

## Wong, Tamarra

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**From:** Verne Lindquist s.22(1) Personal and Confidential  
**Sent:** Wednesday, July 10, 2019 10:04 AM  
**To:** Public Hearing  
**Subject:** REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Dear City Council;

I live at s.22(1) Personal and Confidential from this proposal. I am against this proposal.

First off. Under the rezoning they have applied for the developer is allowed a maximum of 6 floors. (Cited from the City of Vancouver Interim Rezoning Policy - "Mid-rise forms up to a maximum of 6 storeys" are allowed to be built) They want to build 7. Unless there is an alternate definition of "Maximum" that I am unaware of, this project should be rejected as drawn until it complies with the rezoning rules. Does the word maximum have to be in capital letters to be taken seriously? Even the description of the rezoning claims 6 stories which is misleading and untrue. The application should be rejected for this as well.

Second. The rezoning policy was meant to provide affordable housing. All the units are market rate. I understand that the developer wished to claim that they are affordable as opposed to trying to buy a house. This is not what was meant when this rezoning policy was brought about. It is a misrepresentation. The policy is meant to provide real housing alternatives for the majority of those looking for housing. This application does nothing near that.

Third. This application is for a group of properties that sit on top of a hill that slopes down on 3 sides. If it is allowed to be built beyond the maximum, it will be a monolith in the neighbourhood, grossly out of scale with everything else.

Fourth. There is no access to the bus stop heading north (on the east side of Fraser - currently it stops between 22nd and 21st) One would have to run across the street on a blind hill. Alternatively, one would have to walk up to 23rd then walk back (we know that very few people do this). Someone is going to get seriously hurt.

Fifth. The lack of a neighbourhood plan. Our only viable community centre for the neighbourhood is bursting at the seams. The schools are full. We need a moratorium on spot rezoning in the Fraserhood until a Community Plan is complete. Right now Fraser Street is under a building boom. We should be forward thinking and plan for the people that want to live here.

Thanks for reading. It is my hope you send this project back to the developer as drawn until it complies with the Rezoning Policy.

Kind Regards;

Verne Lindquist

Sent from my iPhone

## Wong, Tamarra

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**From:** James Borthwick s.22(1) Personal and Confidential  
**Sent:** Wednesday, July 10, 2019 9:48 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 686 East 22nd Avenue

Dear Council,

I am writing to express my opposition to the rezoning at 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

I am a nearby resident, living s.22(1) Personal and Confidential from the proposed development.

I oppose the development for the following reasons:

- The application will develop units with fabulous views that will command premium rents. This is incompatible with the goals of the program under which the application is made.
- Transit in the area is already over-subscribed. The #25 to UBC passes up long lines of people at Fraser during the morning rush hour. More buses are not possible as the line is already at maximum capacity. The #8 Downtown is similarly over-subscribed by the time the bus reaches about 16th. Adding more people at this location will exacerbate capacity problems existing transit users are experiencing.
- The location is inappropriate for a 7 storey building. (Double-height commercial plus 5 storeys of residential). Situated at the top of a hill, it will dominate the surrounding streetscape.
- The application is made without consideration of other nearby applications made under similar policies developed by the previous council. If each application is considered in isolation, the resulting development along Fraser will be much more intense than that intended by each individual policy.
- The application will serve to concentrate wealth. The rents from the large number of premium view-units will all be delivered to a single pocket.

I urge you to reject the proposed development.

Sincerely,

James Borthwick

s.22(1) Personal and Confidential

## Wong, Tamarra

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**From:** Orr, Kevin (Vancouver, BC) s.22(1) Personal and Confidential  
**Sent:** Thursday, July 11, 2019 8:18 AM  
**To:** Public Hearing  
**Subject:** 3811-3891 Fraser Street proposed development.

Hello ,

My name is Kevin Orr and I live at s.22(1) Personal and Confidential

I am writing in response to the development proposal at 3811-3891 Fraser Street, 686-600 E 2<sup>nd</sup>.

Having lived in this neighborhood for 15 years I have come to have a decent understanding of the makeup of the area and had chosen the exact area for its feel, character and culture.

With regards to the sizing of this market rental plan I truly believe it is too large a project to even remotely fit within the current makeup of the area.

I am not well versed on the ins and out of the future ideas for zoning though this project does not make sense for many reasons.

- There is not s sky train close by
- There is not anywhere near enough parking for even the current residents, the development would need at least 2 parking spots per unit at least.
- The area is a common home based residential area. People live here commonly for raising families due to the great access to nearby schools.

The developer I believe has also chosen the location wisely from an investment standpoint being at the top of a hill that will therefore offer even the mid height suites amazing views. Not something that is common to general market rental or required. Also being that this is the highest point of land in the area and with this being an above normal height, this proposed building will be an eyesore to been seen from miles away. It will stand out like the proverbial sore thumb. If this was on lower ground base area it would have more likely had a chance to not tower above all else around. The best view lot in the area will now be only for rental but will eliminate any chance of other regular zoned building of accommodating any views. Wow is all I can think of.

It does not in any way suit or fit in the area whatsoever. Development is something we will always have and need but to have it to satisfy one requirement while completely ignoring any and all current neighborhood parameters, feel and style is to me a shame. Bottom line for me is that this development seems to serve one propose only. To allow for adaptation on the current zoning and accepted zoning changes to allow the city to satisfy their own requirements. There is just nothing about these type of proposed developments that truly fits under the zoning adaptation the city is attempting to use. Even the name " the Affordable Housing Choices Interim Rezoning Policy" is unbelievably misleading. The city needs to development a proper comprehensive plan for the area that seeks to keep the character of the area and allow for other needs. The constant push of proposals to have these over sized "rental" units on the Fraser corridor is unfair and time consuming for all involved.

Go ahead and build the standard height retail below and residential above development as it now common. That is fine and we all know it is expected. But to build a development of this size is an affront to current area owners who have chosen to live in this area for the neighborhood as it was and paid to do so. I may be just another Fraser Street owner who will be driven out of the neighborhood with developments of this size.

Yours truly,

Kevin Orr

## Wong, Tamarra

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**From:** Public Hearing  
**To:** Public Hearing  
**Subject:** 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd

**From:** Norma Hawkinson [mailto:bcevents@yahoo.ca]  
**Sent:** Wednesday, July 10, 2019 4:58 PM  
**To:** Public Hearing  
**Subject:** 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd

My name is Norma Hawkinson and I live s.22(1) Personal and Confidential and have been a resident of this Fraser Street area since 1994 and in my present location as an owner for almost 21 years.

After watching this area grow I have concerns about this proposed development and do not support this in its present form.

In the interest of time I will not repeat the concerns others have expressed about schools, densification in the general area, etc. I will give you a first hand example of what residents in the area could expect and how certain factors play into this reasoning which cannot usually be described in a development permit.

Basic list of concerns:

Building height - privacy issues as far away as East 24th.

Parking - South side of East 24th has no alley, we must have street parking and it is already stressed with the few businesses that occupy the 3900 block of Fraser Street. They attract massive amounts of traffic, even tour busses that patronize the ice cream shop, bakery and restaurants.

Traffic safety - East 25th Avenue is a steady stream of traffic from about 2:15 to about 5:30 pm from Knight to about Cambie and sometimes Oak as it is a major connector route to UBC and Kingsway. With the steep hill as you approach Fraser this is an intersection of high risk for traffic accidents. The steep hills in our area, which Don Davies describes as a ridge, are a major factor to many issues in our area, including parking and traffic safety. We have frequent large trucks using Fraser Street as well as many pedestrians scrambling to catch buses. It is a direct link to the skytrain to YVR.

The gas station at 25th and Fraser has exits that are on either side of a bus stop and one is just about 12 feet away from 24th Ave, where many people park too close to the corner in an effort to get prime parking for the ice cream store. It creates problems turning onto 24th Ave.

The city painted double solid lines to prevent cars from turning east on 24th and racing one block to avoid the stop light at the intersection of Fraser and 25th. It does not work. It forces residents of our block to turn onto 23rd and take the alley in order to park on the south side of the street. It does not stop large semi-trailer trucks delivering to the businesses so that they can access the alley behind Fraser. The alley is frequently blocked during the day with commercial trucks delivering goods to the businesses, collecting garbage and dropping off patrons to the restaurants. During the night when the businesses close it provides a cover for prostitutes to meet with pimps, drug dealers, drug users ( glue sniffing and injectables) and there are frequent break ins to cars in the area....many no longer choose to report them to VPD because of the lack of evidence.

The area immediately north of the gas station and 24 hour 7-11 store are poorly maintained by the staff of the store and the use of the side walk towards Fraser is hazardous in the winter because of their infrequent snow removal or garbage. It is a frequent dumping ground for used furniture when local tenants of the suites above the 3900 block Fraser move out. Couches appear overnight. Most recently there were used car parts on the boulevard. Though we all know who might be responsible for these items they are all tenants of these suites and they do not have the same concern for the neighbourhood and admit it when confronted about these items.

The commercial vehicles that deliver to the businesses along Fraser are overly large for the size of the delivery and the alley often has vehicles double parked, or having to make many maneuvers to get into the alley around cars parked on both sides of the street and too close to the alley.

This results in horn honking, damage to the boulevards and curbs, damage to private property ( fences) and cars.

The alley from 24th to 25th is impassable for these large trucks because of a poorly placed Hydro pole that makes it hard to turn right onto 25th. Residents of 25th have been known to take advantage of this and use the alley as their personal parking spots.

Our street is one of the few flat areas in the whole neighbourhood. 23rd and 22nd have steep hills and steep alleys, so I am certain any truck delivering to the proposed development will park on Fraser or perhaps, as I have observed on 23rd or 24th and walking their delivery across the street.

If a truck cannot park in the alley they will park along 24th Ave and use a hand truck to move the delivery into the store. Calls to the trucking companies get little sympathy because they claim they have so many small businesses to deliver to that they cannot use smaller vehicles that will fit into the alley. It is not unusual for trucks to block 24th Avenue because they cannot manage a turn at the alley.

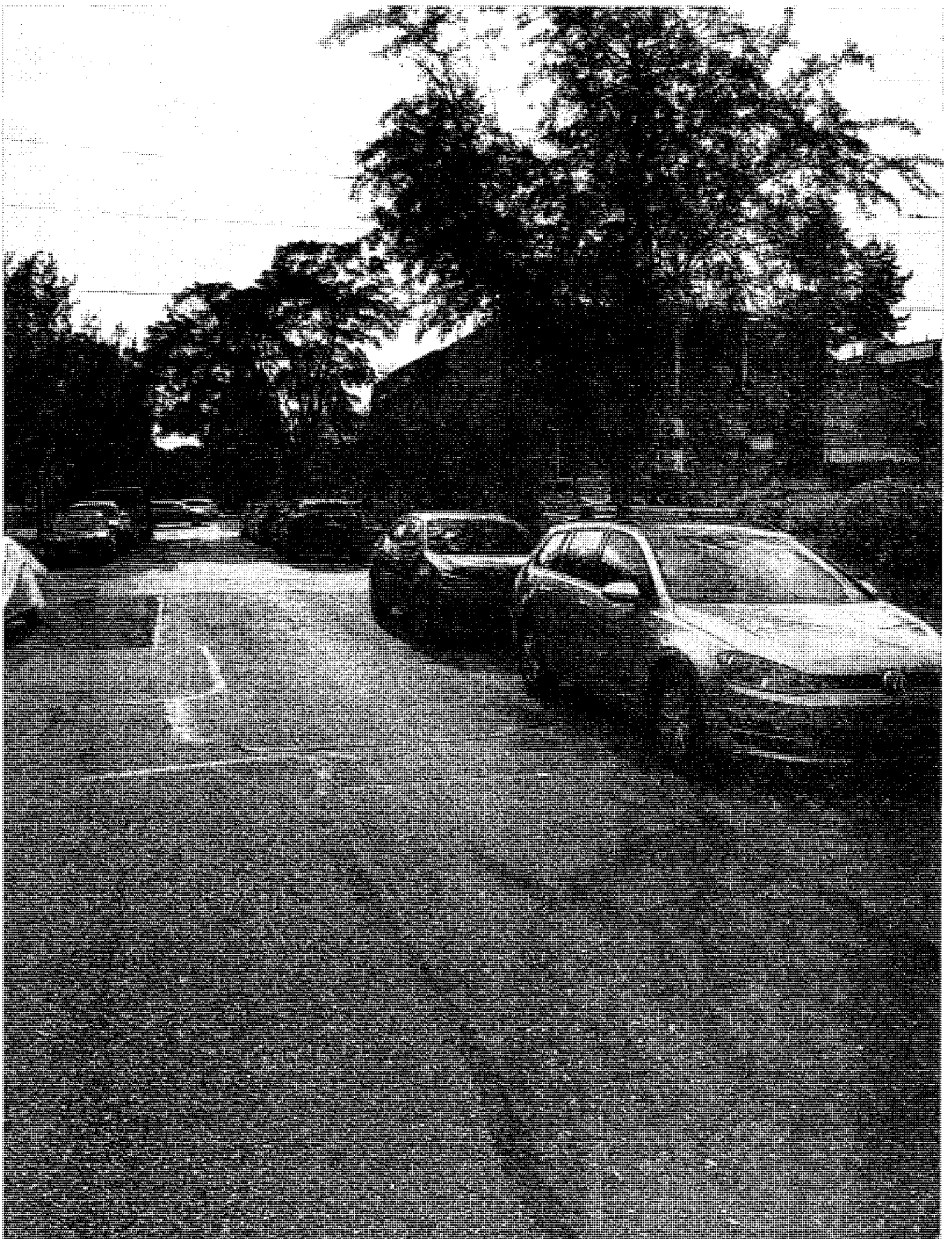
Pedestrian traffic is at risk because though there are crosswalks at 23rd and 25th many students cross at 24th and Fraser coming from Tupper. it is the nature of young people to do what is most convenient. Cars pushing to get up the hill do not always see these pedestrians when they clear the light at 23rd, which is timed to go red when the light at 25th goes red. the area between 23rd and 25th with gas station traffic, tour busses and patrons of the businesses along Fraser often have to scramble because frustrated motorists take risks to get back into traffic. There is no turning light at 25th and Fraser. Topography is a major factor in this area in traffic safety, parking, and liveability for residents. More stress and traffic is not a wise idea.

Councillor Swanson questioned the gentrification of the area and it has already happened. I personally have been assaulted by drivers of BMW's and Mercedes who react with great hostility when asked to not leave their garbage on my lawn or to not use my front steps as their personal picnic area because they will not let their children eat ice cream in their car.

On my block there are about roughly 20 residences. In that area we have 11 children under the age of 16 and about 11 adult children living with their senior parents because they cannot find affordable rental accommodation in the area. The proposed development is not affordable, and is in fact reflective of rental prices much closer to city core.



s.22(1)  
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