

Report date range from: 11/9/2023 12:00:00 PM to: 11/14/2023 5:00:00 PM

**PH 1 - 4. CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
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2023-11-09	22:11	PH 1 - 4. CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue	Oppose	<p>Here are my concerns:</p> <ul style="list-style-type: none"> <li>- I am opposed to the height proposed and think it should not be higher than 6 floors.</li> <li>- I think all residents should have parking spots. The streets are already full of parking by people in the houses. Renters also have cars. All units should have parking spaces.</li> <li>- In addition to parking, the City MUST work with Transit to add capacity to the #8 and #19 buses. They are already full by 8am when heading downtown. There is no capacity for more people - especially people who have no option for driving/biking.</li> <li>- The corner of 17th and Fraser is VERY dangerous. People use that street to access 16th (When heading north on Fraser and trying to go west). One car already drove into a business. A light at that intersection is already needed - and additional traffic/people will make traffic controls an imperative.</li> <li>- During construction, traffic has to be managed. Many negative feelings about the awful construction interruptions to traffic already in that area from other buildings.</li> <li>- The area is a peat bog - the streets are uneven. The construction and traffic should be carefully managed considering the wonky streets.</li> <li>- The city should require the developer to include publicly accessible electric car charging as that area is a void in the charging system.</li> <li>- The building is proposed for too many stories.</li> <li>- No matter the height, more units should be developed that are family friendly - as in, at least 3 bedrooms. As a family living in 2 bedrooms, I can tell you that it requires a lot of time outside, on wonky streets, crowded buses and being part of the community because apartment living as a family is crowded. Make it family friendly - then you contribute to the area.</li> </ul> <p>The area is very lively - lots of businesses, lots of people and kids on the streets. I resent the developers referring to this building as "revitalizing" the area. It has vitality already. More traffic, disruption from construction is the antithesis of revitalization. It is destructive.</p> <p>In short, main issues:</p> <ul style="list-style-type: none"> <li>- height</li> <li>- traffic issues are intense and need to be managed by the city. The developers are not traffic managers. That area is ripe for enhanced traffic controls/lights</li> <li>- lights on 17th</li> <li>- more bus capacity on main and kingsway</li> <li>- family friendly units</li> </ul> <p>Use this opportunity to actually benefit existing community members and new ones so that the area continues to thrive. Developers must work with community members, the City, Translink, etc. The building exists within an already thriving area. Don't make it bad.</p>	Zoe Mullard	Mount Pleasant	
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2023-11-13	11:41	PH 1 - 4. CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue	Oppose	<p>From: Shape Your City Vancouver &lt;shapeyourcity@vancouver.ca&gt; Subject: Thank you for completing 3231-3245 Fraser St and 675 E 17th Ave rezoning application comments Date: February 22, 2023 at 4:36:08 PM PST To: abuium@telus.net Reply-To: shapeyourcity@vancouver.ca Thank you for your comments. Your comments are listed below. Your comments Submission by: Riley Park South Cambie Community Visions Steering Committee (RPSC-CVC) Overall comment: This is a SPOT REZONING project that RPSC-CVC has difficulty accepting. Stated as Moderate Income Rental Housing development, and state that 20% is allowed to be MIR. This project only has 20 of the 110 units as MIR: 20/110 = 18.2%. What are the expected rents for the market rentals as well as the retail space on the ground level? Height Listed as 14 storeys (15 storeys, including rooftop amenities. Height given as 155' 10 5/8", as measured from base surface to the absolute top. The ~156' would be what we call a 15-storey building. Note that here, the majority of floors are less than 10' (9' 2"). Levels 1 and 2: townhouse and retail. The townhouse/retail are counted as one level in enumerating the number of floors with residences. (This project does state that the 2nd level of the townhouse is, in fact, a 2nd level.) (The two levels for the townhouse are reasonable because the grade slopes down to the west where the townhouse is located. Varied height per storey: These statistics are rather "murky" and contradict the project being designated as a 14 storey project. ft. in. Storeys 1st &amp; 2nd: 17 1 1/8" (I think this is the Fraser St. side.) 3rd&amp;4th: 9 2 5th:10 6</p> <p>6th-14th: 16th: 17th: 9 2 9 2 9 2 15th: 10 6 (amenity room &amp; rooftop garden) (elevator overrun) Units Number &amp; type — 110 units : 30 studios; 41 1-BR; 38 2-BR; and 1 3-BR (townhouse). 35% are "family" units [39/110 = 35%] Size Studios, whether market or non-market, are very small, as are 1-BR units. The 2-BR are on the smallish side. Note that there is not much difference between areas, within groups, of market vs. non-market units. Average areas Studios: 338 sq. ft. 1-BR units: 524 sq. ft. 2- BR units: 737 sq. ft. One 3-BR unit: 1,028 sq. ft. (the townhouse) Parking Three underground levels of parking; 69 stalls total (46 residents; 6 visitors; 17 commercial) and 207 bike spaces. How will these stalls be allocated or will the tenants be paying a monthly rent for a stall? Where are the other tenants supposed to park? On the street and annoy the neighbourhood? Bay for commerce - a necessity Transit Fraser bus; Kingsway bus. Shadowing It's a tower: there will be shadowing and how is this going to affect the neighbours immediately to the west? Amenities Building: interior space and exterior terrace provided on 6th floor is a positive feature as is the exterior courtyard. The rooftop amenity room and green space is not</p>	Alan Buium	Riley Park	
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				<p>acceptable to RPSC-CVC and we have gone on record opposing such a feature as it adds height to an already tall building. Nearby: restaurants, shops, grocery at Fraser/Kingsway; Robson Park and St. Joseph's Hospital to northeast; and Sunnyside park and Charles Dickens Elementary to the southeast, Florence Nightingale School to the north. The retail on the ground floor may offer more selection for the community but we think it is somewhat presumptuous to assume that a restaurant will want to rent the space at the corner of 17th &amp; Fraser. Overall shape &amp; design Rather bland, but not awful. Much will depend on cladding. Cladding Not described. RPSC-CVC questions how this project will "revitalize Fraser St. and add to the character of the neighbourhood"? This spot rezoning is out of character and is excessively intrusive in this community.</p> <p>Your overall position about the application                  Opposed                  I would like to be contacted about this application in the future                  Yes                  Thanks again                  Shape Your City Vancouver</p>			
2023-11-13	21:40	PH 1 - 4. CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue	Oppose	<p>Very concerned about the height - out of character with every other building along Fraser. The tall buildings in the distance in the mock-ups do not actually exist.</p> <p>The additional traffic around some already fairly awful intersections. The transit in the area is already beyond capacity during peak hours.</p> <p>The lack of parking in the proposed building (renters have cars too.). Parking in the area is already quite tight.</p> <p>The "family" housing the in building is inadequate. 2 bedrooms is not a family unit (except in Vancouver for some reason). Renters need actual living space too.</p>	Andrew Rechnitzer	Mount Pleasant	

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2023-11-14	11:40	PH 1 - 4. CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>I would like to ask you to oppose this rezoning application. It's much too high for this section of Fraser Street. The prevailing zoning of 3-4 storeys in C-2, with up to 6-storeys for rental buildings is what a development should be coming in at. I do know the area well as a former resident who lived in the vicinity of the rezoning on the southern edge of Mount Pleasant. The referral report appears to include a series of incorrect shadow diagrams. I'm surprised about this; however, it has happened before, with the 1477 West Broadway rezoning. For a point of reference, please find attached a screenshot from the NOAA solar calculator that shows the direction of shadows at 10am on March 20th. For Council's reference, I have also included a rough block massing model of the proposal with shadows at March 20 at 10am on all of the renderings apart from one that shows 9:45am on December 22nd. This proposal would make a profound impact on public views of the North Shore while heading north on Fraser Street as well as potentially set a precedent for the immediate area.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Stephen Bohus, BLA</p> <p>The main massing model used here was completed north of 16th Avenue (for the Broadway Plan area), additional approximate massing of the block between Carolina and Fraser Street and 16th and 17th Avenues was added. The City of Vancouver is currently not making the internal 3D building files available via FOI. Staff should be able to do similar studies in house.</p>	Stephen Bohus, BLA	Grandview-Woodland	Appendix A

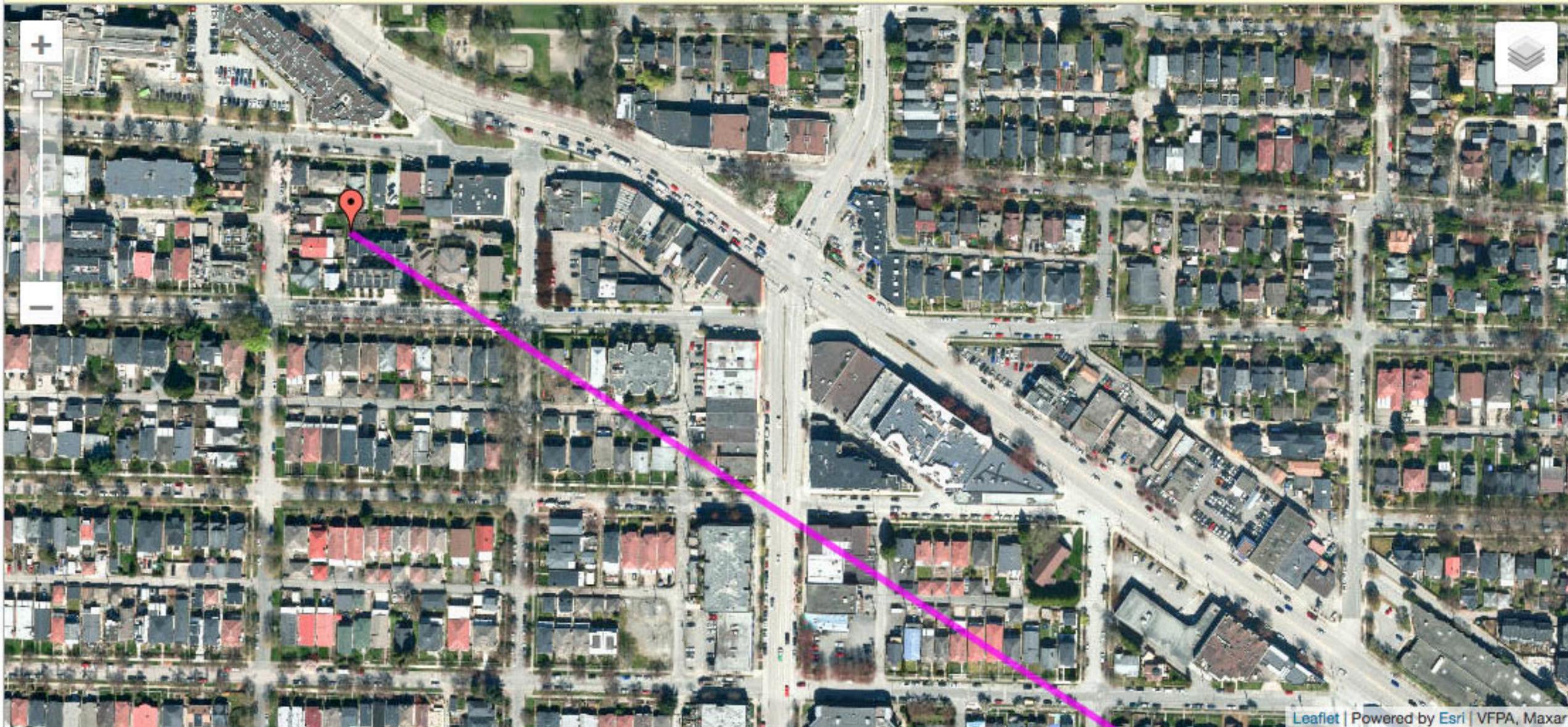
# NOAA Solar Calculator

Appendix A

## Find Sunrise, Sunset, Solar Noon and Solar Position for Any Place on Earth

Show:  World Cities  U.S. Cities  GML Observatories  GML Data Sites  SurfRad & Solrad

Drag the large red pin to the desired location and enter the date and time at which to calculate the sun position.



### Location:

Latitude:  Longitude:  Time Zone:

UTC Offset:

### Date:

Day:  Month:  Year:

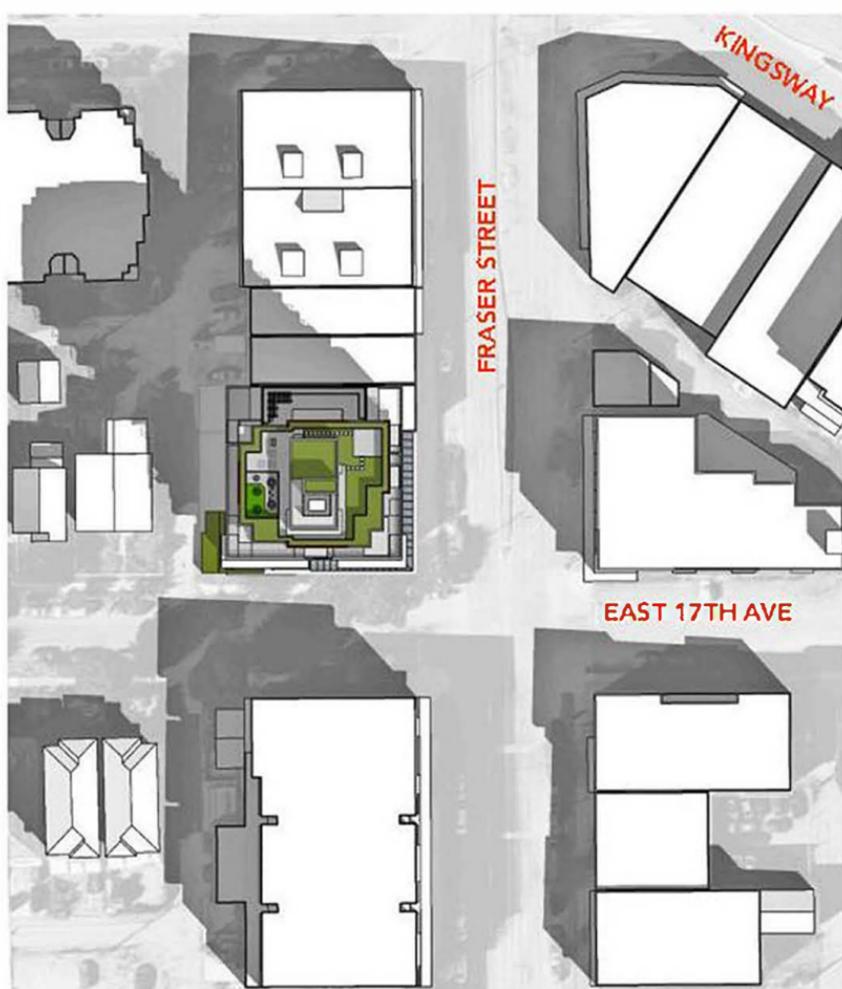
Local Time:  :  :   PM



Appendix A



# SPRING EQUINOX

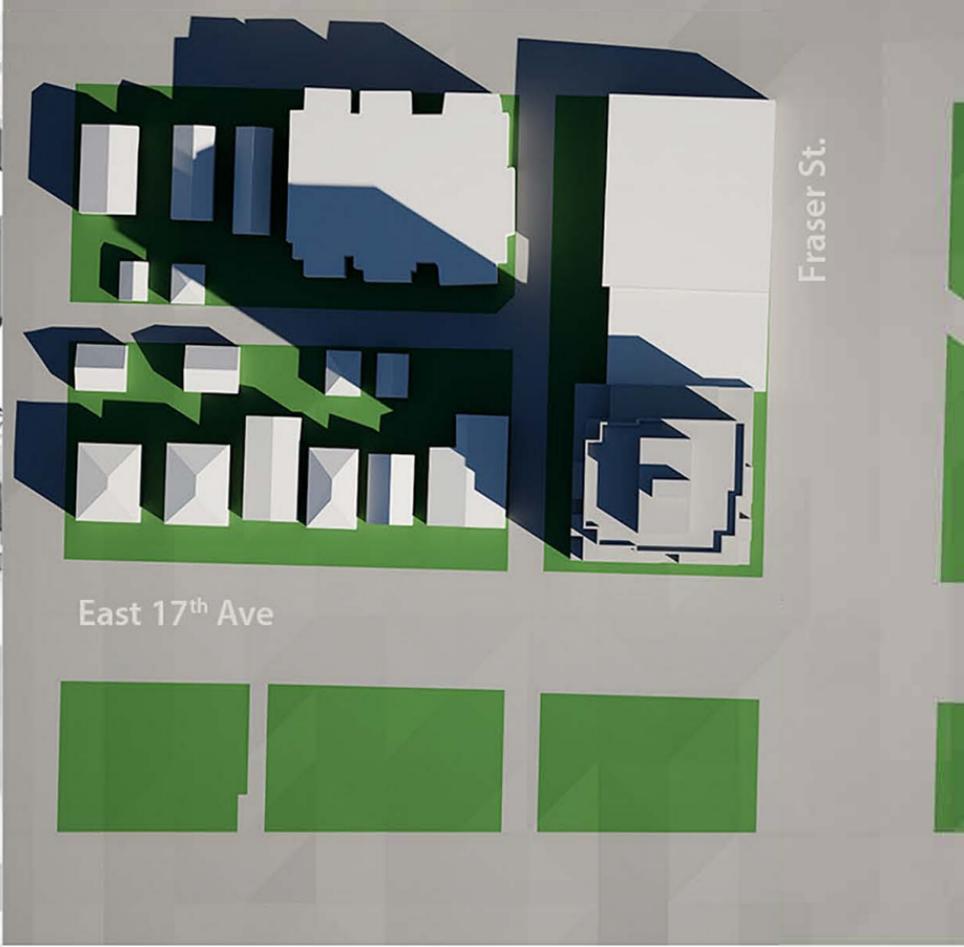


FRASER STREET

KINGSWAY

EAST 17TH AVE

March 20 - 10am



East 17<sup>th</sup> Ave

Fraser St.

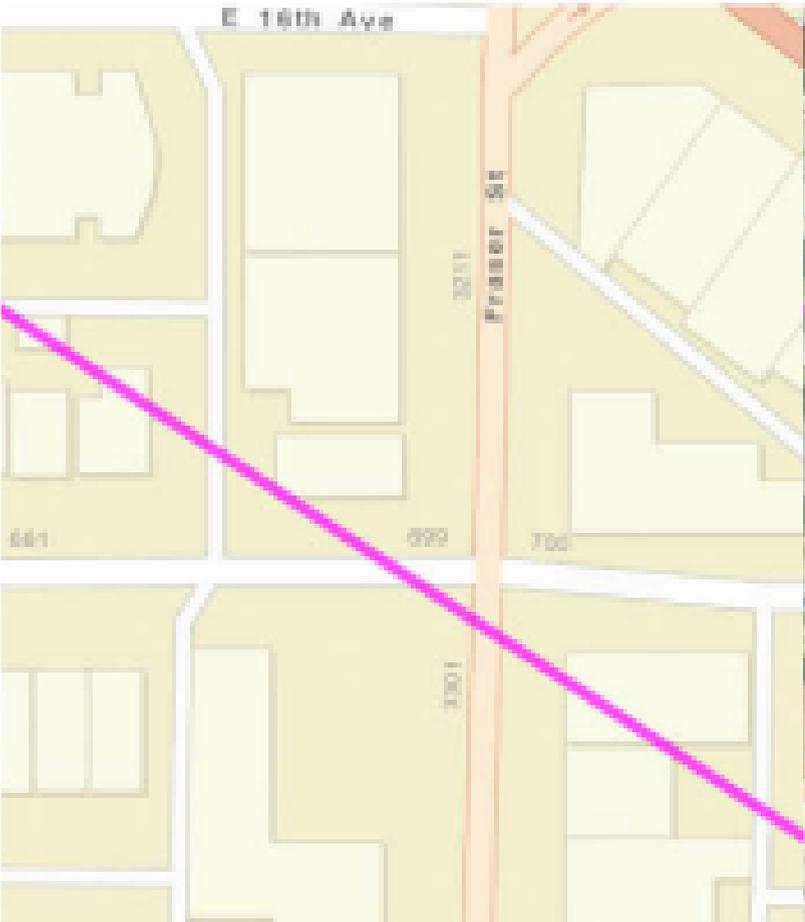
March 20th, 10am (massing model)

**SPRING EQUINOX Shadow Studies NOAA Solar Calculator**

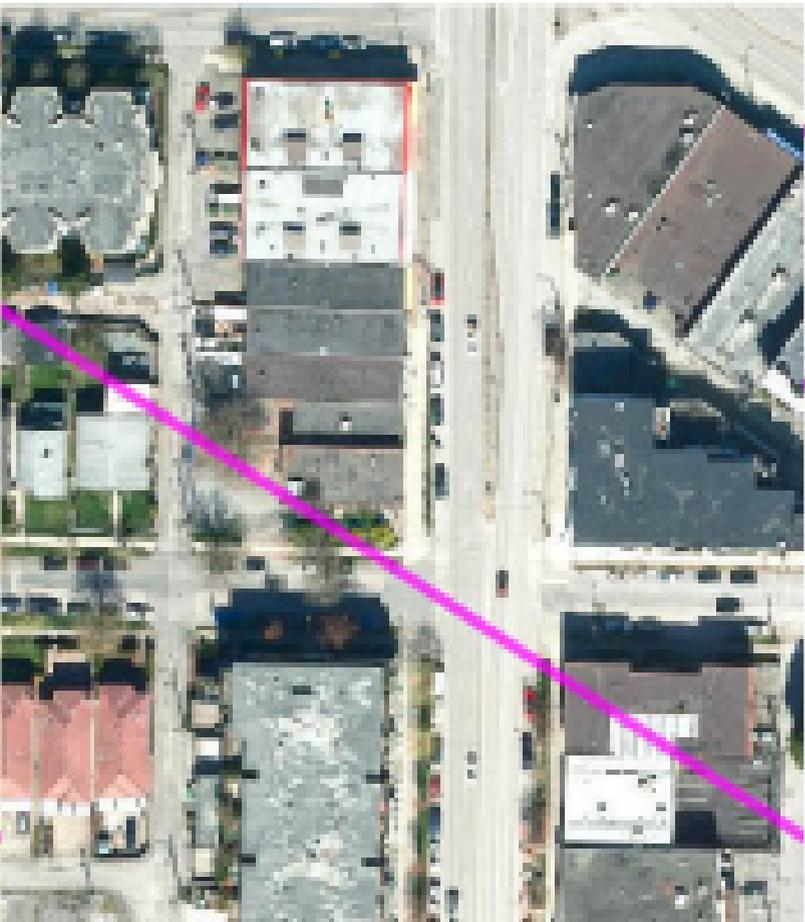


March 20 - 10am

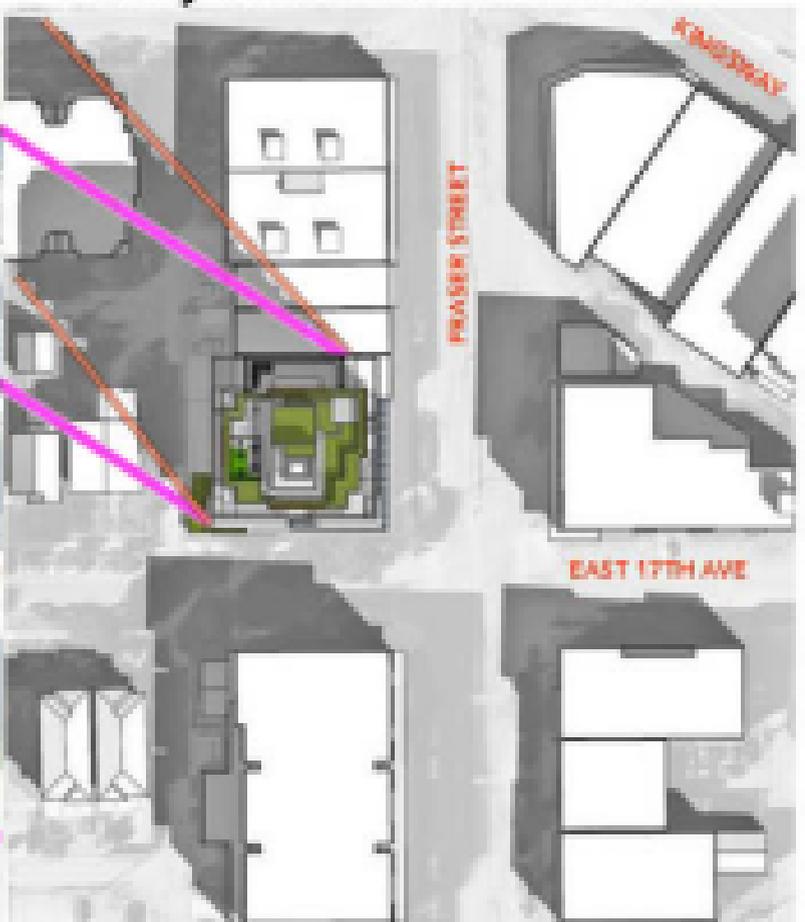
**NOAA Solar Calculator**



**NOAA Solar Calculator**



**Overlay Shadow Direction**



March 20 - 10am