

## Wong, Tamarra

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**From:** Dineley, Luke s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 11:57 AM  
**To:** Public Hearing  
**Subject:** 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Mayor Stewart and Council  
City of Vancouver  
453 W 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Mayor and Council,

I support this rental proposal which is located within my neighbourhood on Fraser Street and 22<sup>nd</sup>. My wife and I have lived here for over 5 years and love the added vibrancy and retail offerings that have come with new, reasonable development.

I believe the height of 6-storeys along Fraser is a reasonable trade-off for secured rental housing that will support individuals, couples, young families, and empty nesters to stay within our community. With any hope, this building will provide housing opportunities for people working in our neighbourhood – bank staff, teachers, entrepreneurs, young professionals looking to establish themselves in our community.

I strongly support this proposal and hope that Mayor and Council consider the needs of renters in our communities,

Thanks,

Luke Dineley

s.22(1) Personal and Confidential



## Wong, Tamarra

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**From:** Ryan Thé s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 7:20 AM  
**To:** Public Hearing  
**Subject:** Proposal for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

To City of Vancouver Mayor and Council,

I write to you in support of the proposal for the 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue. I am very happy to see a proposal come forward that will create new rental housing in my neighbourhood and enable new families and new residents to the community which I live in.

This proposal is the right scale for its location close to two arterials and very appropriately includes commercial retail spaces to help revitalize the neighbourhood. The proposal will also help the City of Vancouver to show new and existing residents that it prioritizes the dire need of rental homes and supports the growth of small businesses with its new retail units. Most of the existing commercial spaces in this area are aging and aren't able to attract new or expanding businesses.

I think it is very important to be focused on the future of our City's growth and creating capacity for the younger population to live here. The increasing percent of people who choose to rent means that it is absolutely imperative that the City does not turn down projects that will bring 121 more rental units to our communities.

I strongly urge Mayor and Council to approve this proposal.

Thank you,  
Ryan & Allie

## Wong, Tamarra

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**From:** Jordan Sengara s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 9:12 AM  
**To:** Public Hearing  
**Subject:** 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

Dear Council Members,

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

We as a city are facing a rental vacancy crisis, with vacancy hitting below 1% in Vancouver. As the lack of rental options lead to escalating rates, we're in desperate need of additional rental housing for the young working families that want to live and work in this city.

After reading the proposal, it seems that the project at 6 stories would fit in appropriately in Fraser Street and aid in its continued economic development.

I ask that you support this project as it clearly will help the area and Vancouver.

Thank you,

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Jordan Sengara

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## Wong, Tamarra

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**From:** Buchan, Michael s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 9:13 AM  
**To:** Public Hearing  
**Subject:** 686 East 22nd Avenue, 3811-3833 Fraser St & 679 East 23rd Ave - Letter of Support for Public Hearing July 9, 2019

Dear Mayor & Council,

I'm writing this email letter in support of the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue, a great rental project for the Fraser Street/Mt. Pleasant area.

As a resident who currently rents in the area, I can say there is not enough rental stock for the increasing population coming into this area. Currently, minimal new rental stock exist for renters in this area. Therefore, having a development that is willing to provide a substantial amount of new rental units into a growing area with commercial area at grade in very much needed. The vacancy rates in Vancouver are at all-time lows and without new product being built, the amount of supply will not increase to accommodate the demand for rental units. More and more young families (including my own) are choosing to rent instead of own for a good portion of their working careers because of the high cost barrier to entry of home ownership. In order to satisfy this newfound demand, we need significantly increased amount of rental housing stock with different unit types, sizes, new and old buildings so renters have the choice. Bringing new residents into the area will also help the commercial business owners with greater foot traffic which will in turn increase their business and hopefully allow them to stay in the area for a long time.

The commercial component of this development is much needed to provide amenities and services to an area that is currently under serviced.

Thank you for hearing my thoughts as a renter who currently resides in the area. I look forward to seeing this project come to fruition and hopefully many more will follow.

Regards, Michael Buchan

## Wong, Tamarra

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**From:** Jordan Corbett s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 9:42 AM  
**To:** Public Hearing  
**Subject:** 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

Dear Council,

I believe it is necessary to approve the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue.

Currently Vancouver is sitting at less than a 1% vacancy rate for rentals. Young families can't find homes in the city they work in and people are getting desperate. An all rental project like this one would not only help these young families, but it would also provide more customers to the businesses in the area.

Based on this, I believe the city needs all the rental it can get.

Thank you,

Date: July 6<sup>th</sup>, 2019

City of Vancouver  
453 Cambie Street  
Vancouver, B.C.

Dear City Council:

Re: New rental development at 686 E. 22 Ave, 3811-3833 Fraser St. & 679 E. 23<sup>rd</sup> Ave, Vancouver

I'm writing this letter in support of the above project. I live near the area of the above rental development. I've been living here with my husband for over 15 years. During past 7 years we've noticed the growing popularity of the neighborhood. I feel this area has it's own little culture of coffee shops, restaurants and amenities.

That being said, I believe Fraser St. is starting to development it's own vibe. That's why we need more affordable housing and rental projects like this one on Fraser st. and 22<sup>nd</sup> Ave. It will provide the needed housing options for Vancouverites, especially for young working families in neighborhoods near transit and retail amenities. It also provides for downsizers looking for good quality rental buildings. The retail shops will also benefit from having more residents. The city needs new quality rentals to replace aging buildings and to accommodate our cities growth and demand for housing.

The developer for this project is known to build buildings that enhances the neighborhood streetscape and have quality finishes.

Sincerely,

Brenda Chiu  
Residence of the neighborhood

## Wong, Tamarra

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**From:** Graydon Halley s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 5:34 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 22<sup>nd</sup> Avenue, 3811-3833 Fraser Street & 679 East 23<sup>rd</sup> Avenue. 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.

Regards,

Graydon Halley  
s.22(1) Personal and Confidential

## Wong, Tamarra

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**From:** Liam Boultonbee s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 5:20 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 22<sup>nd</sup> Avenue, 3811-3833 Fraser Street & 679 East 23<sup>rd</sup> Avenue.

On a daily basis, I read reports and hear of personal experience that people can't find housing to rent in Vancouver. Given the low vacancy rate, it's not a surprise that it's so hard and that when you do find a space, you're always competing with other renters.

It's incredibly expensive to purchase a condo, let alone a home, and I'm stunned that we as a city would do anything except welcome more rental units with open arms.

I hope that the council will make the right decision by approving this project.

Regards,

Liam Boultonbee



## Wong, Tamarra

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**From:** Peter Waldkirch s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 5:05 PM  
**To:** Public Hearing  
**Subject:** Comments re Item 5 for the public hearing on July 9, 2019

Dear Mayor and Council,

I write to express my strong support for the rezoning application for 686-688 E 22nd Ave, 3811-3891 Fraser St, and 679 East 23rd Ave.

Vancouver is in a desperate rental shortage. The simple reality is that when a city has a 0.8% vacancy rate (as Vancouver does), it is essentially putting a "sorry we're full!" sign on the door.

My parents were immigrants to Canada, and to Vancouver. They arrived in the late 60s and were readily able to find rental housing. They could not have settled down here if Vancouver then was as it is now.

How many residents are we pushing out of the city because we have refused to build enough homes for them? I know many children of Vancouverites who have been forced out by the housing shortage. How many people are simply never come after learning how bad things are here?

This is an unconscionable situation. For those of us who are not First Nations, we are all immigrants. For us to say "we're full" to those who happened to come here after us is profoundly unjust.

This project is at a great location that is very well-suited to accepting new neighbours.

Finally, I wish to note how obviously inefficient single family zoning is. It is amazing how even modestly-sized buildings such as this project can house so many more people and families than a handful of detached houses. We should let projects like this be built across the city. It is not just to force all rental homes on to busy, noisy, polluted, and dangerous arterials.

Please approve this rental housing, and much more like it.

Sincerely,

-Peter Waldkirch

Mayor Stewart and Council  
City of Vancouver  
453 W 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Re: 686-688 East 22<sup>nd</sup> Avenue, 3811-3891 Fraser Street and 679 East 23<sup>rd</sup> Avenue

Dear Mayor Stewart and Council,

I am a homeowner on Fraser Street and am writing in strong support for the proposal.

Vancouver is in a housing crisis. This calls for the immediate action of City Council to approve projects like this which provide secure purpose-built rental units and include no displacement of existing renters. Council should be working harder to encourage these applications. My fear is that the inconsistent discourse and the fate of recent projects creates added uncertainty and compounds the already difficult process of building new rental in our City.

The mix of commercial and residential supports the community's growth, creates walkability and will help to enliven the streets. I would love to see new shops and services locate within walking distance from my house, as would many others around me.

There are a couple people in the community who fear the change of higher density but I believe the proposal's design appropriately adds density in relation to the surrounding neighbourhood context. We need to be forward-thinking to not only address the current crisis but also consider future populations and what kind of communities we want to build for them.

I strongly support this proposal for 121 units of secure purpose-built rental and urge Mayor and Council to approve this project.

Sincerely,

Chris Sexsmith

**Wong, Tamarra**

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**From:** Brittany Howarth s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 1:05 PM  
**To:** Public Hearing  
**Subject:** Letter of Support for Strand Development

To Whom It May Concern:

I am writing to showcase neighbourhood support of Strand Developments upcoming Fraser Street rental project. I current work in the area, and think this would really help the difficulty in finding a rental apartment due to limited availability and stiff competition.

We need more rental housing options for Vancouverites, especially for young working families in the neighbourhoods near transit and retail amenities. I have ample of friends who can't find rental units in East Vancouver, this would greatly benefit the community!

Regards,

Brittany

Brittany Howarth

s.22(1) Personal and Confidential

## Wong, Tamarra

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**From:** Braden Parker s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 3:49 PM  
**To:** Public Hearing  
**Subject:** 686 East 22nd Avenue Support

Hello Council,

My name is Braden, I'm an entrepreneur and owner of a small start up business with a location in east Vancouver on Main Street. We develop high quality all performance footwear; our business was born in Vancouver. I'm writing you to register my support for this mixed use rental project located at 686 East 22<sup>nd</sup> Avenue – 3833 Fraser Street. Small business owners like myself depend on attainable housing for our staff and customers. We depend on foot traffic in order attract new customers, and we depend on talented staff that shouldn't have to commute long distances to come to work.

Fraser Street like Main St is a very desirable place to live, however it has become painfully true that few millennials will ever be able to own a detached home or even a condo in Vancouver. Like most other modern cities, we need to face the truth that more people will be renting from now on. For this we need more housing stock, and we need quality new homes that anyone would be proud to live in.

Small businesses like mine have a better chance at thriving and supporting more and more Vancouverites when we are in a nurturing environment, that starts with available housing at the appropriate densities for everyone in Vancouver. It is my opinion that this project should be supported by all councilors. It brings 121 rental units, fits into its environment, and will bring fresh new retail opportunities to east Vancouver.

Regards,  
Braden Parker

s.22(1) Personal and  
Confidential



## Wong, Tamarra

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**From:** Jordan Thomas s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 3:11 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 686 East 22nd Avenue

**Dear Council,**

**I live and work in Vancouver. Our city is in dire need of rental housing, and this project provides just that. Fraser Street has not changed as quickly over the passed 30 years compared to the rest of the city, and the gap of affordability in this neighbourhood is widening. A key element Vancouver is missing is jobs and housing. We cannot have one without the other. To attract talent, and grow jobs in our city we need this rental housing. The future of our city counts on it, and the statistics prove this. With a rental vacancy rate that has been below 1.0% for years we cannot delay in approving midrise mixed use projects like this. Working in the construction industry I know that this project, if approved, would be roughly 3+ years away from completion today. Our city is counting on council to approve projects like this quickly. We need to trust the talented planning staff at city of Vancouver that have referred this project for approval, and we must take a more inclusive approach to all housing types.**

**Thank you for your consideration**

Jordan Thomas

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