

July 10, 2019

Mayor Stewart & Council
City of Vancouver

Sent via email: publichearing@vancouver.ca

Subject: Secure Purpose-Built Rental Rezoning 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue.

Dear Mayor Stewart & Council,

As the leading voice for owners and managers of rental housing in BC, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. I am writing you today on behalf of LandlordBC to express our strong support for the above-captioned rezoning application that will result in 121 secure purpose-built rental homes for individuals and families working and living in the City of Vancouver.

A robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. Over half of all households in the City of Vancouver are renters and while some progress is being made to incrementally increase the supply of secure purpose-built rental housing in the community, we all know that there's still much work to be done. That's why it is important that you say yes to this project.

There will no doubt be members of the community who will oppose to this project. I would however argue that they are not truly representative of the broader community. I would argue that they are a vocal minority with their own self-interests.

Last month IPSOS, the highly respected survey firm, published the results of an extensive housing survey they undertook in BC. I believe that the results are very telling and demonstrate the sentiments of the broader community whose voices aren't often heard, especially in Council Chambers and at public hearings. This is a brief summary of some of the key findings of the survey:

- 58% of British Columbians say that municipalities are not doing enough at encouraging more diverse housing options such as duplexes, triplexes, mid-rise apartments
- 74% agree 'home prices and rents remain high because there are too few housing options'
- 80% agree that 'we need to approve more diverse housing options close to both existing and new transit hubs'
- 75% agree that 'municipalities should allow a greater diversity of housing options within single family neighbourhoods'.
- 74% agree that 'new taxes, fees and red tape on homebuilders are making housing even less affordable for renters and homeowners'.

- 68% agree that 'governments aren't doing enough to encourage the construction of new rental housing'.

I share this information with you because I feel it is very important that you hear the voices of ordinary British Columbians calling for meaningful action on the housing front. Furthermore, I would add that it is unacceptable that a cohort of this council and some members of our community continue to say no to new rental homes while at the same time shouting that we have a rental housing crisis. Persistently low vacancy rates are not simply going to disappear on their own. We need to aggressively create new secure purpose-built rental housing supply now. The stakes are much too high if we don't.

In closing, I wish to again remind you that a robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. I urge you all to say yes to this rezoning application.

Sincerely,

s.22(1) Personal and Confidential

David Hutniak
Chief Executive Officer
LandlordBC

Wong, Tamarra

From: Hilary Thomson s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 6:57 AM
To: Public Hearing
Subject: Rezoning Application for 686 East 22nd Avenue

I live s.22(1) Personal and Confidential of this building. I support this application. When I moved to this area over 10 years ago, this was a relatively affordable family neighbourhood, and I benefited from that.

Now, the cost of single family home in this area out of reach to families like mine. I see many families who rent being forced to leave the neighbourhood. We need more stable, purpose-built rental housing so it can remain a vibrant, diverse family neighbourhood.

Perhaps there will be criticism the rentals are not affordable enough, but the building will take pressure off other affordable rentals in the area and will likely become more affordable as the building ages.

It makes me happy to think that a building like this could be available in my neighbourhood for my kids as they grow, or for my aging parents, if I needed them to live closer to me. I also look forward to new amenities in the neighbourhood.

As the parent of a child in a wheelchair I also love that many of the larger units are one-storey. So many families like mine can't find housing because most three bedroom units have stairs, or because most rental units are too small. We also struggle to visit friends whose homes aren't accessible to us. We need more housing like this, and I hope some of the units (and all retail space) will be made fully wheelchair accessible.

I support this application but I also note that Fraser Street should not be the only neighbourhood that absorbs rentals. We need buildings like this in Kitsilano, in Point Grey, in Shaughnessy, on Commercial Drive and everywhere across the City.

Thank you
Hilary Thomson

Wong, Tamarra

From: Joel Gibbs s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 11:43 AM
To: Public Hearing
Subject: 5. REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Dear Councillors and Mayor,

As a worker and member-owner at a worker co-operative, I would like to express my support for this project. I currently reside outside of Vancouver as I have been unable to find a suitable rental at an affordable price due to the extremely low vacancy rate and utter lack of purpose-built rental availability.

While I recognize that this project targets the upper half of the middle class with the rents, Vancouver and the whole region have severely under-built rental buildings for far too many decades to bring us to our current crisis. This project will not solve the housing affordability crisis, but it will provide safe and secure housing for 121 families, couples, and individuals.

This project takes steps in the right direction, by helping extend human-scale, vibrant neighbourhoods into areas that currently have a car-centric design and do not support vibrant communities.

Please approve this re-zoning. We vastly more safe and secure rental housing for people and are in a severe shortage of it right now.

Thank you,
Joel Gibbs

Wong, Tamarra

From: Andrew Bull s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 12:25 PM
To: Public Hearing
Subject: Rezoning Application - 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

Hi there,

I understand there was a hearing in respect of the above noted property yesterday, which i was not able to attend.

I wanted to send a brief email in support of the proposed development. I live s.22(1) Personal and Confidential and like many am concerned about the lack of affordable rental housing in the city. I believe the purpose built market housing project contemplated would be a step in the right direction for this city and neighbourhood.

In addition, I am excited about more young people and families living in our neighbourhood and believe that the proposed retail space would be welcomed as an amenity by many in our area.

Feel free to email me if you have any questions or would like to discuss further.

Thanks,

Andrew Bull

Wong, Tamarra

From: Ben Thomson s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 1:16 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To whom it may concern:

This is a note to express my support for the rezoning application for 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave. The project if approved would deliver 121 desperately needed purpose-built rental homes including family-friendly housing options. Given our current housing affordability crisis, we need more projects like this to increase the supply of rental housing in Vancouver.

As a resident of East Vancouver, I urge you to approve this project.

Sincerely,

Ben Thomson

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s.22(1) Personal and Confidential

Wong, Tamarra

From: Keenan, Sean s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 1:23 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To whom it may concern,

I live in the "Fraserhood" at s.22(1) Personal and Confidential and we are in desperate need for additional rental properties and retail in the area. With a current vacancy rate of approximately 0.8% the city of Vancouver is dire straits and project like this should be celebrated. More rental housing options are a necessity for Vancouverites, particularly for young working families located in an area that boasts good schools, proximity to transit, retail amenities and a diverse cultural basis. The city's old stock of rental buildings is sad and unacceptable considering the crises we're in, I'm shocked and appalled that a project of this quality is facing such scrutiny.

Strand has done a brilliant job of designing a building that not only complements the existing design of Fraser street but has the end user in mind.

The area, local businesses there within and current residents will do nothing but benefit from the project proposed.

I whole heartedly support this project.

Best regards,

Sean Keenan

s.22(1) Personal and Confidential



Wong, Tamarra

From: Eden, Connor s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 1:34 PM
To: Public Hearing
Subject: Strand-Public Hearing-Thursday Night

Hi There,

I would like to formally express my support for Strand's proposed development on Fraser Street. As a resident of the area, I strongly believe my neighborhood needs and deserves the additional housing and commercial retail space that is being proposed. We must combat the affordability crisis our great city is currently experiencing with an increased supply of quality residential in our core neighborhoods – I believe Strand's project is doing just that. Additionally, this area lacks quality retail space and I believe Strand's development would further nurture the sense of community through a great tenant mix.

I trust you will make the right decision for my community when it comes to Stand's project.

Regards,

Connor Eden

s.22(1) Personal and Confidential



Wong, Tamarra

From: Ronan Pigott s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 1:51 PM
To: Public Hearing
Subject: Letter of Support – Strand Development’s Project @ 686 East 22nd Avenue, 3811-3833
Fraser Street & 679 East 23rd Avenue

This email is to serve as my formal support based on Strand’s rezoning application for the above development.

Fraser Street has so much potential to be a vibrant and amenity rich community. Speaking from personal experience, the challenge for many young families to be in an area that aligns with their lifestyle, is the lack of rental housing along this corridor. A single-family home solution is out of reach for many and, without an alternative form of housing, it erodes people’s ability to have a choice of in which area they choose call home.

Negative views on this project, and others of similar scale, is in part due to the “*not in my back yard*” mentality. This elitist attitude is what hinders the growth of communities which could otherwise thrive with a diverse mix of inhabitants and supporting amenities providing more jobs in our city.

Regards,

Ronan Pigott

Wong, Tamarra

From: Josh James s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 3:31 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To Whom It May Concern:

Please accept this email as my full support for the abovementioned project.

As a resident of this neighbourhood, I fully support this project for the following reasons:

- Vancouver has historically low vacancy rates.
- A number of my friends and colleagues are finding it difficult to secure rental apartment housing.
- More rental options are needed for young working families, particularly new quality rentals.
- There are tremendous benefits to local businesses from having more residents in the area.
- The building height and design fits well with the neighbourhood.

Thanks,

Josh James

Wong, Tamarra

From: David Mackay s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 3:04 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 Vancouver City Council,

This is a letter of a support for the rezoning of 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue. Fraser Street has an opportunity to continue its growth as on one of the main streets of Vancouver, and develop into a local business center like Main and Commercial. Approving an all rental project in the area will not only help this, but will also provide relief to the almost daily stories I hear about renters unable to find space in this city.

I urge the council to strongly consider this project.

Thank you,

David Mackay

Wong, Tamarra

From: Lucas Jenkins s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 3:52 PM
To: Public Hearing
Subject: Rezoning Application - 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

To whom it may concern,

I have been a long-time resident of Vancouver and have lived here my entire life. I am currently residing in s.22(1) Personal and Confidential where I purchased an apartment in January 2017.

Prior to purchasing this apartment, I was a renter in multiple different newly built out projects located in the City of Vancouver, including the latest being near False Creek/Olympic Village.

I was frustrated to hear that this project on Fraser Street was receiving any negative feedback at all. The demand for new apartments in this city is still thriving and we need more product available to help combat affordability. More rental supply will help alleviate these pressures. Further to that, this project is a well thought out use of commercial space and residential. I am a huge advocate of its design and it would be a shame to shut down a project such as this. It would send a bad message to the real estate developers of our city who we rely on to develop our beautiful city and communities.

Please don't let this happen. Approve this project - the residents, even if complaining today, will be huge advocates once its built out creating a more vibrant and engaging community. Shying away from density is short-sighted. I am a young professional and I'm tired of hearing that complaint, especially in neighbourhoods where I, and many of my friends and colleagues, would want I rent. The NIMBYism has to stop.

Thank you for listening to my concerns,
Luke

Wong, Tamarra

From: Nick Demco s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 4:39 PM
To: Public Hearing
Subject: 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To whom it may concern:

I'd like to convey my support for the rezoning application for 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave. While there are several attributes of the project that I support, the most important aspect of the project for is that it would provide desperately needed rental housing. In light of our current housing affordability crisis, we need more projects like this. As a resident of Vancouver, I urge you to approve this project.

Sincerely,
Nick Demco

Wong, Tamarra

From: Jeff Winton s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 5:31 PM
To: Public Hearing
Subject: Support 686 East 22nd Ave, 3811-3833 Fraser St & 679 East 23rd Ave

To whom it may concern,

I'm writing to express my support of the rental project on Fraser and 22nd Avenue. This proposed project is beneficial for new generations coming up through the work force who want a safe place to live while they work towards buying property in the future. As you know, the Vancouver housing market is in a crisis, with almost no Vacancy and is riddled with empty homes from foreign investors who refuse to rent their homes/condos out. This project helps solve the issue by providing a secured market rental proponent that will help build the community. Vancouver is also in need of new rental as the old stock of rental housing available has shown to be inadequate.

I urge you to vote in support of this project as it is a major step forward in creating attainable, community and family-oriented housing.

Regards,

Jeff Winton

Wong, Tamarra

From: Daniel Sutton s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 8:31 PM
To: Public Hearing
Subject: Rezoning Application - 686 East 22nd Avenue, 3811-3833 Fraser Street & 679 East 23rd Avenue

Dear Whomever it May Concern,

I am writing in support of the project on East 22nd as a resident of s.22(1) Personal and Confidential I am a business owner in the city, and my generation has been severely constrained by the lack of quality rental and purchase residences. I find Vancouver's zoning policies to frequently constrain development and see this as an issue of existing land holders effectively rent seeking from younger generations who aspire to own property. The market is skewed towards sellers and lessors and this kind of project assists in finding balance.

Thank you,

Dan Sutton
s.22(1) Personal and Confidential

Wong, Tamarra

From: Doug Wark s.22(1) Personal and Confidential
Sent: Wednesday, July 10, 2019 9:51 PM
To: Public Hearing
Subject: Fraser & 22nd

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

To Mayor and Council,

I strongly support the proposed market rental development at East 22nd Ave and Fraser St.

I have previously built two projects along Fraser Street, both rental projects, and they were leased very quickly. I can attest to the demand and need for rental housing in this area. The city currently has a very low vacancy rate and I would predict the entirety of the 121 units proposed in this development would be rented immediately. Increasing the general supply of rental will also help lower the market rental rates, making it more affordable to more people.

The mix of unit sizes will attract a range of residents, particularly young families due to the large number of family-oriented units and proximity to schools/ daycare options. The diversity that new residents will bring can only enhance the current neighbourhood.

I hope Mayor and Council approve this proposal, especially when considering the dire need for rental housing in Vancouver.

Thank you,

Doug Wark

July 11, 2019

Attn: City of Vancouver

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

Dear Mayor and Council,

As a previous resident of the Fraser neighbourhood, I strongly support the proposed rezoning at Fraser St and East 22nd Avenue. The neighbourhood is predominately single-family, and the proposed rental project will provide an affordable option for people looking to move to or remain in the area, but cannot afford a detached home.

This proposal not only increases the number of rental units, but also increases the retail opportunities in the neighbourhood. Mixed use development would allow residents to walk or bike to stores. When I lived in the area, I had always wanted more shops nearby.

I urge Mayor and Council to approve this project and support the current, and future, residents of this neighbourhood.

Thank you,

s.22(1) Personal and Confidential

McGregor Wark

Wong, Tamarra

From: Alex Burgers s.22(1) Personal and Confidential
Sent: Thursday, July 11, 2019 10:40 AM
To: Public Hearing
Subject: Fraserhood July 9th Hearing

Hello,

Please note the following comments I have in support of the proposed Strand Development Project at 686 East 22nd Ave., 3811 to 3833 Fraser St. and 679 East 23rd Ave.

General

1. Concern about Granville Street townhome project adjacent to the Hospice and how the city misleads applicants who check all the boxes but are nevertheless rejected.
2. Density and development is likely to necessarily increase as city population increases

Specific to the neighbourhood:

1. Main transportation corridor providing for more access to transportation options
2. Density and development is to be expected
3. There are minimum construction costs to build rental; it is very difficult to construct quality rental units without incurring a loss
4. Not sure how the lack of a neighbourhood plan is a concern of the applicant; spot zoning is the applicants only choice
5. Traffic is likely not to be a considerable issue; how much has it increased with the new recent developments?
6. Highly walkable neighbourhood
7. Six stories similar to other nearby aproject ie Kingsway or Fraser
8. Commercial units included allowing for future business opportunities
9. rezoning application is being pitched under the Affordable Housing Choices Interim Rezoning Policy that was adopted in 2012 and allows for the consideration of rezoning proposals that are evaluated based on affordability, location and form of development. This is meant to help the city meet its Housing Vancouver target for 20,000 units of purpose-built rental housing to be built over the next 10 years.
10. Gentrification has been ongoing in the area for many years; many local businesses have been opening and thriving but need continued influx of new clientele and the current stock of single family detached homes in the area will not provide this
11. No Frills Big box Grocery Store has was approved at 28th approx 10 years ago so it is unlikely that a similar tenant will occupy the ground floor commercial space

Recommendations

1. Demolition of existing homes should be done via unbuilding and recycling as much as possible
2. Construction should be as close to the PH standard as possible


Thanks for your attention.

Sent from my iPhone

Please excuse brevity and any grammatical errors

Alex Burgers

s.22(1) Personal and Confidential



Wong, Tamarra

From: Jeff Jacobson s.22(1) Personal and Confidential
Sent: Thursday, July 11, 2019 11:35 AM
To: Public Hearing
Subject: Re development at 23rd and Fraser

Mr. Mayor and City Council,

I am a lifelong Vancouverite who runs a small business in this city. One of my goals is to be able to continue to host and grow my business here. I'm not sure if that's 100 percent possible yet.

I support the project located at 23rd and Fraser as it is important in today's context that projects like this get built to house our workforce and their families.

We need to establish consensus amongst the population at large that market rental housing is affordable to the average Vancouver household who, according to the 2016 census, earned \$72,662 per year. As an example, if a couple comprised of a teacher earning \$50,000 per year and a nurse earning \$50,000 per year lived together, their combined income would be \$100,000/year. Based on the standard typically used for affordability where 1/3 of income paid towards rent is considered affordable, this hypothetical couple could quite easily afford a 2 bedroom for \$2750 per month which to me seems achievable.

This building seemingly has a lot of units suitable for families, which I feel is really important.

Our city needs more buildings like this now, not tomorrow. We need to make it easier to get rental built and we cannot let the vocal minority get in the way of the city creating new places to live that we desperately need.

It's not perfect but I implore you to not let the perfect be the enemy of the good.

Sincerely,

Jeff Jacobson