

Dragnea, Irina

From: Deb Hay s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 4:01 PM
To: Public Hearing
Subject: REZONING: 3560-3570 Hull Street and 2070-2090 East 20th Avenue - OPPOSITION
Attachments: troutlakehullstreet.jpg

Mayor Robertson and City Council,

I have attached a picture from the north end of Trout Lake, John Hendry Park, in which you can see the prominent Poplar and Douglas Fir trees. These trees are visible landmarks, and were planted at the same time as 20 other Giant Poplar trees at the eastern boundary of John Hendry Park. It is a mistake to change the character of this neighborhood by decimating these trees. Please respect the requests of the neighborhood which strongly opposes this large development in this sensitive area. Have a close look at the lay of the land, and it's proximity to modular housing and rental 100 housing which has recently approved in the area.

The land around John Hendry Park is a bog. In the past 15 years, we've noticed the water levels at Trout Lake (retention pond) dropping, and with that, the trees throughout the Park are beginning to lean so severely that two 100 yr old trees have snapped in half and have been removed in the past 3 months. We are approaching a crisis with about 50 trees angling to snap in half. It is a complete mistake to remove healthy trees, and replace them with concrete developments, while only blocks away many trees on the north end of the park will also need to be removed as they tip over.

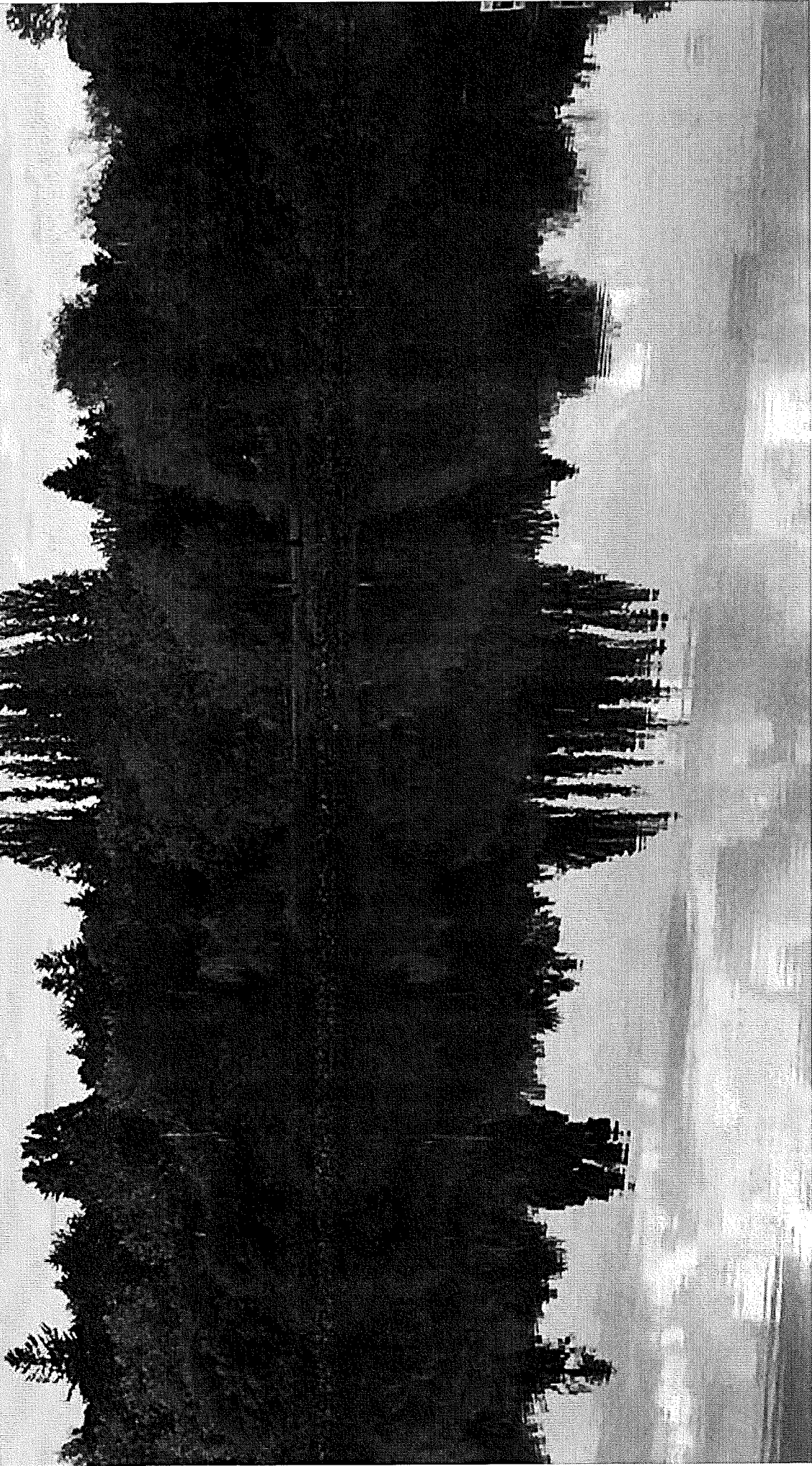
It is a complete oversight, undermining the public interest, the neighbors and taxpayers, that the proposed project has made it this far, to public hearing, even though it violates many of the zoning regulations that have been set out by the Cedar Cottage Neighborhood plan. City of Vancouver has a duty to protect my neighbors interest on the south end of Trout Lake park.

Reject Rezoning Application - 3560-3570 Hull Street &
2070-2090 East 20th Avenue

Thank you,
On Squamish, Tsleil-Waututh, Musqueam Coast Salish territory,
Debra Hay

s.22(1) Personal and
Confidential

PROPOSED TREE REMOVAL FROM NORTH END OF TROUT LAKE



PUBLIC HEARING JULY 10, 2018

COMMENTS RE: 3560-3570 HULL STREET and 2070-2090 E. 20th AVE.

FAUNE JOHNSON, Resident/Owner at s.22(1) Personal and Confidential since January 1993

1. My name is Faune Johnson. I have been a resident owner at s.22(1) Personal and Confidential since January 1993. I live directly across the street from the proposed development.

2. I am not *completely* opposed to this project, but I have some concerns. To be honest, I would rather that nothing changed on our street. However, change seems to be inevitable and, therefore, I appreciate this opportunity to raise some issues.

My comments today are directed toward the city, not the development group, although, of course, there may be repercussions for the developers depending on the city's decisions to include changes resulting from this evening's input and other submitted comments.

3. Several topics concern me:

1. Water;
2. Green space;
3. Density;
4. Traffic.

4-1. **Water:** Many of us have suffered the effects of underground water which has been disturbed by new construction. The water flows onto our properties and into our basements.

Several streams which once lead into Trout Lake have been redirected into sewer lines because of construction, resulting in reduction of the size of Trout Lake, as well as its water quality. It is a popular beach for public use in the summer, and further reduction of natural water reaching the lake would lower its health and usefulness for recreation.

The city sewer lines will need upgrading to handle the increased number of residents in the neighbourhood. Over the years, blockages in the city sewer main under Hull Street have resulted in expensive disruptions for neighbours.

4-2. **Green Space:** Losing green space, especially trees, will reduce air quality in our neighbourhood and, also, habitat for birds and wildlife. The city's Bird Friendly Design Guidelines, adopted by city council in 2015, encourage preservation of habitat for birds. This is in response to the 35% decline of bird populations in the Pacific Coast region of Canada since 1970, due to habitat loss. These measures include protecting natural plant and water sources. Traffic calming is also recommended, to reduce noise pollution and vehicle collisions, which are dangerous for birds, as well as for humans.

4-3. **Density:** The 68 units proposed will house a minimum of 157 people, possibly more, up to 200.

Although we are not discussing them this evening, two pending developments close by should be mentioned. The social housing development on the south side of the Skytrain line—within a few metres of the Hull Street development—and the market rental buildings at the southwest corner of Stainsbury and Victoria Drive—again, a few metres away—will *each* add another 200 or more people to our immediate neighbourhood, creating pressure on local schools and community services.

4-4. **Traffic:** Vehicle, pedestrian, and bicycle traffic on the immediate streets and the surrounding streets will increase. Northbound traffic travelling down the hill from Victoria Drive and entering Hull Street is often speeding; visibility is hampered by the blind corner created by the Skytrain pillars and the Rectifier station; vehicles entering Hull Street from the laneway in the opposite direction under the Skytrain are invisible until they are almost in collision with cars proceeding north; and pedestrians—many with children and dogs—are also at risk when crossing Hull Street.

Traffic exiting Hull Street southbound onto Victoria Drive will increase, unless some calming or redirecting measures are taken. Closing the access into Victoria Drive from Hull Street may be necessary.

5. Thank you for your patience and for this opportunity.