daycare spaces in our neighbourhood, and no plans to build new facilities. Why can't we demand that the kind of dramatic upzoning that these developments are bringing to our neighbourhood should come with expectations that the development companies contribute to the resources our community needs? Access to public school and daycares are not simply enjoyable community amenities, but are rather absolute necessities for families, particularly renting families.

## 2. The cumulative effect of rezonings 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. You can see our google map of the proposed rezonings below, with rezonings marked by the dots in red. 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.

If in fact the city decides that because the city as a whole needs rental homes, it is an appropriate trade off to accept upzoned rental buildings that contribute nothing to the direct community the buildings are placed in, than it is totally inappropriate for one neighbourhood to shoulder such a huge burden of these buildings in such a small area. Our neighbourhood simply cannot withstand thousands of new residents without any new community services. The rental buildings that come with no CACs and huge increased density should be

spread out throughout Vancouver, with a consideration of what neighbourhoods have existing amenities that could accommodate this density.

### 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.

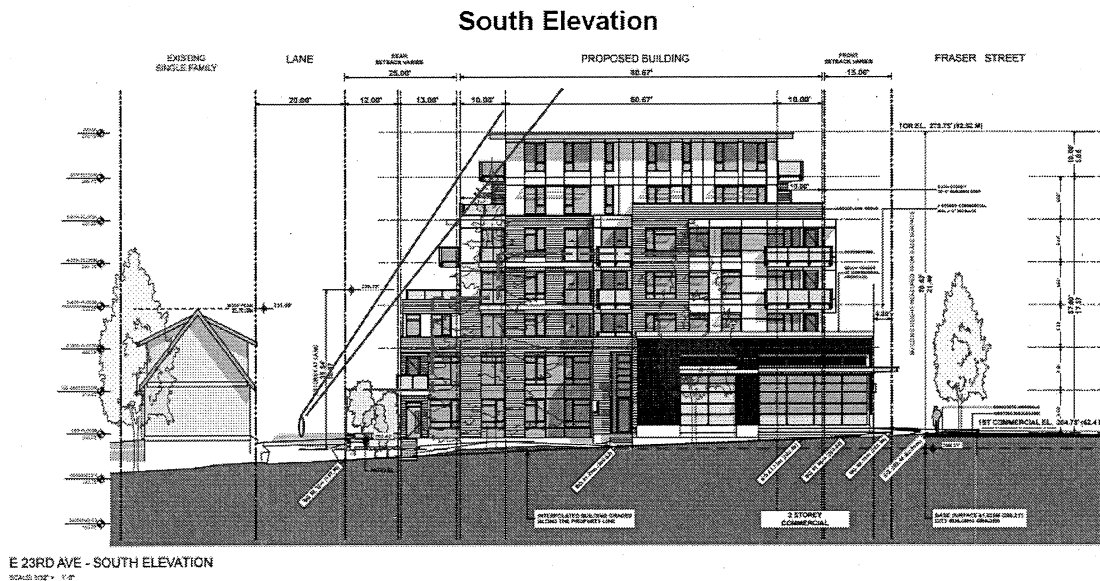
The building includes 121 units, of which 35 are two bedroom apartments, 14 are 3-bedroom units, and 2 4-bedroom units. This means that over 60% of the apartments in this building can only house one person or a couple. This is not the appropriate place for this kind of housing. The 2-bedroom units are 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. This building also has totally inadequate amenity spaces for the building residents, which makes these tiny apartments even less livable, particularly for families.

### 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.



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?

If this building were to truly consider the kinds of homes people in our neighbourhood want and need, they would include places to grow food and for children to play, and options for intergenerational family living. The current residents of the Fraser Street Neighbourhood, including the rental homes that will be replaced by the new developments, often live in multi-family and multi-generational homes, and use their outdoor spaces to grow their own fruits and vegetables.

5. A "quick win": Activate the laneways and the public spaces around the building.

This building does not include any public spaces such as courtyards or gardens. How can the building design activate community in the existing public spaces around the building?

I feel that the city has a unique opportunity with the proposed developments along Fraser Street to create a ground oriented development in the laneway that turns the public space in the lane into something like a new front facing street but with higher density. Our experience of living in a ground oriented laneway development has been that it adds density while maintaining the character of the neighborhood and allowing us to become a part of the community of neighbours in the area rather than disrupting that community.

I was very pleased to see that the proposal has townhouses along one half of the back of the building. I think a focus on ground oriented housing in the lane will go a long way to mediating the effect on the immediate neighbours.

In my view, the townhouses should run the entire length of the lane. Can more ground floor units have ground level front doors that will increase interaction between building residents and neighbours?

Can the laneway include a walkway that provides space for community members to interact and continue to safely use the public space in the lane and cross-streets that will have vastly increased car traffic? The current proposal has a row of townhouses that will have front doors that open into the lane. This will increase the pedestrian traffic that already runs through that lane. Without safety measures in place it is inappropriate to have two way traffic accessing the parking garage that is proposed in the middle of the lane.

The portion of the lane running behind Fraser street where we live is active with pedestrians and cyclists because it has very little car traffic, and I expect that the same is true of the lane on which the proposed development is to be constructed. I often see people walking their dogs in the lane or kids playing in the lane outside our home. For example, in the lane running between 21<sup>st</sup> and 22<sup>nd</sup> avenues there is a house with chickens and a "community bench" so there are a lot of kids who walk past to see the chickens. It is very common for neighbours in our community to use their backyards as urban farms.

I think at the very least the developer should be required to include a sidewalk that runs along the lane on either side of the parking garage so that pedestrians can access their front doors safely and so the flow of pedestrian traffic through that lane isn't disrupted. Even better, if the city were to take the time to consider the neighbourhood as a whole rather than one off proposals, we could take this opportunity to create a wonderful public space in the lane that allows for new and current residents to meet and create a real community.

I also think that the lane should have one way traffic only. That way there will be much less space required for cars passing each other in the lane. With one way traffic there would be cars entering the parking garage from one direction and leaving from the other direction so the traffic would be much more predictable for pedestrians. Having two lanes of busy traffic running through the lane is inappropriate if there are people accessing their homes and backyards through that same lane.

Other traffic calming measures may be required in the laneway and the streets that intersect it, such as speed bumps, roundabouts, or limited side street access. There could also be special speed limits in the lanes.

Ideally, access to the parking garage should be on one of the streets that intersect with Fraser, rather than from the lane. The Fraser area has a lot of new and existing laneway housing. Laneways that have front facing housing can no longer be used as parking access for new apartment buildings. I would hope that for any future developments in this area the city would consider requiring access to a development's parking garage to be on the corner of Fraser, rather than in the lane behind Fraser where the development comes closest to existing residential areas.

## Wong, Tamarra

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**From:** Beheroze Sattha s.22(1) Personal and Confidential  
**Sent:** Saturday, July 06, 2019 7:48 PM  
**To:** Public Hearing  
**Subject:** Rezoning of 3800 block (and others) on Fraser Street

To,  
City Council

STOP the rezoning and redevelopment on Fraser Street in Vancouver. We DO NOT want more proliferation of developments in our neighbourhood. It does not fit with the character of this area. The cross streets in this area of Fraser Street have such nice big trees creating a beautiful canopy with shade. Please don't destroy it for heaven's sake!!

Beheroze Sattha  
s.22(1) Personal and Confidential

## Wong, Tamarra

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**From:** Paul Kubik s.22(1) Personal and  
**Sent:** Sunday, July 07, 2019 11:01 AM  
**To:** Public Hearing  
**Cc:** FraserStreetNeighbourhood@gmail.com  
**Subject:** REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Written comment on the rezoning of 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

My concern focuses on the amenity provisions of the development. I refer to Residential Amenities on page 7 of the Policy Report dated May 28, 2019.

The report takes exception to the lack of amenity space in the development saying "they appear insufficient in size to accommodate activities and encourage socializing for children and adults on site." That appears to be the only comment in the report relating to the needs of residents for access to recreation and parks. It appears that other factors such as access to transit warrant consideration but not access to nearby parks.

Between Cambie Street and Kingsway and 16th Avenue and King Edward there are only three parks. One is the tiny Grimmett Park west of Main. Prince Edward Park, which is closest to 3800 Fraser Street, is largely a playing field therefore not normally accessible to residents although there is a water park and children's playground. The third park is Glen Park, further east. My opinion is that the neighborhood is deficient in park land. It seems to me that adding further density is compounding the problem of access to park land. What steps are the city taking to add parks in this neighborhood? Is the expectation that people travel out of the neighborhood in order to use a city park? At what point does the city consider an area saturated with density (in terms of population) in relation to high quality park land that people can recreate in? Has the city considered that we have reached that level in this neighborhood?

I would recommend that the lane at the rear of the development be unpaved. Instead, use a green option for the lane such as a plastic matrix which allows grass to grow. The lane could be an extension of the amenities of the development. There could be provision for basketball hoops and hockey nets to allow children to play and families to socialize.

I refer now to the development of the Shoppers Drug building at 3300 block Main Street. It has an interesting design that facilitates public access mid-block. It incorporates a breezeway between the front and rear of the development and is adjacent to a postage stamp-sized park called Sun Hop Park. I find this an example of development that is welcoming to the public and fosters mingling and socialization. I think something of the same nature should be considered for the development at 3800 Fraser. I.e. a public breezeway mid-block connecting public spaces in front of and to the rear of the building. Considering there is a zoning change from single family to CD-1 comprehensive development, I would consider this a decent trade off if community amenity is enhanced in this manner.

If the development were modified so as to include a small park area on the Fraser Street frontage, I think it would be an attractive community meeting spot if combined, for example, with a coffee shop in

the commercial area of the development. In the neighborhood there are already examples of thriving coffee shop businesses with street seating that encourages adults to meet. I note, for example, Le Marche at St. George (East 28th and Saint George streets) and Batard Bakery (3900 Fraser).

I would reject the proposal as is. It lacks sufficient community amenities that should be considered in a rezoning application of this scale that increases the number of housing units from 8 to 121. The Riley Park and Fraserview neighborhoods are already deficient in park land and no consideration is given to the need for recreation and park access in either the development itself or in the comments from the city's planning department. Yet, these are the considerations that make a city viable in the long term.

Paul Kubik  
Riley Park resident



## Wong, Tamarra

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**From:** Sarah Pollard s.22(1) Personal and Confidential  
**Sent:** Sunday, July 07, 2019 3:45 PM  
**To:** Public Hearing  
**Subject:** RE: rezoning 686-688 East 22nd Ave, 3811-3891 Fraser St., 679 East 23rd

This is an ill-conceived development. What amenities are being added to the neighborhood to accommodate this influx of people? Is transit going to increase their services? This building is far to tall and will negatively affect Fraserhood. There is currently a serious parking issue in this area, how is this to be addressed?

Definitely do not support this project.

S. Pollard and N. Spence

s.22(1) Personal and  
Confidential

**From:** Larry Kazdan s.22(1) Personal and Confidential  
**Sent:** Sunday, July 07, 2019 5:34 PM  
**To:** Public Hearing  
**Cc:** FraserStreetNeighbourhood@gmail.com  
**Subject:** Re: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

**Re: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue**

My wife and I have lived in this neighbourhood since 1993. We were pleased to be invited by the city soon after moving here to help develop a community plan which involved broad consultation with residents.

But suddenly in the last year, we have been confronted with

at least a dozen development proposals involving a corridor of towers encompassing over 1000 rental units on or nearby a small stretch of Fraser St. These developments are occurring under four different ad hoc interim zoning policies that exceed the 4 storey apartment-over-retail standard under C2 zoning.

Apparently the CAC contributions have been waived for these proposals, leading us to wonder what will be the effect on local facilities such as schools, daycares and community centres? How will we be impacted by additional traffic and parking issues? Will these market rentals serve to displace existing

affordable rental spaces and push up all rents for both residential tenants and existing small businesses?

Prior to the last municipal election, there was a sentiment shared by many that the Vision-dominated Council had lost control of development to the real estate industry, or were beguiled by the fees which the City could collect under unrestrained development.

If the current Council continues to react to developer requests for increased height on an ad hoc basis while waiving the funding for community amenities, then it might want to remember the electoral fate of the previous Council.

To avoid that fate, Council might want to slow down these approvals until comprehensive plans are completed with community participation, and pressure can be put on other levels of government to support whatever is necessary to keep our communities livable and affordable for both residents and small

businesses. As part of the Fraser St. Neighbourhood Coalition which is gathering steam, my wife and I will be pushing for these policies.

Larry Kazdan and Andrea Engel

## Wong, Tamarra

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**From:** Mortenson, Ben s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 2:25 PM  
**To:** Public Hearing  
**Subject:** REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

I am writing this letter to express my concerns about the rapid and ad hoc development happening on Fraser Street.

The proposed development on the 3800 block of Fraser is an example of just one of a multitude of developments on Fraser street that are in process or planned.

These developments are being approved in absence of a community or city wide plan, which is very disconcerting.

For this site specifically I have three main concerns:

1. I think the building is too tall (up to 7 stories at one end), especially given its location at the crest of a hill. When I look at the developments along most of other city arterials they seem to be only four stories, so this is inconsistent at best and appears discriminatory in a worst case scenario. This seems like an example of something that would not be tolerated on the West side of Vancouver.
2. I don't know why the city has indicated the developer does not need to pay the Community Amenity Contributions for this development. This is market rental housing, so the developer should pay both levies fully. This is critical given the huge influx of people that will be expected given the rampant redevelopment of the Fraser corridor. It seems like the plan is to flood the Fraser Street corridor with people without any additional infrastructure to support them.
3. Market rental housing does not address the affordability crisis in Vancouver and Fraser street specifically.

Sincerely,

Ben Mortenson, BscOT, MSc, PhD, OT  
s.22(1) Personal and Confidential



## Wong, Tamarra

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**From:** Sarah Jane s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 1:46 PM  
**To:** Public Hearing  
**Subject:** REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Dear Councillors and concerned parties,

My name is Sarah Jane Truman. I've been pleased to meet some of you through my work with the Fraser Street Neighbourhood Coalition. I regret that I will be unable to attend the council meeting tomorrow, July 9, due to caring for a terminally ill relative... the matter before you July 9th is of utmost importance to me.

I own and operate a small business, s.22(1) Personal and Confidential, on the Southeast corner of Fraser and 23rd. We've been happy to lease that space and call it home for the past 9 years and counting. Our landlords own the Niche Market just s.22(1) Personal and Confidential and have always treated us extremely well and kept our rent affordable. Prior to our current location, we were on Main and 28th for eleven years and were priced out of the neighbourhood, facing a rent increase of over 1000% over a 5 year term at the end of our last lease there. We learned the hard way that there is no rent control for small business in the city of Vancouver. Moving to Fraser for affordable rent has saved our business.

We employ 8 people and we operate on a business model where our stylists only contribute what we need to meet our overhead and they otherwise keep their own profits. This is an extremely rare business model in the hair industry. We have single parents working for us who are able to make ends meet and support their families while only working part time because of our business model. This is only possible because of our affordable rent.

We have seen our neighbourhood change and grow over the past nine years, and we've always done our best to contribute to the community. We regularly host art shows - free of commission - to promote local artists. We donate free haircuts gift certificates to the spring fairs at McBride and Charles Dickens elementary schools to help them raise funds. We host beauty nights where we donate our time to the women recovering from addiction at the New Dawn - Chrysalis Society House in the neighbourhood. We host outreach events providing free hair cuts and hair advice to queer and trans youth in the community. All of this is possible because our affordable rent provides us some flexibility.

My concern is this: if the area directly surrounding my shop is rezoned to accommodate a greater density (6+ storeys) it will most certainly effect the property taxes in the neighbourhood as well. If my landlords property taxes go up, our triple-nets will, too. I'm concerned that not only will we no longer be able to be generous with our staff and our community as a result of the increased cost of business, but that we may be displaced all together. I'm also deeply concerned for the other small business on our block who have added so much to the neighbourhood. We are ALL small, independently owned and operated local businesses. My concern that we should be displaced due to escalating triple-nets and commercial rents is 100% valid. You see it all over the city these days. What will happen to Fraser Street if the mom-and-pops that have serviced the community can no longer afford to do business there? Will we see nothing but Shoppers Drug Marts, Starbucks, Sleep Country's, etc going in? Will larger corporations with stronger rental covenants be the only businesses able to secure commercial leases in our area?

There are multiple types of displacement. One way in which an entire community can become displaced is when their neighbourhood changes around them SO MUCH that it is no longer recognizable to them. I fear that rezoning Fraser to accommodate this type of density without MEANINGFUL considerations and protections for small business will result in this type of displacement.

I've also read the proposal for this site in detail and am frankly VERY concerned (as I also rent my dwelling in the neighbourhood) that the CACs have been waved. It seems unlikely to me that the multi-million dollar development company "can't afford" to pay CACs in order to build market rental suites. We all know that "market rental" is much higher than most people/families can comfortably afford. I would urge council to re-examine their decision surrounding CACs for this particular project.

I would also like to note that affordability is seriously lacking amongst the multiple development proposals up and down Fraser Street and this is also of grave concern to me.

Thank you for your time.

I hope you will consider those of us who have poured our life's savings, time and energy into the Fraser Street community, and who simply cannot afford to stick it out through escalating triple-nets, commercial rents and the like.

Most sincerely,

Sarah Jane Truman

s.22(1) Personal and Confidential



## Wong, Tamarra

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**From:** Todd Hickling s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 1:34 PM  
**To:** Public Hearing  
**Subject:** July 9 public hearing - Rezoning Application - 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 E 23rd Avenue  
**Attachments:** 7 stories tall.pdf; Strand purchase prices and assessed values.pdf

### **Rezoning Application** **686 East 22nd Avenue, 3811-3833 Fraser Street & 679 E 23rd Avenue**

**I do NOT support this rezoning application.** It should be a flat out **NO** to this 7-storey imposing mass being plunked into a single family neighbourhood. Townhouses – yes, desperately needed in our neighbourhood. 4 stories – yes, it could fit into the context of our neighbourhood.

#### DENSITY, HEIGHT & FORM OF DEVELOPMENT

"A"HC Policy allows for a maximum 6-storey building, but it is a 7-storey building is proposed (see attached) on the west side abutting the single family residences. The addition of the commercial space adds to the inappropriate amount of massing on the site (due to higher ceiling) and it reduces the required setbacks moving the bulk closer to the street. Even at 6 storeys, the massing is simply too much on this site to fit the neighbourhood with insufficient buffering for the single family neighbourhood.

#### PUBLIC BENEFIT

**DON'T WAIVE THE CACS.** The Developer says they can't afford to pay the CAC – NOT TRUE. The developer owns the land. The land worth \$10,926,500 (July 1, 2018 assessments attached) was purchased for \$20,922,000 in early 2018 (land title transfers attached). IF the developer overpaid for the land (which they are implying that they did), it is not the city who should fix that problem by waiving their CACs and consider adding even more density so they can proceed with the project. The fact that these concessions are under consideration is so wrong and disturbing, I have problems finding proper words. Previous council seemed to be "in the pocket" of developers. I hope it ends here! Waiving CACs and DCLs leads to less affordability, since it "rewards" developers for overpaying for land. This overpaying drives up real estate prices AND waiving the fees denies residents of the amenities needed to make Vancouver a great place to live. Waiving these fees on *market rent, for-profit developments* simply adds to developer profit at the expense of the City taxpayers. The fact that even city counsel isn't told "what the numbers are" just adds to a process already lacking fundamental transparency.

*PS Non-profit housing, co-ops and other social housing solutions should have these fees waived. For profit – no way!*

#### TRANSPORTATION

**SAY YES to ENGINEERING'S RECOMMENDATIONS FOR LOADING BAYS.** The proposed development includes only HALF the recommended 2 Class A and 2 class B loading bays. The 10,000 square feet of commercial is a mid-size grocery store or large drug store tenant with significant delivery traffic in addition to movement in and out of 121 rental units. No amount of car share or bike parking will mitigate the lack of loading bays. Please don't let the developer cut corners on this point.

Staff's summary says that impacts to local streets and traffic patterns will be minimal, but this is contrary to traffic study attached to this development that I read, which identified the intersection at King Edward and Fraser as already being a significant problem during rush hours.

#### POLICY CONTEXT

The entire site is zoned residential (there is a historic commercial building/use – Alec’s Automotive, the oldest automotive repair shop in the city – and it should be preserved along with the cottage behind the shop – that operated with legal non-confirming status with regard to the zoning). The proposed development includes a 10,000 square foot commercial space. The proposed development is under the “Affordable” Housing Choices Interim Rezoning Policy (“A”HC Policy). I’m really confused as to why the City would give up space for needed housing units in order to add commercial space. There is nothing I can see in the policy that encourages the creation of commercial space in a residential zoned site. The policy already requires any potential site to be located close to a shopping area.

#### LACK OF AFFORDABILITY

This market rent project makes our neighbourhood LESS affordable. The majority of renters displaced can not afford to rent in the new development. Based on average incomes in our community, nor can most residents. Our community – the people who live in this working class community – are being forced out of the city to make room for high income earners who can afford the proposed rents for this project.

#### *One more thing...*

#### **“AFFORDABLE HOUSING CHOICES INTERIM RE-ZONING POLICY”**

***PLEASE KILL the very misleadingly named “Affordable” Housing Choices Interim Rezoning Policy. I believe it is coming up for review. It has not worked as intended. The reality is that it drives these 6 (and 7?) storey developments to the least appropriate sites. That is, those sites that can be acquired at the lowest cost. This leads to the largest UP-ZONING. In the case above, 2 historic buildings worthy of being preserved and 4 duplexes might be replaced with 10,000 sq ft of commercial space and 121 rental units. This is a HUGE up-zoning to be done ad hoc and without of any “big picture” planning. There are many more sites in our neighbourhood where AHC Policy could work with an acceptable degree of UP-Zoning, but those sites are passed over, because land is cheaper elsewhere. Council and staff are failing to filter these developments by asking “are there more appropriate places to build this?” It is an interim policy that is intended to CONSIDERED when certain criteria are met, including community support. It is not intended to be a guaranteed approval if certain conditions are met. Let’s think this through and plan zoned areas for this type of development.***

*Let’s have thoughtful, comprehensively planned neighbourhoods that have the amenities needed to make Vancouver a great place to live. Let’s get meaningful input from the community. Right now we have processes and policies with almost no transparency and developers are dictating what our city will look like in the future (based on what is most profitable for them). The community needs to be consulted and listened to!*

Todd Hickling

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Confidential