

CD-1 Rezoning: 3553-3563 East Hastings Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	13:16	CD-1 Rezoning: 3553-3563 East Hastings Street	Oppose	I oppose proposed tower development 2030 Barclay, Vancouver West End	Chris Allen	West End	
2026-02-16	21:38	CD-1 Rezoning: 3553-3563 East Hastings Street	Oppose	Regarding 2028-2038 Barclay Street. new Hotel. I reside one block away at [REDACTED] am a CPA, strata council member, and former CEO of the Real Estate Board. Terrible idea: live here, actually live here for a few days and see what the traffic congestion currently is. Very bad with little access, not to mention everything else. Pls pls give our heads a shake. this makes no sense.	Rob Philipp	Downtown	
2026-02-21	00:59	CD-1 Rezoning: 3553-3563 East Hastings Street	Oppose	I live at [REDACTED] in the Kootney loop neighbourhood. I want to express my concerns regarding the proposed development at 3553-63 Hastings Street. First, the height and scale of the building are out of character with the surrounding neighbourhood. The buildings at 444 Kootney (Yarrow) and 435 Boundary Road (Aster) are too high, and should never have been built 14 stories. The shadows from buildings this high go all the way to the other side of the street. They make the neighbourhood cold and dark. Second, the proposal does not provide adequate parking for the number of units/commercial space planned. Street parking in this area is already limited. Without sufficient on-site parking, overflow will impact residents, increase congestion, and create safety concerns for pedestrians and emergency access. Third, the proposal fails to meet the burden of showing adequate infrastructure capacity, including available school space. Without clear evidence that roads, utilities, and local schools can absorb this increase, approval is not justified. Thank you for your time.	Lucas Cinnamon	Hastings-Sunrise	

2026-02-26	21:01	CD-1 Rezoning: 3553-3563 East Hastings Street	Oppose	<p>Dear City of Vancouver Planning Staff and Council,</p> <p>Re: Rezoning Application for 3553-3563 East Hastings Street (18-storey rental tower proposal)</p> <p>I strongly oppose the current height and density of this development. Adding an 18-storey tower will further reduce available street parking in an already strained neighbourhood, where many houses have been redeveloped with Laneway homes and turned into multiplexes.</p> <p>This will in turn escalate the gridlock issue, even with recent traffic calming initiatives put in place, during vehicle accidents on the Second Narrows Bridge that routinely back up traffic onto Hastings and contributes to unsustainable congestion in the surrounding neighbourhoods.</p> <p>The building should be no higher than 5-6 stories to match recently developed low rise with retail to mitigate these impacts, preserve neighbourhood livability, and ensure long-term sustainability in the area, including solar access to nearby Sir John Franklin Elementary School.</p> <p>Developments similar to this should be first developed around Skytrain areas such as Rupert and Renfrew stations as outlined in the Transit Development plan.</p> <p>Finally this council does not have a good light on them in trying to pass these development applications under the radar as referenced in the recent article: Hundreds of quiet East Vancouver side streets upzoned for six-storey apartment blocks.</p> <p>Thank you,</p> <p>Eddy B</p>	Eddy Bordignon	Hastings-Sunrise	
2026-02-28	12:42	CD-1 Rezoning: 3553-3563 East Hastings Street	Oppose	<p>Enough is enough way too much development not enough infrastructure Is this another government owned halfway house? More rentals perfect more rirffaff</p>	LV BiA	Hastings-Sunrise	
2026-03-02	15:49	CD-1 Rezoning: 3553-3563 East Hastings Street	Oppose	<p>Public Hearing – March 5, 2026 Rezoning Application: 3553–3563 East Hastings Street</p> <p>Good evening, Mayor and Council,</p> <p>My name is Patricia Perrone. I am a Brazilian architect and urbanist, and a former resident of Yarrow, the PCI-built rental building directly across the street from the proposed rezoning at 3553–3563 East Hastings Street.</p> <p>I am speaking tonight in opposition to this rezoning at this time, based on my direct experience in the purpose-built rental and Moderate Income model delivered at Yarrow by PCI Developments.</p> <p>I moved into Yarrow immediately after occupancy in December 2021 under Vancouver’s Moderate Income Rental Housing program, which was presented as a rare opportunity: a “you have won the lottery” moment. It promised long-term affordability, stability, and community.</p> <p>I supported this model because I believe in urban density done well. But what I experienced was the opposite.</p>	Patricia Perrone	Hastings-Sunrise	

About one year after completion, Yarrow was quietly sold by PCI to Realstar. Tenants were not meaningfully informed about how the sale would affect the Moderate Income program, the city's requirements, or our housing security.

After the ownership change, residents who raised concerns about building issues faced intimidation. Common areas, amenity rooms, and rooftops were closed indefinitely without explanation. Fees increased. Rules changed arbitrarily.

I personally experienced verbal harassment from management, and received formal written warning letters implying eviction, despite no legal grounds, simply for creating a tenant Facebook group to build community.

Those letters created fear.
They created instability.
And they directly contradicted the housing security promised by the program and by purpose-built rental housing.

At no point were tenants clearly informed:
- Whether the Moderate Income program would continue;
- Whether affordability requirements remained after the sale;
- Whether tenants could be displaced;
- Whether amenities or extra fees could rise unchecked (as they're not controlled like rent increases); or
- How the City would enforce the original conditions after ownership changed.

Many of us were left with unanswered questions and no accountability. To this day, those questions remain unanswered.

After two warning letters and a final eviction notice, I was forced to leave, not because I wanted to, but because I no longer felt safe in my home.

This experience matters tonight.

The project before you uses the same framework, same neighbourhood, and same development model as Yarrow. Yet there has been no public review of what happened at Yarrow after it was sold. There has been no evaluation of whether Moderate Income program protections survived the transfer. And there has been no acknowledgment of the harm inflicted on tenants.

Density alone does not guarantee affordability.
Policy language alone does not guarantee tenant protection.
Rezoning alone does not guarantee long-term community stability.

If a building can be completed, sold within a year, and effectively reset in terms of management and accountability, then Council must ask: what truly binds these affordability commitments over time?

Before approving another similar project across the street, the City must:

- 1. Review enforcement of the Moderate Income program after ownership changes;
- 2. Clarify how tenant protections survive a sale;
- 3. Strengthen oversight and enforcement mechanisms; and
- 4. Ensure residents are not left in legal, financial, or emotional limbo.

Approving this rezoning without addressing these structural weaknesses risks repeating the same harms.

			<p>As a former resident, I could list numerous design, livability, and management issues. But tonight, I will summarize simply:</p> <p>I am opposed to this project at this time because the City has not demonstrated that it has corrected the failures experienced in the building directly across the street.</p> <p>Housing policy must protect people not only at ribbon-cutting, but five, ten, and twenty years later.</p> <p>Until enforceable, long-term accountability is embedded in this model, I cannot support expanding it further, especially across the street from where it has already failed its residents.</p> <p>Thank you for your time and consideration.</p> <p>Patricia Perrone</p>			
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