

Help Us Stop the Proposed Development Project on Renfrew St.

(210 RESIDENCE OF OUR NEIGHBOURHOOD SIGNED)

Our neighbourhood in the **Hastings Sunrise** (on Renfrew between E. Georgia St. and Adanac St.) is in threat of having a five-story, one block development, proposed to have 77 rental units go up in the near future by GBL Architects, a large development company in West Vancouver. This petition is for all those who are opposed and against this proposed project.

These are our major issues:

1) Demolishing Brand New Houses (built 2017):

- On the proposed block there are two brand new houses, 708 and 710 Renfrew, both with basement suites and laneway houses. These houses were only completed in the fall of 2017. The block was bought by GBL Architects when 708 and 710 were in the early stages of construction. If GBL knew they were going to demolish the whole block, why continue building until completion, only for four entirely new buildings to be sent into our Vancouver landfill?

- At a time where our resources are dwindling, our carbon footprint continues to create unstable and possible irreversible climate change, and the city of Vancouver is working towards becoming "The Greenest City in the World," how can this demolition be justified? We can not tolerate this negligent action. Tearing down brand new, perfectly good homes should be illegal, and these buildings should absolutely not be allowed to be torn down.

2) Protecting Vancouver Views and the Loss of Personal Privacy and Sunlight Exposure:

- The taller this build is, the more it will block the view of the mountains and create loss of sunlight and privacy to all those around it.
- One of the features Vancouver takes great pride in is its views of the oceans and mountains. By building such a complex it will drastically affect the skyline and block many residents' view of the mountains.
- Nearby residences will be directly affected by the loss of sunlight as well as a loss of privacy. When choosing a home, two of the most sought after requirements are privacy and amount of sunlight exposure. A project like this will absolutely affect the resale value of all the homes in the area.
- The residents most severely affected live directly downhill from the proposed complex. There is a significant down slope east of Renfrew St. onto E. Georgia and Adanac streets. This proposed building will block out western sun to the residences below. They will also lose privacy, as all the windows and balconies on the east side of the complex will directly face into residences backyards and windows.

3) Vehicles, Parking and the PNE:

- Residences in the area already have difficulty with street parking in the evenings, especially during the summer months and during events held at Hastings Park. With 77 units proposed, even with underground parking, it will become even more of a problem for the community year round.
- Every summer the community is taxed and impacted by the huge influx of traffic and need for parking during Playland and the PNE and/or any other event that is held on Hastings Park throughout the year. This is already a strain to residents.

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4) Unsuitable Architecture for the Area:

- The City of Vancouver has style and architectural regulations for new single home building so that all new homes will blend in and increase the beauty of neighbourhoods. The same regulations should be placed on any multi-story buildings built. The proposed modern bright yellow, white, and grey architecture of this proposed complex does not blend in with the existing neighbourhood. The design and architecture of the proposed complex is unreasonable for the area.

In Conclusion townhouses or row-houses, adhering to the height restoration by Laws would be more appropriate for this location.

As a community we have this opportunity to have our voices heard by the City of Vancouver to grow Hastings-Sunrise in a sustainable and respectful way while maintaining the integrity of the neighbourhood for all residence.

If this proposed development is to be prevented from going ahead it is vitally important for the entire neighbourhood area to be united in its opposition.

Thank you for your time and community support,

Sincerely,

Edysha Ee & Shine Edgar

Reasons for Signing:

1) Carolyn Young:

As a renter myself I still see this affects so many people. There's a way to develop more property for people to live, but not at the expense of so many others.

2) Derek Schmidt:

This is a huge change to the community and mainly the residence who live on the lower side of this building due to the building being on the top of a hill, which overlooks HUNDREDS of residences. It may be 58ft high on the street side, but the 108' lot drops an additional 20 feet, making the back side of the building approximately 78 feet high for the residences on the back side. Unacceptable! Townhouses should be the maximum allowable option for this rezoning. Affordable housing projects should take place where previous commercial buildings stood.

3) John Geary:

Developers need to pay attention to the average person and be a bit more receptive and respectful toward the people already there.

4) Nicholas Deng:

All the above are fair and valid concerns. Thank you for pointing them out!

5) Tajo Stephenson:

The seems like a really unreasonable and very unthoughtful location to build housing.

6) Jason Quinter:

This has no business going up in this area. It doesn't even remotely fit with the neighbourhood.

7) Jane Whittington:

Tearing down perfectly good housing, that people live in now, happily, damaging neighbourhoods, in the pursuit of money :(

8) Thomas Aqwa:

I live in Renfrew and we need to keep up with the older areas staying this way. There is a better place for bigger buildings!

9)Sev Dalla-Valle:

This type of mixed-use development seems incongruent with the overall Hastings Sunrise Vision report and is not appropriate for this location or anywhere along Renfrew for various reasons already mentioned in the petition and in other comments. Certain locations along Hastings would seem more appropriate. I do not support the addition of anymore commercial sites along Renfrew north of Broadway and any increased density should be restricted to townhome/rowhomes or, at most, low-rise apartments at limited locations.

10) Helen Hills:

Another example of over-development for the almighty dollar/

11) Sam Low:

Renfrew Street is becoming more of an eyesore every year. I'm saddened to see how congested and ugly it will turn out with all the proposed condos being built. I hope the city will prevent 'progress' from happening.

12) Nadine Belhommer

If there was no \$ profit involved, would developers still build such ugly and inappropriate structures?

13) Paul Earl:

Demolishing brand new homes, has the planning department gone crazy?

14) Cara Agro:

I want to keep this neighbourhood affordable for renters and to not waste the time and resources involved in tearing down new properties.

15) Roberta Dionello:

I agree with all the points eloquently made. I am a local resident. I agree that if redevelopment must occur it should be townhouses.

16) Joseph Cruz:

Because I live and have grown up in the neighbourhood and don't think this is a good idea. More co-ops meant for families at affordable prices are what is needed and wanted in Hastings Sunrise area. In turn that makes for more spending in the local economy.

17) Giovanni Tempesta:

There is no community plan for this area. If this building is allowed. Then property zoning in a community means absolutely nothing. Grandview-Woodlands had 4 years of input and a community plan that reflects that plan. This is totally wrong.

18) Vera Kong:

4 brand new houses just build in 2017; not the right way to develop another mid rise building.

19) Michael Hathaway:

This plan would have a substantial negative impact on the neighbourhood. As we have seen near by, the businesses below doomed to failure, the 78 ft. high building is way too large for

the community and the geography, this will exacerbate an already difficult and dangerous situation with parking and car traffic along the most frequently E - W bike route in the area. It would be far better to build this kind of structure on Hastings or right at the Renfrew skytrain station.

20) Zach Dennison:

The building has a detrimental effect on buildings in surrounding areas that will affect views and sunlight.

21) Dianne Bersea:

No sun and no privacy plus the destruction of recently built houses, to build 77 rental units thereby also increasing traffic, noise and people. This is a very unfortunate idea that puts profit ahead of sensible community development and sensible community life. Don't do it!

22) ZZ Mark:

Very insensitive "design". Looks like West Van developers parachute into East side to make easy, fast buck\$. They and City must listen to the people who live and close to that neighbourhood. "Greenest City" also means Livable City. Much as simple design matters, that building looks mighty unfriendly.

23) Caitlin St Pierre:

Here to support all the previous reasons mentioned, this does not make any sense in the neighbourhood!!

24) Ash Bigdeli:

Tearing down 4-5 brand new built 2 floor buildings in a quite neighbourhood and wanting to rebuild a multi level medium rise condos JUST in the sake of more profit and greed IS NOT ACCEPTABLE! I think city hall peeps are looking to amen more density \$\$ and not thinking about the congestion of many cars coming in and out and parking around the peaceful and narrow back alleys!?

25) Andrea Lam

I'm baffled why this site is selected for a multi-storey development and the desire for commercial space when this area is challenging for many small businesses to succeed. It would be helpful to share spaces for non-profits instead.

Additionally, the area is already congested, why aren't more spaces developed for families with children to grow in that neighbourhood? There are already several developments near 1st Ave and Renfrew as well as along the Hastings corridor from Renfrew to Lakewood.

26) Maurizio Mastronardi

There are many sites one could choose to re zone in East Van. why pick a site that is already congested with the PNE, Play Land, Horse racing, All other events the play ground hosts, Notre Dame School a block away that has traffic issues of it's own. I also thought the city was trying to discourage traffic from the major bike routes now they want to allow a condo site right on Adanac ?? I also thought the City encouraged these developments close to sky train stations ??

27) Caitlyn Logan

Well said and we couldn't agree more!

change.org

Recipient: City of Vancouver

Letter: Greetings,
Help Us Stop the Proposed Development Project on Renfrew St.

Signatures

Name	Location	Date
Edysha Ee	Vancouver, Canada	2018-03-25
Sahrah Kerfoot	Vancouver, Canada	2018-03-27
Amanda-lee Lorenz	Vancouver, Canada	2018-03-27
Ash Bigdeli	Vancouver, Canada	2018-03-27
Jenn Haffner	Vancouver, Canada	2018-03-27
Carolyn Yonge	vancouver, Canada	2018-03-27
Carlos Bolbrugge	Vancouver, Canada	2018-03-27
Kaya Kehl	Vancouver, Canada	2018-03-27
Wanjana Edgar-Kehl	Vancouver, Canada	2018-03-28

tajo stephenson	Vancouver, Canada	2018-03-28
William Liu	Vancouver, Canada	2018-03-28
Yi Xing Liu	Vancouver, Canada	2018-03-28
jade sophia denbigh	Vancouver, Canada	2018-03-28
Brittany Garrity	Vancouver, Canada	2018-03-28
Sage Hancox	North Vancouver, Canada	2018-03-28
Ryley Kirby	Vancouver, Canada	2018-03-28
John Watson	Vancouver, Canada	2018-03-28
Carlton Ee	Vancouver, Canada	2018-03-28
Nicholas Deng	Vancouver, Canada	2018-03-28
Shaun Ahluwalia	Vancouver, Canada	2018-03-28

Name	Location	Date
Jeni Hsing	Canada	2018-03-28
Aidan Kyle	Vancouver, Canada	2018-03-28
Jessica Schnell	Vancouver, Canada	2018-03-28

Shine Edgar	Vancouver, Canada	2018-03-28
Tracey Clark	Vancouver, Canada	2018-03-28
Debby Reis	Vancouver, Canada	2018-03-28
David Gyurkovics	Vancouver, Canada	2018-03-28
Elfina Luk	Vancouver, Canada	2018-03-29
Nancy Sivak	Vanocuver, Canada	2018-03-29
Michelle Levar	Vancouver, Canada	2018-03-29
Amanda Lince	Canada	2018-03-29
Linda Dinh	Vancouver, Canada	2018-03-29
Christine Reimer	Vancouver, Canada	2018-03-29
Lori Sardinha	Vancouver, Canada	2018-03-29
Tiffany Ryan	Canada	2018-03-29
Brian Ramirez	Vancouver, Canada	2018-03-29
Gerry Kehl	Vancouver, Canada	2018-03-29
John Geary	Vancouver, Canada	2018-03-29

Mindy Zhou	Vancouver, Canada	2018-03-29
Greta Gibson	vancouver, Canada	2018-03-29

Mikaela Schiess Vancouver, Canada 2018-03-30 Shayan Nouri
Vancouver, Canada 2018-03-30

Name	Location	Date
Allison Neil	Vancouver, Canada	2018-03-30
Caitlyn Logan	Vancouver, Canada	2018-03-30
Julie Berezcki	Qualicum Beach, Canada	2018-03-30
ROSALYN MCNISH	Vancouver, Canada	2018-03-30
Kailey Logan	Vancouver, Canada	2018-03-30
Jaeson Mok	Vancouver, Canada	2018-03-30
Laura Adlakha	Vancouver, Canada	2018-03-30
Samantha Morgan	Vancouver, Canada	2018-03-30
jane whittington	Vancouver, Canada	2018-03-30
Flora Guan	Vancouver, Canada	2018-03-30
Ray Quan	Vancouver, Canada	2018-03-30
Gina De Angelis	Vancouver, Canada	2018-03-30
Donald Wong	Vancouver, Canada	2018-03-30
Belle Gold	Vancouver, Canada	2018-03-30
Jason Quinter	Vancouver, Canada	2018-03-30
SILVANA SPINDLER	Vancouver, Canada	2018-03-31
Rosa Barigello	Vancouver, Canada	2018-03-31
Michelle Yip	Vancouver, Canada	2018-03-31
Eric Diep	Vancouver, Canada	2018-03-31

Elly Mok	Vancouver, Canada	2018-03-31
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Stanley Wong Vancouver, Canada 2018-03-31 Riya Wang Vancouver, Canada 2018-03-31

Name	Location	Date
Kristin Fedoruk	Vancouver, Canada	2018-03-31
Andrew Xie	Vancouver, Canada	2018-03-31
Tanja Hinder	Vancouver, Canada	2018-03-31
Lenny Ramirez	Vancouver, Canada	2018-03-31
Caitlin St Pierre	Vancouver, Canada	2018-04-01
Eric Li	Vancouver, Canada	2018-04-01
May Tsoi	Vancouver, Canada	2018-04-01
Gabriela Menyhart	Vancouver, Canada	2018-04-01
Mary Patterson	Vancouver, Canada	2018-04-01
William Mok	Vancouver, Canada	2018-04-01
Janine Ferreira	Vancouver, Canada	2018-04-01
ZZ Mark	Vancouver, Canada	2018-04-01

Dianne Bersea	Vancouver, Canada	2018-04-02
josée gagnon	Vancouver, Canada	2018-04-02
Zach Dennison	Vancouver, Canada	2018-04-02
Michael Hathaway	Vancouver, Canada	2018-04-03
joyce chow	Vancouver, Canada	2018-04-03
Vera Kong	Canada	2018-04-03
Ken Pedersen	Vancouver, Canada	2018-04-03
tempesta tempesta	Vancouver, Canada	2018-04-04

Giovanni Tempesta Vancouver, Canada 2018-04-04 Peter Veltri
Vancouver, Canada 2018-04-04

Name	Location	Date
Petar Madunic	Vancouver, Canada	2018-04-04
Abby Punzalan	Vancouver, Canada	2018-04-05
Josh Hensman	Vancouver, Canada	2018-04-05
Karen Olivieri	Vancouver, Canada	2018-04-05
Masako Abel	Vancouver, Canada	2018-04-05
Doug Louie	Vancouver, Canada	2018-04-05
Bonnie Jang	Vancouver, Canada	2018-04-05
Henry Mah	Vancouver, Canada	2018-04-05
CK YAU	Vancouver, Canada	2018-04-06

Maurizio Mastronardi	Vancouver, Canada	2018-04-06
Walter Del linz	Vancouver, Canada	2018-04-06
Virginia Graham	Vancouver, Canada	2018-04-06
Olivia Ko	Vancouver, Canada	2018-04-06
Fred Beatty	Vancouver, Canada	2018-04-06
Vy Ngo	Vancouver, Canada	2018-04-06
Georgina Cruz	Vancouver, Canada	2018-04-06
Andy Wong	Vancouver, Canada	2018-04-06
Juan David Marin berrio	Vancouver, Canada	2018-04-06
Nicholas Chayeski	Vancouver, Canada	2018-04-06
Anita Ko	Vancouver, Canada	2018-04-06

Tania Berrios Vancouver, Canada 2018-04-06 Rich Dale Vancouver,
Canada 2018-04-06

Name	Location	Date
Andrea Lam	Vancouver, Canada	2018-04-06
Joseph Cruz	Vancouver, Canada	2018-04-06
Roberta Dionello	Vancouver, Canada	2018-04-06
Cara Agro	Vancouver, Canada	2018-04-06
Paul Earl	Canada	2018-04-06
sarah hoffman	Vancouver, Canada	2018-04-06

Nafisa Nawal	Vancouver, Canada	2018-04-06
Sam Low	Vancouver, Canada	2018-04-06
John Marconato	Vancouver, Canada	2018-04-06
Ana Maria Uribe	Vancouver, Canada	2018-04-07
Nadine Belhomme	Vancouver, Canada	2018-04-07
elise G	Vancouver, Canada	2018-04-07
Angela Coubarakis	Vancouver, Canada	2018-04-07
Clare Manson	Vancouver, Canada	2018-04-07
Vanessa Leung	Vancouver, Canada	2018-04-08
Kumiko Yokogami	Vancouver, Canada	2018-04-08
Blair Smith	Vancouver, Canada	2018-04-08
Sabrina Di Fonzo	Vancouver, Canada	2018-04-09
Giovanna Greco	Vancouver, Canada	2018-04-09
Marc Gelmon	New Westminster, Canada	2018-04-09

pacific ego Vancouver, Canada 2018-04-09 Amanda Juarez Vancouver, Canada 2018-04-09

Name	Location	Date
Sara Edge	Vancouver, Canada	2018-04-09
Joe Beja	Vancouver, Canada	2018-04-09
Darcy Brown	Vancouver, Canada	2018-04-09
Jamshed Kakar	Vancouver, Canada	2018-04-09
Patricia Koon	Vancouver, Canada	2018-04-09
Daryl Petters	Vancouver, Canada	2018-04-09
Brian Ken	Vancouver, Canada	2018-04-09
Cindy Lee	Vancouver, Canada	2018-04-09
Kathy Scaglione	Vancouver, Canada	2018-04-09
Brandon Palm	Vancouver, Canada	2018-04-09
Cory Vervynck	Vancouver, Canada	2018-04-09
Wrica Smith	Vancouver, Canada	2018-04-09
Miguel Barclay	Canada	2018-04-09
Ben Rain	Canada	2018-04-09

Elizabeth Thrash	Vancouver, Canada	2018-04-09
An Nguyen	Canada	2018-04-09
Anna Stephens	Vancouver, Canada	2018-04-09
Alex Horn	Canada	2018-04-09
Chris Chang	Vancouver, Canada	2018-04-10
carmelina borzillo	Vancouver, Canada	2018-04-10

tzvi tal Vancouver, Canada 2018-04-11 Rick Hodorowich Vancouver, Canada 2018-04-11

Name	Location	Date
Abby Green	Vancouver, Canada	2018-04-11
j andrade	Vancouver, Canada	2018-04-11
william shearn	Vancouver, Canada	2018-04-11
Audrey Cloonan	Vancouver, Canada	2018-04-11
Toni Hamilton	Vancouver, Canada	2018-04-11
Natalie Zamarron	Vancouver, Canada	2018-04-11
Kathy Suzack	Canada	2018-04-11
lexxus deakins	Vancouver, Canada	2018-04-11
Chris Scholl	Vancouver, Canada	2018-04-11
dorinda kelley	Vancouver, Canada	2018-04-11
Tania Carbone	Vancouver, Canada	2018-04-11
Javier Solis	Vancouver, Canada	2018-04-12
Rachel Higgins	Vancouver, Canada	2018-04-12

Ashley Lewis	Canada	2018-04-12
Pedro Cruz-Fratus	Vancouver, Canada	2018-04-12
Kathryn Morse	Vancouver, Canada	2018-04-12
Janis Devries	Vancouver, Canada	2018-04-12
Victoria Small	Canada	2018-04-12
Lashaundra Youngblood	Vancouver, Canada	2018-04-13
Dr. Andrew Michrowski	Canada	2018-04-13

Rokaya Laverdiere Canada 2018-04-13 Colleen Lucas Canada
2018-04-13

Name	Location	Date
Sanyam Sharma	Canada	2018-04-13
Shailaja Kumari	Canada	2018-04-13
Dipyaman D Chatterjee	Canada	2018-04-13
Helen Hills	Vancouver, Canada	2018-04-13
Sev Dalla-Valle	Vancouver, Canada	2018-04-13
PATRICIA MILADINOVIC	Vancouver, Canada	2018-04-13
gilli reid	Vancouver, Canada	2018-04-14
Edwin Lau	Vancouver, Canada	2018-04-14
Kultar Dhaliwal	Canada	2018-04-14
Madhavi Agarwal	Vancouver, Canada	2018-04-14
Joanna Way	Canada	2018-04-14
Olga Magee	Vancouver, Canada	2018-04-15
Scott Rotherham	Vancouver, Canada	2018-04-17
Kristina Borys	Vancouver, Canada	2018-04-20
Crystal Bastarache	Canada	2018-05-11

Megan Snell	Canada	2018-05-17
Eric Whan	Canada	2018-05-18
Patrick Egan	Canada	2018-05-18
Rogan Eyles	Canada	2018-05-18
Kaitie Balogh	Canada	2018-05-18

Shelley Rosen Canada 2018-05-18 Debbie Boulanger Canada
2018-05-20

Name	Location	Date
gordon wright	Vancouver, Canada	2018-05-21
Heather Hollywood	Canada	2018-05-21
James Askin	Canada	2018-06-11
hera chan	Vancouver, Canada	2018-06-29
M Lee	Vancouver, Canada	2018-11-14
M Waldkirch	Vancouver, Canada	2018-11-14
Ann Mcleish	Vancouver, Canada	2018-11-14
Maria Panagiotopoulos	Vancouver, Canada	2018-11-14
_ Aveyonn _	Vancouver, Canada	2019-02-25
Jessica Costa	Vancouver, Canada	2019-05-30
Don Dorofay	Vancouver, Canada	2019-05-30
Mary Patterson	Vancouver, Canada	2019-05-30
Patricia Edgar	Vancouver, Canada	2019-06-01
Thomas Aqwa	Calgary, Canada	2019-06-03