

Isfeld, Lori

From: PAOLA V. s.22(1) Personal and Confidential
Sent: Monday, May 01, 2017 6:35 PM
To: Public Hearing
Subject: 3868-3898 rupert & 3304-3308 E 22ave

Dear Sirs: Re: Proposal for 3868-3898 Rupert St. & 3304-3308 22nd Ave.

We are Michelina Tinaburri & Paola Vignone owners of s.22(1) Personal and Confidential

This area should ALLOW ONLY a THREE-STOREY building (at most). I STRONGLY OBJECT to a six-storey building on this site.

I am not against the commercial use of the building combined with housing units for the proposed project if it is only three-storeys.

However, this area is on the crest of a hill & the height of this proposed building would severely impact the quality of life of the residents who have been in the area many years & who chose to live here because of the clear sightlines and clean air of the neighbourhood. Also, the area is already severely congested with a lot of traffic most times. When parents bring or pick up their children at Renfrew Elementary School (on the north side of the street from the proposed site) the heavy traffic puts the children (as well as others) at risk. We should not be creating greater density with all the problems it brings in this area.

The bottom of Rupert St. at Grandview Hwy is a more appropriate area for construction of buildings over three-storeys. The view of our wonderful mountains would not be blocked, here is no school there and it is a closer walking distance to the sky train station which may convince people not to drive their vehicles.

Yours truly,

Michelina Tinaburi & Paola Vignone

Isfeld, Lori

From: Sharon Mok s.22(1) Personal and Confidential
Sent: Tuesday, April 25, 2017 1:15 PM
To: Public Hearing
Subject: Rezoning Application - 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue

I have been living on 23rd and Rupert for the past 28 years. The traffic along Rupert and 22nd has grown exponentially in all directions with trucks going up and down Rupert and increased traffic on 22nd to and from Boundary after the Hwy 1 expansion. Both routes are single lane traffic until they reach the intersections. Traffic are often stuck for three blocks during morning and afternoon rush hours. The problem is compounded by the fact that both routes have bike lanes, making it more dangerous to drive/walk around.

As it stands, there is already a multi-units building at the SW corner of Rupert and 22nd. Some of the business units in that building are still not occupied after three years. Adding another 98 units with businesses will increase traffic drain to the area and possibly more vacant business units. It is my understanding the 7-11 site which is sitting in NW corner of Rupert and 22nd is also planning for a similar development. When this materialized, this will further intensify the existing traffic problem and create more road safety issues for drivers, pedestrians and cyclists.

About 15 - 20 years ago, I participated in a vision planning for the area. The traffic concern were explicitly pointed out as one of the key improvements this neighbourhood urgently needed. Not only was this concern never addressed, it has gotten worse.

With all these new units being created within a short distance from each other,

1. how will the traffic and road safety issues be addressed?
2. will the capacity of the Renfrew Community Centre and Vancouver Public Library be increased to handle the increase of clientele?
3. will the Firehall has the capacity needed to handle the increased demands for services? Will it has the expertise and suitable equipment to handle the new building height and types?

While I agree with the need to increase the stock of rental units, it must be done callously just to address the rental shortage. It must be done with good planning that will not burn us down the road. The City must ensure:

1. new rental units are spread out and not overdrain one neighbourhood.
2. the developments come with a plan that would mitigate traffic issue and demand for more community services.

I await your reply to my concerns and questions.

Sharon

Isfeld, Lori

From: linhua zhang s.22(1) Personal and Confidential
Sent: Saturday, May 06, 2017 8:09 AM
To: Public Hearing
Subject: RE: 3868-3898 Rupert Street & 3304-3308 East 22nd Avenue new building

Dear City Hall,

We are residents in this area. We are strongly against to build this building with 5-6 floors in height. Because this is too high which is completely not in harmony with the refrew hill overall, and just block the view to see the beautiful north mountains. This proposed building will reduce the living quality and reduce the value for the residents from E22nd to E 29th avenue, and destroy the natural beauty of this area.

Would suggest to build less than 4 floors. Like the recent building west side of this proposed plan. Rupert St West/E22nd Ave.

If this 6 floor building is on the top of Refrew hill (E29th Avenue/Rupert st), which would be consistent with the overall view, naturally in harmony in this area.

Thank you & Best Wishes,

linhua & our neighbours

Isfeld, Lori

From: lyue2000 s.22(1) Personal and Confidential
Sent: Wednesday, May 10, 2017 11:51 AM
To: Public Hearing
Subject: re: 3868-3898 Rupert St and 3304-3308 E.22nd Ave proposal

Dear Sir/Madam,

Following is our comments of above addressed proposal:

Once the proposal would have been permitted and developed, as a result of a congestion of traffic and a dense population in neighbourhood. Even though the revised proposal has been amended to provide more parkings, it is not enough to meet up the resident's needs, especially for Cheong Lee supermarket's customers. If the customers cannot find the parking spots, they would park at one block away residential space, some of the cases I had seen were that the owners were using the buckets to occupy their household parking spaces, it is just in order to avoid a public take over.

As I mention above the case that would happen in future when the development of above Rupert and 22nd is approved. Would it be possibly for the house owner to get a residential parking signs, so no public vehicles park at house owner's spaces.

We hope to improve the neighbour's problem.

Regards,

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Sent from my Galaxy Tab® A