

## Dragnea, Irina

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**From:** Alissa Antle s.22(1) Personal and Confidential  
**Sent:** Saturday, June 30, 2018 4:55 PM  
**To:** Public Hearing  
**Subject:** Comments re 3560-3570 Hull St and 2070-2090 East 20th Ave

To whom it may concern

I'd like to provide some comments on proposed rezoning application of this area.

As background, I am a resident of this area s.22(1) Personal and Confidential. I am a tenured Professor at Simon Fraser University. I have two children that live with me in the area. They also live with their other parent on East 20<sup>th</sup> Avenue on the block in question.

They attend Stratford Hall Independent School on Commercial Drive.

We have lived in this area of East Vancouver for over 25 years.

I'm opposed to the rezoning of this area, which constitutes about one city block with long lot lengths.

The proposed development is for 69 rental housing units as well as relocation of a heritage building, and 83 vehicle parking spaces.

First, I would like to point out that this block of East 20th Avenue is a cul-de-sac, with single-family dwellings, many of them having young children who play in the cul-de-sac and/or walk over to Trout Lake down Hull Street. This new development would bring significant traffic to this one block dead-end street, depending on where the entry was to the underground parking. Even if the entry is off Hull Street, this development brings significant traffic to Hull Street, which is a narrow two block street that runs between Victoria Drive and East 19<sup>th</sup> Avenue and Trout Lake. The increase in traffic and occupancy from current zoning of single family dwellings on the East 20th block, to 69 rental housing units is a tremendous increase not only in the amount of people but also in the amount of cars/bikes/traffic in this very quiet residential area with young children. I think the situation endangers the children of the families living in the area because of the street structure and the proposed substantial increase in occupancy and traffic.

Second, this development would create 69 rental units in a largely owner occupied residential area, which already has challenges with break and enter and car break ins. This development may further introduce risks including a those associated with a transient rental population such as possible increased crime rates, substantially increased noise and reduction of privacy for the current residents. It is highly likely that this development will decrease the quality of life as well as property values of those families living on East 20<sup>th</sup> Avenue and Hull Street.

Thirdly, overall I am in favour of new developments with rental units in this area, and there are several such developments along Commercial Street and Commercial Drive as it turns into Victoria Drive. However, all of these rental development are on the south side of these streets. There are also some new townhouse developments along Victoria Drive and Porter Street, north of Commercial Drive, however these are all owner-occupied. I believe that keeping the character of this residential area and keeping with that of owner occupied with some rental units preferable to bringing in a large number of rental units to a single block. For example 69 rental units if spread out as single-family dwellings would cover 8 to 9 city blocks -- but it is proposed for a single block in a residential area.

Fourth, there are likely better locations for such a development in this area. For example, there are many dilapidated buildings and semi-industrial buildings in that area south of Commercial that might be rezoned more beneficially to the overall community than putting such a large development on a small cul-de-sac in the middle of a residential area. It is also notable that the Nanaimo Street, which is four lanes, has not yet been rezoned to multifamily development. This is peculiar since it is proximal to Trout Lake community Centre and the Nanaimo skytrain station.

Fifth, there is recently a new similar very large rental development going on the west side of Commercial Drive at East 18<sup>th</sup> Avenue. There has also been a proposal to rezone five blocks along Victoria Drive for a similar large development. There are many rental units in this area already. I strongly feel that this area is being over developed for rental units, and that this significantly impacts quality of life for the existing residents in terms of security, noise, traffic, congestion, and property value ... Not to mention ongoing disruptions of 18 to 24 months of building for each new development in the area.

Sixth, the area near this proposed development where Commercial Drive and Victoria Drive meet is one of high traffic and congestion, in part because Victoria Drive immediately becomes a park zone (30 km/hr), is single lane each way and is used by commuter traffic. Despite being a park zone, this area is known for speeding vehicles, which puts residents and visitors to Trout Lake, in particular children and people with pets, in jeopardy. Commercial Drive just north of this area is a school zone, which has recently had a cement median put into the middle of road, to try and deal with issues of traffic, congestion and speeding vehicles which make it unsafe for the students of Stratford Hall school and the nearby daycare crossing over to Clark Park . It seems unwise to continue to add new developments, which bring significant traffic to an area that is already congested and has existing challenges with safety due to traffic.

Lastly, it appears from current information that this development would involve the removal or impact to the community gardens and the Simon Fraser University sponsored sustainable housing project which is in that area. At best it would create a lot of congestion in this area and possible challenges with security or trespassing in this research site to bring in occupants of 63 rental units to the area adjacent to the research site.

I have discussed this development with many of my neighbours who may or may not weigh into the process, and many of them have the same issues around safety, security, privacy, property value, traffic and congestion. I hope you'll take these seven points in the consideration in your assessment of the rezoning application.

Best regards, Dr. Alissa Antle.

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