

Fraser Street Neighbourhood Committee

Who are we?

We are a coalition of residents of the Fraser Street neighbourhood who have come together to express our concern about, and desire to participate in, the development of Fraser Street.

Our area of focus is the Fraser Street neighbourhood between 16th and 41st Avenues.

We aim to represent a diverse array of people, including home owners, renters and local small business operators. We are passionate about the rich diversity in our community and our collective desire to build a strong neighbourhood that is welcoming to all.

What are our goals?

We are concerned about the dramatic changes that we see occurring as a result of rapid land assembly along Fraser Street and the lack of affordable, appropriate housing options in our community.

We seek development that is informed by our community, planned in a thoughtful manner and responsive to the needs of our residents for truly affordable and secure housing for all residents.

What are our guiding principles?

We are united on three major principles:

1. We want our community to be included and to have our voice heard as a full partner in all decisions concerning Fraser Street development.
1. We want a comprehensive and coherent plan developed for our Fraser Street neighbourhood, as opposed to an ad hoc approach driven by one-off developments.
2. We want affordable housing to be a strong focus of Fraser Street development.

What can I do?

Please sign up for our listserv to receive updates on our activities.

We would love to hear from you about your vision for the future of the Fraser Street Neighbourhood! Email us at FraserStreetNeighbourhood@gmail.com to share your thoughts and concerns.

Wong, Tamarra

From: Bill s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 12:23 PM
To: Public Hearing
Subject: Comments on Rezoning application for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Dear City of Vancouver

I would like to make some comments on the application by Strand for rezoning of 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue.

I live on the s.22(1) Personal and Confidential and have been a resident of the area for the last 5 years, when I moved here from Toronto.

What I was looking for when I moved here was an organized, not overly built, peaceful area to enjoy my new home of Vancouver. I specifically stayed away from downtown, and centered in on this area because of the lack of high rises and over population and its quaint personality.

I had just witnessed what a horrible experience improper planning and lack of forward thinking can create to a neighborhood. I had moved to Liberty village, in downtown Toronto in 2008. At the time it was a quaint neighborhood just off the downtown core, that offered all the amenities of downtown, without the dense population and the horrific looking skyscrapers. Yes it had some 10-14 story apartments buildings, but they were well situated, well planned and did not create a stress on the infrastructure of the area. Fast forward 6 years, and the City of Toronto, had allowed a high number of 30-50 story condominium complexes to be built with what seemed like no planning. You would have one building that was 45 stories, followed by another that was 22 stories, followed by another that was 35 stories and so on.

What this created was an area of downtown that, one looked horrific with a horrible skyline, but more importantly, created extreme stress and low quality of life for those that lived there. The infrastructure, whether it was the roads, the public transportation system, the grocery stores, etc were not able to support the area. What ensued were traffic jams, people waiting on 3-4 tram cars before being able to get on, long wait times at the supermarkets, and a total lack of privacy. The condominium buildings were built with little separation and no privacy. This created an extremely stressful environment for those living in the area. It was also an area of Toronto where properties increased in value at a slower rate than the rest of the city.

I totally understand the need to add housing in Vancouver as the population is growing and it would help manage housing costs. However, I don't think it is wise to all of a sudden put up a 7 story building when most buildings in the area are no taller than 4 stories. If we keep allowing these buildings to go up, it will completely change the feel and livability of the area, change its personality. This would not be fair not only to those living here, but also to those wanting to move here.

How about the infrastructure? The roads leading to Fraser are small. In wintertime they are already a bad hazard. What happens to these roads when the population becomes more dense? How about all the kids playing in the area? There are a lot of questions that need to be posed and resolved and

a long term view of what we want this area to look like. The people who already live here need to have a say in this. All it takes is a few poorly planned projects for this to spiral out of control.

I would appreciate the City taking a pause on this project. Presenting a long term view of how this will all fit together. And also allowing the residents of this area to be part of the approval process for any major changes.

Thank you

Bill Maniatakos

Wong, Tamarra

From: Pierre LeHouillier s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 1:14 AM
To: Public Hearing
Subject: RE: REZONING OF 3811 TO 3891 FRASER STREET

First of all, 679 east 23 Ave is basically a laneway house of 3891 Fraser Street and was sold as one property, so what ever you decide

to build, they should be no address on the 600 block of East 23 Ave, otherwise us, the residents of the block would lose our parking privilege to the building that obviously those not have enough parking, because of favour to the builder, for building overprice rental units.

The same should apply for the other end, on East 22 Ave, as this monster of a building is on Fraser Street. If the front of my house is on 23 Ave at the corner of Prince Albert, let say, then the address is on 23rd. And what about the townhouse in the lane, where do they park ? What is their address ?

Where is the loading area for the building and the 10,800 sq.ft. commercial space ?

Where is the parking for that 10,800 sq.ft. ? The 108 parking spaces for the building sound about right, but then it leave no parking for the 121 rental units you are planing to built. And what about their visitor, where do they park ?

Now another big concern is where is the garbage and recycle, store and pick up ?

The whole thing is pretty smelly, when you add all the other concerns on the going petition, don't you think ?

One thing am sure of, is that the billionaire builder will once again laugh all the way to the bank, with all those goodies from the city, and the extravagant rents is going to collect for the next 50 years or so...

I've got nothing against increasing the density of our beautiful city, but please do it with respect.

A condo building were the units are sold to individuals with no rental restriction, would be a much better option for our city's future, than this billionaire approach that the world had more than enough of.

Pierre LeHouillier

Wong, Tamarra

From: Maureen Hetzler s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 1:18 AM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Hello,

My comments are specifically for the 686-688 East 22 St application, but I am generally concerned over the large amount of development applications in progress on Fraser street between Kingsway and King Edward.

#1 Concern: Height and Massing of the 686-688 East 22 ave proposed building and the precedent it will set for the development along Fraser. This building is inappropriate for the site. Until recently a maximum of a 4 story buildings had been approved along Fraser, and mostly at the bottom of the hill (between 20th and Kingsway), or within the higher density commercial area between 23rd and 28th.

Allowing a 6 story building on the crest of the hill (really creating a 7 story building) is sneaky on the part of the developer, an unfair to the single family residences living below this high, large full-block building. It makes sense to put density and height at the base of hill where the hill actually masks the mass - not at the top where it's huge mass and height is emphasized. In order for this building 'work' there needs to be a significant reduction in height or a meaningful separation in the massing, perhaps creating an at-street-grade amenity space / breezeway for the building. This will visually ease the huge massing for the single family residents behind and in front, but also provide the lacking amenity space for the building's residents.

#2 Concern: The number of rezoning applications on Fraser between Kingsway and King Edward without an understanding of the cumulative effect. With the huge number of development applications what will our community look like in 5 years? Seeing as this is obviously a transitional period for Fraser, how is it that the City is not providing a more compressive development strategy and public engagement process? All applications should be held until this happens.

#3 Concern: Size of commercial space being offered. The commercial space must be appropriate for the small businesses that thrive on Fraser. We definitely do not need another ubiquitous chain store making our Fraser community the same as one in Langley, Calgary or Seattle. The commercial offering of this building continues the line of other commercial units along Fraser which is good, but this gesture completely fails unless it maintains the scale of the existing units it means to tie into. Additionally a large commercial space is unaffordable to small or local businesses that we want to maintain and promote along Fraser.

I am definitely pro-development, but it must be done appropriately. We all know when community planning and development has been well thought through and executed, and when it hasn't been. Please don't make Fraser Street the latter. Please don't make Fraser the dumping ground of badly designed rental buildings. This is our home. Bring rental, but bring it appropriately within the context of the thriving Fraser Street commercial and residential community.

Thank you,
Maureen Hetzler

s.22(1) Personal and Confidential

Wong, Tamarra

From: Grace [REDACTED] s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 3:42 AM
To: Public Hearing
Subject: REZONING at 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Hi Mayor and Council

I am opposed to the rezoning at 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue. This rezoning will come to Council on July 9 2019.

The building is too tall for the area. This proposed building will be as tall as the heritage Lee building at Main Street and Broadway. This proposed height is too tall for a residential area where this building will be located. This proposed building will loom over the houses to the west of the site. There is no need for a 20 foot tall commercial space here.

The district schedule and the guidelines for this site say over and over again that development should be friendly -- this proposal is not friendly in any way.

Thank you.
Grace MacKenzie

Wong, Tamarra

From: Brian Martin s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 10:59 AM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

I am opposed to this re-development.

As a resident to the neighborhood I'm concerned about the added vehicle traffic, noise, pollution, lack of amenities for my family. We live in a single family home in very close proximity to this proposed development.

A six story development in this area sets a dangerous precedent for the region. The area does not have the transit infrastructure available to support numerous developments of this size. The bus routes along Fraser and King Edward are incredibly crowded as is. How does the city plan to cope with the increased density in this area? The building on its own can be assimilated, but you a number of these large scale developments and the area becomes incredibly congested. A plan needs to be put in place before we move forward with such a large project and a precedent development in the region.

My next point is concerning. The public comments in support of the re-zoning stem mostly from people who work within the real estate business. A number of these comments are from commercial real estate brokers, property managers, or realtors who may not benefit directly from this development but have a personal financial benefit related to increased density and re-development within this city.

Those public comments who are opposed to the development are generally residents in the neighborhood who will be directly impacted by this development. This public comment process is designed for the 'public' to comment, not those who work within the industry and benefit financially from real-estate transactions.

I'm all in favour of responsible re-development, but I think a six story building largely surrounded by two-story residential is too large for this area to support. A reasonable townhome development or four-story mixed use would be much more appropriate. These type of developments are common along Fraser street, support the revitalization of the area and should continue to be put forward.

Please consider these comments. Thank you.

Brian Martin

Wong, Tamarra

From: Kim McCarthy s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 7:41 PM
To: Public Hearing
Subject: [Released from COV quarantine] Fraser and 23rd Ave Development Proposal Public Hearing July 9 @5:30 PM

The city should prepare an overall development plan for Fraser Street. Consideration should be given to the fact that Fraser Street is not the same type of transportation corridor that other streets under major development pressure are.

Many neighbourhood residents, architects and planners are concerned that the proposal for Fraser and 23rd Ave. is out of scale with its surroundings and should not be approved, especially in advance of an overall plan for the Fraser Street corridor being agreed on.

The development at Fraser and 23rd Ave has been exempted from paying the normal Community Amenity Contribution. This developer is hoping to make profits by being allowed to over-develop this prime city parcel of land without compensating the community that it will be impacting, by causing increased traffic congestion and noise, and by increasing demands on overburdened city amenities such as libraries, schools, parks, and emergency services.

There is no proposal for affordable housing in this development proposal. All development proposals should be required to include a percentage of affordable housing based on a well understood city wide formula that all developers must accommodate without exemptions or prejudice.

While there is an urgent need for rental housing city wide, there is also a need to plan for a beautiful city. In the absence of a well thought out Fraser Street Corridor Development Plan, that is developed with meaningful consultations with residents of the surrounding neighbourhoods, spot rezonings that increase density only with the justification of increasing housing stock, and at the expense of the liveability of the neighbourhood should not be supported.

Paul Shaw,

s.22(1) Personal and Confidential



Wong, Tamarra

From: Heidi Kuhn s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 8:18 AM
To: Public Hearing
Subject: Comments on Rezoning application for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

I am a resident in the neighbourhood. I live s.22(1) Personal and Confidential |
I welcome new development to my neighbourhood and welcome new residents to the area. It is a wonderful place to live in the City of Vancouver. While I welcome development, I do not welcome unplanned, piecemeal and developer-lead changes to my community. I would like to request that the application for rezoning of the above address and others along Fraser Street be denied until a comprehensive community-consulted neighbourhood plan is created for the Fraser Street neighbourhood.
Thank you for considering,
Heidi Kuhn

Wong, Tamarra

From: Me s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 12:52 AM
To: Public Hearing
Subject: Comments on Rezoning application for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Meeting Type: Public Hearing
Meeting Date: July 9, 2019
Meeting Time: Approximately 6 pm
Meeting Location: Third Floor, City Hall
Agenda Item: 5. REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Dear City of Vancouver

I would like to make some comments on the application by Strand for rezoning of 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue.

I am a resident in the neighbourhood. I live s.22(1) Personal and Confidential I welcome new development to my neighbourhood and welcome new residents to the area. It is a wonderful place to live in the City of Vancouver. While I welcome development, I do not welcome unplanned, piecemeal and developer-lead changes to my community. I would like to request that the application for rezoning of the above address and others along Fraser Street be denied until a comprehensive community-consulted neighbourhood plan is created for the Fraser Street neighbourhood.

The supply of housing is an undeniably prominent issue in the City of Vancouver. However, building units just to accommodate housing is an one dimensional approach to building a healthy neighbourhood. Other aspects of what makes Vancouver a great city and what could make Vancouver an even greater city is eluded when only building more units is considered.

Vancouver need more community. Studies conducted by the Vancouver Foundation have repeatedly found that Vancouverites are lonely and feel disconnected from other citizens. Building housing units without an overall neighbourhood plan will only exacerbate this sense of loneliness. Vancouver should strive to build communities which plans for:

- (1) traffic management
- (2) parking for motor and non-motor vehicles
- (3) accessible public garden and landscaped spaces which are not isolated and cloister rooftop gardens
- (4) noise control
- (5) contribution to the beauty of the city of Vancouver and its surroundings
- (6) inclusiveness
- (7) smart designs that suit the character of the neighbourhood that buildings reside in
- (8) provide security
- (9) transforms alleyways into a liveable and vibrant spaces

- (10) maintenance of the single family home characters
- (11) greater access to ground level space to encourage people to speak to each other from the front of their homes
- (12) community centres
- (13) libraries
- (14) day care centres
- (15) recreational spaces
- (16) maintenance of privacy in your own home

The development which is planned for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue does not meet the above listed characteristics.

(1) With 4 levels of parking for 121 units, there will be approx 250 more motor vehicles around the development. Vehicles all accessing the same entrance into the parking levels and spilling onto the streets at the same time as the regular rush commuting hours. East 22 and East 23rd are single lane streets. Fraser is not a primary artery street in the city. Where the new building is proposed, there is only one pedestrian controlled light traffic controlled intersection. There is parking on the sides of Fraser Street and with the incline of Fraser Street from 18th to 23rd where it crests, merging not the traffic of Fraser from east 22nd and east 23rd is very dangerous.

(2) As Fraser St is not a majority artery, Fraser is not a priority for snow removal and there have recorded incidents of the hill from east 23rd to east 20th being a completely iced road where traffic slowed to a grind and accordion buses jackknifed as they slid down Fraser Street. Along the very steep incline of the 600 block of east 22nd avenue, many cars have trouble climbing up the hill during winter months. Having more cars will have a further negative impact on a precarious traffic situation.

(3) There is a sizeable YWCA daycare located at Carolina and east 22nd. There is high traffic in the mornings and evenings with drop off and pick up of young children. The traffic pattern will be negatively impacted with the new traffic that will be coming out of the proposed building.

(4) Parking spots may be an additional costs to rent and many occupants will opt for street parking which is already in high demand along east 22, east 23 and Fraser street. It is currently not under permit and as residents, we would like to keep it so.

(5) Strand had reported to request a waiver of the payment of community amenities fee. With the additional of so many units and new people at once, our community needs access to these payment to develop amenities to accommodate any increase in population and to permit the current taxpaying residents with the continual enjoyment of a neighbourhood that they actively chose to live in.

(6) With commercial units to be leased on the ground floor of the proposed building on the southern end, there are concerns about noise pollution from building and other equipment operations. This will ruin the quiet enjoyment of the neighbourhood.

(7) The tall building of 7 stories is proposed for the tallest point of Fraser as it crests at east 22nd and east 23rd. From Kingsway and Fraser, the proposed building will appear to be 13 Stories tall. It will be an eye sore and completely not in sync with the overall character of the neighbourhood. Residents who live east of the building will have significantly diminished enjoyment of the sun.

(8) Building tall buildings in relation to the shorter height in its immediate surroundings will not promote a sense of unity with the neighbourhood. It will create distance between the resident of the taller building and those who live in homes which are more accessible to the ground level. It will not

promote neighbours to talk to each other as they park their cars, tend to their gardens in the front and talk to each other over property fences.

For increased density, Vancouver should look more into neighbourhoods like Kitsilano which as high density without the height of tall apartment buildings. The permitting of more duplexes, triplexes and other multi-unit low rise housings will maintain the character of the current neighbourhood while allowing people who rent in apartment buildings the ability to live away from high pollution areas such as those housing units built along major and secondary arteries.

(9) Having such a high building that aims for maximum occupancy will not be able to promote a liveable alleyway space. Vancouver has recently looked to revitalizing alleyway spaces rather than just roads to pick up garbage and enter into garages from. There are missed opportunities when alleyways are used primarily for motor vehicles. With the increase in laneway homes, the development of alleyways towards increase community amenities needs to be explored further. However alleyways will continue to remain unsightly and underused real estate if the primary focus is being a roadway for motor vehicle especially the high volume of vehicles that will be using it to enter and exit the proposed building as tenants or a delivery trucks.

(10) This proposed development and all developments along Fraser Street needs to be planned in advance and in conjunction with the overall vision for the neighbourhood. We cannot have each block or each new development will proposed, considered and approved separately from the overall impact to the neighbourhood. The neighbourhood vision for our area has not been updated in over 20 years. We cannot wait for the overall city vision that is currently being proposed by the city while each of our city blocks along Fraser St slips through the crack of the absence of a neighbourhood plan and we get disjointed development. There needs to be a cohesive and comprehensive plan for our area similar to the process for Woodland-Grandview Community.

The neighbourhood plan will designate plans, designs and timelines for community amenities such as community centres, libraries, more schools, daycares, playgrounds, parks and other recreational areas that makes a neighbourhood great.

(11) Generally most development area considerate of the need for privacy amongst neighbours. A 7 story building at the acme of a hill will intrude upon the privacy of its surround neighbours through several blocks. This will dampen the enjoyment that people will have to their homes and gardens which they have previously enjoyed. Residents of homes not living in the proposed building will be living in fishbowls when outside.

(12) The units will be rented out at market pricing - they are not affordable homes. About 2 years ago, Strand advised that 1 bedroom would be at \$1800, 2 bedrooms at \$2200 and 3 bedrooms at \$3000. This is not affordable housing.

For the above reasons, I respectfully request that the rezoning application be rejected.

Thank you for the opportunity for me to put forth my concerns.

Best,
Martina Lee

Wong, Tamarra

From: Andrew [REDACTED] s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 11:07 PM
To: Public Hearing
Subject: Rezoning Application for 686 East 22nd Avenue

I live in the [REDACTED] s.22(1) Personal and Confidential a few doors down from the proposed development site.

It's hard to believe that the city would even consider giving permission to develop a seven-story building in our neighbourhood, especially as it will be right next to one- and two-story homes. If you took the time to know this area you would know that four stories is the maximum height that should be considered in an area that is currently zoned as a two-family dwelling district (RT-2 zoning). This area needs two- to three-bedroom apartments for small families not an immense building with a majority of one-bedrooms. The few two- and three-bedroom units in this proposed development, which will be too expensive for most one-income families to rent, may well be rented to three or four young professionals splitting the rent.

This is not downtown, the Sky Train or Canada Line corridor. The bus service is not adequate for the residents in area at the moment with buses being infrequent and full. Adding hundreds of residents to the area will further compound the problem. The number of underground parking spots in the development does not even provide for one parking spot per unit so residents will park on adjoining streets making it impossible for current residents without driveways to park. The city wants to reduce car-use but this cannot happen without serious investment in transit; until then residents will own and need parking spots for cars.

The City needs to think more about long-established neighbourhoods and the impact its development and rezoning decisions are having on them. Quotas and targets for densification may be desirable but how the neighbourhoods are developed must be considered. Why is it that the west side of Vancouver is not being developed and densified to nearly the same extent as the east side?

I understand that the city will waive the development cost charge. If this is the case, it is entirely inappropriate for this for-profit development, leaving other Vancouver homeowners with a greater tax burden to maintain roads and services etc.

It is disturbing that if residents are not happy with large developments in their area, they are considered as anti-development in general, against renters and against affordable housing. This development will not provide affordable housing. It is too high for the neighbourhood. A four-story building with appropriate design could enhance the area and still provide some of the additional housing needed in the city.

Andrew

Wong, Tamarra

From: Steve Sharpless s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 10:29 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Hello,

As a resident of the neighbourhood I am worried about the effect of the many rental buildings in the area given that there are no accompanying requirements on developers to provide funds to increase services in our neighbourhood. I am a parent and we use the local children's programs which are very busy and desperately in need of upgrades. There are no childcare spaces in our neighbourhood. Renters will need these services as well as the existing residents. It seems unfair that our neighbourhood should have to carry the burden of all of these new rental buildings without any expansion of services like community centres or transit. It seems shortsighted to allow such a large increase in density while ignoring the related impacts - how does it help affordability if people cannot send their kids to school or daycare in their own neighbourhood or do not have adequate transportation to get to work? There are huge costs on people that result from that lack of basic services.

I sincerely hope the city takes a look at all of these proposals in combination rather than considering them on a one off basis.

Thanks,
Steve Sharpless

Wong, Tamarra

From: Margaret S s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 9:15 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Dear Sirs/Mesdames,

I write to express my discontent of the subject matter **and** am writing to submit my comments as follows:

- This proposed building is inappropriate for this site. From the design drawings (which were displayed), 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. Our neighbourhood is a diverse and eclectic melting pot of ethnical restaurants and small businesses which makes it an attractive area for many to experience. As it stands now the proposed building does not fit in our in our neighbourhood;
- This development does not support the local amenities our community needs;
- Cumulative effect of rezoning in our neighbourhood has not been considered; and
- This building is not a solution to affordability since 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.

I have lived in this neighbourhood since 1981, and I've seen a lot of change, but the change that the City has been making in the last 5-10 years have not promoted our area in a family conscience way. Traffic has increased and population has increased and City has not upgraded this problem.

I would like to see the City expanding the community centre (Hill Crest) as I do not find it large enough to accommodate the neighbourhood population . The neighbourhood has outgrown the community centre and it's always crowded and I find myself sometimes having to travel out of my neighbourhood to other community centres in the City so as to use their facility.

I would appreciate my comments be presented to City Council at the public hearing tomorrow.

Kind regards,
Margaret Soo

Wong, Tamarra

From: Kim McCarthy s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 8:05 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

I am opposed to the current plans for this development. The building exceeds the height for the current plan for Fraser Street (Vision Vancouver). I would like to see community minded development in the area. There should be consultation with the residents and be sensitive to the current neighbourhood character. I would also like to see affordable rental housing included in this plan. The Fraser Street neighbourhood has been developing with character and charm with local small businesses and a diverse, multi-cultural population. I would not want this destroyed by overbuilding oversized generic condo developments that will strain the local services, increase traffic, and loom over residential blocks. I am not opposed to development on Fraser, I just want to see well planned development with sensitivity to the current neighbourhood.

Thank you,

Kim McCarthy



Mayor and Council Feedback

Case number: s.22(1) Personal and Confidential

Case created: 2019-07-06, 11:38:00 PM

Incident Location

Address: s.22(1) Personal and Confidential

Address2:

Location name:

Original Address: s.22(1) Personal and Confidential

Contact Details

Name: Susan Gill

Address:

Address2:

Phone:

Alt. Phone:

s.22(1) Personal and Confidential

Request Details

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

I am against the proposed development for 3811-3891 Fraser Street in it's present state for the following reasons:

- 1) Far too high at 7 storey's (with highest point on west side by single family homes. This is at the crest of a hill (in both directions) and does not fit in with the neighbourhood and will have a huge shadow effect.
- 2) There are too many suites that are studio 1 bdrm's(58%) 29% are 2 bdrm. This does not help families who want to move / stay in this desirable area. You need more 3 bdrm and larger or townhouses.
- 3)It is 100% "market" not affordable. The zoning change is to provide affordable rentals of which there are none."
- 4) They are not providing any community amenities (because the project cost!). Again, this is a requirement for the change in rezoning.
- 5) With 121 units, there are 63 residential

and 45 commercial parking spaces. Not enough residential! How large is the commercial space to receive over 2/3 of the spaces?

6) The continual operational noise from a building of this magnitude will be loud and continuous.

This development in it's present state would be completely over-powering. It will be irreversible, and changing the fabric of the neighbourhood that we live in, love and have seen through its transition into a vibrant and desirable area to live. We want a say in how our community is being developed and to give input. Given that there is a city plan in the works, wouldn't it make sense to have neighbourhood plans?

2.	Department:	Mayor and Council
3.	Neighbourhood:	
4.	Were any other cases or service requests created as a result of this feedback?	No
6.	(Don't ask, just record - did caller indicate they want a call back?):	Unknown
13.	Original Client:	Susan Gill
14.	Original Email address:	s.22(1) Personal and Confidential
15.	Original address:	

Additional Details

Forwarded to Public Hearing Staff on 2019 July 8

Map and Photo

- no picture -

Wong, Tamarra

From: Eileen Rawling s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 4:27 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

I agree with all of the points of the Fraser Street Neighbourhood group.

I believe that Vancouver should be planning for neighbourhoods that have:

1. affordable good-quality housing.
2. a high walkability.
3. green spaces for everyone to enjoy and esp. for children living in apartments to play.
4. green spaces that support water run off, take up carbon dioxide and other important environmental factors. As the climate changes, this will become increasingly important.

I am opposed to the application for a seven story building that offers little to the community. At this height, this building does not fit in with the relaxed neighbourhood feeling of much of Fraser Street. Most (all?) of the apartment buildings along Fraser Street are four stories or lower. And this is not affordable housing. At market rate, people with 'regular' necessary jobs will not be able to afford to live there.

This area has:

1. limited walkable access to food.
2. limited access to the elementary schools - they are already full.
3. very little green space safe for children. (There is lots of data to show that access to green spaces directly affects the health of children and adults).
4. limited parking to support businesses.

This neighbourhood will not be able to support the addition a number of large buildings in such a concentrated area.

This is not an easy area to take transit. The Fraser bus goes to Gastown rather than downtown. It can be difficult to get on a bus to and from the rapid transit station when schools and university are in session.

I think that this proposal is short sighted. It might provide basic housing but in the long run, it does not support the health and well being of the renters, the neighbourhood and the development of a world-class city. I ask you to consider the livability of this area in the coming years.

Sincerely,
Eileen Rawling

Wong, Tamarra

From: Sheila Louis s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 4:23 PM
To: Public Hearing
Cc: Aron Louis
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

To whom it may concern,

My family I have been living in this community for 6 years now; we purchased our home just as the area started to become more of a neighborhood and less of an "area". People started calling it The Fraserhood around that time.

What that means is that for several years, we have been doing without amenities in our area including proper child care. In fact, one of our neighbors lives directly the street from David Livingston Elementary, and they did not receive a space in that school for their child and now have to drive him to another school in a totally different community every day. This is just one example of how our community is already stretched to capacity in some ways, without additional people moving in.

The City of Vancouver should be working with the Fraser Street neighborhood/Riley Park neighborhood to determine a proper plan for the area. We cannot keep adding density without giving thought to how it affects existing homes and the existing community of neighbors and friends who live here. I for one I'm not opposed to potential new developments in our area, but I would like to see how they are going to integrate with who we are today and make us a better area. The past few open houses I have attended within our neighborhood have been for rental only housing and have not taken into account parking for the new residents, nor have they really shown me how they are family-oriented, although all have claimed they are hoping to increase density and affordability for families. There have been proposals for 800 ft "homes" that are three bedroom homes; this is not a family home! This is a bunch of young people sharing an apartment at what you have deemed market rate, but that is really an unaffordable option for anyone and it will end up being more than three people in that home.

In regards to this specific building application, adding a seven story building, on the crest of a hill that provides sightlines to many, tucked right against single family homes, is simply too big an ask. Why anyone should think we want to live in the shadows of an enormous (relative to our area) structure, when most of the homes here have existed for decades, is questionable. What will the current residents be receiving for our community being dramatically altered? Why would we want residents on multiple floors looking down into our homes, when we've lived privately for so long? This is something that wouldn't fly in Shaughnessy, Kerrisdale, Point Grey... We are not second class citizens, and thank you for treating us like other homeowners in Vancouver by taking into consideration how you'd approach this building application in another area of our beautiful city. I do not think it would be approved, so why should it be approved here?

We really, really need to look at what we are doing in the city as a whole, but most importantly to me at least is my neighborhood. Please do not continue to allow additional developments until we have a comprehensive plan in place that is drawn up with the City and this neighborhood in mind. Other areas in the city have plans and restrictions and recommendations; we deserve that too.

Thank you for your time.

Sheila Louis
Homeowner, Fraser Street neighborhood

Wong, Tamarra

From: Lee Chapelle s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 1:23 PM
To: Public Hearing
Subject: REZONING at 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

I oppose this rezoning because of the undemocratic process.

Wong, Tamarra

From: Carla Hartzenberg s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 2:20 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue: comments against

Hello,

I am a resident in the neighbourhood and am opposed to this re-development.

The size of this development is a significant increase compared to anything else in the surrounding community. This abrupt change will drastically effect the overall feel of the community and will put a significant strain on the already crowded transit, schools and day cares . The surrounding areas' population needs to increase at a more reasonable pace to allow for infrastructure systems to keep up.

I propose a smaller development such as a four story building or townhouse complex that will allow for higher density housing, and will not put as much strain on the infrastructure and community.

Best,

Carla Hartzenberg