

Wong, Tamarra

From: Laura Mistic s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 10:39 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,

This email is in support of the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue, a great project that I highly support, for following reasons:

- Young Vancouverites are being priced out of Vancouver, be it to more to the suburbs, or even leaving the Province altogether. This is the time to do something about it, starting with this project!
- Due to historically low and unhealthy vacancy rates in Vancouver, we are in dire need of more rental housing options!
- young working families are especially in need of more housing 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).
- great benefits to smaller/local businesses arising from increased foot traffic and number of residents along Fraser Street.
- great location for more housing - immediately adjacent to two frequent transit networks that connect to King Edward Avenue and Downtown.
- we needs new quality rental stock on the City, 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. The City must anticipate a larger share of people renting for longer periods of their lives.
- This is a really nice 6-storey building that fits in greatly on Fraser Street, complementing the existing neighborhood, yet bringing in a new, fresh and more vibrant look to the neighborhood

Thank you kindly for your consideration and assistance with this great project!

Laura Mistic | Property Manager
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Wong, Tamarra

From: Scott Anderson s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 10:10 AM
To: Public Hearing
Subject: Strand Development's proposed project at 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To whom it may concern,

I write to lend my support to Strand Development's proposed project at 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave. I am supporting the project both as a resident of the neighbourhood s.22(1) Personal and Confidential and as a resident of the broader City of Vancouver. As to the benefits I believe this project will bring to our neighbourhood, we have already seen the difference that similar projects have had along the Fraser and Kingsway corridors. The new retail space in particular has significantly improved the livability of the neighbourhood and the amenities that our family can access on foot. As a resident of the City of Vancouver I see the addition of rental units into the market as an essential counter to the increasing difficulty that families face in this City. Our family has watched a number of families like ours make the difficult decision to leave the City due to the real estate market. Just last weekend some of our dearest friends packed up and moved with their two kids to the Fraser Valley due to the uncertainty they faced with regards to their housing situation. We need families of all shapes and sizes, cultural and socio-economic groups to be thriving in this City in order for it to remain a world class place to live. In my opinion, one of the few positive and proactive steps the City of Vancouver can take in making space for this diversity is ensuring that there is a material increase in the total rental units available in the City with a broad range of unit size. This project accomplishes this. For these reasons, I would happily welcome the addition of this project to our neighbourhood.

Best regards,

Scott Anderson

Wong, Tamarra

From: Devin Denault s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 10:14 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,

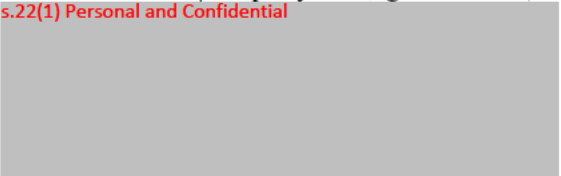
I support the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. These are few of the reasons for my support:

- 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,

Devin Denault | Property Manager

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Wong, Tamarra

From: David Basche s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 10:18 AM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave - Rezoning

Dear Mayor and Council,

I am writing this email to express my support for the rezoning of the property located at 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave. With the ongoing issue of affordability in Vancouver I believe it is important to continuously support the development of Vancouver's rental stock. Historic low vacancies are a serious cause for concern, and we should do everything in our power to replace old housing units with new rental product. Moving this project forward will add much needed rental housing to the market.

This new rental building would also add many benefits to the business community along Fraser street. Furthermore, the complementary design of the building will make the community a much more attractive neighborhood. Along with a family-oriented unit mix, this project is a perfect fit to the Fraser Street neighborhood.

I look forward to seeing this project progress!

Regards,

David Basche

Wong, Tamarra

From: Andrew Kemp s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 9:28 AM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

Good Morning,

I am writing to you with respect to a proposed Strand Development rental building project at 686 East 22 Avenue, 3811 - 3833 Fraser Street and 679 East 23 Avenue (the "**Project**"). As a young professional that recently returned to Vancouver I submit this letter of support for the Project knowing how important rental housing is to Vancouver's young family population.

Due to the extremely high costs of ownership, many of my friends are choosing to rent but have great difficulty finding quality rental housing. I am but one example of a young professional who chose to spend some years away due, in part, to the higher economic prospects in other Canadian cities. However, I have been disillusioned by the high costs of rent for generally poor quality units in this city and the unwillingness of Vancouver city council to push forward more developments like the Project.

Fraser is a growing area and is where many young families are choosing to raise their children. Housing in this area has also seen an increase in cost, which increases the need to provide rental options. Further, the Project is close to transit access and makes it easy for young people to work in close proximity to downtown Vancouver without the need for a vehicle.

Best regards,

Andrew Kemp

July 8, 2019

To: City of Vancouver

Re: 686 East 22 Avenue, 3811 - 3833 Fraser Street and 679 East 23 Avenue Rezoning Application

Hi,

I am writing this letter to provide support of the proposed project by Strand Development. The city is starving for additional rental properties in well-located neighborhoods, and this type of project is exactly what we need. The unit mix is great for families, individuals, or couples and fits the needs of a lot of Vancouverites who are struggling to find rental housing.

I fully support this project and look forward to seeing it move forward.

Thank you,

David MacFayden

Wong, Tamarra

From: Chloe Morris s.22(1) Personal and Confidential
Sent: Friday, July 05, 2019 11:22 AM
To: Public Hearing
Subject: Proposal Project: 686 E. 22nd Ave, 3811-3833 Fraser St. & 679 E. 23rd Ave

Hi,

I'd like to add my backing to Strand Development's proposed rental project at 686 E. 22nd Ave, 3811-3833 Fraser St. & 679 E. 23rd Ave.

I have experienced firsthand the challenge of finding safe and secure rental options in East Vancouver due to limited availability. As a young Vancouverite, it is becoming more challenging to find affordable and quality rental housing. Strand's project will provide more housing options for young adults and families who cannot afford to buy in Vancouver current real estate market, which is why it gets my support.

Thanks,

Chloe Morris

Wong, Tamarra

From: Ana Domingos s.22(1) Personal and Confidential
Sent: Saturday, July 06, 2019 9:10 AM
To: Public Hearing
Subject: 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd

Dear Sirs,

I'm writing this letter in support of the building projected at the above site. The building has an attractive design and would add much needed housing to the area. Since other corridors of the city such as Oak, Cambie and Granville have been densified, why not Fraser street?

This building would be close to transit, bike lanes and community centres, not to mention schools. So the area is perfect for a couples and families, as well as individuals working in the downtown core. The city also needs more affordable rental housing.

Kind Regards, Ana



ANA DOMINGOS

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s.22(1) Personal and Confidential

Wong, Tamarra

From: andrew f [REDACTED] s.22(1) Personal and Confidential
Sent: Sunday, July 07, 2019 11:24 PM
To: Public Hearing
Subject: Rezoning Proposal for 686-688 E 22 Ave, 3811-3891 Fraser Street and 679 E 23 Ave

Re: Rezoning Proposal for 686-688 E 22 Ave, 3811-3891 Fraser Street and 679 E 23 Ave

My name is Andrew Fayn, and I am a resident at [REDACTED] s.22(1) Personal and Confidential. I have lived in the neighbourhood since 2014, first as a renter, and now own and live in a condo at [REDACTED] s.22(1) Personal since 2017. In addition, I am an urban planner (Masters of Planning) and work as a planning consultant.

I am in full support for the proposed rental project at the above referenced address. The current proposal is to provide 121 secured market homes, a type of housing that is much needed in the neighbourhood. The following points are reasons on why I support this project, and believe that it should be approved:

1. Fraser Street/Mountain View is a quickly growing neighbourhood with a variety of shops, restaurants and services. Added rental stock will provide increased population to support locally-owned businesses along Fraser Street that rely on local residents.
2. Fraser Street is a night-bus route and has frequent service from the #8 bus. It connects easily to the Canada Line using the #25 bus (a 2-minute walk from the proposed development site). Users can also connect to downtown and Waterfront Station on the #8 bus. The City should focus on building added density along existing bus routes, something this development would enable.
3. The City of Vancouver continues to have a very tight rental housing market. Additional rental stock is much needed.
4. Fraser Street displays precedent for similar-scale residential and mixed-use development projects. This development will not be out-of-place or damage the character of the neighbourhood.
5. Fraser Street does not have high traffic counts compared to Main Street and Knight Street, additional traffic from this development would not be an issue.
6. As Vancouver's economy continues to grow in sectors such as Tech, Software, Finance, etc., additional homes close to downtown, Great Northern Way campus and the False Creek Flats are required. This development is in a perfect location to provide market-rental housing to people working in these areas, with excellent transit accessibility so that they do not require the use of a car. Thus, an increase of housing stock will support economic development growth in the City of Vancouver.

In addition to the above points, I generally feel as a resident of the neighbourhood that we require more vibrancy in the area. New residential developments that are between 4 and 6 stories in height are not "too-tall" and create an excellent scale for the neighbourhood. My wife and I enjoy walking along Fraser Street during weekends and evenings, and added people to the sidewalks would be welcome.

Please don't hesitate to contact me if you have any questions.

Regards,

Andrew Fayn



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Wong, Tamarra

From: Kevin Cleary s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 8:22 AM
To: Public Hearing
Subject: Support for 686 East 22nd Ave, 3811-3833 Fraser Street & 679 East 23rd Avenue

To whom it may concern,

As a renter in a new rental project myself I support the proposed project 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

I had trouble and know a lot of friends and family looking and having trouble for rental apartments due to the limited availability and stiff competition to get a unit. We need more rental housing options for Vancouverites and especially young working families in neighbourhoods near transit and retail amenities. As a renter I know the struggle it took for me to locate a unit and how positively it has changed my life as well. Having this project approved and built would benefit local businesses arising from having more residents near commercial nodes and shops along Fraser Street. I believe the 6-storey height appropriately fits Fraser Street and complements the block as well. Would love & hope to see this project built for the community.

Sincerely,

Kevin Cleary

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Wong, Tamarra

From: Trevor Bell s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 8:31 AM
To: Public Hearing
Subject: re: 686 East 22nd Avenue Rezoning

Hello,

I am a 32 year old renter and want to voice my support for this project.

For new or newly renovated rental apartments, I am witnessing rental rates in East Vancouver that are now just as unaffordable as neighbourhoods in Vancouver West.

No new supply in East Vancouver!

Therefore, I offer my support for this project and for increasing supply.

Thank you,

Trevor Bell
s.22(1) Personal and
Confidential

Wong, Tamarra

From: Josh Bluman s.22(1) Personal and Confidential
Sent: Wednesday, July 03, 2019 6:43 PM
To: Public Hearing
Subject: Letter of Support for 686 East 22nd Avenue

Follow Up Flag: Follow up
Flag Status: Completed

Hi, I am writing to endorse the project being developed on 686 East 22nd Avenue, 3811-3833 Fraser Street.

I support this project as I feel Vancouver needs more rental units. Especially since I am a renter and feel that market rates for renting can sometimes be cheaper than purchasing a home. Specific to this project, I also like the design they are going with and Fraser needs more modern units like this to help bring some life to the area in the long term.

Thanks,

Josh Bluman

Wong, Tamarra

From: rob borden s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 9:59 AM
To: Public Hearing
Subject: Public hearing Strand Development

I write today to express my support for Strand's development project located between 22nd and 23rd along Fraser Street that is going to public hearing on July 9th.

My family has owned a business called Alec's automotive which operated on a portion of this development site for over 70 years and my Father and I both grew up right around the corner from our business. We have both lived and/or worked in this neighborhood our entire lives.

A couple of years ago, we sold the property where Alec's Automotive operates to Strand who is redeveloping it as rental apartment units.

We first began to consider the idea of selling our property and moving our business elsewhere because we needed a bigger space to operate out of. An important factor for us when we decided to sell was that we wanted to sell to somebody who would add something to the neighborhood and so we felt good about selling to Strand since their intention was to develop rental apartments which we thought were a better option than high priced condos or luxury duplexes.

Near the time of the sale, we found a location in Burnaby that would allow us the opportunity to expand our business and so the sale ended up being a good news story, in our eyes, since it provided us with cash to buy a new location and grow our business and we were happy that it would also result in new apartments and new people in our neighborhood. Unfortunately, the media coverage over the past year about our business hasn't accurately communicated our real feelings about the relocation and instead has focused on a story that supposedly our business is being "forced out of Vancouver by a developer". This is disappointing to us because it isn't the truth. We spoke to the media to hopefully show case our business in a positive light. Instead, they twisted our story to make it sound like we are being pushed out of the city, which as I said is the opposite of the truth given that the reason for our relocation is to grow.

I felt compelled to write this letter because the media won't publish the real story and because we support the new development on the property being proposed by Strand and are looking forward to operating our business in our new location for years to come. We also look forward to hopefully welcoming new families who will live in the new building to the neighborhood, as our family was welcomed over 70 years ago.

Best regards,

Rob Borden

s.22(1) Personal and Confidential

Wong, Tamarra

From: Ramon Masana s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 11:38 AM
To: Public Hearing
Subject: I Support the rezoning of 686 E 22 Ave, 3811-3833 Fraser St

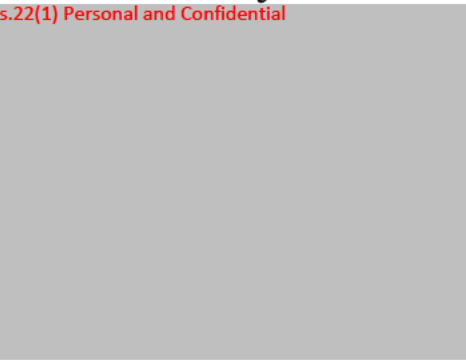
To whom it may concern,

This is a support letter in regards to the rezoning of 686 E 22nd Ave, 3811-3833 Fraser Street. A large number of people I know have had difficulty in the past finding affordable rental apartments in Vancouver due to a lack of availability. As real estate prices stay high, a large number of people are left with only an option to rent, especially young working families. This rental building would be a great complementary housing unit for Fraser Street.

Best Regards,

Ramon Masana Jr.

s.22(1) Personal and Confidential



Wong, Tamarra

From: Matt Cavanaugh s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 11:55 AM
To: Public Hearing
Subject: Rezoning Application - 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

This is a fabulous proposal and should be approved immediately. This is an appropriate height, density and use for the neighborhood and provides 121 badly needed market rental units as well as retail space. Please do not let a few NIMBYs stand in the way of more badly needed housing for Vancouverites.

Matt

Wong, Tamarra

From: Sabrina Jensen s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 2:51 PM
To: Public Hearing
Subject: Fraserhood Rental Project: Strand Development

To Whom this May Concern,

My name is Sabrina Jensen and I am a publicist with local Vancouver Tech company, with its roots in East Vancouver, Mount Pleasant. We employ over 500 people from Vancouver and beyond that all work out of our city's two head offices, on West 8th and West 5th. With proximity to Main Street, many of my friends and colleagues would love to live in the area and its adjacent neighbourhoods, but simply can't find any suitable rental accommodation. The options are extremely limited for young professionals. I also have many friends moving out of the city to more available/affordable suburbs and smaller towns, and this is why I wanted to show my support in regards to Stand's Fraser Street rental project (686 East 22nd Ave) which provides rental units in tandem with family friendly rental units — something that is becoming increasingly rare in the city.

Fraserhood's quiet feel and quick access to downtown Vancouver and Vancouver's booming Mount Pleasant Tech hub, makes it a desirable place to live, but personally I haven't been able to find a rental unit in the neighbourhood which holds the amenities I deem necessary at a market price. Although there are ample amounts of single-family homes here, there is very little density. We need to have access to a variety of housing options to fulfill a variety of needs and allow the area to thrive and grow organically — especially for someone like myself who is single, and therefore a single income household. Too many single-family homes throughout Vancouver are a hindrance to growth and add to the rental crisis, this is why I hope that this project and similar ones are quickly approved and expedited as I know that this number of units would help to mitigate this issue. It's also important that any project in the neighbourhood supports and even enhances the location's look and feel and the values that long time residents hold close to their hearts. For this reason I support this project which is well adapted to its environment.

Thanks for considering my notes around the potential of this important project.

Sabrina Jensen

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Sabrina Jensen
s.22(1) Personal and Confidential

Wong, Tamarra

From: marianne gadban s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 2:25 PM
To: Public Hearing
Subject: Proposed Fraser Street Development Project

To Whom it may concern,

Please consider the proposed Fraser Street project as a benefit to the area.

It would give a fresh new aesthetically pleasing building that would bring back life to the area. As we all know Vancouver is in great need of more rental housing for young working families in neighbourhoods near retail amenities and close to transit .

It is very hard and competitive for young people and families to find a new place to rent that is still within Vancouver.

My own daughter lives outside of Vancouver due to this very reason and would very much like to be back in the city.

This development would greatly benefit her and many others looking for rental housing in Vancouver.

Having a new attractive 6 storey development in this location would also benefit the current retail stores and bring new opportunities to support the area.

Thankyou,

Marianne Gadban

Wong, Tamarra

From: Public Hearing
Subject: RE: East 22nd and Fraser Street

From: Michelle Hallaran s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 1:24 PM
To: Public Hearing
Subject: Re: East 22nd and Fraser Street

July 8, 2019

RE: Rezoning application for East 22 Ave and Fraser St

Good afternoon Mayor and Council,

As a landlord in this neighbourhood and I support the proposal for East 22nd and Fraser Street. I offer my support for not only the importance of creating new rental homes for our community but for the much needed new commercial spaces on the Fraser Street corridor.

I often hear from tenants that it is difficult to find a retail space to lease. Tenants can't find usable, reliable, and stable space which allows flexibility of uses. Most of the units in this area are too old, and unfit to accommodate the needs of a new economy of small businesses. This proposal will provide 10,000 square feet of new commercial space which will provide new life and vitality for this corridor.

The 121 units of rental housing in the proposal will help to provide foot traffic to support the businesses, reanimate the streets, and draw more people to the neighbourhood.

Please think of small businesses and renters in your consideration and approve this application.

Sincerely,

Mh

Michelle Hallaran

s.22(1) Personal and Confidential

Wong, Tamarra

From: James Shandro s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 1:25 PM
To: Public Hearing
Subject: 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue, Vancouver

Dear CoV Planning,

I wish to write to you to express my support for the proposed development project at the above referenced addresses. I support this project for many reasons, however these few bullet points share the gist of my feelings:

- A new building would help support local businesses in the area who are struggling and would help bring some vibrancy back to this section of Fraser Street.
- We need more rental housing options for working professionals and their families, as we know this speaks to the ongoing affordability crisis that Vancouver is experiencing.
- In general, I understand the need for strategic densification, and I support new 6-storey developments on arterials. Plus, I like the design and height of this project.
- Renting even at market rates is far more affordable than purchasing and no down payment is required. Accumulating enough capital for a young family to accrue a down payment for a suitable home is almost impossible in today's climate, not to mention the new, tougher mortgage rules.

I thank you for your consideration of my support, and I welcome any further questions or feedback that Planning may have.

Kind regards,

James Shandro.

Wong, Tamarra

From: Connor Roney s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 3:52 PM
To: Public Hearing
Subject: Support for rezoning 686 E 22 Ave, 3811-3833 Fraser St

Dear Mayor and Council,

I am writing today in full support of this application. I support this project because it will create new homes for families, individuals and young professionals. This is a great neighborhood and an awesome location for a new rental building.

The majority of the available rental housing in this neighborhood is outdated and aging rapidly. Any new or renovated units that become available are quickly taken off the market. There are great restaurants and parks in this neighborhood which is a huge attraction to young working professionals.

More rental housing is needed for Vancouverites, especially for young working families.

I look forward to seeing this rental project approved.

Thank you,

Connor Roney

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Connor Roney

Wong, Tamarra

From: Sean Lewis s.22(1) Personal and Confidential
Sent: Monday, July 08, 2019 4:04 PM
To: Public Hearing
Subject: Sean Lewis Vote To Approval

To who it may concern,

I am writing this letter in favor of the Fraser street project.

I am a strong supporter of increasing property developments for young families and the younger generation.

This plan gives me strong confidence that it will be positive for the area and provide business, affordable housing & appropriate growth for the area.

Opening up more areas of living would increase more competitive & low rates of living, which lacks in the area. A strong development needs to lead the way and provide this.

The design of the building is very much to my liking, as well would provide a much needed modern vibe that we all can get behind including local businesses who will benefit from the increased rentals and population in the area.

- Sean Lewis