

File No.: 04-1000-20-2018-071

March 22, 2018

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of February 1, 2018 for:

All public feedback received regarding the rezoning application for 2109 East Hastings (Permit No. RZ-2017-00056) from August 24, 2017 to February 1, 2018:

1. Copies of all comment sheets received from the public at the Public Open House held on November 6, 2017; and
2. Copies of all letters, emails, online comment forms, and other feedback received by the public regarding this project.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-071); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:pm

From: "[Harrison, Rachel](mailto:Rachel.Harrison@vancouver.ca)" <Rachel.Harrison@vancouver.ca>

To: "[Chew, Beverly](mailto:beverly.chew@vancouver.ca)" <beverly.chew@vancouver.ca>

Date: 3/8/2018 12:21:34 PM

Subject: FW: Online Feedback - Rezoning Application - 2109 East Hastings Street

-----Original Message-----

From: mailpost@vancouver.ca [<mailto:mailpost@vancouver.ca>]

Sent: Saturday, January 27, 2018 10:21 PM

To: Harrison, Rachel

Subject: Online Feedback - Rezoning Application - 2109 East Hastings Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6M 2B7

Email: s.22(1)

Phone: s.22(1)

Comments:

I support the proposed application. I have lived in East Van for several years before moving closer to UBC to go back to school and many of my friends still live in the area. I plan to move back to East Van once I've finished my degree.

I support this project because of the purpose-built rental; the mixed-use component, especially including a restaurant space; and it's pedestrian-oriented design.

However, I would like to see some studio units added as many young people are looking to move out on their own and there are not many of these units out there.

I am also opposed to the amount of parking required to be included in this project. This location has a walk score of 91, a transit score of 72, and a biker score of 94. Many people visiting the restaurant and other commercial businesses will be residents of the neighbourhood, and able to walk and bike there. This amount of parking seems to be planning for peak usage.

I would argue that having two levels of underground parking will add to the unaffordability of the project both for future renter-residents and commercial tenants. How can we ensure that diverse and interesting neighbourhood-serving small businesses remain if we replace all of the low-rent commercial spaces with new buildings that have higher rents to pay for underground parking? Furthermore, the latest research from Metro Vancouver's Apartment Parking Study (2012), with an update scheduled for later this spring, indicates that commercial, residential, and onstreet parking should be considered and managed as a system. How many on-street spaces will there be? As well as potentially on-street car-share and/or car-share only spots within the underground parking?

Given that the lifespan of buildings can be up to 100 years, and we have to take drastic action now to mitigate the effects of climate change, I would argue strongly that the parking requirements should be reduced in this building so that we (City of Vancouver) don't continue to subsidize those who have auto-oriented lifestyles at the expense of those who don't.

From: mailpost@vancouver.ca

To: "[Harrison, Rachel](mailto:Rachel.Harrison@vancouver.ca)" <Rachel.Harrison@vancouver.ca>

Date: 11/18/2017 12:22:24 PM

Subject: Online Feedback - Rezoning Application - 2109 East Hastings Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 1V2

Email: s.22(1)

Phone:

Comments:

While I very much support a new building in this location with secured rental units, I do not support the re-zoning to 6 stories in this location. The additional two stories will block early and late season sunlight from the beautiful gardens of the house directly to the north of the building, and it will also cause many suites in the building on the south side of Hastings (2150 E Hastings) to lose their view. From an aesthetic point of view, the extra two stories will be in contrast to all the buildings around it, including newer developments.

I firmly believe that this block, as well as the blocks east of it, are best kept at a four story maximum - particularly on the north side of the street. I understand that the blocks to the west are zoned to already allow for six stories, which I support because these blocks have apartment buildings to the north rather than standalone houses, as well as the south side of Hastings being fully commercial vs. condos, so my points above would not apply.

I do want to see this development be successful and I would support Mosaic Homes on a 4-story version of its proposed building. Other than the excess height, it is a nice design and would otherwise suit the neighbourhood nicely.

From: "[Harrison, Rachel](mailto:Rachel.Harrison@vancouver.ca)" <Rachel.Harrison@vancouver.ca>
To: s.22(1)
Date: 11/1/2017 2:56:24 PM
Subject: RE: RE 2109 E Hastings Comment

Hi s.22(1)

Thank you for your email and comments regarding the design of the proposed building at 2109 E Hastings. I will include your comments with all the other input I receive on this application, and staff will consider these as we review the merits of this project.

I wasn't involved in the pre-application phase of this application, so I'm not sure why the design of the building has changed, but usually urban design details (i.e. colour, materials, etc.) are not reviewed during the rezoning application stage. This is covered during the next phase (development permit application). The rezoning process reviews more general aspects of the building such as density, height, mass of the building, setbacks, and expression.

Hope that helps and if you're able to come to the open house next week, I'd be happy to discuss this in more.

Best,
Rachel

Rachel Harrison MCIP, RPP
Planner, Midtown Division
City of Vancouver
T: 604-873-7486

From: s.22(1)
Sent: Friday, October 20, 2017 8:45 PM
To: Harrison, Rachel
Subject: RE 2109 E Hastings Comment

Greetings:

As someone living s.22(1) a view of this proposal, I just wanted to write to express my sense that the new project renderings are much less visually attractive than those that were presented at the pre-application open house. The older version of the design appeared much more coherent than the new version with the upper story set-backs. While I accept s.22(1) as the price of progress, I had been somewhat excited by the proposed more classic design that I also imagine would have allowed greater square footage of secured rental units.

I would imagine that the changes made were done after review with the planning department. If this is the case, this saddens me as a neighbour and citizen.

Sincerely,

s.22(1)

Cheers,

s.22(1)

From: ["Nicholas Standeven" <nicholas.standeven@mosaichomes.com>](mailto:nicholas.standeven@mosaichomes.com)

To: ["Harrison, Rachel" <Rachel.Harrison@vancouver.ca>](mailto:Rachel.Harrison@vancouver.ca)

Date: 11/6/2017 11:25:16 AM

Subject: 2109 E Hastings - Rezoning Letters of Support

Attachments: 2109 E Hastings - Rezoning Letters of Support.pdf

Hello Rachel

Hope you had a nice weekend.

Please see attached for scans of the Letters of Support we have received for this project.

We are also hoping to have a good turnout at our Open House this afternoon.

Best regards

Nicholas Standeven

Development Manager

MOSAIC

☎ 604 685 3888 ☎ 604 340 6598

500-2609 Granville St Vancouver BC V6H 3H3

mosaichomes.com

This e-mail (and its attachments, if applicable) may contain confidential and/or legally privileged information. It is intended solely for the exclusive use of the addressee. If you are not the intended addressee, please advise sender immediately. Distribution, copying, use or disclosure of its contents to any other person is prohibited without prior consent. Please consider the environment before printing this e-mail.

October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

RE: Proposed Development At 2109 East Hastings Street

Dear Mayor and Council,

As a stakeholder along the Hastings Corridor, I am writing to express my support for the development proposed at 2109 East Hastings Street.

The proposed development would fit well with the neighbourhood offering a mixed-use secure market rental building with unique design and architectural features that pay respect to the nature of the area. As someone who has worked in this neighbourhood for many years, this project will assist with the rejuvenation of the Hastings Corridor.

I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,



2630 East Hastings
Vancouver, B.C.

October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

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I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,

Komonasky

Courtney Komonasky

Registered Massage Therapist

Salvino's Associates

2660 E. Hastings St

Vancouver BC

V5K 1Z6

October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

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I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,

Paul Saunders
CFO
Western Marine Company
1494 Powell St
Vancouver.
604-253-3322.

October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

RE: Proposed Development At 2109 East Hastings Street

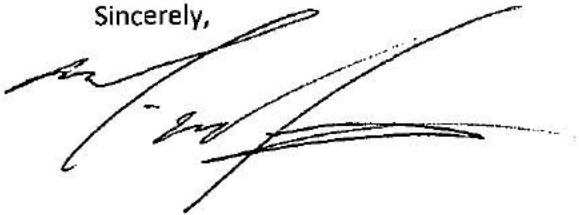
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I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,



MASSIMO MANDARINO
202-400 NANAIMO ST
VAN. BC
V5L 4W3
604-569-2177

October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

RE: Proposed Development At 2109 East Hastings Street

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As a stakeholder along the Hastings Corridor, I am writing to express my support for the development proposed at 2109 East Hastings Street.

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I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,

Anoop Khurana, 2748 East Hastings St, Vancouver



October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

RE: Proposed Development At 2109 East Hastings Street

Dear Mayor and Council,

As a stakeholder along the Hastings Corridor, I am writing to express my support for the development proposed at 2109 East Hastings Street.

The proposed development would fit well with the neighbourhood offering a mixed-use secure market rental building with unique design and architectural features that pay respect to the nature of the area. As someone who has worked in this neighbourhood for many years, this project will assist with the rejuvenation of the Hastings Corridor.

I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a long horizontal line extending to the right.

2510 Hastings St
Van BC

October 16, 2017

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4

RE: Proposed Development At 2109 East Hastings Street

Dear Mayor and Council,

As a stakeholder along the Hastings Corridor, I am writing to express my support for the development proposed at 2109 East Hastings Street.

The proposed development would fit well with the neighbourhood offering a mixed-use secure market rental building with unique design and architectural features that pay respect to the nature of the area. As someone who has worked in this neighbourhood for many years, this project will assist with the rejuvenation of the Hastings Corridor.

I fully support this application as it is consistent with the Grandview Woodland Community Plan and adds much needed new rental housing to our City.

Sincerely,



Ron Kline
1590 Powell Street
Van BC.
V5L 1H3

From: s.22(1)

To: ["Harrison, Rachel" <Rachel.Harrison@vancouver.ca>](mailto:Rachel.Harrison@vancouver.ca)

Date: 11/7/2017 10:44:09 AM

Subject: 2109 East Hastings - rezoning application

Good Morning,

I am writing to express support for the above noted rezoning to allow a rental building at this location. I live around the corner in an owned condo on Franklin & Lakewood. I think our neighborhood needs additional rental housing and this is a good location for a project like this.

Best Regards

s.22(1)

From: s.22(1)

To: ["Harrison, Rachel" <Rachel.Harrison@vancouver.ca>](mailto:Rachel.Harrison@vancouver.ca)

Date: 10/3/2017 11:41:24 PM

Subject: 2109 East Hastings

Regarding building plan for 2109 East Hastings.

Hello,

I was reviewing the new building plans for 2109 East Hastings and in the parking plan I noticed that the stalls don't have plugs. As a driver of an electric car, it's important to plug it in overnight and it's hard to get the strata to install them after construction so may I suggest that they are included in the plans.

Thanks and all the best,

s.22(1)

Sent from my iPad

From: s.22(1)

To: "Harrison, Rachel" <Rachel.Harrison@vancouver.ca>

Date: 11/6/2017 12:30:36 PM

Subject: 2109 east hastings

Hi Rachel,

I am a member of the strata of s.22(1) I can not make the town hall tonight but wanted to express my opinion about the 6 story development.

I have been an owner at s.22(1) street for over 8 years now. The Hastings corridor is a very unique historic area. I am opposed to seeing 6 stories in this area. We don't want to turn into another Fraserhood or Kingsway with the larger developments. I have seen Pandora park turn from needles and overnight camping into a family park filled with children, dogs and a good sense of community. I would hate to see these little 2 story spots with restaurants, shopping etc torn down and turned into dollar stores and larger rental unit buildings.

I strongly oppose 6 stories. 4 is fine, please keep Hastings unique. Thanks for your time:)

--

s.22(1)

Comments received in Planning Info Mailbox. Copied and from Outlook onto Word because the computer will not copy emails with the same subject line.

s.22(1)



Comments:

I do not agree with the height of the building. My husband and I purchased our condo almost 3 years ago and upon our purchase we were told that the sky limit is a 4 floor height on our block, therefore, this building is already above it. How is it that the height limit has changed without our knowledge? I am completely against this proposed rezoning as it will affect our view directly therefore affecting the value of our property, unless the height adjustment is made to match the rest of the buildings. This proposal is unfair to the current residents that made purchases for their property based on the view such as my husband and I. If I can fill out any sort of opposition form, please let me know. If I have to consider legal actions against this building's height, I will definitely start looking at that.

s.22(1)



Comments:

Hello, this development should be required to have 20% low cost - tied to 30 percent of income to a max income of 35000 dollars per year - in perpetuity with no allowance for sub-let and no rent increases allowed that would take the percentage any higher.

s.22(1)



Comments:

I am not sure what the definition of "secured mark rental" means in this context. I think the City desperately needs more rentals at rates people can afford. The "affordable" rentals being build by the City are beyond my means. I think these rentals should be tied to local incomes rather than being defined as the low end of market. I am in favour of this project if it is truly affordable.

From: mailpost@vancouver.ca [<mailto:mailpost@vancouver.ca>]

Sent: Monday, January 22, 2018 3:07 PM

To: Harrison, Rachel

Subject: Online Feedback - Rezoning Application - 2109 East Hastings Street

s.22(1)

Email:

Phone:

Comments:

As someone who lives near this development, all I can say is: please approve it. I love my neighborhood but it needs more density to increase the variety and quality of shops and services available. If there is any way to make this structure bigger, please do that!

From: mailpost@vancouver.ca [<mailto:mailpost@vancouver.ca>]

Sent: Monday, January 15, 2018 11:30 AM

To: Harrison, Rachel

Subject: Online Feedback - Rezoning Application - 2109 East Hastings Street

s.22(1)

Phone:

Comments:

I am writing to support this rental project on the Hastings Corridor. I think the addition of rental in this area, with the 95 B line, and amenities nearby is perfect. The current use of a Dairy Queen is slightly outdated, and will be replaced by a new restaurant as the plans show. I appreciate the smaller retail that will be added as well.



SIGN-UP SHEET

Rezoning Application – 2109 East Hastings Street

Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Please provide your contact information if you would like to receive future notifications about the 2109 East Hastings Street Rezoning Application.

Your personal information is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act (FOIPPA). This information will be used for rezoning planning notification purposes. Questions about the collection and use of this information may be directed to Rachel Harrison, Rezoning Planner, at 453 West 12th Avenue, Vancouver, BC, V5Y 1V4, Tel: 604.873.7486, Email: rachel.harrison@vancouver.ca

Name	Mailing or E-mail Address
s.22(1)	

COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: s.22(1)
Address: [REDACTED] Postal Code: V5L 0A5
E-mail Address: [REDACTED]
Add to Notification List: Mailing address E-mail Address

The City of Vancouver has received an application from Mosaic Homes to rezone 2109 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial uses at grade. The proposal includes:

- A total of 42 secured market rental residential units;
- A floor area of 3,299 m² (35,512 sq. ft.);
- A floor space ratio (FSR) of 3.2;
- A height of approximately 22 m (73 ft.); and
- 45 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

In general it's good, but a bit too tall. I understand the move to taller structures, but this will become a huge blockade in people's sight lines. I ~~would~~ would also prefer that it wasn't all rentals. Remember that most of this neighbourhood is houses and low buildings. This is not the same as Main + Broadway. You don't need 9-foot plus ceilings for these rentals and overall you should lower the height a bit!

IT'S TOO TALL!

What specific concerns do you have about this rezoning proposal?

See previous page. In addition to the building being too tall, I'm concerned about the quality of tenants and commercial renters. The company should be accountable for finding more than just another pho or flower shop. Make sure you find great tenants that make the area a great place to be!

If you take your comment sheet home, we request that you submit it to City staff by December 8, 2017, to allow time to incorporate your comments in the application process.

Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, V5Y 1V4 or via telephone at 604-873-7999.

For more information or to submit comments regarding this proposal online or by mail:

Website: vancouver.ca/rezapps

Contact: Rachel Harrison, Rezoning Planner
e-mail: rachel.harrison@vancouver.ca
tel: 604.873.7486

City of Vancouver
Planning, Urban Design & Sustainability
453 West 12th Avenue
Vancouver, BC V5Y 1V4

COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: s.22(1) 
Address:  Postal Code: V6L 0A5
E-mail Address: 
Add to Notification List: Mailing address E-mail Address

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- A height of approximately 22 m (73 ft.); and
- 45 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

~~I like the development for the area, the height is a concern as it looks pretty tall compared to the newly built Oxford. I am concerned about the elevator overrun and other rooftop equipment. The blank Firewall could use some love as I feel like that blank wall will be very prominent from Hastings St. & other buildings around. For rental units I don't think 9' + ceilings are essential, this could decrease the height.~~

I like the development for the area , the height is a concern as it looks pretty tall compared to the newly built Oxford. I am concerned about the elevator overrun and other rooftop equipment. The blank Firewall could use some love as I feel like that blank wall will be very prominent from Hastings St. & other buildings around. For rental units I don't think 9' + ceilings are essential, this could decrease the height.

What specific concerns do you have about this rezoning proposal?

- building height!

~~_____~~

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e-mail: rachel.harrison@vancouver.ca
tel: 604.873.7486

City of Vancouver
Planning, Urban Design & Sustainability
453 West 12th Avenue
Vancouver, BC V5Y 1V4

COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: s.22(1) _____
Address: _____ Postal Code: V5L 1R8
E-mail Address: _____
Add to Notification List: Mailing address E-mail Address

The City of Vancouver has received an application from Mosaic Homes to rezone 2109 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial uses at grade. The proposal includes:

- A total of 42 secured market rental residential units;
- A floor area of 3,299 m² (35,512 sq. ft.);
- A floor space ratio (FSR) of 3.2;
- A height of approximately 22 m (73 ft.); and
- 45 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

LOOKS GOOD - OUTSIDE APPEARANCE FITS INTO NEIGHBOURHOOD
I THINK SUITE ARE ^(TOO) SMALL - FOR YOUNG FIRST OR SECOND ~~PROFESSIONAL~~
SMALL APARTMENTS - PEOPLE WILL LOOK FOR ACTIVITY
THAT THE CITY WILL HAVE SUPPLY - DINING - FITNESS -
RUNNING TRAILS - POOLS - NEED PLACES FOR ENERGY -
- RETAIL SPACE WILL GROW - REST - GATHERING PLACE -

What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **December 8, 2017**, to allow time to incorporate your comments in the application process.

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Website: vancouver.ca/rezapps

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e-mail: rachel.harrison@vancouver.ca
tel: 604.873.7486

City of Vancouver
Planning, Urban Design & Sustainability
453 West 12th Avenue
Vancouver, BC V5Y 1V4

COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: _____

Address: _____ Postal Code: _____

E-mail Address: _____

Add to Notification List: Mailing address E-mail Address

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- A height of approximately 22 m (73 ft.); and
- 45 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

- the extreme height; 6 stories is extremely excessive and would not just be the first for all of east hasting but would change the character of neighbourhood.

- extreme height equals extreme shadowing. My garden is my mother's life; she has lived in the house

for 60 years, and now your development
is cutting off sunlight for 8 months
a year.

- a more tapered building would be
acceptable.

What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **December 8, 2017**, to allow time to incorporate your comments in the application process.

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e-mail: rachel.harrison@vancouver.ca
tel: 604.873.7486

City of Vancouver
Planning, Urban Design & Sustainability
453 West 12th Avenue
Vancouver, BC V5Y 1V4

COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: s.22(1)
Address: [REDACTED] Postal Code: V5L 1R4
E-mail Address: _____
Add to Notification List: Mailing address E-mail Address

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- A total of 42 secured market rental residential units;
- A floor area of 3,299 m² (35,512 sq. ft.);
- A floor space ratio (FSR) of 3.2;
- A height of approximately 22 m (73 ft.); and
- 45 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

I support this project as it will add rental stock. I would be totally opposed if it was a condominium project, without limiting sales to first time local buyers or similar restrictions. I do have issues with speeding traffic on Lakewood between Hastings and Pandora - I have seen a cyclist and a skateboarder almost hit (within inches) at Lakewood and

in the last month.
Franklinⁿ so some speed bumps or such
should be considered. East/West on
Franklin is regularly used by cyclists and skaters
as Franklin is the only street that goes from Renfrew
through to Clark.

What specific concerns do you have about this rezoning proposal?

- to make sure that the wall on the east side of this new building is built properly, so it doesn't collapse in a wind storm like the building at Pender and Gore
- I would generally like to see more 2 bedrooms plus in new rental developments, but the balance of studio / 1br / 2br etc. seems reasonable here.

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For more information or to submit comments regarding this proposal online or by mail:

Website: vancouver.ca/rezapps

Contact: Rachel Harrison, Rezoning Planner
e-mail: rachel.harrison@vancouver.ca
tel: 604.873.7486

City of Vancouver
Planning, Urban Design & Sustainability
453 West 12th Avenue
Vancouver, BC V5Y 1V4

COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: s.22(1) 

Address:  Postal Code: V6H 1B4

E-mail Address: 

Add to Notification List: Mailing address E-mail Address

The City of Vancouver has received an application from Mosaic Homes to rezone 2109 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial uses at grade. The proposal includes:

- A total of 42 secured market rental residential units;
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- A floor space ratio (FSR) of 3.2;
- A height of approximately 22 m (73 ft.); and
- 45 underground parking spaces.

This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

- I like the materials chosen & the design of the building ^{This} will help it fit well with the neighbourhood.
- I appreciate the brick-work frontage, & how it provides sunshading for the residents
- I ~~am~~ am happy to see the large number of family-focused units available
- I think the use of greenery in the lane will help the development step down to the neighbouring buildings.

What specific concerns do you have about this rezoning proposal?

- I would like to see car sharing added to the development, & the # of parking spots reduced
- A mural on the lane wall instead of a vine wall would provide something visually stimulating but easier to care for in the long term.

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What are your general thoughts about this rezoning proposal?

- Great ^{improvement} ~~site~~ of the existing site - Nice to see more rental supply
- I feel the south facade relates well to the ~~town~~ historical streetscape - I like the northern sites relation to the single family homes to the north - I support the use of wood for the highest floors - I feel the project meets the guidelines of the area plan
- Given the new B line route on the corridor I would gladly support an even higher FSR

What specific concerns do you have about this rezoning proposal?

- Look into incorporating ride share services -
 - Perhaps the ivy wall would better served as a mural
-
-
-
-
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-
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COMMENT SHEET

Rezoning Application - 2109 East Hastings Street

Community Open House - Monday, November 6, 2017 | 5:00 - 7:30 pm

Name: s.22(1) _____
Address: _____ Postal Code: V5Z 1L9
E-mail Address: _____
Add to Notification List: Mailing address E-mail Address

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This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

- rezoning should not be required for buildings under 20 stories. Fire/Quake safety should be only criteria not aesthetics/design/height - get busy & build.
- apartment buildings should not be constrained to arterials, they should be legal ~~on~~ on every lot in the city
- ~~I~~ fewer during pre-application process this buildy lost 2 units ~~of~~ - that's 2 fewer households who will either leave or bid up other units elsewhere
- unacceptable to lose ~~housing~~ ^{housing} for sake of aesthetics

Additional comment space and question on reverse →

- GRW Plan is classist ~~and~~ - apartments forced to demolish existing apartments while single family area untouched.

What specific concerns do you have about this rezoning proposal?

- Taking too long
- that rezoning is required at all
- not tall enough
- not enough units
- FSR too low
- too much parking - city will Not meet 2040 Transportation goals if all new building required ~~and~~
~~subsidized~~ unpriced parking. Raise Street parking prices
get rid of bundled parking

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This application is being considered under the Grandview-Woodland Community Plan.

What are your general thoughts about this rezoning proposal?

I am supporting the rezoning application, but I think:

- 1. Set backs are too strong, you should allow bigger building*
- 2. The FSR is low, I wish the whole block should build for the all six floor.*
- 3. process is too long, too complicated.*

What specific concerns do you have about this rezoning proposal?

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MOSAIC

Memorandum

To	Albert Racic	CC	
From	Nicholas Standeven	Date	January 30 th , 2018
Subject	2109 East Hastings Street – Summary of Meeting with Neighbours		

This memo summarizes three meetings held between Mosaic Homes and Neighbours of the proposed development at 2109 East Hastings (DQ). Since the Public Open House for this project, we have met with our Neighbours on November 24th, December 8th and December 21st.

During these meetings, the main concerns raised by our Neighbours were related to building height, access to on-street parking, and the materials proposed for the exterior of the building.

We agree with our Neighbours that the proposed DQ development is an opportunity to improve the livability of the neighbourhood and we are committed to building much needed secure market rental housing, being a good neighbour, and minimizing the impact of our work on adjacent properties.

Building Height.

The existing home at 322 Lakewood Drive has a prominent and much-loved flower garden and our Neighbours were concerned that the proposed DQ development may negatively impact their garden. During the initial meeting with our Neighbours we were asked to prepare more detailed shadow studies to better understand when the garden will receive direct sun.

These further shadow studies show that most of the existing garden at 322 Lakewood will have access to five or more hours of direct sun from March to September. From the third week of April to the third week of August the proposed DQ development will not cast any shadows on 322 Lakewood Drive. Our Landscape Consultant, Peter Kreuk, has reviewed and has confirmed that the Neighbour's garden will receive enough sun for plants to grow.

Shadow studies for a four-storey C-2C1 development similar to The Oxford at 2141 East Hastings were also prepared as a point of comparison. These further studies show that a four-storey C-2C1 development on the DQ site would also cast shadows on the existing home at 322 Lakewood Drive. Additionally, while C-2C1 developments are a maximum of four-storeys tall they typically have a substantially smaller rear yard setback above the lane. The proposed DQ development is consistent with the Grandview-Woodland Community Plan and has a 30' rear yard setback above the lane. This means that all of the new secure market rental homes will be set back much further from the existing home at 322 Lakewood Drive as compared to a C-2C1 development.

Also, we have proposed several measures to open up the corner to improve the lane interface and to ensure that solar access for the Neighbours is maximized. These revisions include:

- Shifting the parkade exit stair off the North East corner of the site;
- Opening up the outdoor amenity space more to the corner of Lakewood Drive and the lane;
- Lowering the height of the elevator overrun and removing the upper level roof projection on Level 6;
- Exploring opportunities for more plants and landscape along the lane;
- Lowering the parapet of the concrete wall at the lane level; and
- Exploring different material options and opportunities for increased glazing and improved frontage character at the lane level.

MOSAIC

Parking.

The proposed DQ development will provide all City of Vancouver Parking Bylaw required parking on-site, however; we recognize that our Neighbours do not have the option of off-street parking on their sites. Several of the Neighbours to the north have existing non-conforming character homes that do not have access to the lane and do not have any off-street parking on their properties. The Neighbours feel that since the construction of The Oxford at 2141 East Hastings, parking in the neighbourhood has become increasingly challenging and they are concerned that any adjacent development could make access to parking worse.

Our Neighbours would like the City of Vancouver to convert some of the City's on-street parking on the 300 block of Lakewood Drive and the 2100 block of Franklin Street to resident permit parking. We strongly support the creation of new resident permit parking zones and see this as being critical for the ongoing livability of the adjacent character homes.

Materials.

The Neighbours had questions about the types of cladding proposed for the DQ development. We clarified that our goal is to incorporate high quality details on the exterior including red brick masonry on the East Hastings and Lakewood Drive frontages. We also showed our Neighbours some recent examples of the brick masonry we have incorporated on other projects in the Lower Mainland.

One of the Neighbours also noted that the existing mural on the Startile building at 2121 East Hastings will be covered by the new DQ development. Mosaic has agreed to explore options for including some 'delightful' feature at the northwest corner that would add further pedestrian interest to the lane interface.

We are grateful to our Neighbours for expressing their thoughts regarding the proposed DQ development. We trust that our revisions to the proposal, particularly regarding the north lane interface, will help us move forward together in creating a strong positive relationship between new and existing buildings in Grandview-Woodland and in achieving a design solution with building height, parking provisions and materials which best suit the current and future residents of the neighbourhood.

Sincerely,

Nicholas Standeven
Development Manager
Mosaic Homes
O 604.685.3888
C 604.340.6598