

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/20/2020	20:16	PH1 - 3. CD-1 REZONING: 4506 Rupert Street and 3309 Price Street	Oppose	<p>I have lived s. 22(1) Personal and from the site of this development since 1993. I take opposition to this development because it has too many units and not enough parking spaces in the building. Although i understand the developer is trying to meet your guidelines for a comprehensive development, neither of you live on this street nor have knowledge of the traffic flow and the issues which will be very problematic for existing home owners. At a previous proposal, i pointed out to the developer that there is not enough parking spaces. Neighbors along 3400 block & 3500 block are already having problems. I notice even my neighbors across the street are parking on my side of the street. Despite good intentions, not everyone takes the skytrain or bus to work. There must be more parking spaces incorporated into this plan. 2ndly, this intersection, if developed, the location has a real bad intersection. Drivers heading east along 29th speed up as they have to go up the hill to make the traffic light at Rupert, so are flying at 60 km +. The entry and exit points of the development is an alley way which is about 100 feet from curb....which means the tenants who live in the unit, will mostly likely rely on this alley way to exit onto 29th Avenue....possibly trying to make a deadly left hand turn when traffic is rushing to cross the intersection to beat the light. The only other way out is going east down the alley and coming out at Tanner Street or McHardy. With 50 units, even if 3/4 drive, you have so many cars going through a residential alley way and coming out Tanner street to make another deadly left turn onto 29th to head west. The blind spot at this intersection is atrocious and there have been accidents. The problem with the Tanner Street /29th Ave intersection is the cars parked along Tanner street...there is absolutely little to no visibility due to the parked cars. Worse off, the traffic heading east on 29th are climbing a steep hill and impossible to see. Blind spots both directions. I have tried left turning there myself a few times, almost hit T boned on coming traffic. If you can allow the developer to take modify the alley and open straight path from 29th to Price St, then cars can safely right turn from Price to Rupert, and make a safer left turn to head west at 29th Avenue. Why can't the developer build townhouses? why does he need to fill this lot with so many units? I would prefer a smaller scale commercial/residential project..preferably more commercial so we have more retailers, and improve the walkability score of the neighborhood. I am mainly opposing this project because it is is overly ambitious, lacks sufficient parking and does not address concerns for traffic flow The after effects of this development on the existing neighbors will be irreversibly undesirable. Recommendation: scale down , add more parking spaces, retail, office space, allow existing alley to cut through to Price Street.</p>	No Name No Name (ps)		s. 22(1) Personal	Renfrew-Collingwood	No web attachments.

07/21/2020	00:26	PH1 - 3. CD-1 REZONING: 4506 Rupert Street and 3309 Price Street	Oppose	<p>Clearly the COV is not thinking about the traditional neighborhoods and family dwellings. I was born/raised in East Vancouver, and it's actually quite sad as to what's happening due to the COV's interests beyond that of what made this city so great and desirable..\$. To be honest, I'm not sure if this will even make a slight difference or influence decision either way, but I don't think there is much thought put into rezoning and development within Vancouver. Most families I know from growing up have moved East, as this city (now in the midst of completely transforming) has given in to densification. I can write about all the objections/concerns I have with regards to parking, safety (there's an elementary school and kids walking to and from this area), traffic (not sure how the city thinks of Rupert, a single lane street, of being a major artery, as it's always backed up), SHADOW (still can't understand how these studies are not done at a time where the actual building will have an impact on the neighboring homes??), etc, but at the end of the day, it's your decisions that will eventually shape (literally as well) this city. Vancouver is going down a slippery slope of "trying" to become a big city when all of the things that made it attractive in the first place are slowly dissipating (SPACE, landscape when you were able to see everything, FAMILIES, safety). What happens when this city reaches it's threshold and there's no more desire to live here due to traffic, high-rises, etc? PARKING - How can we be sure to have parking spots in front of our homes now that 51 units are proposed, with only 34 parking spots? TRAFFIC - Has the city even looked at the area with regards to infrastructure? Have you thought of long-term implications,when it takes 7min to get from 29th to Grandview Hwy now, vs 3min 10 yrs ago? You're putting up too many 5,6 story buildings along a single-lane street within 7 blocks! SAFETY - my kids (and the few that are left) play in the back lane and we are all afraid of how it will now be a busier alley. SUN/SHADE - probably my biggest concern here, as I will be losing a considerable amount of sunlight due to this tall structure that will be casting a shadow on my property for a significant amount of time. Your shadow studies are not reflective of the amount of shadow that will be cast on my property where I have a garden and grow plants, as per the City's landscape drawings when I built my house. I have no doubt that this will hinder all vegetation as i can vision the 5 story structure casting a shadow currently between the hours of 7-9:30pm. The proposed building will cast it's shadow to more homes East of the building along Price St. I hope someone can take a hard look at this, as everyone I've talked to is opposed to this project. It's just sad though, because they don't think anything they say will deter this project from going forward. I'm speaking on behalf of many homes on the 3300 blk of Price Street.</p>	No Name No Name (ps)		s. 22(1)	Renfrew-Collingwood	No web attachments.
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