

Burke, Teresita

From: jenny muir s.22(1) Personal and Confidential
Sent: Monday, July 09, 2018 10:13 AM
To: Public Hearing
Subject: Proposed rezoning and development at 3560-3570 Hull St and 2070-2090 East 20th Ave

Dear Councillors,

I am the Lorax, I speak for the trees. I am completely against the rezoning and development of this green, lush, peaceful 1.1 acres into 68 rental units at 3560-3570 Hull St and 2070-2090 East 20th Ave. This rezoning contravenes Vancouver's vision of green space, destroys dozens of mature trees that provide visual serenity, and radically alters the skyline of the neighbourhood. According to the ironically titled "**Tree Retention Plan**" **all but 2 of the 85 trees on the site will be removed.** The complete destruction of this part of the urban forest is contrary to policy and unacceptable.

I live directly across from, North of, the site proposed for rezoning. I have enclosed photographs of the site to enable you to appreciate the green space proposed for destruction. East Vancouver has a dearth of quiet, green space. Many neighbourhoods are devoid of mature trees and I do not wish my neighbourhood to succumb.

I recognize the need of the City of Vancouver to increase housing units by increasing development. However, there are ways to integrate new housing opportunities into neighbourhoods without devaluing and destroying the essence of the neighbourhood. The four story apartment at the South end of the proposed redevelopment site does not reflect the guidelines set out on page 5, section 1.2 of the "Mayor's Task Force on Housing Affordability" (setbacks, community support, ground oriented forms **to a maximum of 3.5 stories**)

The proposed project will also **exceed the limit of two rezonings to CD-1 within 10 blocks** under the Interim Affordable Housing Bylaw. In the photographs below, I have included images of another development across the street from this application. On the corner of Hull St and Victoria Dr, two six story buildings with 152 rental units are being built. Together, these developments will impede traffic, turn a quiet residential, family oriented community, into a high density, noisy neighbourhood devoid of mature trees.

The financial impact in terms of lost property value resulting from the loss of a peaceful, green, family neighbourhood is unacceptable.

Sincerely,
Jennifer Muir, M.D.



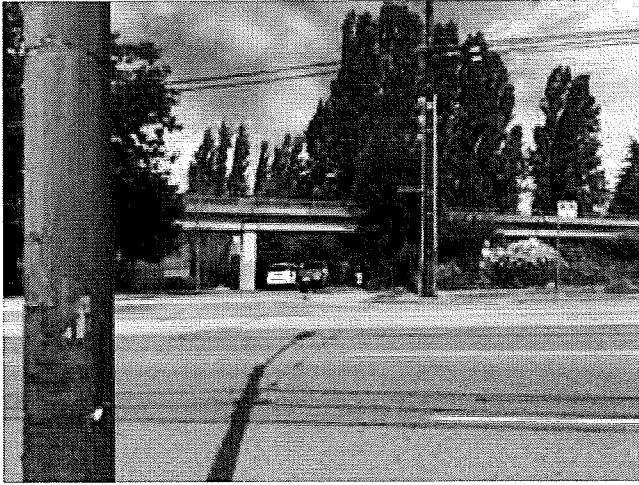
Top of Hull St looking North with proposed development East of sidewalk.



Looking East along East 20th Ave into quiet neighbour cul de sac. Entry of the parking garage proposed where red car is parked.



Victoria Dr at Hull St. Two six story buildings with 152 units.



Standing at Victoria Dr at Hull St looking North East onto the proposed redevelopment site.



Where two six story buildings will be built on Victoria Dr at Hull St.



View from my home, 2007 East 20th Ave, onto green space and mature trees, proposed for destruction.



Skyline made by the mature trees at the proposed site, looking South from Hull St.



View of the proposed redevelopment from my house, looking South.



The site of the proposed redevelopment. Currently 1.1 acres of green urban forest.

July 9, 2018

To: City of Vancouver

Re: Comments on Rezoning Application for 3560-3570 Hull St

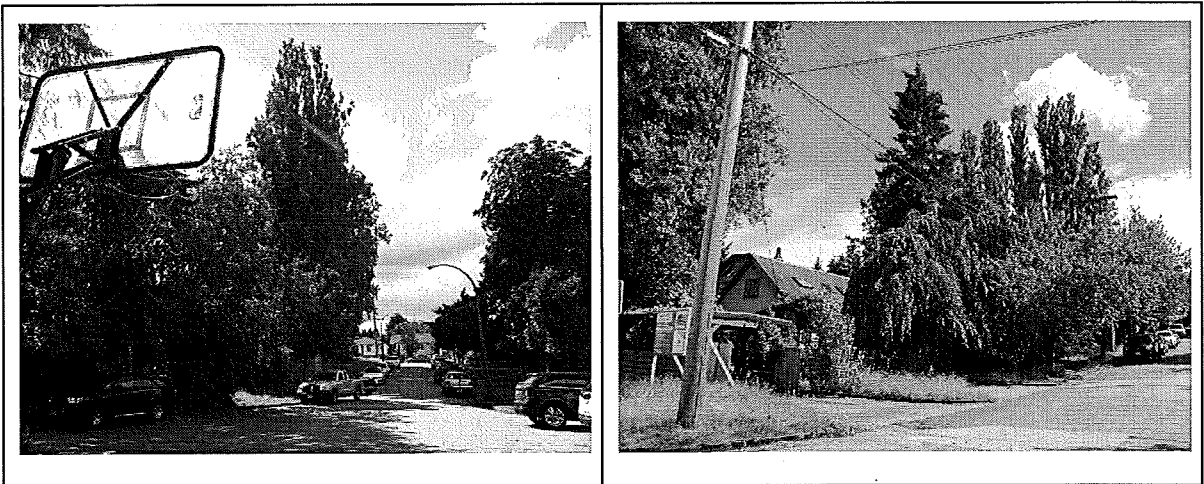
From:

Craig McKimm

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Vancouver

Tree Concerns



This plan is contrary to sustainability goals and green canopy aspirations for the City and represents a significant loss of tree canopy for the City...it will be a clear cut.

Only 5 out of 85 on-site trees will be retained based on the Tree Inventory.

In short 94% of the trees will be destroyed.

The majority of the trees on the site are large mature trees, many as high as 40 meters and some visible from kilometers across the city. The large black poplar trees are heritage worthy in themselves. These trees should be preserved.

<http://rezoning.vancouver.ca/applications/3560hullst/documents/TreeRetentionPlan.pdf>

<http://rezoning.vancouver.ca/applications/3560hullst/documents/TreeInventory.pdf>

Would like to see a new plan that, like sustainable forestry practices, incorporates and preserves a majority of the existing large trees on-site.

The Protection of Trees bylaw seeks to protect the urban canopy on private property (this is private property) - the same protection should be extended to rezoned or developed land.

Daycare/Schools

No new plan for any new daycare facilities as part of this plan. This development will add many children to the already over-enrolled and waitlist woes facing the neighborhood and its limited amount of daycares. New daycare space in the immediate area should be a requirement of any new development of this size in the City - where's the policy for that? Social housing components make it in to these plans but not daycare. The "*Family Room: Housing Mix Policy for Rezoning Projects*" referenced makes no mention of childcare facilities;

<https://vancouver.ca/files/cov/family-room-housing-mix-policy-for-rezoning-projects-2016-07-13.pdf>

The *High-Density Housing for Families with Children Guidelines* referenced <http://guidelines.vancouver.ca/H004.pdf> makes no mention of additional childcare resource requirements either.

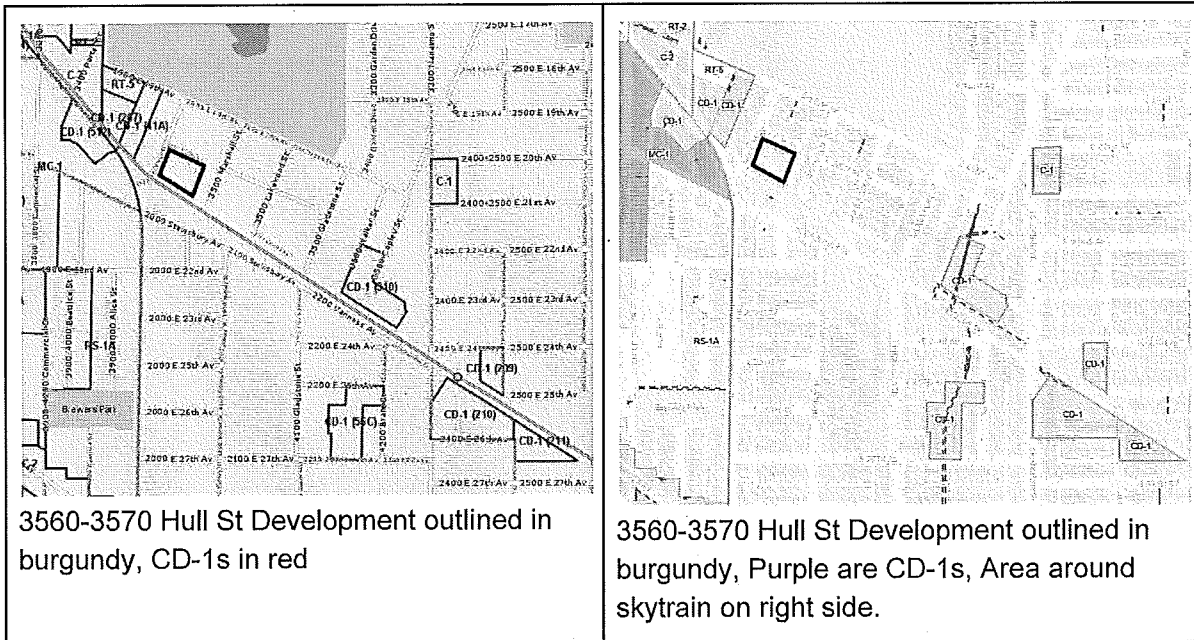
Building more housing for families is great but the reality is that childcare is a must for most families in this expensive city.

No Community Plan Since 1998

Whereas Grandview-Woodland has benefited from a new comprehensive community plan, Kensington-Cedar Cottage hasn't been reviewed since 1998. The rezoning in Kensington-Cedar Cottage is being done in isolation without a larger up to date vision for the area. This work should be done before any spot rezoning.

Other City Lands Nearby Sit Empty.

The City owns large tracts of lands to the West and North of Nanaimo Skytrain - the 2300 block of Vaness Ave, and 3500 block of Copley St. - This land is zoned CD-1 yet has sat empty for decades. There is more CD-1 of a similar size sitting empty to the South and East of Nanaimo Skytrain that also sits empty. Why not these lands? Why convert existing RS-1 at the applied site when these sit empty a few blocks away?



Wildlife

The site, sitting on 4 huge very forested lots, is home to a variety of birds and small animals. The trees house many large bird nests. Would like to see a wildlife inventory done on this property and remediation of habitat plan.

Ground Stability

A portion of this site sits adjacent to what was formerly lake bed and very bog-like unstable ground on which the properties to the southeast sit. This is evidenced by the constant settlement remediation by the City of Marshall Street and 19th Avenue over the years and the angle at which some of the houses on these streets have settled to. What provisions/studies have been done addressing the possible effect this construction will have on the surrounding properties and potential compensation? Would like to see further survey and stability studies done for adjacent lands. The Engineering Plan for this should include these considerations.