

From: [Correspondence Group, City Clerk's Office](#)
To: [lloyd baron](#)
Subject: RE: 1600 Beach Ave
Date: Wednesday, February 13, 2013 2:48:20 PM

Thank you for your comments.

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Thank you.

From: lloyd baron s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 2:31 PM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: 1600 Beach Ave

Dear City officials,

I have had a chance to review the rezoning application for 1600 Beach Ave; and approve its adoption. The city is moving in the right direction in providing additional rental accommodations. Compensation for those directly affected is an issue for council to consider, however, it is not a critical issue in the approval of this or any other project proposal whose intent is to increase the stock of rental properties so egregiously lacking in Metro vancouver.

Thank You for your consideration,

Lloyd Baron Ph.D.

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Supporting 1600 Beach Housing Rental Project
Date: Wednesday, February 13, 2013 2:12:17 PM

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Thank you.

From: Jessica Bear s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 1:47 PM
To: Correspondence Group, City Clerk's Office
Cc: karen.hoese@vanvouver.ca
Subject: Supporting 1600 Beach Housing Rental Project

Dear Mayor and Council,

Regarding 1600 Beach Ave, I would like to voice my support for this rental project. It is a lucky time when any developer VOLUNTEERS to build rental housing, of any type.

We should be saluting him!!

Thanks

Jessica Bear

Vancouver resident




Kind Regards,

Jessica Bear

Licensed Assistant to Lorne Goldman

Macdonald Realty Ltd.

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1)
Subject: RE: re 1600 Beach rental project
Date: Wednesday, February 13, 2013 3:39:01 PM

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Thank you.

From: btbcc s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 3:35 PM
To: Correspondence Group, City Clerk's Office; Hoese, Karen
Subject: re 1600 Beach rental project

Dear Mayor,

Re 1600 Beach housing rental project

I have live in this city all my life. I am definitely in favor of any project that supports creating more rental housing without dipping into taxpayer dollars. It would be a shame not to capitalize in this rare opportunity.

Sincerely,

Terry Bercovitz

From: [Correspondence Group, City Clerk's Office](#)
To: [james T. Byrnes](#)
Subject: RE: Beach Towers development
Date: Thursday, February 14, 2013 11:04:51 AM

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Thank you.

From: james T. Byrnes s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 7:44 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers development

I am a property owner, ratepayer and resident in the West End and I support the addition of rental units at Beach Towers.

Yours,

James T. Byrnes

--

If you don't make mistakes, you aren't really trying.-Coleman Hawkins

From: [Correspondence Group, City Clerk's Office](#)
To: [Bill Dick](#)
Subject: RE: 1600 Beach
Date: Wednesday, February 13, 2013 2:48:46 PM

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Thank you.

From: Bill Dick s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 2:33 PM
To: Correspondence Group, City Clerk's Office
Subject: 1600 Beach

Dear Council and Mayor,

I am in support of more rental housing for the westend, specifically this beach towers project. I am confident that the project will add to vancouver's affordability.

I also like the idea that taxpayers will NOT be on the hook for any subsidies.

Sincerely,

Bill Dick

From: [Correspondence Group, City Clerk's Office](#)
To: [Claire Godfrey](#)
Subject: RE: Rental Project - 1600 Beach Ave.
Date: Wednesday, February 13, 2013 10:27:47 AM

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Thank you.

From: Claire Godfrey s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 10:26 AM
To: Correspondence Group, City Clerk's Office
Subject: Rental Project - 1600 Beach Ave.

Dear Mayor and Council,

My name is Claire Godfrey and I live in the West End at s. 22(1) Personal and Confidential. I think it would be great to bring more needed rental housing into Vancouver's West End. It is time for the City to stop the nimby attitude of the West End where I reside.

Best regards,

Claire Godfrey

From: [Correspondence Group, City Clerk's Office](#)
To: [Lorne Goldman](#)
Subject: RE: 1600 Beach rental project
Date: Wednesday, February 13, 2013 10:08:30 AM

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Thank you.

From: Lorne Goldman s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 10:07 AM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: 1600 Beach rental project

Dear Mayor and Council,

I have lived in Vancouver my entire life(57 years!) and strongly in support of any project that does not require govt funding to provide rental housing.

This is a GREAT project that will cost taxpayers nothing and provide strongly needed rental housing in Vancouver.

Thanks

Lorne Goldman

From: [Correspondence Group, City Clerk's Office](#)
To: [Harlton Lyn](#)
Subject: RE: 1600 Beach rental property
Date: Wednesday, February 13, 2013 1:30:09 PM

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Thank you.

From: Harlton Lyn s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 11:27 AM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: 1600 Beach rental property

Dear Mayor and Council,

Sincerely,

I am writing in support of the 1600 Beach Avenue rental project.

Our city desperately needs more rental housing, and this is an excellent project that will not cost the taxpayers any money.

This is a project that needs to happen.

Lyn Harlton

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: 1600 Beach Avenue Project
Date: Thursday, February 14, 2013 11:21:20 AM
Attachments: [doc20130213154649.pdf](#)

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Thank you.

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

From: Wendy Draper [s. 22\(1\) Personal and Confidential](#)
Sent: Thursday, February 14, 2013 10:17 AM
To: Correspondence Group, City Clerk's Office
Subject: 1600 Beach Avenue Project

Please accept the attached letter as my support for the Beach Avenue project.

Brad R. Jefferson

Rand & Fowler Insurance Ltd.

[s. 22\(1\) Personal and Confidential](#)

Please consider the environment before printing e-mails

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

From: [s. 22\(1\) Personal and Confidential](#)
Sent: Wednesday, February 13, 2013 3:47 PM
To: Wendy Draper
Subject: Sent from KM5050

Document



RAND & FOWLER

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February 12, 2013

City Clerk Office
3rd flr, 453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor & City Councilors

Re: 1600 Beach Avenue, Vancouver, BC "Beach Towers"

I am a resident of Vancouver and support the rezoning & new development proposed. I feel it will enhance the Beach Avenue corridor and provide an updated and modern feel to the neighborhood.

I have read in the papers lately that rental units are in demand within the city. This project will provide much needed rental units.

I fully support the new project and look forward to seeing the area develop into a vital area within the City of Vancouver.

Yours truly,

Brad R. Jefferson

From: [Correspondence Group, City Clerk's Office](#)
To: [James Nesbitt](#)
Subject: RE: Beach Towers Development
Date: Wednesday, February 06, 2013 1:43:44 PM

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Thank you.

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

From: James Nesbitt s. 22(1) Personal and Confidential
Sent: Wednesday, February 06, 2013 1:37 PM
To: Correspondence Group, City Clerk's Office; Spencer Chandra Herbert
Subject: Beach Towers Development

Now that the "sky is falling" crowd has had a chance to vent its predictable fears, it's time to approve the reasonable refreshment of the Beach Towers property.

Residential areas require ongoing renewal of housing stock, and the West End is no exception. It's not like the proposal is to build one whopping mansion for one family - the addition of various-size rental suites on land that can easily accommodate a bit more density is positive. Density is density - it comes with pros and cons, and in this case the positive points outweigh the negative ones.

So some peoples' views will be impacted - unfortunate, but only that. Chances are the buildings they live in block someone else's view too - it's not the end of the world. I own a condo in the West End on the fifth floor of a seven-story building surrounded by 10-20 story towers and I couldn't be happier. It's a great neighbourhood, and great neighbourhoods need to sensibly evolve to stay great - this project meets that criteria. Time to get on with it.

James Nesbitt

From: [Correspondence Group, City Clerk's Office](#)
To: [Eleana Ngo](#)
Subject: RE: 1600 Beach housing rental project
Date: Wednesday, February 13, 2013 10:27:13 AM

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Thank you.

From: Eleana Ngo s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 10:25 AM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: Re: 1600 Beach housing rental project

Dear Mayor,

This project will provide an amazing opportunity to create additional rental housing. 1600 Beach is a huge parcel of land that can easily accommodate more rental accommodation.

Thank you,

Eleana Ngo

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: Beach Towers Rezoning. written (to be given verbally in part feb19)
Date: Thursday, February 14, 2013 1:31:45 PM
Attachments: [Beach Towers Statement c.pdf](#)

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Thank you.

From: s.22(1) Personal and Confidential
Sent: Thursday, February 14, 2013 12:33 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning. written (to be given verbally in part feb19)

Beach Towers presentation in support of rezoning.

Please ignore the previous email i just sent. There were some typos in the presentation. I believe they have been eliminated in this one. Sorry for the bother.

Best Regards

Bart Reid

Bart Reid - Resident of Beach Towers complex - Presentation to be given at hearing
February 19, 2013.

Preamble:

Originally I thought I would just provide this presentation verbally to City Council, but my dismay at the fear-mongering and distorted information to be found in a leaflet inserted under my apartment door, February 14, 2013, by those opposed to this rezoning, has changed my mind on this matter. For this reason I request that this written statement be placed into the public record as well.

I have lived in the Beach Towers complex for nearly 12 years and take umbrage at the dishonesty and willful ignorance practiced by many of those who oppose this rezoning.

The evidence for this can be seen in the leaflet left under my door - to wit: such as the claim that the four buildings to be constructed are massive. This claim is absurd. The tallest building is only nine stories. In context to the West End how, in anyway, could this be seen as massive. Then there is the claim that there will be a total loss of views and sunlight. This is simply untrue. The people who most stridently complain about this are simply being dishonest. The real reason for much of this complaint by many who articulate this particular deception has to do with the preservation of special privileges and not the loss of views and sunlight so claimed. For many making this complaint what is really at play is that the city should continue to provide them with a luxury good they did not pay for - that is to say unobstructed waterfront views, particularly for some people who live on Harwood Street behind the Beach Towers complex. They want what no other Harwood Street resident has or can expect to have, and this is a Beach Avenue view. So what, if the cost is the loss of over one-million dollars in development cost levies for the city, or the loss of 130 plus rental units, and the wasteful use of a scarce land resource to store cars, rather than to house people. Finally, in the leaflet there is the fear-mongering about density and the misrepresentation about rents which I find deceitful. People have the right to oppose something they do not like, such as this rezoning. However, this does not give them leeway to mislead and to distort the truth. And that is what is being done. Deceptions rather than fact-based arguments are being given, where doublespeak replaces logic. The leaflet asked me to send my comments to mayorcouncil@vancouver.ca. This is the only advice on the leaflet I will take. Kindly accept this written presentation which I will also give verbally to City Council February 19th.

Sincerely,

Bart Reid

Presentation

Four major concerns about the redevelopment of the Beach Towers complex come to mind. One has to do with the possible displacement of existing tenants. The second has to do with aesthetics. The third neighbourliness. The fourth parking.

Beginning with displacement, council should make the protection of existing tenants a precondition for rezoning. There are some concerns about aesthetics as well. Because the Beach Towers complex is one of the most sophisticated and noteworthy examples of high-modernist planning and architectural expression to be found in the City some discomfort arises from any significant modification to the original design. Concerns about neighbourliness primarily have to do with the infill on Harwood Street, as this part of the project may work against the existing street grain. Finally, there is some concern about parking. Are additional parking spaces above the minimum required really necessary? What is the rationale for this if, indeed, it needs to be increased?

While not ignoring the concerns which have been mentioned, providing the issue of tenant displacement is adequately dealt with, what is also evident is that the improvements to the built environment and the creation of additional rental units proposed for this site compensate for and far exceed any of the negative impacts that may arise from this rezoning.

From a functional standpoint, for symbolic reasons, and for reasons that have to do with simply being pragmatic, this project deserves support because this rezoning will advance existing civic policies that relate to creating a greener city, and others, such as the pedestrian initiatives currently underway in the West End, in addition to more recent policies that are concerned with the production of food and the creation of more affordable housing.

Not only will scarce rental units be created, a much more livable and usable physical space will emerge that will make this development significantly more pedestrian friendly and much greener.

At present the existing open spaces on the site are unused, somewhat derelict, and largely abandoned most of the year. With care and proper oversight of this project by the City, these inactive spaces will become more active. Green spaces will replace asphalt. Space for the production of food will even appear, as gardens and improved public areas will animate dead space now occupied by automobiles.

As well, since the most intense redevelopment will take place on a surface parking lot, from a functional standpoint, it is hard to find a site more suitable for redevelopment in the West End than this one. For this reason, there is little downside to the most salient feature of this redevelopment scheme - the nine story tower, as it will result in the replacement of a surface parking lot with rental housing, improved pedestrian access and more green space.

The last point to be made has to do with the broader context where the significance of this project transcends the development itself. In this regard, it is important to keep in mind

that only two lower-middle income neighbourhoods remain on the city's west side: Marpole and the West End. If new rental units in the West End are not built and existing units are not protected this will no longer be the case for the West End.

If projects like this proposal are turned down, and the status quo preserved, by default, the West End will eventually be transformed into an exclusive upper-income enclave, a place defined by privilege and exclusion, rather than inclusion.

So not only do bricks and mortar have to be taken into consideration, when deliberating on this project and others like it that will come up in the future; what needs to be taken into account is the preservation of the unique urban mosaic that now exists in the West End. These variegated social spaces which make up this mosaic owe their existence to the rental units which provide the physical anchor and bedrock for the remarkable diversity that can be found in the West End today.

The West End would not have become an important gay settlement space in the 1970s and 80s without the existence of this rental stock. Nor, more recently, beginning in the mid 1990s, would Slavic families have found a home in this community without the presence of such a large and varied rental base. These two examples illustrate how the presence of the largest reservoir of apartments in Western Canada has made it possible for the West End to function as a gigantic urban sponge, allowing social diversity to be absorbed rather than filtered out. That is why the addition of rental stock, which is linked to this rezoning, has social as well as economic significance. The provision of more rental stock not only connects to the issue of affordability, but also to the preservation of social diversity and pluralism.

Undermine this bedrock and you undermine the heterogenous social spaces that make the West End unique and quintessentially urban.

Although infill projects, like this proposal, will not stop social exclusion and economic polarization, they can slow down the social and economic homogenization which threatens to undermine what is distinctive and special about the West End.

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: UDI Letter to Vancouver (Beach Towers Rezoning Application)
Date: Tuesday, February 05, 2013 4:15:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[UDI Letter on Beach Towers Rezoning \(Vancouver\).pdf](#)

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Thank you.

From: Patrick Santoro s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 3:55 PM
To: 'mayorandcouncil@vancouver.ca'
Cc: Anne McMullin; Jackson, Brian (CSG)
Subject: UDI Letter to Vancouver (Beach Towers Rezoning Application)

Dear Mayor and Council,

Please find attached a letter from the Urban Development Institute regarding the Beach Towers Rezoning Application.

Thank you,

Patrick Santoro | Policy Analyst

Urban Development Institute

s. 22(1) Personal and Confidential





February 5, 2013

His Worship Mayor Gregor Robertson and City Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Beach Towers Rezoning

The Urban Development Institute (UDI) strongly supports the Beach Towers development application, as it meets a range of important housing goals in the City of Vancouver.

First, the development provides much needed purpose-built rental housing in Vancouver. The proposed rents are affordable relative to its ideal location and to the tenants it will serve – professionals, families and couples. By adding new rental supply, the development will help to ease the demand on existing/older rental stock in the community.

Second, the development increases the supply of housing that is within walking and biking distance to the City's Central Business District (where an estimated 170,000 jobs exist). In the West End, over 40% of residents walk or bike to work. Not only is this good for the environment, but it also helps to reduce a tenant's transportation expenses (thus improving their overall living costs).

Third, in addition to adding 133 units of rental housing to Vancouver's housing stock, the applicant is providing a range of public benefits, including a Community Amenity Contribution of \$243,000, public art at an estimated value of \$181,000, and a DCL payment of \$1,249,913.

Fourth, the development appropriately fits the scale and character of the West End, without any loss of existing rental buildings.

For these reasons, UDI strongly supports this application and encourages the City to allow more developments like this to occur – a win-win-win situation for the City, the development industry, and the existing/future residents of Vancouver.

Sincerely,

Anne McMullin
President and CEO