

Kennett, Bonnie

From: Michael Dallaire s.22(1) Personal and Confidential
Sent: Tuesday, May 22, 2018 10:43 AM
To: Public Hearing
Subject: 4459 Rupert Street

Categories: Blue Category

Hello,

Please accept the following concerns regarding the proposed amendments to the bylaw to allow for a future development at **4459 Rupert Street**:

- 1) The suites seem to be particularly small.
- 2) There appears to be no clarity around what constitutes "*for-profit affordable rent*". If there is no mandate 'ceiling' on rents then *rents could escalate* beyond being affordable for low-income citizens of Vancouver.
- 3) I am of the view that **20%** of any new housing should be rented as **social housing** units for those least able to afford the cost of housing on our city. This proposal does not reflect this view.
- 4) The proposed building photo depicts a building that is **cold and sterile** looking. I don't think it fits into the character of the neighbourhood. Why not require the facade of new multi-resident buildings to fit into the architecture of the neighbourhood? This one will stick out and not add to the aesthetics of the housing in the area.

Considering the fact that this 12 unit building will be erected on what is now a single house, this plan takes densification to an entirely new, and I suggest unhealthy, level of densification. Increased traffic, overcrowded public transit systems, increase water and sewage requirements, residential noise, etc. all need to be taking into account as the City grants approval for new housing. If this specific plan is replicated all along Rupert over the next decade or so, it will significantly change the character of this area of the City. So, I think a little reduction in the scope of the plan would be worth considering.

Those are my thoughts.

Sincerely,

Michael Dallaire

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Confidential

Kennett, Bonnie

From: Debbie Shum s.22(1) Personal and Confidential
Sent: Tuesday, May 22, 2018 3:18 PM
To: Public Hearing
Subject: Rezoning and Development Permit Application - 4459 Rupert Street

Categories: Blue Category

My Comments are below as I feel I am impacted by this application at 4459 Rupert Street

- I am a resident house owner on 29th Avenue near the intersection of Rupert and 29th Avenue East.
- This area does not have 4 story level homes or commercials in this area, and will dramatically change our neighbourhood. Does not suit our neighbourhood. It will worsen our neighbourhood and make it very populated and high density like the Joyce Skytrain loop area where it does not feel safe to drive or walk around that area. We do not live in a commercial/retail area, and by approving this could initiate another Joyce Skytrain loop area, as there is another vacant lot on Rupert/29th Avenue East that is probably awaiting further application rezoning before another such structure will be built. I do not want to live in such a commercial/retail area as I like the coziness of our close knit neighbors. Our neighbourhood area is very close knit; we know who are neighbours, we know when they go on holidays and know their contact information. Having a 12 unit rental property closer does not suit our close knit neighborhood; we even initiated a BlockWatch for our neighborhood. And even in our neighborhood, we have seen a lot of renters come and go over the last 20 years and usually these renters own 1 or 2 cars. Where will they park?
- We are impacted by being so close to skytrain already brings more skytrainers to park along our neighbourhood for more than the allowed by-law limit of 3 hours. It is very difficult to park our own car in front of our house. We have had to call the City of Vancouver Parking department multiple times, but have not had success to prevent vehicles to park all day in front of our house. Several of our neighbours have had to call in to complain about this, with unsuccessful attempts. Even combining the neighbors together to file a complaint does not accomplish anything. The people who drive their vehicles to take skytrain have even placed their ticketed vehicle violation slips onto our own vehicles. We know that several households have multiple cars in our neighbourhood, parking our own vehicles near our homes will be impossible if we have more population densification. Having the additional social modular housing as well as more rental housing in our neighbourhood will not help in the already limited parking spots. This is not the only development application in our neighbourhood. Our laneways are also packed with parked cars overnight, making it very difficult for the garbage truck/ recycle trucks to easily pick up garbage and do the recycle bins. Having more housing will clutter the laneways even more with cars and garbage in the area.

Debbie Shum

Isfeld, Lori

From: Ed Gmail s.22(1) Personal and Confidential
Sent: Wednesday, May 23, 2018 7:24 PM
To: Public Hearing
Subject: 4459 Rupert Street

Categories: Blue Category

Council member

When it is for profit, how can it be affordable rental. Are you saying the owner is not going to make money? there will be 12 unit and 1 commercial with only one share parking. where is the customer going to park. with the laneway housing, street parking is already not enough. Now is only one, as soon as this approve, I am sure it will be more. Please ensure to solve the parking issue before approving.

Ed

Dragnea, Irina

From: Nazareno Mannella s.22(1) Personal and Confidential
Sent: Friday, May 25, 2018 3:38 PM
To: Public Hearing
Subject: 4459 Rupert Street proposal

-The non existence of parking in this proposal will have a great impact on our neighbourhood. Since there is no parking in front of the site, cars will park in front of my home on 28th ave or 29th, 12 suites could mean 12 cars or more(don't assume people will bike or walk) Will you put resident parking only on my block?
-49 ' is too high for our neighbourhood! This isn't Cambie st. corridor!!
- architectural style doesn't suit our neighbourhood

Submitted by Naz Mannella
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