

Swanston, Denise

From: FELY WALTERS s.22(1) Personal and Confidential
Sent: Sunday, September 29, 2019 11:37 PM
To: Public Hearing
Subject: Fwd: Agenda Item 4 -- 3429 - 3469 Fraser St. David Walters, Mt. Pleasant Resident

From: "fwalters" s.22(1) Personal and Confidential
To: "public" <hearing@vancouver.ca>
Sent: Sunday, September 29, 2019 11:31:55 PM
Subject: Agenda Item 4 -- 3429 - 3469 Fraser St. David Walters, Mt. Pleasant Resident

To Vancouver City Council
for Public Hearing Tues. Oct. 1, 2019
Re: Item 4
3429 -3469 Fraser St.
(plus the 3 empty lots -- Figure 1 of Planning Department Report Page 4)
The lots are L, M and N on the north side of 18 Ave.

What I am presenting you this evening represent my own personal views including:

Part A/ an analysis of the report from your planning department and signed off on by Mr. Gil Kelley, General Manager of Planning.

Part B/ a proposal for a modified development

Part C/ Figure 1 which is modified to present opportunities for a better development

Part A/ Report presented by David Walters, Vancouver Mt. Pleasant resident.
The report provided by your planning Department nowhere mentions the existence of a successful and ongoing banquet facility on "Site."

- 1) 50 full-time employees
- 2) presently serving over 100,000 patrons per year
- 3) operating for over 40 years
- 4) previously called the Flamingo Restaurants (also on 59th and Cambie) owned and operated by an astute and charismatic father and son team.

5) both facilities are still landmarks in the Chinese Community. Council is likely aware of the sad situation on Cambie where the original restaurant has been sitting empty for over 10 years.

6) the Fraser Court Seafood Restaurant at "site" on Fraser St. offers the following:

- a) an operation from 9 AM to 10:30 PM 365 Days per year and accommodates 3 seatings per day
- b) at Chinese New Year there is a great exchange of traditional Red Envelopes
- c) elegance with many beautiful chandeliers
- d) a dance floor approximately 1200 square feet
- e) can handle up to 500 patrons at any one seating
- f) cascading walls that can be manipulated to handle various groups
- g) recent purchase of a 30 foot screen and has a large stage with lighting and sound systems
- h) ball room dancing 3 nights per week
- i) upon entering the restaurant patrons will be awestruck by the wide variety of posters advertising live act from around the world
- j) easy access by 2 transit lines and has excellent parking which includes overflow parking (see empty lots L,M and N on figure 1) not mentioned anywhere in the Planning Department Report. The overflow site has two very large commercial light standards for parking at night.

Page 3 of the report (1) Site and Context states "...no features with historic value." However, as described there are many other benefits derived from the operation at 3469 Fraser St. These are community values which are at risk of disappearing due to gentrification. The Vancouver Chinese Community has already suffered enough with the wholesale destruction of a very beloved and historic "Chinatown." The site is of community service to well over 100,000 people per year and over 70 full and part time workers. Some patrons use the restaurant 7 days per week as a social gathering place and there is long standing interactions between customers and staff.

Page 4, Figure 1

As earlier mentioned the description of "Site" by planning completely ignores the 3 empty lots used as overflow parking for the banquet facility. The report makes no mention of "Banquet Facility" or "Overflow Parking" anywhere. Is this an oversight?

Page 7, "Neighborliness" section states "...provides opportunity for large common outdoor space and private patios ... at the second storey." No mention is made for a play area. An indoor amenity room of 400 square feet is included with planning staff recommending this be increased in size.

#4, Transportation Parking on page 9

The crux of the argument is to rid the neighborhood of the present building so that parking spaces can be reduced to 112. Tear the building down, turn it into rubble and

ship it off to the garbage dump. A perfectly good building with community value is destroyed. The logic likely is then the 3 empty lots for overflow parking are no longer needed and can be developed.

A win-win-win-win-win-win solution for the community, Council, Developer, Owner, Staff and patrons surely must be obtainable. Banquet facilities are hard to come by because they need to use expensive property for low cost parking. I propose a better solution than rubble.

Staff response to public feedback on page 12, Commercial Space states: "Concerns were received regarding the loss of the existing commercial on site,..." Now here was a perfect opportunity for staff alerting council about a banquet facility but instead we get gibberish.

Page 12, #1, Required Public Benefits states: "75,410 square feet of residential floor area." An average unit size of 625 square feet does not seem like an overly kind family space ratio.

Page 13 outlines Conclusions by Staff

Quote "... this application would make a contribution to the achievement of key housing goals..." Yes, this answer is partly true but it does not address affordability or community needs. These concerns were raised on page 11 of the report under the heading "Concerns ..."

Loss of the Banquet Facility was an implied concern and noticeably ignored by planning department. Affordability, greater planning input and more community amenities were also listed as concerns. It is obvious that this project does not address affordability. My proposal deals with all of these concerns. And, it would include not having to knock down the Building on Site. My proposal could almost double the number of units and make at least half the units very affordable. Each unit could even be larger. The developer could increase profits, planning department would look good and City Council could unanimously show support. When decision makers work at cross purposes they often can box themselves into a corner and end up at places they don't really want to be. Vancouver can be the winner and no need for provincial or federal assistance.

I would like to go on to my proposal but first let me make a couple more points.

Appendix D, page 1, the owner is listed as Lucas Berube, Rize Alliance. Certainly Mr. Berube is not the owner because he is a Rize employee. Who is the owner? I imagine Rize will own the property once rezoning is complete.

Finally, Appendix F, page 1, includes a table enumerating the benefits of the proposed project which would not include a day care, affordable housing, family sized units, play

area/parklet, banquet facilities and other community benefits and most importantly includes tearing down a perfectly good building.

Part B -- an Alternate Proposal

- 1) space for a day care of 50 children at 5,000 square feet
- 2) 175 to 200 unit development an increase of more than 70 units
- 3) I suggest the total number would include 75 to 100 co-housing units
- 4) all units could be larger in size, especially for a family of 4
- 5) the day care facility could be run by a board developed thru the Co-Housing part of the project
- 6) because the day care would be rent free and managed by the Co-Housing project, the costs of day care could be reduced to \$400 per month
- 7) I suggest that 6 units be reserved free for refugee families or indigent seniors
- 8) space would be available for a good sized adjoining play area/parklet
- 9) as already mentioned the existing structure provides social, community, civic and vibrant commercial space
- 10) the site would especially be praised by the Jewish Community because a Synagogue is located just 9 blocks away and many Jewish people cannot drive or use public transit on the Sabbath
- 11) less than a three blocks walk are two major transit lines to down town
- 12) importantly the city and developer will come out ahead financially

Part C --- Figure 1

As already mentioned properties L, M, and N are empty lots used for overflow parking. I have highlighted these lots and show how a section of the adjacent 18th Ave. could be included. This space would add an additional 18,000 square feet of building space. The existing site (P) with building is largely a parking lot which provides 15,000 square feet of space without touching the existing building. The lane along the existing site could be used and would add another 4,000 square feet. The 6 adjacent properties listed as F, G, H, J, K and L plus the lane would add another 14,000 square feet. Owners could be offered a buy out or a new unit in the proposed project or simply could be built around. No expropriation is required. Because the whole project is likely located in the Tea Bog Swamp, the 6 properties listed above would likely need pilings given their age. In any event to buy the empty lots and the additional 6 lots would not add up to more than \$13 million. Since most units would be non rental, financing could be arranged through a public offering.

If we add the aforementioned figures (18K, 15K, 4K and 14K) we arrive at an additional 25,000 square feet of building space compared to the original proposal. However, one of the critical areas at this location will be parking because of unstable land and water table issues. Two levels of underground parking (see note page 5, Strategic Analysis, #1 Proposal) could be concerning. In any event 2 separate underground garages would be required: 150 spaces for residents and 150 spaces for commercial. The original proposal required 112 spaces so that the new proposal could

require up to an additional 200 spaces. Some parking could become pay parking and space allocation could be at the discretion of the Strata Council.

Lastly, some final remarks will highlight some additional benefits.

Although rental housing is desirable, affordability is even more desirable. The suggestion of Co-Housing in this new proposal goes a step further because it provides home ownership and affordability. The City would be offering land at no charge and the purchaser would only be paying for their own unit as an asset. The developer would make their share of profit by selling half the units at market (or somewhat below) value.

My proposal addresses the heart of concern related to gentrification.

I don't really wish further involvement and thank-you for enabling me to provide you with this report. My best wishes.

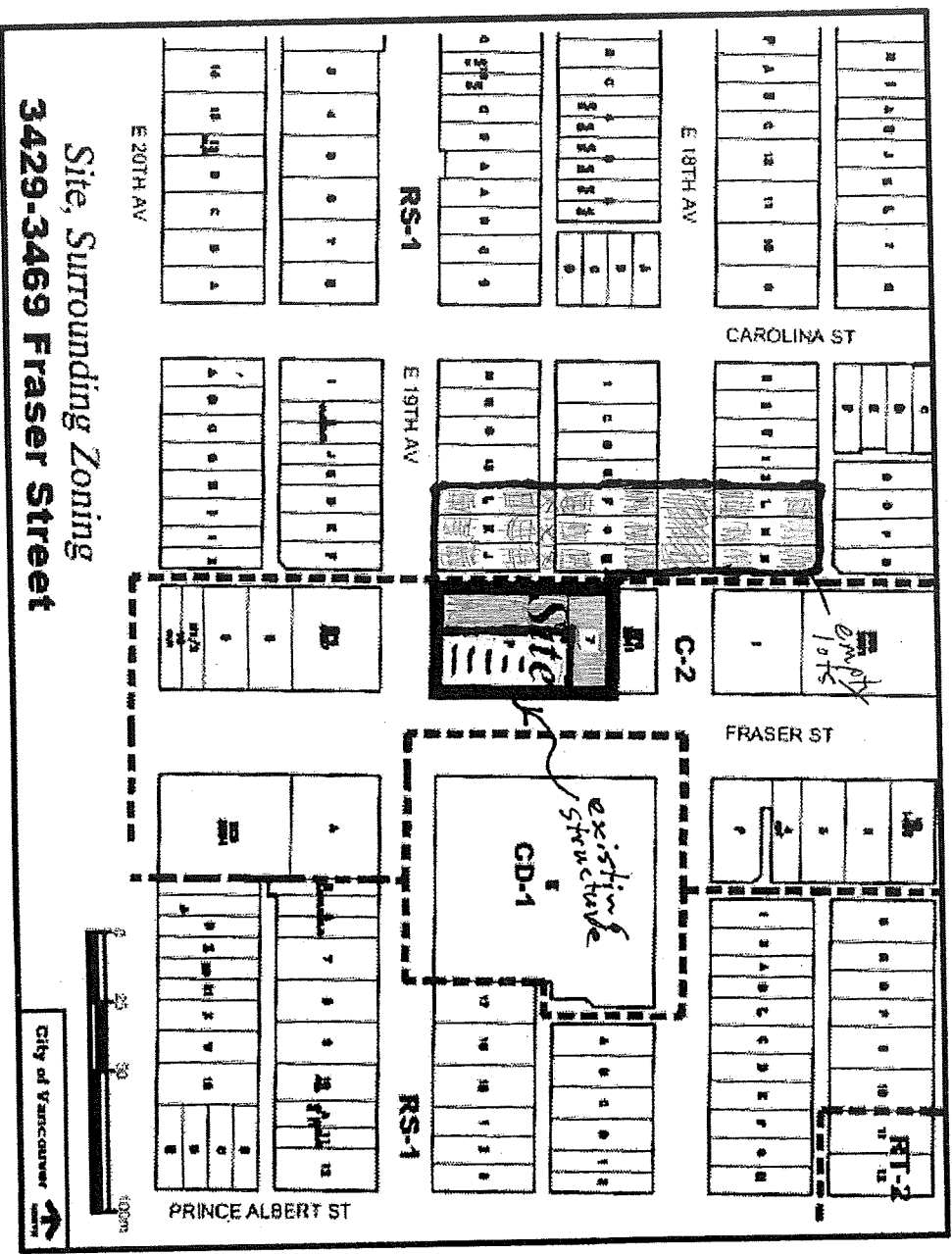
David Walters, Mt. Pleasant Resident. s.22(1) Personal and Confidential

Note: please do not distribute my wife's email address and I do not respond to email but am happy to take any phone calls or present myself to council.

Please see separate attachment with Figure 1 outlining the expanded proposal.

Reasoning: 3429-3469 Fraser Street - RTS 13387 Re: Public Hearing Oct 1st 2019 4

Agenda Item #4 "Part C" from David WALTERS
Figure 1 - Site at 3429-3469 Fraser Street and Surrounding Zoning



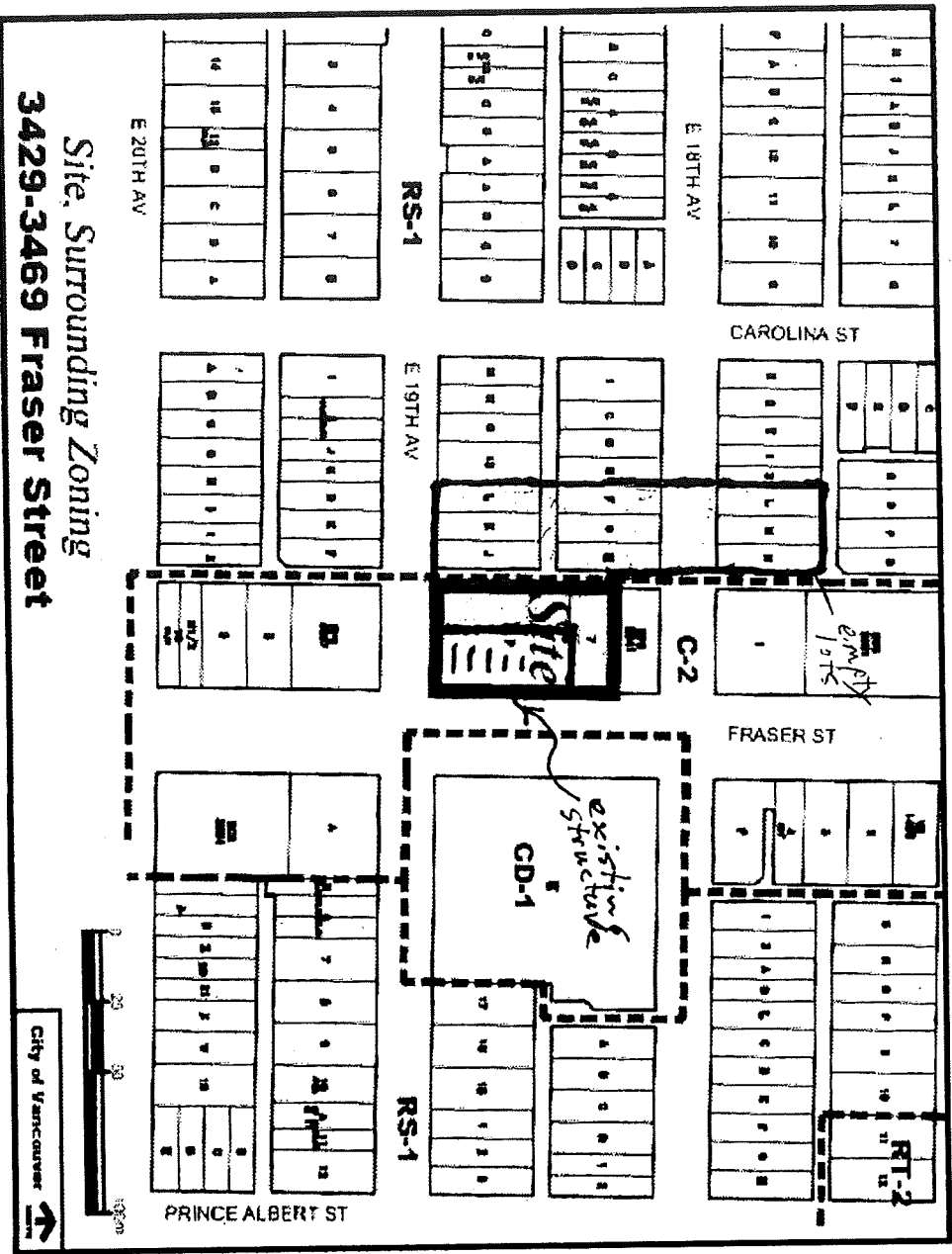
Note:
Darkened Area is the Proposed Development!

[Handwritten scribbles]

The site is within an area zoned C-2 (Commercial) along Fraser Street that permits

Revised
Agenda Item #4
Part C
From David WALTERS
City of Vancouver
Fraser Street - RTS 13387
Re: Public Hearing Oct 1st 2019
4

Figure 1 - Site at 3429-3469 Fraser Street and Surrounding Zoning



Note:
Darkened Area is the Proposed Development!

[Handwritten signatures and scribbles]

The site is within an area zoned C-2 (Commercial) along Fraser Street that permits