

Wong, Tamarra

From: peter hartwick s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 1:50 PM
To: Public Hearing
Subject: "REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Hi there,

1) I live on s.22(1) Personal and Confidential and I see great potential for this neighbourhood to grow and become a stronger, unique community similar to Main Street, or Gastown. What will prevent this from happening, is developer driven, spot projects that stress profits over community. We have vibrant small businesses that serve the needs of the immediate community but these places are only able to exist in older, smaller retail spaces. If and when these buildings are developed, the community vibe is lost and instead replaced by cookie cutter, overpriced service based retail like dentists, physio's and hair salons who are the only businesses that are able to afford the increased rents. Who will want to walk up Fraser St. if its only these types of store fronts. Look no further than the project at 19th and Fraser that has 2 Dentists and 1 physio.

2) Developers should be required to pay CAC's even if the space is 100% rentals. Where will these people walk their dogs, take their kids and intermingle with the community? This is one of over 12 development proposals in our neighbourhood for rental only buildings that will likely have no CACs. Our community's schools and daycares, community centres and other amenities are already full or extremely busy.

3) 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. 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.

Thank you for your time,
Pete Hartwick



Mount Pleasant Neighbourhood House

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July 4, 2019

Mayor and Council
City of Vancouver

Re: Strand Development located at 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

Mount Pleasant Neighbourhood House is a community-based non-profit organization located at Broadway and Fraser area. We are a community gathering place that engages people of all backgrounds, ages and demographics. A large part of our work is with families, children and seniors, and as such we are in support of rental housing in area.

Strand's development includes 42% of rental apartments that are family-oriented, and has identified Mount Pleasant Neighbourhood House as a valuable resource for new families in the neighbourhood. As such, Strand has voluntarily supported Mount Pleasant Neighbourhood House with a 3-year commitment of \$1500 per year for our multicultural cooking club and has made a commitment to supporting our annual fundraiser. Strand also has engaged us in discussions as to how to further be involved with our programs and we look forward to their future involvement.

Sincerely,

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Jocelyne Hamel
Executive Director

cc. Lysa Dixon, Co-chair, Mount Pleasant Neighbourhood House Community Board



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Community Partner
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