

PUBLIC HEARING - 2020 JULY 23 ITEM 2. CD-1 REZONING: 2735 East Hastings Street

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/23/2020	16:27	PH2 - 2. CD-1 REZONING: 2735 East Hastings Street	Oppose	See Attached	Ms Dawn Coney		s.22(1) Personal and Confide	Unknown	See Attachment
07/23/2020	16:29	PH2 - 2. CD-1 REZONING: 2735 East Hastings Street	Oppose	See Attached	Rita Toffoletto		s.22(1) Personal and C	Unknown	See Attachment

## Choi, Rowena

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**From:** Dawn Coney s.22(1) Personal and Confidential  
**Sent:** Thursday, July 23, 2020 4:32 PM  
**To:** Public Hearing  
**Subject:** Correspondence - [EXT] 2735 East Hastings Public Hearing

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Hello my name is Dawn Coney and am a resident of East Vancouver Thank you for allowing me the opportunity to express my concerns today, with regards to the proposed development behind my house.

I would like to express my strong opposition to this development for a variety of reasons, such as:

- Parking availability
- Increase in noise pollution
- Increase in litter/environmental issues
- Lack of privacy (the higher balconies will overlook my backyard)
- Increase in alley activity, resulting in a less peaceful neighbourhood
- Lack of infrastructure to support mass influx of new residents (for example, doctor's offices, grocery stores, etc)
- Loss of community shops (independent businesses priced out of the neighbourhood and replaced with franchises/chains)
- Loss of community feel (impending closure of independent community hubs such as diners, cafes and pubs)
- Negative impact on my house value

This neighbourhood was always zoned for 4 storey structures, given that it is situated on top of a hill. Increasing the height to 6 storeys negatively impacts the landscape of the neighbourhood - for example, take the new Kaslo building that opened within the last couple of years. It has given nothing to the neighbourhood and has only taken away. There is no planned patio space or space on the street to allow the community to visit outside; it is very insular. The units in the building are overpriced and many residents are advertising bedrooms for rent on Social media due to the unaffordability of the units.

Another issue is the congestion in the neighbourhood, due to the new Kaslo building, particularly with regards to delivery trucks in the alley, people attempting to park illegally in order to access Starbucks/Tim Hortons and the new bike lane makes the turn extremely tight, which, combined with the aforementioned congestion, has caused safety issues for cyclists (many that I have personally witnessed).

Similarly, the proposed development behind my property plans to have a delivery truck entrance in my back alleyway. This is going to cause issues with me being able to get in and out of my parking spot at will and other neighbours will likely have similar issues.

Also similarly to the Kaslo property, the proposed development does not have any planned green space outside the building. The space beneath will presumably be used for commercial leasing (as with the Kaslo building, likely franchises/chains), taking away the independent businesses that contribute to our community. Our neighbourhood has already been plagued with empty storefront commercial spaces under these developments - take, for instance, 2778 Hastings Street. Apart from a payday loan company, the commercial portion of the building has remained empty for approximately 6 years.

In addition to this, there is a feeling that developers are throwing up these buildings at the expense of our community (both in look and feel). The neighbourhood has always had a large portion of single family homes, and have added density with the addition of basement suites and laneway houses. If there is a huge apartment building on every corner, adding thousands of residents but whitewashing all the independent businesses to replace them with franchises and chains, this will steal away the heart of our community, turning it into yet another cookie-cutter neighbourhood with an overpopulation of residents and lacking the infrastructure to support their needs.

On a personal note, this development will have a negative impact on the value of my home, which I have resided in for over 30 years. I am losing my privacy, losing my peaceful neighbourhood (with increased noise and light pollution) and I am losing my community, as developers strip the heart of the neighbourhood away, replacing it with identical residential towers and Dairy Queens.

As you can see, I have multiple concerns regarding this building and I would like to see these concerns addressed in some manner, allowing us to expand the residential capacity of the neighbourhood without stripping away all the things that make it a neighbourhood in the first place.

Thank You Dawn

Dawn Coney

s.22(1) Personal and Confidential

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](https://overview.mail.yahoo.com)

## Choi, Rowena

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**From:** Rita Toffoletto s.22(1) Personal and Confidential  
**Sent:** Thursday, July 23, 2020 5:20 PM  
**To:** Public Hearing  
**Subject:** [EXT] HEARING DATE 2020/07/23 LOCATION 2735 E HASTINGS STREET

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Good evening,

I reside at 2706 Franklin Street across the back lane of the proposed new building. I am not opposed to new building on the current site, however, I am opposed to a six-storey rental housing unit in the above location. A four-storey building would be better suited to the Hastings-Sunrise area. A building of this height at the top of the hill will not create any continuity with the adjacent building. It will occupy most of the lot that it is on with very little green space. If a six-storey building is approved will this then set a precedent for the other three corners of Hastings & Slocan? Or will council in the near future consider re-zoning again and allow developers to build even taller buildings? I attended the first meeting which was held by the City and developers and I was extremely disappointed when the developer's answer to why they don't build a four storey building was that 'He wouldn't make any money.'

Granted he was being honest.

63 rental family units with only 61 parking spaces, including spaces for visitors. Families need vehicles to go grocery shopping and to attend their children's extra curricular activities and do not ride their bikes to perform these tasks. Where are these residents going to park? The laneway has become much busier as is without the addition of this building. Drivers that are using the lane as a thoroughfare become aggressive as we're parking in our garage. The Starbucks clientele at the end of the lane block our exit, and block Hastings Street. Is the one way route for traffic on Kaslo Street going to be reconsidered? 126 bicycle spaces - at the meeting none of the developers and none of the city staff commuted to the meeting by bike, yet we are being quoted stats which are not being reflected accurately. If a restaurant rents the retail space as was mentioned, where will these customers park?

The current businesses renting at 2735 E Hastings will not be returning to this location. It is not affordable for smaller local businesses. Many storefronts in the newer buildings along Hastings continue to be vacant and those that aren't are franchise type businesses which are not the culture of this neighbourhood. Hastings-Sunrise is losing it's uniqueness. Will the councillors that come knocking at our door at election time, saying how they love the neighbourhood stand by what they say? Will they support the residents and consider the value that we have added to this community and to keeping it's close knit neighbourhood feel?

I was born and raised in East Van, my grandparents and parents also resided in this part of the city. I am not against re-development. I am against re-development which is not taking into consideration the existing neighbourhood and its many qualities which make it unique. Development which considers the current and future issues in regards to the uniqueness of the community, sufficient amenities available to the residents, and traffic congestion is what we need.

Thank you for your time,  
Rita Toffoletto