

Hildebrandt, Tina

From: ivo svorinic
Sent: Tuesday, January 14, 2020 2:53 PM
To: Public Hearing
Subject: [EXTERNAL] Rezoning Application for 3680 E Hastings

s.22(1) Personal and Confidential

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Good Day

I am writing to you regarding proposed zoning amendments to the above address **3680 East Hastings Street**. I and my wife are opposed to the proposed height of the building due to the visual distraction and more vehicles on road.

Who is in his Wright mind proposed such a building.

- Here is why we opposed.
- Building is to high and blocking the view also impediment to traffic.
- To many more vehicles on the road and congestion at Boundry and Hastings
- Have you been in the morning at the intersection ,cars are not even moving after few lights.
- Access to second narrow bridge , it takes me 45 minutes from my street in slow day to go to north van.
- I know that city hall don't listen giving the info I fully believe that you made up your mind.
- So , we sure will be busy during next elections.

Regards,

Ivo Svorinic

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Lesley Pughe s.22(1) Personal and Confidential
Sent: Tuesday, January 14, 2020 10:45 AM
To: Public Hearing
Subject: [EXTERNAL] Public hearing January 21, 2020 - Parking shortage in neighbourhood

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: 3600 East Hastings and 3680 East Hastings proposed developments

Dear Sirs and Mesdames:

The proposed developments are going to make the already, current shortage of parking in my block unbearable, and totally unfair to homeowners. I live a s.22(1) Personal and Confidential Vancouver which is between Kootenay and Skeena, a block below the Kootenay bus loop on Hastings.

I have lived here for 1.5 years during which time the street is plugged daily with parked cars whose drivers are catching the bus to downtown for work or school or SFU or transit workers/bus drivers etc. Even at night there are people parking here and walking away to take transit or to homes in other blocks.

As well, trades people are often parking their commercial vehicles overnight as well as during the day.

I suspect many homes in this area of East Vancouver may be air B&B's or contain long term rental units, some of whose owners are likely absentee. This may add to the parking congestion as well as the many nearby blocks which are "residential/permit parking only" streets(lucky them).

So, 3600 Hastings corners on Kootenay St and 3680 Hastings corners on Boundary St. As per your Notice, 3600 Hastings will have 47 parking stalls for 94 units and 3680 Hastings will have 61 parking stalls for 118 units. I will not pretend to understand the demographics and motor vehicles preferences of the developments' target population, but as a homeowner who is already extremely frustrated by the parking congestion on my block, I am shocked just thinking about how this added stress will negatively impact the situation.

Hence, I recommend the City of Vancouver:

1. make my block **residential/permit parking only**, ASAP;
2. Have a 24/7 quick response time to reported 3 hour parking violations and large vehicle parking violations.
3. conduct a detailed study of the current and future supply and demand for parking within a 2 block radius of the Kootenay Loop before approving these developments.

I appreciate your attention in this important matter.

Yours truly,
Lesley Pughe
s.22(1) Personal and Confidential
Vancouver

Hildebrandt, Tina

From: clara c s.22(1) Personal and Confidential
Sent: Monday, January 13, 2020 10:27 AM
To: Public Hearing
Subject: [EXTERNAL] notice of public hearing

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 13, 2020

Dear City and Developer,

This note is regarding the yet another proposal for developing the two HIGH-RISES in East Vancouver, on 3600 & 3680 East Hastings. This is the 3rd notice, within the last 18 months, that I am aware of.

I have lived in this area for almost 3 decades, seen the changes, and many proposals. Yes, for City notices for water, sewers, road work, thank you.....Oddly NO improvements notices from any developers once their structures have been built, or the city for that matter to address any added improvements.

I would like to see a developer, and the city, address the impact of the added volume two large high rises will create for this area, and the poor precedent it will set for future developments.

I would like to see what impacts foreseen to this neighbourhood the extra volume of people will make, to transportation, added volume to traffic congestion that already exists, jam ups, with delays, multiple weekly accidents at Boundary and Hastings, one of the busiest intersections in THE CITY. A rain day or stall can create 3-4 hour traffic delay, or even longer.

What improvements for the current residents, would be made to this already stressed infrastructure.

The impact the added volume, to this area would create in the neighbourhood, school, medical services, already stretched with wait times of hours at labs, line up at the mom and pop restaurants and shops, schools, etc.

I can tell you, that there are plenty of Marijuana shops and dentists offices!

WHY, high-rises? If you need to build, stay with the current, 4 or 5 story storefronts.

This east side neighbourhood, one of the last bedroom (family) communities, is filled with young families, seniors, still friendly familiar neighbours passing on the streets.

Would not 5 stories be sufficient in this already very traffic congested area? I feel it is one of the last residential areas with a unique distinctive appeal, those towers would change. I am disappointed with a lot of the buildings that are growing in East Vancouver. Progress not always pretty.

**Is this latest request from the same developer? PD DEVELOPMENT CORP.? There was none, listed with this latest note.
Thank you for your ear. A concerned Vancouverite
Clara Caro**

Hildebrandt, Tina

From: Peter Heigl s.22(1) Personal and Confidential
Sent: Sunday, January 12, 2020 2:07 PM
To: s.22(1) Personal and Confidential Public Hearing
Subject: [EXTERNAL] Rezoning of 3600 and 3680 East Hastings, Vancouver

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Hello,

My family and I are outraged by these shameful rezoning application. This dishonest developer tried to coerce the owners of the block to sell their properties and when they refused, they came up with this harmful plan.

The suburbs of East Vancouver, do not have capacity for such developments at this moment. The developer does not even want to provide enough parkings and facilities for the residents. We do not have Skytrain access or even a supermarket in this area!!!

I hope the honourable mayor and councilors reject this application. I am all for having rentals available for people like my family, but 20% rental and having penthouses for the executives of the developer to "rent" is unacceptable. Why should this developer get special treatment? Two nice 5-story buildings would be amazing for this area but 14-story with no amenities? Absolutely not.

We would take legal action against this if necessary.

Yours truly,
Peter Heigl

<https://rezoning.vancouver.ca/applications/3600EHastings/index.htm>
<https://rezoning.vancouver.ca/applications/3600EHastings/index.htm>

Hildebrandt, Tina

From: Peter Heigl s.22(1) Personal and Confidential
Sent: Sunday, January 12, 2020 2:02 PM
To: Public Hearing
Subject: [EXTERNAL] 3600 and 3680 East Hastings

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My neighbours and I are outraged by these shameful rezoning application. This dishonest developer tried to coerce the owners of the block to sell their properties and when they refused, they came up with this harmful plan.

The suburbs of East Vancouver, do not have capacity for such developments. The developer does not even want to provide enough parkings and facilities for the residents. We do not have Skytrain access or even a supermarket in this area!

I hope the honourable mayor and councilors reject this application. I am all for having rentals available for people like my family, but 20% rental and having penthouses for the executives of the developer to "rent" is unacceptable. Why should this developer get special treatment? Two nice 5-story buildings would be amazing for this area but 14-story with no amenities? Absolutely not.

We would take legal action against this if necessary.

Yours truly,
Peter Heigl

Hildebrandt, Tina

From: Gordon Roback s.22(1) Personal and Confidential
Sent: Thursday, January 09, 2020 4:35 AM
To: Public Hearing
Subject: [EXTERNAL] Rezoning Application for 3680 East Hastings Street

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Development Horror

Gordon Roback
s.22(1) Personal and Confidential

January 9, 2020

Without Prejudice

My thoughts on the rezoning proposal for 3600 and 3680 East Hastings Street after attending the open house regarding the design of the two towers at the corner of Hastings and Boundary in June of 2019.

I've attended a number of these public hearings and previews of the intention of the design, but this was by far the most poorly thought out, the most blatantly crass benefit to the developers at the expense of the neighbourhood rezoning proposal I have ever seen.

Until recently the height restriction of the neighbourhood was 30 feet. This was the limit that was strictly enforced when I dealt with the city 22 years ago. Not only was forced into this tight envelop, but the city insisted that the 30 feet be calculated from the lowest point on the property. Naturally I assumed that the same standard that I was subjected to would be applied to everyone else. I was very wrong.

Recently there were a number of buildings constructed along East Hastings that were permitted to go 60 feet high which is double the 30 feet maximum I was subjected to. Given the need for housing I did not protest because these buildings fit into the neighbourhood. However the current application seeks approval to build to 164.4 feet high. I am strongly opposed to this rezoning application for the following reasons.

1. This development breaks the 60 foot ceiling that has been the de facto rule along Hastings and into Burnaby. If this is approved the new height restriction will be 164.4 feet. This will completely change the appearance of the neighbourhood and the density of the neighbourhood. The new normal will then be 164.4 feet. This is not okay!
2. A cursory look at the design revealed that although there are 212 intended units in the two buildings there is only parking for 98 cars. This means that the residents without parking spaces and visitors to the proposed towers will have to seek street parking. The problem is that this is already a highly congested area so the proposed towers will make an inconvenience a nightmare. It will be like the two weeks of the PNE parking frenzy except worse 52 weeks of the year. I don't want to live in this mess.
3. There is no logical reason to build skyscrapers on this site. There is no sky train nearby to facilitate mass transit. There is a bus terminal at the Kootenay Loop but this will only serve to jam up street traffic. (As you know,

Hastings Street is a major corridor for traffic from Port Moody, Coquitlam and points east). I was caught in traffic in exactly this spot in early July at 11:00 am and it was a log jam. Nothing moved. The proposed development will make this worse.

4. The developer obviously invested a lot of time and effort and money to take the proposed project as far as it has gone. In fact, an architect must have spent at least half a day thinking this through. My concern is what sort of green light did the developer receive from the city to make him think this monstrosity was going to be approved or had a good chance of being approved? What sort of secret deal or accord was made with the developer? This relaxation of the density bylaws is a good deal for the developer. Now he can make even more MONEY! But it is very bad deal for the neighbourhood.
5. The fact that 20% of the building is designated for moderate income (\$30,000 to \$80,000 a year) tenants this does not benefit the local community in any way. This may be a sop to the planning committee or appease the supposed need for more public housing, but what does this mean in the end? Are the proposed 20% of units for the disabled or special needs people or the working poor? No, it is for the "not so poor but unfortunate" high earners. How are these tenants going to be selected? Will it be friends of friends (the Canadian way), or a blind lottery (to pick the lucky few) or a first-come/first housed allocation process? The whole selection process sounds murky to the likes of me. And why are we subsidizing people who make \$80,000 a year?
6. Finally, last but not least, the arrogance of the developer must be called to account. Under the heading "neighbourhood revitalization" he wrote: "This proposal presents an opportunity to enhance the streetscape and add to the revitalization of the 3600 hundred block of East Hastings Street:. Does this mean he plans to put in a "pets or us" store? Yet another coffee shop? An art gallery? There is already a pub and a liquor store as well as a subway restaurant. This is not the north side of the block which has a massage parlor and had a pot shop until the city recently closed it down. It also has a boarded up Vietnamese restaurant which has been shuttered since two people were murdered there during lunch hour (in broad daylight). (The lesson for me was that no where in Vancouver is safe). In fact, there was a wild shoot out at Clark and Broadway where a 14 year old boy was killed in the crossfire. Perhaps the developer can move his proposed project there so he can "add to the revitalization of that neighbourhood." (This reminds me of the story of the process of urban decay in Surrey. First you see a slew of empty store fronts. Then you see a line of women in red dresses at night selling themselves. Then, if you are not careful, a Value Village will open up.) The developer does not have to save us from a Value Village in the 3600 block of Hastings.

In conclusion, the proposal in its present form is completely unacceptable. If the current aldermen and Mayor approve the project they will create a mess that will last generations with no recourse and without responsibility on the heads of the people who will have created this mess.

Should the proposed rezoning be permitted? No!

Should the developer be allowed to build two six story buildings? Yes, provided there is sufficient parking provided so as not to make street parking in the area impossible.

The one advantage to building on this site is that it is at the corner of Boundary and Hastings. What this means is that the tenants are conveniently located so they can shop in Burnaby.

The implementation of pay parking in the Nanaimo and Hastings area (without discussion) is another short sighted neighbourhood killer. I used to do my grocery shopping in the area. Now I avoid it and shop in Burnaby where there is no street pay parking. If ever there was an example of "penny wise pound foolish" thinking this is it. Now my shopping dollars go to merchants in Burnaby.

Sincerely,

Gordon Roback Ph.D.

Hildebrandt, Tina

From: Michael Reynolds **s.22(1) Personal and Confidential**
Sent: Tuesday, January 07, 2020 4:50 PM
To: Public Hearing
Subject: [EXTERNAL] Rezoning Application for 3680 East Hastings Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Builders:

I was privileged to have attended your open house on this proposal at the elementary school some time ago. Thank you for braving the attendant concerned citizenry.

At the time I expressed some written concerns on your forms provided about the proposal:

The development will increase both population density and ambient automobile traffic greatly. This will be permanent and ongoing.

I appreciate and respect that the proposal is for short-term RENTAL units only. My understanding is the development on completions WON'T be a condominium. IF this is NOT the case, and I am mistaken, please correct me at your soonest opportunity.

The height of the building concerns me for two reasons:

Items on the upper balconies can become dislodged and fall, at eight feet per second per second, to the sidewalks or garden below. These thus become deadly missiles. Just recently we have had an Australian shepherd dog fall to its' death from a height of twenty-one floors in Yaletown.

The height of the building upon completion creates a shadow path from the start of autumn to the end of Spring, every year ongoing from before completion. No more sunrises for us. The tree on our east side will probably wither and die for lack of sunlight.

Finally, the noise and disruption of demolition, clearing, excavating and building the structure will go on for years before completion.

I am not sure yet what my work schedule will be on Tuesday January 21st. While this meeting is obviously important to both you and I, I'm not sure I can justify sacrificing a day's pay in the immediate aftermath of our LONG Christmas hiatus. This was why I elected to express my concerns in written form. Also, obviously, so that you would have a written record of my concerns.

Thank you very much for your attention to these matters.

Regards,

Mike Reynolds.

Hildebrandt, Tina

From: Gelein, Marcel
Sent: Tuesday, January 07, 2020 2:02 PM
To: s.22(1) Personal and Confidential Planning Info
Cc: CC Meeting Coordinators - DL
Subject: RE: [EXTERNAL] 3600 E Hastings proposal

Hi there,

Thank you for your email and comments. To clarify, there are still two projects going to Public Hearing on January 21, 2020; one at 3600 E. Hastings St and one at 3680 East Hastings St. Two notifications were sent through the mail, it is possible that the other notification is still being delivered. I hope this clarifies things.

Thanks so much,

Marcel

Marcel Gelein, MCIP, RPP | Rezoning Planner
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver, BC V5Z 4A8
marcel.gelein@vancouver.ca
604-829-9616

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From: Gabriel Mark Hasselbach s.22(1) Personal and Confidential
Sent: Tuesday, January 7, 2020 1:35 PM
To: Gelein, Marcel; Planning Info
Subject: [EXTERNAL] 3600 E Hastings proposal

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Marcel et al,

I received a notice of public hearing regarding this project.
It only refers to one Building instead of the Two as in the previous proposal. However the proposed development Image still shows 2 buildings.
Is this a confirmed ONE BUILDING ONLY proposal, or is Building 2 still waiting in the wings? This is an important fact to divulge.

14 storeys is still high for the area and parking stalls for only half of the 97 units still poses a big parking problem, as well as a major stress on the minimal bus loop nearby.

It is great that new housing is being created but ramifications are not being thought through completely.

Why not build TWO projects as before? ... but only with 5 or 6 storeys each (as the neighbourhood, the existing Hastings corridor and density guidelines dictate), each with 80% of the units having assigned parking?

Disruption to the area from construction will also add to already untenable traffic jams for bridge traffic, which is at a two hour standstill at least 6 days a month. Don't even think about PNE season either!

Please do not let the Developer's (hoped for) profit margins dictate the terms of this project! I see no Public Green Spaces or other trade-offs in this package either.

I would appreciate answers to my query.

Many thanks,

Gabriel Hasselbach
Hastings and Boundary resident

--

From Gabriel Sent from Mobile

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: susan long
Sent: Tuesday, January 07, 2020 10:17 AM
To: Public Hearing
Subject: [EXTERNAL] public hearing 3680 E Hastings St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in regard to this proposed development as it will have a major and negative impact on our neighbourhood.

I live at s.22(1) Personal and Confidential

This makes me a very convenient green space for everyone with pets and already the folks in the apartment across the alley use it for a toilet for their pets. Many in the area complain as poop is left on lawns.

The major concern however is that the Hastings corridor is already overburdened with traffic and is slow moving at rush hour and almost to a standstill if there is an accident or problem with the traffic flow on the second narrows bridge.

The only way to get downtown in this situation is to walk to Renfrew St as the busses cannot get in or out of the Kootney Loop. We are often backed up for hours. Putting more busses on to move the people is not helpful in these times when the busses cannot move! These high density complexes need to be on the West side of the freeway/bridge where the traffic going downtown is not affected.

The required parking spaces for this building is not nearly enough. Having 230 bicycle stalls is laughable as if that number of people will use this transportation.

Rarely do I see a bicycle near Boundary and Hastings. We are too far out for reasonable access to downtown and the hills and density of traffic will prevent most from cycling. We were told many will be family units and for this a car is going to be the necessary form of transportation.

I cannot use the parking in front of my house since the apt in front of me was renovated and occupied. Seems many occupants do not want to pay the \$50 monthly parking fee as well as the underground is not safe.

They park in my parking and in front of everyone's house to the degree that many homeowners have to park up the block or wherever they can find.

This is a major issue and will become substantially worse with this development. Stats Canada has Vancouver rated at 10% on use of bicycles to commute.

Using this number the bicycle stalls to supposedly offset the need for car parking shows the total lack of regard for everyone in the neighbourhood.

If that is not enough there is another relatively the same proposed building at the other end of the block and one more on the next block west at Kootney st.

These high density areas belong downtown and developers should be renovating or replacing already existing decaying buildings.

Hastings corridor is already overburdened. Even 4 story complexes that are the norm in this area will be difficult to assimilate this number of commuters be it cars public transport or bicycles.

Just for the record I attended the last public meeting at Franklin school and voiced my opinion to many people.

It came to my attention from an advocate in the neighbourhood that only houses in a 2 block radius received a notice for the meeting. In truth this will affect thousands of people that are commuting downtown from as far out as Coquitlam etc.

If there is a low turnout of folks addressing this matter it is pretty safe to say that those who will be negatively impacted were not even aware of this meeting. Kind Regards Susan

Hildebrandt, Tina

From: Swanston, Denise
Sent: Monday, January 06, 2020 11:10 AM
To: Public Hearing
Subject: FW: 3600 and 3680 E. Hastings St.
Attachments: RE: 3600 and 3680 E. Hastings St.

From: Gelein, Marcel
Sent: Monday, January 06, 2020 11:05 AM
To: CC Meeting Coordinators - DL
Subject: FW: 3600 and 3680 E. Hastings St.

Hi there,

Please see below public correspondence I received last week for the rezoning applications at 3600 and 3680 E. Hastings referred to Public Hearing on December 10. I believe that this should be relayed to you.

The attached email is the response I had sent back to the enquirer.

If you need anything else from me, please let me know.

Thanks so much,

Marcel

Marcel Gelein, MCIP, RPP | Rezoning Planner
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver, BC V5Z 4A8
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From: Shelley Walsh s.22(1) Personal and Confidential
Sent: Thursday, January 2, 2020 10:19 AM
To: Gelein, Marcel
Subject: RE: 3600 and 3680 E. Hastings St.

Hi Gelein. Michael Veljacic here from s.22(1) Personal and Confidential We had last communication with you in September 2019.

I am interested in any updates on the project that is under review for the corner of Boudary Rd and Hastings St.

3600 & 3680 East Hastings Street.

We are not in favour with this plan,

Building is too high, if you look there along east Hastings you will see that there is no buildings are over 4 stories.

The new buildings all around this location have been 4 stories even on the Burnaby side.

Build your building somewhere else. This density would be best near a Sky Train station.

Thanks Gelein, Could it be possible to give me any update or info.

Michael Veljacic

From: Gelein, Marcel [<mailto:Marcel.Gelein@vancouver.ca>]

Sent: Monday, September 9, 2019 2:02 PM

To: s.22(1) Personal and Confidential

Subject: 3600 and 3680 E. Hastings St.

Hi Michael,

Thanks for the email. The project is still under staff review at this time. If you please let me know what information are looking for specifically, I can try to address your questions.

Thanks,

Marcel Gelein, MCIP, RPP | Rezoning Planner
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver, BC V5Z 4A8
marcel.gelein@vancouver.ca
604-829-9616

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