

Ludwig, Nicole

From: Sharon Mok s.22(1) Personal and Confidential
Sent: Friday, May 11, 2018 12:03 PM
To: Public Hearing
Subject: 3281-3295 East 22nd Avenue - Public Hearing

The addition of this development will add more pressure to the already stressed traffic, parking, and community services around Rupert and East 22nd area.

Currently, between 7:30am to 9:30am, and 3:00pm to 5:00pm, traffic are often backed up along:

- E22nd between Boundary and Windermere as many vehicles are using this route to avoid the bottleneck at Grandview and Boundary.
- Rupert street between Wellington (sometimes as far as Vanness) and Grandview. Many trucks are using this route to get to Hwy 1.

The single lane traffic with bike lane along Rupert and East 22nd are often held back by vehicles going to the grocery store and cafe at 3868 Rupert Street. This is particularly worse between 3:00 pm and 6:00 pm. Many vehicles are cutting through East 23rd at Rupert as well as the alley east of Rupert. A check with ICBC will probably show this area has a high no. of collisions. Vehicles, including wider vehicles and business vehicles, are often parked so close to the intersection corners along Rupert that it is impossible to turn left or right onto Rupert from the side streets during busy hours. Many locals are using the alley east of Rupert to get to the traffic lights at 22nd, 27th and 29th, creating a high traffic flow for that alley.

There is already an application to develop the lot at 3868 Rupert Street (DP-2017-01018) into a 6-storey mixed-use building containing business units on the ground floor, 98 residential units, and 137 underground parking spaces that are to be accessed through a lane. The Project Plan shows there will be 70 parking for residential units and 67 for businesses. This will definitely increase traffic and street parking to the already busy area.

With the addition of another 55 residential units and 43 parking as proposed for 3281-3295 East 22nd Avenue, the traffic and parking issues will be worsen.

The City site shows there is another development application for 4459 Rupert Street (DP-2017-00218) which will add 12 residential units and commercial space to the area. I'm hearing that there is also an application for the SE corner of Rupert and 29th. It is not unreasonable to think the existing commercial lot on the SW corner of Rupert and 29th will apply for a similar development.

Renfrew Community Centre was built to provide programs and services to single family homes in the neighbourhood. It was renovated some twenty years ago without any space increase. It is already stretched in providing spaces and time to meet program demands. An increase of 165+ households will put immense stress on the Centre and less services for everyone in the neighbourhood. This defeats the purpose of the community centre.

There is one Firehall on 22nd. I will ask the question whether it is equipped with proper trucks, sufficient resources and expertise that can handle highrise fires.

The development applications in this area can not be considered independently because they of their close proximity to each other. Instead, they must be looked at collectively as one to determine the

impacts they will have on traffic, parking and services in the area. Actions must then be taken to resolve the issues that exist today and address the stress these developments will add to the system. A well thought out collective plan will be a win-win for the residents, businesses, and developers in the area as well as the City's plan to increase affordable housing.

Sharon

Ludwig, Nicole

From: T C [REDACTED] s 22(1) Personal and Confidential
Sent: Monday, May 14, 2018 12:35 AM
To: Public Hearing
Subject: zoning/development of 3281 - 3295 E 22nd ave

To Whom It May Concern:

I am writing regarding the rezoning and development proposal for 3281 – 3295 east 22nd. I have many concerns about this development. I have been a home owner in this area for the past ten years. I have not yet to see any benefits coming from any of the developments in this area. Before I begin my argument against this proposal, I would like to talk about the current situation of the proposal site.

Currently there are 4 commercial retail stores and about 20 parking spaces.

The first issues with the current building is parking.

The parking situation in this area is terrible, neighbours and myself have called city hall about staff and customers of the retail stores parking all day in front of homes along 22nd ave violating the 3 hour bylaw. Customers are also parking in the back alleys and blocking driveways to visit the retail stores. It is evident even with 20 parking spaces, for 4 retail stores, parking and traffic has become congested and an ongoing inconvenience for my family and several of the neighbours I spoke to.

Loitering and noise:

Currently, along with the parking issue, there has been an increase of loiterers and noise coming from the foot traffic of 3281 – 3295 E 22nd. Customers of the bubble tea store would park in the residential areas and loiter in front of their cars afterwards talking and smoking- sometimes noise will continue till 1 am because of their hours of operations.

Smoking and Garbage:

Customers from 3281 – 3295 E22nd, constantly hang out near residential parking garages in the back alleys to smoke and leave behind cigarette butts and store garbage. Large amount of younger customers crowd the front door areas of the site, where they will smoke and spit and leave garbage behind in the parking lot or sidewalks. Furthermore, there is too much garbage being littered in the yards of the nearby homes. Sidewalks and back alleys are full of garbage with 711 logo and the ET bubble tea logo on them. Myself and my neighbours have constantly had to pick up garbage and have also spoke to employees of the retail shops.

Conclusion:

This proposal for rezoning and development does not benefit the neighbourhood in any way. Of the many home owners I spoke with, parking and traffic congestion is their first concern. Second being late night noise and littering from their customers.

Furthermore, the proposed site wants 55 rental units, but does not include how many commercial suites and what kind of commercial stores will be leased. They only have included 45 underground parking spaces. It is

not feasible for 45 underground spaces to accommodate tenants and customers. Since nothing has been done about the current situation of the building, I do not see how this proposal will bring anything positive to this neighbourhood community. This development will only create an increase of the current issues; issues that have not yet been resolved. Myself and many others are against this rezoning for the reason mentioned above. I believe a better choice is to remodel the current building, increase customer parking and adding restricted residential parking only areas.

Thank you,
Sincerely,

Theo C,

Ludwig, Nicole

From: jo leong s 22(1) Personal and Confidential
Sent: Sunday, May 13, 2018 8:35 PM
To: Public Hearing
Subject: REZONING: 3281-3295 East 22nd Avenue

To Whom It May Concern:

I am writing with my concern to inadequate parking spaces on CD-1 rezoning: 3281 - 3295 East 22nd Ave Vancouver BC.

According to the parking guidelines set out in the document, there will be 55 affordable units built but only 30 residential parking spaces available. My question, where will those families park their vehicles? My assumption will be 1 car per unit (1 & 2 bedrooms) and possible 2 cars for the 3 bedrooms unit.

Due to increase in multi-families lived in a single dwelling and increase number of laneway house built around the Renfrew neighbourhood, there is already intense on-street parking pressure on East 22 ave. I believe the proposed 6 storeys will need to consider allocate additional parking spaces for the residents.

My other concern is rent. The proposed rents are too high and not consider to be "affordable". Who can afford to pay \$2920 per month on a 3 bedroom units? The household annual income needs to be over \$150K in order to make it happens.

Thank you!

Sincerely,

Jo Leong
Resident on Renfrew Heights

Ludwig, Nicole

From: linhua zhang s.22(1) Personal and Confidential
Sent: Friday, May 11, 2018 11:04 PM
To: Public Hearing
Subject: Strongly against 3281-3295 East 22nd Avenue to build 6 floor

Dear Sir/Madam,

We are residents in renfrew hights. This proposed plan to build a six-floor building is too high and will block the view to the north mountain. Further more it will change the natural beautiful landscape as it erupts at the edge of the hill.

Please reduce the height to match the natural beauty of this area.

Thanks,

linhua