

Wong, Tamarra

From: Kerzner, Carter @ Vancouver s.22(1) Personal and Confidential
Sent: Wednesday, June 26, 2019 1:49 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. With more than 4,000,000 square feet of new office supply being developed throughout Vancouver over the next 3-5 years, we will be in need of significantly more rental projects like this to house the more than 20,000 new residents that will be working in our City. More rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Fraser Street where there is very limited rental housing supply. The City's aging rental stock is hurting our reputation, retailers and the overall image of Vancouver. Landlords are also trying to avoid investing capital to revitalize the older rental buildings due to the rent controls, which will make these problems worse over time. 6-storeys fits in nicely on Fraser Street and I love the design. Your approval of this project is a step forward, towards fixing the Vancouver housing crisis.

Please feel free to call or email me anytime to discuss any questions you may have.

Thanks and regards,

Carter Kerzner | s.22(1) Personal
and Confidential
s.22(1) Personal and Confidential



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Wong, Tamarra

From: Maria Moniz s.22(1) Personal and Confidential
Sent: Wednesday, June 26, 2019 10:35 PM
To: Public Hearing
Subject: 868-688 E 22 to 679 E 23, 3811-3891 Fraser Street

I am in favor of this zoning change. The City is proceeding in the right direction on this planned building.
M.C. Moniz

Wong, Tamarra

From: Saunders, Matt s.22(1) Personal and Confidential
Sent: Thursday, June 27, 2019 1:45 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser Street and 679 East 23rd Ave -July 9, 2019 Public Hearing - Letter of Support

Dear Mayor and Council

I am writing today in full support of this application. We desperately need all possible new rental housing options in this city. As a city we need to be focused on many different levels of rental housing including high end rental downtown, six story projects along major corridors, to family oriented rental townhouses right down to the lower end of below market housing. Every project cannot fit all of these requirements so the more supply of different types of options will really help the rental market as a whole.

As new rental product is delivered at each of these levels there will be movement within the market allowing more options for every renter in the city.

This new product will be hugely welcomed by the younger professional demographic that has moved into this area or would like to move into the area given the transition the Fraser Street neighborhood is experiencing. All of the local business will also benefit greatly from this densification!

I look forward to seeing this Rental project move forward!

Kind regards,

Matt Saunders

Wong, Tamarra

From: Charlie Hughes s.22(1) Personal and Confidential
Sent: Thursday, June 27, 2019 2:03 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue because we are short approximately 30,000 rental units in this city. Vacancy rates are 2-3% below where a healthy level would be and new rental stock is much needed as most rental buildings were built pre 1970 in the city.

The height is absolutely appropriate with the neighborhood- I drive down Cambie Street all the time and don't oppose the 6-storey buildings that line that street....I actually prefer it. Fraser Street needs revitalization and liveliness and this development would be a major benefit to the area.

A horrible condition house near Fraser Street still costs roughly \$1,500,000. A young family would need \$300,000 down payment which many don't have and then have to pay approximately \$5,700-\$6,700/month for their \$1.2M mortgage, property tax, and house insurance. A rental unit in a quality building would cost residents well less than half (less than a third possibly) of this and not require an out of reach down payment. This building should absolutely be supported for this area- it will benefit hundreds of Vancouverites.

Sincerely,

Charlie Hughes
s.22(1) Personal and Confidential

Wong, Tamarra

From: Brandon Price s.22(1) Personal and Confidential
Sent: Thursday, June 27, 2019 2:17 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue - Vancouver, BC.

Please see the following summary points that clarify why I am in support of this project and a rental stock increase throughout all jurisdictions in the City of Vancouver:

- Vancouver has historically low and unhealthy vacancy rates. (2018) 0.8%
- more rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Fraser Street & East Vancouver where there is very limited rental housing supply.
- the City's aging rental stock fails to address the needs of downsizers looking for a place of residence (in a quality rental building).
- there are great benefits to local businesses arising from having more residents near commercial nodes and shops along Fraser Street.
- the project is located immediately adjacent to two frequent transit networks that connect to King Edward Avenue and Downtown.
- the City needs new quality rental stock to replace aging buildings, and to accommodate our cities growth and demand for housing.
- The gap between owning a home and the ability of younger Vancouverites to afford ownership is dramatic. Housing must anticipate a larger share of people renting for longer periods of their lives.
- The buildings 6-storey height fits in appropriately on Fraser Street
- The building has a complementary design to Fraser Street and will fit in nicely to the community

If you have any questions regarding the above rationale &/or would like to discuss in further detail, please give me a call at s.22(1) Personal and Confidential

Thank you, Brandon Price

Wong, Tamarra

From: Ergas, Justin s.22(1) Personal and Confidential
Sent: Thursday, June 27, 2019 2:28 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 69 East 23rd Avenue. As a young millennial living in this city, it has become seemingly more difficult and expensive to find rental accommodates in Vancouver. The City needs quality rental stock to replaced aging buildings, and to accommodate our cities growth and demand for housing.

Please feel free to reach out if you have any further questions.

Justin Ergas

Wong, Tamarra

From: Taylor Scott s.22(1) Personal and Confidential
Sent: Thursday, June 27, 2019 2:37 PM
To: Public Hearing
Subject: Proposal for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
Attachments: 686 E 22 Avenue, 3811-3833.pdf

Please see the attached letter in support of the above noted development. It would be great to welcome the new development which will clean up those run down buildings currently their and have more people to support our local business along Fraser.

Thanks,

Taylor Scott

Attn: City of Vancouver Mayor and Council

Re: Support for Strand Development's rezoning proposal for 686 E 22 Avenue, 3811-3833 Fraser Street & 679 E 23 Avenue.

To Mayor and Council,

I am a resident of the Riley Park neighbourhood and live near the proposal for East 22nd and Fraser Street. I am writing in support for the application which will provide 121 new secured market rental homes and new opportunities for retail businesses.

I support this project because it will create new homes for families, individuals, and young people. This is a great neighbourhood and a perfect location for more rental housing. We have friends who would like to move to this community but are having a difficult time finding suitable rental accommodation.

I look forward this project's completion because the new commercial retailers and new residents in the area will help to bring more life to the Fraser Street corridor.

I sincerely hope Mayor and Council will approve this project and help to create more homes in this lively community.

s.22(1) Personal and Confidential

Thanks

Taylor Scott

s.22(1) Personal and Confidential

Wong, Tamarra

From: Hathaway, Jessica s.22(1) Personal and Confidential
Sent: Thursday, June 27, 2019 2:56 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support


Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. The proposed development's height, design and character fit well with the surrounding Fraser Street neighbourhood and the commercial uses have potential to further enhance the livability of the neighbourhood by providing more amenities. Vancouver needs more rental housing and this area is in dire need of a quality new housing options given the surrounding aging housing stock.

Sincerely,

Jessica Hathaway

s.22(1) Personal and Confidential



Wong, Tamarra

From: Nick Ayling s.22(1) Personal and Confidential
Sent: Friday, June 28, 2019 6:35 AM
To: Public Hearing
Subject: Development at 23rd and Fraser

Dear Mayor and City Councillors,

I email today to express my support for the rezoning application coming to public hearing on July 9th located at 23rd and Fraser. I encourage you to approve this project for the following reasons:

- This building is comprised of new rental units that are far more affordable than a comparable condo or house in this neighbourhood. It has no requirement for a down payment to live there which also makes it much more accessible than purchasing a property. We need more housing like this in family friendly locations like this
- The design is attractive and having a new building with new residents will breath some life back into this stretch of Fraser Street. In its present state, Fraser Street is in need of new life and this project would help make it great again
- I like that the project has a high percentage of 2brs and 3brs, these are attractive for families
- I think the scale and height of the project are suitable for the neighbourhood. I hope that council supports other projects of this nature along fraser street in the future

Best regards,

Nick Ayling

Wong, Tamarra

From: O'Brien, Joe @ Vancouver s.22(1) Personal and Confidential
Sent: Friday, June 28, 2019 3:34 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council:

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

As a lifelong Vancouver citizen and current resident of this neighbourhood, I believe that this proposal includes a number of positive benefits.

Vancouver has a historically low and unhealthy vacancy rate (0.8% in 2018), and more rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Fraser Street where there is very limited rental housing supply. The City's aging rental stock also fails to address the needs of downsizers looking for a place of residence. Vancouver needs new quality rental stock to replace aging buildings, and to accommodate growth and demand for housing.

There are great benefits to local businesses arising from having more residents near commercial nodes and shops along Fraser Street. This development is to be located immediately adjacent to two frequent transit networks that connect to King Edward Avenue and Downtown.

The building's 6-storey height fits in appropriately on Fraser Street and it has a complementary design suitable for Fraser Street.

As a resident of this neighbourhood, I strongly support the rezoning as outlined in this application.

Regards,

Joseph O'Brien s.22(1) Personal and Confidential
s.22(1) Personal and Confidential

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Wong, Tamarra

From: David Knight s.22(1) Personal and Confidential
Sent: Saturday, June 29, 2019 2:48 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

June 29, 2019.

City of Vancouver
453 West 12th Ave,
Vancouver, BC V5Y 1V4
Dear Mayor and Council,

RE: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. As you are aware more rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Fraser Street where there is very limited rental housing supply. The project is located immediately adjacent to two frequent transit networks that connect to King Edward Avenue and Downtown making it easily accessible. Increasing accessible rental housing stock near transit should be at the top of the City of Vancouver's agenda and advancing this project would be a step in the right direction.

From a design perspective, the buildings 6-storey height fits in appropriately on Fraser Street. Moreover, the building has a complementary design to Fraser Street and will blend in nicely with the existing landscape.

Sincerely,

David M Knight

Wong, Tamarra

From: Ryan Wong s.22(1) Personal and Confidential
Sent: Sunday, June 30, 2019 10:40 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I support the proposed project located at 686 East 22nd Avenue and 3811-3833 Fraser Street and 679 East 23rd Avenue. My family and I moved to this neighborhood three years ago and fell in love with it. We have made friends not only with neighbors but also some of our favorite merchants. Through these friendships, I have developed a deeper understanding of the challenges in operating a business. Much of the difficulty relates to the ability to attract staff, given the high cost of living and the lack of available rental accommodation. It is no secret that this City is facing a housing crisis. The proposed project will fill a badly needed void in the housing market. It will also add some much needed retail to the area that I am also looking forward to. The proposed design fits the character of Fraser Street, and once it is complete, I am certain it will be a welcome addition to the neighborhood. I look forward to the approval of this project.

Regards

Ryan Wong
s.22(1) Personal and Confidential

Wong, Tamarra

From: Richard Anderson s.22(1) Personal and Confidential
Sent: Tuesday, July 02, 2019 9:55 AM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave - July 9th, 2019 Public Hearing - Letter of Support

Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. These are few of the reasons for my support:

- Vancouver has historically low and unhealthy vacancy rates (0.8% in 2018)
- more rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Fraser Street where there is very limited rental housing supply.
- the City's aging rental stock fails to address the needs of downsizers looking for a place of residence (in a quality rental building).
- there are great benefits to local businesses arising from having more residents near commercial nodes and shops along Fraser Street.
- the project is located immediately adjacent to two frequent transit networks that connect to King Edward Avenue and Downtown.
- the City needs new quality rental stock to replace aging buildings, and to accommodate our cities growth and demand for housing.
- The gap between owning a home and the ability of younger Vancouverites to afford ownership is dramatic. Housing must anticipate a larger share of people renting for longer periods of their lives.
- The buildings 6-storey height fits in appropriately on Fraser Street.
- The building has a complementary design to Fraser Street

Sincerely,
Richard

Richard Anderson
s.22(1) Personal and Confidential



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Wong, Tamarra

From: George Morfidis s.22(1) Personal and Confidential
Sent: Tuesday, July 02, 2019 11:14 AM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

- Vancouver has a historically low and unhealthy vacancy rate. (0.8% in 2018)
- more rental housing options are needed for Vancouverites, especially for young working families in neighbourhoods near Fraser Street where there is very limited rental housing supply.
- the City's aging rental stock fails to address the needs of downsizers looking for a place of residence (in a quality rental building).
- there are great benefits to local businesses arising from having more residents near commercial nodes and shops along Fraser Street.
- the project is located immediately adjacent to two frequent transit networks that connect to King Edward Avenue and Downtown.
- the City needs new quality rental stock to replace aging buildings, and to accommodate our cities growth and demand for housing.
- The gap between owning a home and the ability of younger Vancouverites to afford ownership is dramatic. Housing must anticipate a larger share of people renting for longer periods of their lives.

Regards,

George Morfidis

Wong, Tamarra

From: Nick Bozikis s.22(1) Personal and Confidential
Sent: Tuesday, July 02, 2019 11:45 AM
To: Public Hearing
Subject: RE: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

I enthusiastically support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. I am a lifelong resident of Vancouver, Professional and Small Business owner in Vancouver. Our city is changing very rapidly and what we are in desperate need of is more appropriate, well designed rental units that a young professional or young families, would enthusiastically choose to live in.

Working in the areas of finance and technology, I have been in the situation where I have been unable to recruit the right caliber of person to Vancouver due to our housing situation. The gap between owning a home and the ability of younger Vancouver residents to afford ownership is dramatic. Housing in Vancouver must anticipate a larger share of people renting for longer periods of their lives. There is little, well managed/well operated rental product available to your professionals wanting to make Vancouver home. The City needs new quality rental stock to replace aging buildings, and to accommodate our cities growth and demand for housing.

Additionally, the gap widens in neighborhoods like near Fraser Street where there is very limited rental housing supply. The City's aging rental stock also fails to address the needs of downsizing home owners looking for a place of residence (in a quality rental building). As a small business owner, I have experienced firsthand the great benefits to local businesses arising from having more residents near commercial nodes and shops, this would be key along Fraser Street.

I fully support the rezoning of 86 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave. I am more than willing to be contacted for additional comments if its helpful to this rezoning process.

Sincerely,

Nick Bozikis, s.22(1) Personal

s.22(1) Personal
and Confidential

Wong, Tamarra

From: Adam Battistelli s.22(1) Personal and Confidential
Sent: Tuesday, July 02, 2019 3:58 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I strongly support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. This development is exactly the type of project the City of Vancouver needs.

Given the challenges associated with home ownership, the City needs to increase the supply of quality rental to cater to a larger share of people renting for longer periods of their lives. With vacancies being at historic lows and rental rates continuing to increase, addition rental supply is crucial. This mixed-use project complements the neighbourhoods around Fraser Street in both size and design.

As a small business owner, we struggle securing quality staff who can afford to live near our store. Many of our employees travel for well over 1 hour each way to get to work. Projects such as this will provide increased residential supply but will also provide the opportunity for small businesses to service the additional residents. Furthermore, these businesses will not be exposed to the growing property tax issue of retailers paying property taxes for underdeveloped residential density.

Sincerely,

Adam Battistelli

s.22(1) Personal and Confidential



Vancouver City Hall
453 W 12th Avenue
Vancouver, BC V5Y 1V4

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

Dear Mayor and Council,

Please accept this letter of support for the rezoning application of Fraser Street and 22nd Avenue. Strand's proposal will contribute to the City of Vancouver's targets for rental housing as well as the City's goals to support small local business with the proposed commercial retail units. As a resident of the area, I'm aware of the challenges people face when trying to find quality rental housing nearby. Much of the time people are forced to locate elsewhere or live in basement suites.

We need to do better to provide suitable accommodation to attract and retain young professionals and new families who move to Vancouver seeking employment in our growing economy. This proposal will provide this housing. It is also an optimal location as it is on major arterial with frequent transit, and close to both of Vancouver's major economic hubs, downtown and Broadway. Notably, there are two fantastic ways to get Downtown from this location – Via the number 8 bus or the 25 to the Canada Line or take the 25 the other way to Nanaimo station.

No doubt you will hear a parking argument as to why you should not proceed with this building. Shame on us if we allow minor parking inconveniences for people who feel entitled to privately use public streets as their parking lots to get in the way of providing much needed housing. My family of four has one car and four bicycles which easily allow us the navigate the city, in conjunction with transit, without the frustrations of having to always look for parking.

Sincerely,

(Signed)

Edward Mildon
s.22(1) Personal and Confidential

Wong, Tamarra

From: Cooney, Meg s.22(1) Personal and Confidential
Sent: Wednesday, July 03, 2019 8:29 AM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave – July 9th, 2019 Public Hearing – Letter of Support

Dear Mayor and Council,

I am writing to support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

With the historically low vacancy rates, approving projects such as Fraser x E 22nd is a positive step toward balancing the rental market. The building's design and height are fitting for the Fraser corridor and the retail at grade will further complement this growing commercial node.

Kind regards,

Meg Cooney

s.22(1) Personal and Confidential



Wong, Tamarra

From: Jim Diehl s.22(1) Personal and Confidential
Sent: Wednesday, July 03, 2019 1:19 PM
To: Public Hearing
Subject: 686 East 22nd Avenue

To whom it may concern

As I am excited to relocate to the area, from North Vancouver, I am writing in support of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

Currently the area feels old and outdated, that coupled with high rent for places, and limited availability, and you end up with an area that does not offer a lot to me.

Although I can understand people's apprehension to change, Vancouver's shortage of housing is creating a multitude of problems, specifically making living for families and middle income individuals increasing difficult.

I fully support new 6 story plus developments in the area.

Best regards

--

Jim Diehl
s.22(1) Personal
and Confidential

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Wong, Tamarra

From: Ilan Cumberbirch s.22(1) Personal and Confidential
Sent: Wednesday, July 03, 2019 2:43 PM
To: Public Hearing
Subject: 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

To whom this may concern,

I am writing to you today regarding 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

Being a native of Vancouver who has lived here the majority of my life, it has become increasingly frustrating to cope with the housing prices. Despite the drop in residential sale prices, the rental market has subsequently thrived, driving rental rates increasingly higher.

A young professional, with my business currently located in Vancouver, I am left few options but to live on a tighter and tighter budget while being forced to live within downtown core. The reality of purchasing becomes progressively less attainable.

A new development on Fraser Street street would rejuvenate said neighbourhood and provide a more affordable market rental rate than is currently offered in the downtown district.

The vacancy rate in Vancouver is too low and competitive to find new places to rent; a new, modern, purpose built rental building with stable rental rates is what this city needs.

I am in full support of a new 6-storey development in this location, similar to the design of the building being proposed.

Regards,

Ilan Cumberbirch

s.22(1) Personal and Confidential



Wong, Tamarra

From: a_mcmillan s.22(1) Personal and Confidential
Sent: Wednesday, July 03, 2019 9:05 PM
To: Public Hearing
Subject: Project Feedback

To whom it may concern,

I am writing in support of the proposed rental housing project that will be located on Fraser Street between E 22nd and E 23rd Avenues. I'm told there are a variety of addresses associated with this project: 688 East 22nd Ave, 3811 Fraser Street and 679 East 23rd Ave.

My family and I live at s.22(1) Personal and Confidential. We are frequent customers of local businesses along Fraser Street and feel the project will be a great addition to the neighbourhood as well as a benefit to the existing businesses in the community who will benefit from having more local residents within walking distance of their shops.

As a young family, we understand the struggle to find affordable housing in this neighbourhood, increasing a mix of supply is welcome and will help bring more young families to this growing and, in my opinion, progressive community.

Sincerely,
Alex McMillan

s.22(1) Personal and
Confidential

Wong, Tamarra

From: John Buckberrough s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 2:07 PM
To: Public Hearing
Subject: Development along 3800-block Fraser Street

I support densification along arterials and I support the proposal at hand

John Buckberrough
s.22(1) Personal and Confidential

Wong, Tamarra

From: Naomi Kovak s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 2:49 PM
To: Public Hearing
Subject: REZONING: 686-688 East 22nd Ave, 38111-3891 Fraser St and 679 E 23rd Ave

Hello City Council and Staff.

I'm a resident of the Fraser St. neighbourhood and I am writing in regards to the proposed rezoning of 86-688 East 22nd Ave, 38111-3891 Fraser St and 679 E 23rd Ave.

I am generally in support of this project, however I have concerns about the fact that the developer is not paying any Community Amenity Contributions (CACs). I am also concerned about the trend of limiting most higher-density rezoning to arterial roadways and less affluent neighbourhoods. I expand upon my concerns below.

I am in favour of developing more density in order to address the housing crisis. I understand that concerns have been raised about this project providing market rentals and as such it is unaffordable for many families. Unfortunately this is the current reality in Vancouver, and in my view, the problem cannot be addressed solely through the provision of below-market rentals. In order to address the current housing crisis it will be necessary to provide more housing at *both* market rates and through below-market rates. Ultimately, this will bring prices down across the board.

However, it is also important to ensure that neighbourhoods have the capacity to absorb the new residents through the current infrastructure of parks, transit, and amenities. It's my understanding that CACs go towards these types of infrastructure, and I am very concerned that this developer is not contributing CACs. Housing is a fundamental piece of Vancouver's affordability crisis, but there are many other contributing factors including child care. For example, I am the parent of a young child (7 months). I began to search for day care for my daughter *before I even told my family and friends I was expecting*. My search included our current neighbourhood, neighbourhoods en route to my office and en route to my husband's office. Despite spending hundreds of hours and placing ourselves on numerous waitlists we have not been able to find any legal options for daycare for our daughter. This is one example of the amenities that need to be addressed when considering densification. In my view it is imperative that council consider factors such as the availability of daycare, school spaces, sufficient park space, libraries and transit capacity when considering rezoning applications such as this one.

Finally, I welcome densification in my neighbourhood, as stated above I think need to build more housing options across the spectrum of affordability. However, it appears that most of the densification in this city is being focused upon arterial roadways in the east side. As a young parent who cannot afford a single family home in Vancouver this is troublesome. I resent being relegated to busy streets in particular neighbourhoods. I was especially disappointed in Council's recent decision to reject to the rezoning proposal for townhomes in Shaughnessy. In my view, that proposal was *exactly* the type of development this city needs to complement the increased density on Cambie, Main, Fraser, etc. It creates opportunities for young families like mine to consider moving to quieter neighbourhoods, with more room for our children to play. I recognize for many people the cost of such developments is prohibitive, but as people who are able and willing to pay for such options move, they will be opening other spaces that they are leaving and a trickle down effect will occur. Further, by increasing the supply of these types of housing we should experience a gradual adjustment in prices as the market becomes more balanced. The current focus of rezoning on particular neighbourhoods and arterial roadways makes it even more imperative that city staff and council ensure that the infrastructure issues I discuss

above are addressed, bringing more and more people into the same areas creates undue pressure on the services currently available, which are oversubscribed.

In summary, it's my view that this project should be approved conditionally upon the developer contributing CACs, and that city staff and council carefully consider ways that they can ensure that our neighbourhood (and others like it) are able to absorb and welcome new residents.

Thank you for taking the time to consider my thoughts.

Best regards,

Naomi Kovak

Wong, Tamarra

From: Jeremy Cutler s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 6:16 PM
To: Public Hearing
Subject: 686 East 22 Avenue, 3811-3833 Fraser Street and 679 East 23 Avenue

Hello,

I am writing today to add my support to the proposed rental project located at 686 East 22 Avenue, 3811-3833 Fraser Street and 679 East 23 Avenue. The project will add 121 much needed rental units to the City's lagging rental pool.

I typically do not submit my support or opposition to these matters; however, I was compelled to submit this email due to Vancouver Council's recent decision to vote down 21 secured market rental units on Granville Street. Rather than adding townhouses to the City's rental market (a very rare and much needed rental housing option in the City), 4575 Granville Street may now become another unnecessary single-family ultra-luxury residence.

The 121-unit rental project by Strand Development should be approved for a variety of reasons:

- The project provides a variety of unit types and options for singles, couples and families.
- The height and context of the building fits within the surrounding neighbourhood and is attractively designed.
- The ground floor retail will bring more economic life to the area and provide more choices.
- This proposed development, with everything considered, will positively add to the City's rental targets and housing goals.

Regards,

Jeremy Cutler

Wong, Tamarra

From: Adrian Garvey s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 5:21 PM
To: Public Hearing
Subject: Rezoning Application for East 22nd and Fraser Street

Mayor and Council,

I live in the neighbourhood and I am writing in support for the rezoning application for East 22nd and Fraser Street. I believe this proposal will bring numerous benefits to my community.

I support the proposal's inclusion of 121 units of rental homes, of which 42% are two or more bedrooms. It is very difficult for families to find units which meet their needs; these units create more opportunities for them. The proposal will also provide new homes for young professionals, seniors who wish to downsize from their larger homes, and individuals looking to upgrade from their current aging rental units.

From an economic perspective, the proposal will strengthen the existing retail uses on the corridor with new residents and new retail opportunities to attract more customers.

The location of the proposal is optimum as it is close to shops, parks, and a commercial district. It is on a major arterial which features a frequent transit line and is close to employment opportunities. All of these will support the City's broad goal to create complete, compact communities.

Thank you for allowing me to provide my support for this proposal.

Adrian Garvey
s.22(1) Personal and Confidential

Wong, Tamarra

From: Julie Lebel s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 6:28 PM
To: Public Hearing
Subject: "REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue"

Hello,

I am writing in favour of this rezoning. I think it is important to increase density in this part of the city. It is close to services, centres, great variety of shops you can go to without a car, has ok transit and access to bike routes and good schools.

Thank you fo considering my point of view. Our family own a small unit at s.22(1) Personal and Confidential We bought recently. It was not a new unit, it is very small for 4 people, and very expensive for us. Since, we are driving a lot less, shopping by foot and very much enjoying the neighbourhood.

Density will help local shops and encourage people to shop on foot and drive less.

Thank you,
Julie Lebel

Gratefully living and dancing on the ancestral and unceded Indigenous territories of the ʷməθkʷəyəm (Musqueam), sk̓wx̓wú7mesh (Squamish), and sel̓ilwítulh (Tsleil-Waututh) First Nation

Wong, Tamarra

From: Alicia Gadban s.22(1) Personal and Confidential
Sent: Thursday, July 04, 2019 4:35 PM
To: Public Hearing
Subject: Fraser Street Development support

To whom it may concern,

I am writing this letter to express my concern for the pushback regarding the Fraser Street development project. As a young adult living in Vancouver we are faced with great difficulty to find options close to transit, and providing rental amenities.

Vacancy rates are so low there is a large need for new forward thinking rental properties & developments. This project would provide really wonderful housing for many Vancouverites.

Ascetically having a 6 storey modern building would be visually pleasing, as well as adding life to the tired neighbourhood.

Additionally, I feel that local businesses would be delighted with the support of new infrastructure in the area.

Please consider this project for the future and growing vibrancy of the Fraser Street neighbourhood.

Best regards ,
Alicia Gadban

Sent from my iPhone

Wong, Tamarra

From: Sonja Trauss s.22(1) Personal and Confidential
Sent: Friday, July 5, 2019 9:08 AM
To: Public Hearing
Subject: SUPPORT Rezoning proposal for 686 E 22 Avenue, 3811-3833 Fraser Street & 679 E 23 Avenue

Dear Council members,

I am writing to support the rezoning proposal for 686 E 22 Avenue, 3811-3833 Fraser Street & 679 E 23 Avenue. The proposed project will bring 121 secured market rental homes, including 16 three or four bedrooms homes, to the City.

Vancouver has the great fortune to be an incredibly desirable city. It has a beautiful environment and a growing economy. A diverse and cosmopolitan population calls Vancouver home. Vancouver is also lucky to have a far seeing government, planning to build 20,000 purpose built rental homes by 2027. I wish San Francisco, my home town, could make such a plan.

This project will bring Vancouver closer to its immediate goal of adding housing, and its more general goal of ensuring that Vancouver's popularity and prosperity is a cause for celebration. In San Francisco, because our city leaders haven't been able to execute a plan for our population growth our popularity has resulted in housing shortages, displacement and homelessness. Vancouver is already on a better path. By approving this application, and other apartment housing proposals like it, Vancouver can ensure that families and individuals, long time residents and newcomers, and people of all ages can continue to feel welcome in Vancouver and call Vancouver home.

Best,

Sonja Trauss

s.22(1) Personal and Confidential



Wong, Tamarra

From: Kyle Wilson s.22(1) Personal and Confidential
Sent: Friday, July 5, 2019 9:32 AM
To: Public Hearing
Subject: my support for 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

Quick email to throw my support behind the proposed project at 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave.

This rental project when completed will help relieve pressure off the tight residential rental market. I know many people who struggle to find rental housing despite having great jobs etc... simply not enough product out there for renters. We need new high quality rental options, this project will help.

The height and overall design totally fits in with the current feeling of the street and neighbourhood.

Thank you,
Kyle Wilson

s.22(1) Personal and Confidential



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Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss

Wong, Tamarra

From: Whitney Lewis s.22(1) Personal and Confidential
Sent: Friday, July 5, 2019 9:57 AM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To Whom It May Concern:

I am writing to express my support for the rezoning application for 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave.

Until very recently, I lived less than ten blocks from this location. As a lifelong Vancouverite, it is heartbreaking and deeply troubling to witness the out-flow of vibrant, creative, and community-minded young families and professionals due to the high cost of housing and lack of rental options. In my daughter's preschool class (near Fraser and 33rd), we lost three families who, faced with impossible rents and limited choices for family-friendly rentals, were forced to move away in search of more affordable lifestyle.

Fraser is a wonderful neighbourhood due to its diversity and high population of young families. By delivering 121 purpose-built rental homes, Strand's project will contribute to, and support the community on Fraser Street and provide desperately needed housing. I am excited about the family-friendly housing options included with this application which I believe would create more opportunities for young families to live (and stay!) in this neighbourhood.

Please approve this project.

Sincerely,

Whitney Lewis
s.22(1) Personal and
Confidential