

Swanston, Denise

From: birdie blue s.22(1) Personal and Confidential
Sent: Monday, September 16, 2019 2:23 PM
To: Public Hearing
Cc: Todd Hickling
Subject: Re: 3429-3469 Fraser Street

Received the notice re the public hearing for this site and went to check it out.

The Address is wrong:

It's really from an empty lot starting at 3401 at the north end and includes stores going south and ending at 3497 which is at 19th Ave.

This notice with the wrong address has been up on Fraser for months.

The picture is wrong as well...depicting a 5 story building rather than the 6 stories they want....unless the first story is counted as 2 stories.

Does a mixed use building mean commercial on the ground floor?

Previous buildings on Fraser have been 4 stories at the most.

I attended a public hearing for a 7 story building between 22nd and 23rd Ave on Fraser and later found out that City Council had already decided before the neighbourhood feedback to approve the project. This building was not affordable housing as claimed and is still too tall for the already raised site. It will be a real eyesore for the entire block behind it. Plus neighbourhood objections were not taken into consideration at all and there were a lot of objections.

Isn't this against the law?

Again...there doesn't seem to be an actual plan re Fraser but rather a first come first serve by self serving developers.

I have lived in this neighbourhood since 1998 and am appalled at the way these projects are being pushed through despite valid neighbourhood objections. There is no compromise here.

It appears to be greed first... human needs last.

I thought I was voting for a progressive City Council rather than a deaf one. Has anyone even taken an actual look at Fraser St.?

Concerned Citizen
Toby

Swanston, Denise

From: Simon Liem s.22(1) Personal and Confidential
Sent: Saturday, September 21, 2019 10:19 AM
To: Public Hearing
Subject: Question re: Rezoning Application - 3429-3469 Fraser Street

Dear Mayor and Council,

If the rezoning application for the Rize Alliance project at Fraser Street and 19th Avenue is approved, an additional 104 market rental units will become available. As these are new units, I assume that the rents will be significantly above average rents for Vancouver. Given this, the average rent in the city will rise unless other landlords reduce their rents by an amount greater than the increase contributed by the Rize Alliance project.

Do you believe this project will induce landlords to lower rents in other parts of the city?

If so, could you explain why you think landlords will lower rents in response to these types of projects, keeping in mind that rents are often set against overall rents in the market, which in this case are rising?

If not, what is the rationale for approving a rezoning that will make rents less affordable?

Thank you very much.

Simon Liem

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