

Swanston, Denise

From: Michaela Buskell s.22(1) Personal and Confidential
Sent: Monday, September 30, 2019 4:46 PM
To: Public Hearing
Subject: 3429-3469 Fraser Street Vancouver

Attn: City of Vancouver

Re: 3429-3469 Fraser Street Vancouver

Dear Mayor and Council,

I have been a resident of the Fraser community for nearly 10 years, as both a renter and a homeowner. I am writing to you in support of the Fraser and East 19th Street project. Our neighborhood has grown massively in the last few years, and will continue to benefit from increased rental housing availability and retail space.

I have seen my neighborhood grow and blossom into a vibrant and diverse area. However, further rental housing is needed in our area and the city as a whole. Affordable housing in Vancouver seems to be becoming more and more unattainable, and developments like this are so important to be able to help families and individuals stay in this beautiful city. More housing and retail spaces will allow the community to grow even further and bridge the space between Commercial Drive, Kingsway, and Main St.

The proposed development here is comprehensive, including both retail and rental housing. I truly believe this will help our community develop and thrive, becoming accessible, convenient, and helping Vancouver as a whole become a better place to live.

I hope Mayor and Council will approve this proposal, to attract new businesses and residents, and to better our community.

Sincerely,

Michaela Buskell

Vancouver City Hall
453 W 12th Avenue
Vancouver, BC V5Y 1V4

Re: 3429-3469 Fraser Street Vancouver

Dear Mayor and Council,

I have reviewed the proposal for the rezoning application at 3429-3469 Fraser Street and would like to express my support for this project.

Riley Park is a great neighbourhood to live in: abundance of amenities, easy-access to schools, and convenient location. It is predominantly single-family detached homes, with some retail store fronts along Fraser street. Well-connected through transit and roads, the Fraser corridor is currently underutilized and could accommodate much higher density and traffic.

The proposal highlights the weaknesses of the current neighbourhood and improves upon it by creating retail storefront and rental housing. Similarly, to the transformation of Main Street through low-rise comprehensive developments; Fraser Street could become the upcoming trendy neighbourhood. This attracts young working professionals and local businesses, in addition to families that are drawn by nearby schools. The project thoughtfully creates housing for these new residents by including both smaller units and family-oriented housing.

Overall, this project is well-designed and suits the needs of the neighbourhood. It will better utilize the space along Fraser street and revitalize the community. I urge Mayor and Council to approve this rezoning application.

Thank you for your time,

Cody

Swanston, Denise

From: Nancy Kurek s.22(1) Personal and Confidential
Sent: Tuesday, October 01, 2019 9:14 AM
To: Public Hearing
Subject: Rezoning Application for 3429-3469 Fraser Street

Attn: City of Vancouver Mayor and Council

To Mayor and Council,

I live in Vancouver Kingsway near Rize's Fraser Street and East 19th Avenue proposal. I've lived in the neighbourhood for 20 years, raised my children and sent them to post-secondary schools, commuted downtown on the Skytrain and spent hours in all of it's parks. This community is a great place to live and I support this application which will provide 104 new secured market rental homes and new retail options along Fraser Street.

The city is currently facing a housing crisis and it is extremely difficult to find appropriate rental housing, especially newer units in a building with amenities. This proposal increases the stock of secured rental housing and provides larger family-oriented homes (2 and 3 bedrooms). I also look forward to the new retail opportunities this proposal will bring to the neighbourhood.

I understand that these homes will be rented out at market rates. With a vacancy rate of less than 1% we need more housing options for people.

I also support more affordable rental housing initiatives in our community, but I appreciate that our governments need to partner to make housing affordable.

I sincerely hope Mayor and Council will approve this project and help to create more homes for more people in this wonderful neighbourhood.

Thank you,
Nancy Kurek

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Sent from Mail for Windows 10

Swanston, Denise

From: Russil Wvong s.22(1) Personal and Confidential
Sent: Tuesday, October 01, 2019 9:54 AM
To: Public Hearing
Subject: Rezoning Application for 3429-3469 Fraser Street

Attn: City of Vancouver Mayor and Council

I'm a homeowner in the Riley Park neighbourhood. My family and I live in a townhouse complex at s.22(1) Personal and Confidential of the proposed rental building at Fraser and East 19th. We've lived here since 2001. I have no connection to the development industry (I work as a computer programmer).

I'm writing in support of this rezoning application.

As someone who grew up in Metro Vancouver, I'm very concerned about the high cost of housing. People here have lower real incomes; businesses can't find employees; hospitals have a hard time hiring doctors and nurses; schools suffer from declining enrolment because families can't afford to live nearby. To some extent you can compensate by living further out, but this results in long commute times, traffic congestion, and higher greenhouse gas emissions.

With home ownership out of reach for many families, renting (even at market rates) is far more affordable. A rough guide is the 5% rule: the annual non-recoverable cost of home ownership is about 5% of the market price. The Mayor noted recently that for a \$1.5 million half-duplex to be affordable, you would need a \$1.2 million mortgage, requiring an annual household income of \$335,000, on top of a \$300,000 down payment. (He accurately described this as "insane.") In contrast, a market rent of \$2000/month is affordable on a household income of \$80,000/year.

Rental buildings have two major advantages over condos. One, you have security of tenure: when you rent a condo (or a secondary suite), the landlord can always change their mind and decide to take over the space for their own use. Two, they can't be absorbed by non-residents.

My understanding is that at current prices, it's easier to build condos than rentals (which is why we have so many new condos and so few new rentals). You can pre-sell the condos to get financing; buyers are willing to pay high prices. So I strongly support the City of Vancouver's goal of approving 20,000 new purpose-built rental units over 10 years, in particular by allowing up to six stories for rental buildings (as in this case).

I read through the staff report on this rezoning application. At the open house, people expressed concerns about (a) the size of the building and (b) affordability. The thing is, there's a tradeoff between the two. Because land in Vancouver is so expensive, improving affordability requires reducing the land per unit, which means adding more floors.

The Fraser Street Neighbourhood Coalition has also expressed concerns over whether more families would overwhelm public services, especially school capacity. Although I sympathize, I think it makes sense to add services to support the increased population, rather than trying to restrict the population.

Best regards,

Attn: City of Vancouver Mayor and Council

Re: Rezoning Application for 3429-3469 Fraser Street

To Mayor and Council,

I have been a lifelong resident in Vancouver Kingsway, near Rize's Fraser Street and East 19th proposal. I'm currently raising my 2 kids in the neighborhood and am very involved in various community issues. I feel blessed to call Vancouver Kingsway my home as it truly reflects the multicultural and socioeconomic face of Canada. I support this application which will provide 104 new secured market rental homes and new retail options along Fraser Street.

The city is currently facing a housing crisis and it is extremely difficult to find appropriate rental housing, especially newer units in a building with amenities. This proposal increases the stock of secured rental housing and provides larger family-oriented homes (2 and 3 bedrooms). I also look forward to the new retail opportunities this proposal will bring to the neighbourhood.

I understand that these homes will be rented out at market rates. With a vacancy rate of less than 1% we need more housing options for people.

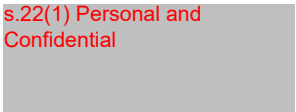
I also support more affordable rental housing initiatives in our community, but I appreciate that our governments need to partner to make housing affordable.

I sincerely hope Mayor and Council will approve this project and help to create more homes for more people in this wonderful neighbourhood.

Thank you,

Amar Randhawa

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Confidential



MOLNAR GROUP (Real Estate) Inc.

Attn: City of Vancouver Mayor and Council

Re: Rezoning Application for 3429-3469 Fraser Street

To Mayor and Council,

As a long-time rental developer, I recognize the dire need for more rental housing in this city. The vacancy rate is at an all-time low and people are unable to find rental housing that is secure and meets their needs.

Projects like the one proposed by RIZE at Fraser & E 19 Avenue is much needed, and many more like it, if we want to keep young couples and families from moving out of this city.

I urge Mayor and Council to approve this project and to expedite all rental projects to bring more supply into the market in a timelier manner.

Thank you,

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Dák Molnar
Managing Director

The Molnar Group (Real Estate) Inc.

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October 1, 2019

Mayor Kennedy Stewart and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4
publichearing@vancouver.ca

Dear Mayor and Council:

Re: 3429-3469 Fraser Street Rental Homes Proposal

On behalf of the 850 members of the Urban Development Institute – Pacific Region (UDI), we respectfully submit our support for Rize’s rezoning application to allow for the building of 104 rental homes at Fraser and E 19th.

This mixed-use proposal will include 104 secured market rental units, as well as new retail space, that will add to the livability and vibrancy of the Fraser neighbourhood. The rental residential component of the project will include a mix of unit types, including apartments and ground-orientated townhouses, which will help meet the needs of a diverse local population.

As you may be aware, IPSOS recently completed a housing survey for UDI that found specifically of City of Vancouver residents:

- 70% per cent said all governments aren’t doing enough to encourage new rental homes,
- 69% per cent believe home prices and rents remain high because there are too few housing options – they understand how scarcity is hurting rents, and
- 59% per cent don’t believe municipalities are doing enough to encourage more diverse housing options, including specifically mid-rise apartments.

UDI agrees with Staff’s analysis and recommendation to approve this proposal, and encourages Council to support this application. The approval of this additional 104 secured rentals would be another meaningful step by this Council to addressing Vancouver’s rental housing shortage.

Yours sincerely,

s.22(1) Personal and Confidential

Anne McMullin
President and CEO, Urban Development Institute

Swanston, Denise

From: Michelle Morin s.22(1) Personal and Confidential
Sent: Tuesday, October 01, 2019 1:53 PM
To: Public Hearing
Subject: Re: Rezoning Application for 3429-3469 Fraser Street

Attn: City of Vancouver Mayor and Council

To Mayor and Council,

My husband and I live and work in Vancouver Kingsway, in the Riley Park area, near Rize's Fraser Street and East 19th proposal. The community feel along Fraser is what convinced us to move and buy our first home (a townhome) in the area last year. I support this application, which will provide 104 new secured market rental homes and new retail options along Fraser Street. The potential of a proposed restaurant will be a welcome addition to the community and hopefully show more people the potential that Vancouver Kingsway is a viable option to consider living and working.

We were very fortunate to be able to buy a 3 bedroom unit in the city. For many young families this is still too far out of reach. The city is currently facing a housing crisis and it is extremely difficult to find an appropriate rental housing, especially newer units in a building with amenities. This proposal increases the stock of secured rental housing and provides larger family-oriented homes (2 and 3 bedrooms). I also look forward to the new retail opportunities this proposal will bring to the neighbourhood.

I understand that these homes will be rented out at market rates. With a vacancy rate of less than 1% we need more housing options for people, especially working families!

I also support more affordable rental housing initiatives in our community, but I appreciate that our governments need to partner to make housing affordable.

I sincerely hope Mayor and Council will approve this project and help to create more homes for more people in this wonderful neighbourhood.

Thank you,

Michelle Morin

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