

Proposed pilot project at 3600 and 3680 E Hastings

Just like the 'pilot project' tearing down the viaducts, you won't see the bridge access traffic mess you have created until it is too late

This is a great project in the WRONG LOCATION

Not enough public transit, parking, or social amenities in the proposal



And on top of it, it is an eyesore in a serene and even keeled view corridor

The bus loop cannot handle this influx, the school zone sidestreets .cannot handle the overflow of cars and parking

*There will be even more unleased commercial units
Where is the required greenspace? The Daycare ?*

THE PARKING ?



BOUNDARY VIEW

- ON ONE FULL BLOCK
- NO ALLEY ACCESS
- TWICE AREA FOR EQUAL # SUITES

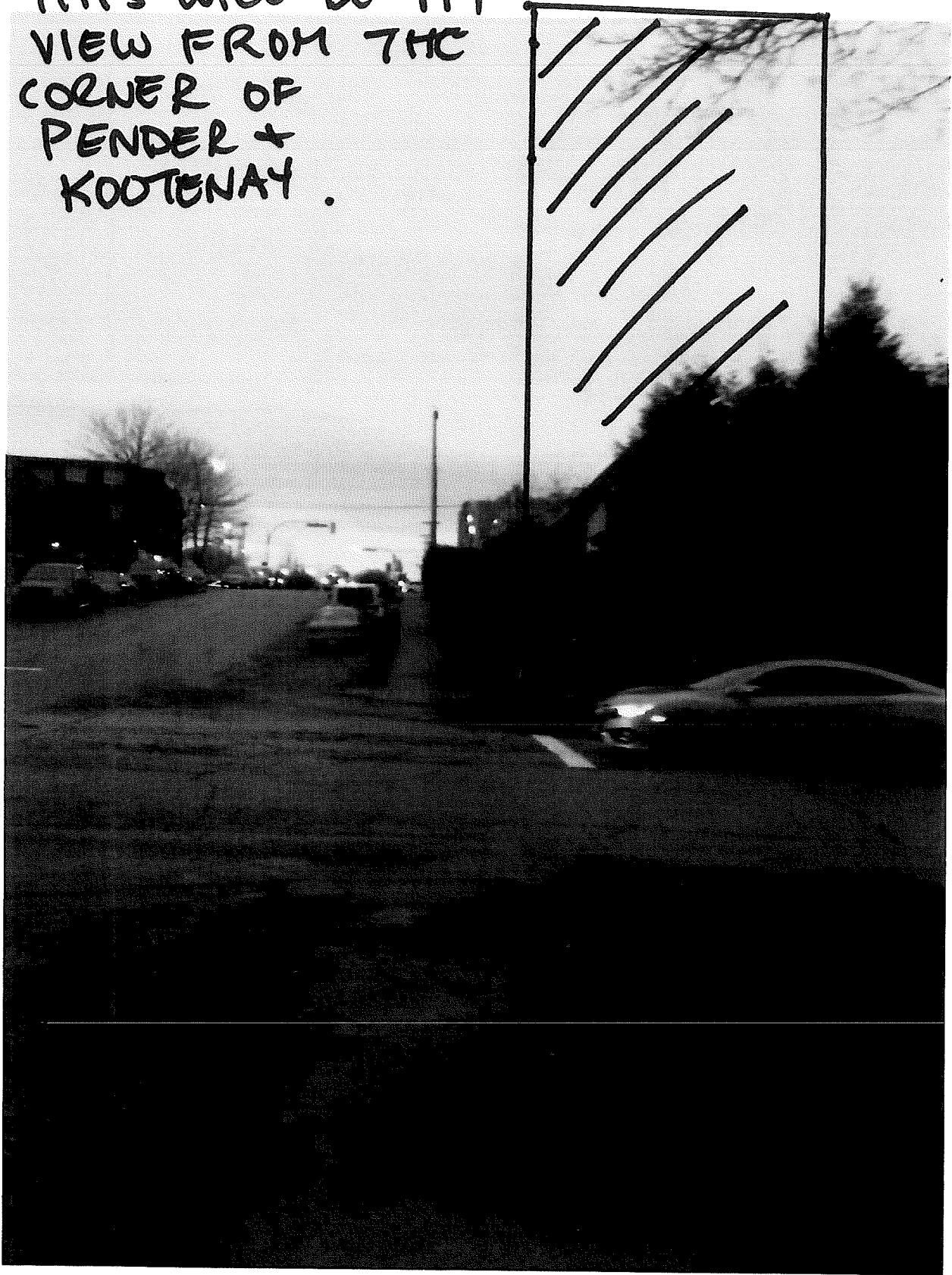
#2



WEST CORNER OF PENDER & KOOTENAY - SCOBK.
DONE IN SCALE

#1

THIS WILL BE MY
VIEW FROM THE
CORNER OF
PENDER +
KOOTENAY .



Niall Murphy

January 28, 2020

Proposed Developments

3600 Hastings	94 secured rental units	14 storey (presenting as 15 storey)
3680 Hastings	118 secured rental units	14 storey (presenting as 15 storey)

Multi-family Inventory (Built or Approved) between Cassiar Street and Boundary Road**11 – 3, 4 and 6 storey**

1. 3424 Hastings	37 strata units	2005
2. 3435 Hastings	45 secured rental units	approved 2019 (6 storey)
3. 3475 Hastings	temporary housing for 57 people	2013
4. 405 Skeena	69 strata units	2008
5. 388 Skeena	85 secured rental units	2018 (6 storey)
6. 3527 Hastings	10 market rental units	1972
7. 3528 Hastings	34 secured rental units	approved 2019 (6 storey)
8. 3570 Hastings	11 market rental units	1969
9. 3598 Hastings	20 market rental units	1977
10. 388 Kootenay	60 strata units	2015
11. 3683 Hastings	67 market rental units	1977

Hastings Street Multi-family Unit Totals

166 strata units

164 secured market rentals

108 market rentals

Temporary housing for 57 people

Excluding temporary housing, there are 438 total multi-family units on Hastings Street between Cassiar and Boundary, with 330 units having been added since 2005, * and an additional 160 rowhouse units at nearby Adanac Housing Co-op.

Total - 598 multi-family units in our immediate neighbourhood and 57 temporary units

Broader Context for Scale of Development

Multi-family Inventory between Clarke and Commercial on Hastings Street	1	– 4 storey
Multi-family Inventory between Commercial and Nanaimo on Hastings Street	5	– 3 and 4 storey
Multi-family Inventory between Nanaimo and Renfrew on Hastings Street	7 1	– 3 and 4 storey – 6 storey

<p>Multi-family Inventory between Boundary and Willingdon on Hastings Street</p>	<p>8 – 4 storey 1 – 5 storey 1 – 6 storey 1 – 9 storey at Carlton <i>(.9km from Boundary) built in 1992 on a half block with plaza and huge set back, surrounded by multi-family</i> 1 – 13 storey at Ingleton <i>(.35km from Boundary) built in 1986 on a full block with plaza and huge set back, surrounded by multi-family</i> 2 – 15 storey at Boundary <i>(built in 1983 on a full block with huge set back and terrace facing Hastings, surrounded by multi-family)</i></p>
-----------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><u>Businesses between Cassiar Street and Boundary Roads</u></p> <p>15 vacant commercial spaces 1 vacant lot</p> <p>1 MacDonalds 1 Gas Station/Tim Hortons/7-11 1 Breakfast Place serving waffles from 9-2 1 Daytime restaurant 1 Coffee Shop (closed in the evening) 1 Tea Shop (rarely open) 1 Pub 1 Private liquor store 2-3 Cannabis Stores 1 Vape shop 1 Smoke shop 2 businesses selling Sexual Services 3 spas/massage 4 bridal shops/1 wedding photos/1 make up/1 nails/ 1 cake shop 2 hair places 2 print shops 10 other miscellaneous businesses from comic shop to fireplaces</p>	<p><u>Distances from Kootenay and Hastings not walkable</u></p> <p>There is no grocery store, drug store, pharmacy, hardware store or bank</p> <p>1.4 km to Renfrew and the beginning of the East Village 1.9 km to London Drugs 2.3 Km to Donald’s Market 1.8 km to Safeway at Willingdon and Hastings 2.4 km to nearest off leash dog park (New Brighton)</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Ailsa Brown

"s. 22(1) Personal and Confidential"

RE: 3600 and 3680 East Hastings Street, speaking notes for Council

Thank you for giving me the opportunity to speak tonight.

My name is Ailsa Brown. I grew up in the Lower Mainland and have lived in Vancouver all my adult life, with the ability to rent housing when I needed to. For the last four years, I've lived "s. 22(1) Personal and Confidential" of the proposed developments at 3600 and 3680 East Hastings.

First, I'd like to acknowledge that this development work is taking place on the unceded traditional territories of the Coast Salish peoples, particularly the Squamish, Tsleil-Waututh and Musqueam Nations.

We can agree that innovation is needed to address our housing crisis. The city-wide **Moderate Income Rental Housing Pilot Program** is something we can and should support to help alleviate the well-documented pressures. However, just as this pilot program is innovative so must the solutions be for the issues related to development.

Tonight I'm taking a leap of faith and lending support to these proposed developments.

To be clear, my leap of faith does NOT pertain to the work that PCI will do.

Through my involvement on the neighbourhood consultation group, I am reassured that PCI will deliver a quality project, will be respectful of issues pertaining to the construction process and will be committed for the long term to the health and well-being of their rental properties.

In other words, they will be an excellent neighbor.

Tim Grant and his extended team deserve recognition for their transparency, willingness to listen and concerted effort to answer our questions. Where possible, they brought representatives from the architecture firm, engineering consultants, TransLink and even City Council – thank you to Councilor DeGenova for attending one such meeting and hearing our concerns directly.

My leap of faith is in reference to the work that you, the City Council, will need to undertake in our neighbourhood following the necessary (and inevitable) approval of this development.

But despite more work for Council being identified, there is good news! I believe we have the beginnings of a neighbourhood working group who is eager to solve problems **related to densification**. I'm excited to hear that there is a city-wide consultation plan underway yet practically speaking we can't wait a few years for the report. I am asking for help and hopefully **some short-term solutions to our most pressing issues**.

These issues are: street parking, traffic diversion and congestion as well as future development plans for the East Hastings corridor from Cassiar to Boundary. Transit service, accessibility and safety in addition to commercial vibrancy in the area must be noted.

Available residential **street parking** has been exacerbated by the addition of legal basement suites, laneway homes, airBNB rentals and larger developments.

I've experienced this first hand with the development at Skeena and East Hastings. Tenants don't want to pay for their parking, so they park on the street. Street parking has become a blood sport and breeds frustration and ill-will between neighbours. It needs city-mandated regulation, and maybe a different model than the current resident request system.

Traffic diversion and congestion heading both west into the city and north over Second Narrows Bridge needs your attention and expertise more than ever.

Our neighbourhood is situated next to a few big transportation arteries. It can be gridlocked with cars taking short-cuts whenever there is a traffic incident on the bridge – which is frequently. Excessive speed and volume make our residential streets unsafe. I can't get the attention of the Ministry of Transportation and Infrastructure but I can lean on you. We need to expand the existing Adanac Overpass Study to include the area all the way north to Bridgeway. We are long overdue for a comprehensive traffic management study, followed by a traffic calming plan, maybe inspired by similar work that the City of Burnaby has done, just east of Boundary. I think also of some similarities to the West End and its proximity to Lions Gate Bridge. Creative solutions exist.

Parameters around future development plans for the other five blocks west of Kootenay are cloudy.

In short, I fear that we will end up living in a concrete corridor of multiple 14 storey towers. What restrictions or consideration will be given to future development near densified MIRHPP sites? Will we fall victim to multiple spot rezoning applications? I would like to understand the **context** of future plans to be truly confident about the potential impact of this first development.

Issues pertaining to **Translink**, such as bus service, safety of Kootenay Loop and accessibility are out of your direct control, but you can influence. Please know, these issues are on our radar with the addition of more residents to our neighbourhood. Use of the bus builds before the buses arrive at Kootenay Loop. Increased development on the Burnaby corridor of East Hastings affects our transit access. We need you to bring the right stakeholders to the table to address this.

And lastly, **commercial vibrancy** can and will be improved with the involvement of the East Village BIA. This is part of the overall health of our neighbourhood. The more relevant and viable that strip becomes, the happier the residents will be. (This does not include more applications for additional cannabis stores; please see recent applications **DP-2019-00981 and -00976.**)

In closing, I believe you have a group of engaged community members who would welcome the opportunity to work together to address these existing issues **related to densification**. Our somewhat neglected neighbourhood needs a few champions within your organization to help make meaningful changes and **ensure the success of both this pilot program and city-wide planning.**

Thank you.