

**Isfeld, Lori**

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**From:** James N Morton s.22(1) Personal and Confidential  
**Sent:** Monday, February 22, 2016 4:01 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 1575-1577 West Georgia St/620 Cardero St

Mayor and Council

This is to register my opposition to the above subject Rezoning Application.

My opposition is ,in part, based on the reasons and arguments set out in Ms V Richards of Virginia A. Richards & Associates Ltd February 15th letter to Mayor and Council.

This application is the first of a number that will no doubt follow in respect of the following sites

- 1550 Alberni
- 1500 West Georgia
- 1445-1455 West Georgia
- 1400 Alberni

I attended the open houses for the 1500 Alberni and 1500 W Georgia proposed developments.I filed a list of my concerns about the impacts of these two projects with the registration table at the February 4th event.

To reiterate three of those concerns

- where may I find information on the expected impact on traffic on Alberni, W Georgia , West Pender , West Hastings and Cardero that this development or the above developments would collectively have.
- Where may I find information that this, or any of the other proposed developments, have seriously considered the 'affordability factor' that would enable working people to be able to purchase a unit in any of these buildings.
- Coal Harbour is already known for the number of condo units that are occupied, if at all, only part time during any year. Is there supporting studies that support the argument that by approving this and/ or the other projects as proposed this not be the case in the Georgia-Alberni corridor.

Hopefully at the Public Hearing tomorrow the issues raised by the residents in opposition to the proponents application will be spoken to.

Respectively Submitted

James Morton

February 11, 2016

**Dear Members of Council:**

As the residents of Coal Harbour community, we are writing this to express our concerns regarding to the 1575 West Georgia Street and 620 Cardero Street rezoning application. Here are the reasons why we strongly against this application:

1. This rezoning location is on one of the most congested traffic intersection that connects West End, Coal Harbour, downtown to North Shore. There are already 8 buildings with at least 25 floors within 2 blocks range. We are concerning the massive increase in both height and density of this rezoning will bring tremendously negative effect on traffic and livability of the entire neighborhood.
2. This proposed luxurious 26 floors building is next to the Coal Harbour housing Co-op which hosts many low-income families with small kids. This new building will block the only open view the Coal Harbour Co-op housing currently has (Southwest facing). The Hasting street between Nicola and Cardero is currently blocked from traffic to serve as a playground for the nearby families. This new project will definitely bring potential safety concerns and additional damages to existing community planning.
3. According to a recent research done by Andy Yan, an adjunct planning professor at UBC, **up to a quarter of condos in Coal Harbour are sitting empty or are occupied by non-residents** — more than four times the national average. With the sky-rocket Vancouver housing price already in place, we are wondering how this new 26 floors luxurious condo will help the affordability in Vancouver for low or middle-income families?

We think this irrational rezoning application is only served to developers for profit maximization and will do nothing good to entire city of Vancouver. We are here asking the members of council to take the serious consideration of this matter.

**Michael Chang, Patrick Scott, Ellery Wang, Joseph Duncan**

**Coal Harbour Residents**

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**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, February 23, 2016 2:03 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning Application for 1575 West Georgia Street and 620 Cardero Street

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**From:** L. MacKenzie s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 23, 2016 1:59 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application for 1575 West Georgia Street and 620 Cardero Street

I oppose the Rezoning Application for 1575 West Georgia Street and 620 Cardero Street to build a 26-storey tower. This will negatively affect our building and community in terms of shadow casting, air space, traffic and noise.

It will also harm PAL's 4000 square-foot rooftop garden, a vital amenity and green space for PAL/Performing Arts Lodge residents, our Coal Harbour neighbours, performing arts communities and the Hastings Street Greenway.

Laurie MacKenzie

s.22(1) Personal and  
Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, February 23, 2016 2:08 PM  
**To:** Public Hearing  
**Subject:** FW: 1575 west Georgia/620 Cardero

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**From:** cher L. s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 23, 2016 2:07 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1575 west Georgia/620 Cardero

I oppose the Rezoning Application for 1575 West Georgia Street and 620 Cardero Street to build a 26-storey tower. This will negatively affect our building and community in terms of shadow casting, air space, traffic and noise. It will also harm PAL's 4000 square-foot rooftop garden, a vital amenity and green space for PAL/Performing Arts Lodge residents, our Coal Harbour neighbours, performing arts communities and the Hastings Street Greenway.  
Thank you  
Cher Lewis

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, February 23, 2016 2:53 PM  
**To:** Public Hearing  
**Subject:** FW: REZONING APPLICATION FOR 1575 W. GEORGIA & 620 CARDERO.

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**From:** Sharon Spruston s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 23, 2016 2:41 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** REZONING APPLICATION FOR 1575 W. GEORGIA & 620 CARDERO.

**TO WHOM IT MAY CONCERN:**

*I hereby oppose the proposed development at 1575 W. Georgia Street and 620 Cardero Street.*

*As a retired resident of s.22(1) Personal and Confidential I strongly oppose the development of a 26 story high rise across the street at 620 Cardero. The proposed building will create an immense negative effect on our 4,000 square foot rooftop garden and, as well, the additional traffic and noise will have a huge impact on the residents of our peaceful retirement community.*

**Sharon Spruston**

s.22(1) Personal and Confidential

**To: Mayor and Councillors, City of Vancouver**  
**From: Sherrill Jackson**  
**Date: February 23, 2016**  
**Re: Public Hearing tonight for Rezoning Application, 1575 West Georgia and 620 Cardero**

A yellow card was sent by the City, dated September 3, 2014, addressed to "The Occupant", giving notice of an Open House regarding rezoning the above properties. I rent an apartment at s.22(1) Personal and Confidential across from the proposed Bosa development. I was very interested in this application, and assumed others in our building would be too. Only a few of us received the card in the mail so I requested more be delivered to me by hand.

I have lived in Vancouver since 1960, worked for many years in architecture and planning offices, and have a keen interest in Vancouver's design evolution, and current problems around affordable housing and community plans. Some PAL people attended the Open House in 2014 held by the developer, Bosa, the architect, Gregory Henriquez, and the City. The following issues came up:

**1. This intersection of Georgia and Cardero is already over-burdened with traffic, noise and safety issues.**

Hastings, Pender, Alberni and Georgia (with 7 lanes for cars and 2 for bikes) meld to accommodate traffic to and from Stanley Park and the Lions Gate Bridge. Cars, tour buses (serving the Westin Bayshore Hotel), Translink buses, police and ambulance emergency vehicles, cyclists and pedestrians, compete for space at this intersection of Cardero and Georgia. Drivers have to note signals and manoeuvre into new lane formations. Frequently traffic does not clear the intersection by the time the lights change, resulting in congestion, impatient horn honking and road rage. Pedestrians are at risk as they are forced to walk in front of, or behind, the offending vehicle(s) in the intersection. Among the pedestrians are handicapped scooters (some from PAL), slow walkers, seniors, families from the daycare, cyclists, skate borders, and confused tourists. Right turns on red lights are common from Cardero onto Georgia by tour buses and others, crossing the cyclist lanes and interfering with pedestrians who have a Walk signal (which is not long enough). In addition the sidewalks on the hill south of Georgia on Cardero are in rough shape and dangerous, especially for seniors on foot, using canes, or riding scooters. As vehicles on Georgia going west downhill approach Cardero, drivers previously held in gridlock, impatiently increase their speeds. The proposed rezoning would compound these problems in this intersection, unless major changes are made by the City.

**2. The residential units in the proposed building are for purchasers, while it is well-known that Vancouver needs affordable rental housing.** The City keeps approving developments that attract wealthy local and off-shore purchasers involved in financial speculation and investment. Many citizens feel this real estate practice should be banned, especially given Vancouver's housing crisis.

From Cardero to Denman, north of Georgia, there is a block called Bayshore Gardens comprised of seven highrise apartment buildings, with one rental building at 699 Cardero. At 26 storeys, it usually has no vacancies. Meanwhile many owned apartments sit vacant in the Coal Harbour area. This is a clear indication of need for more rental accommodation in Vancouver. Coal Harbour is seen as a rich ghetto and could benefit from income diversity and affordable housing, as was successfully created by the City in False Creek South. PAL is a unique development, within Bayshore Gardens, that provides subsidized rental apartments to retired people who worked in the performing arts. On its top floor it features a large roof garden and professional theatre that provide income and are open to the public for



a variety of events.

3. **Bayshore Gardens has award-winning water features (falls, fountains) around all the seven apartment buildings, to mitigate city noises and pollution, especially from traffic on Georgia.** The proposed building has none, even though it would add to noise and air quality problems. In addition Bayshore Gardens has a wide boulevard sidewalk along Georgia, lush plantings and parks that further improve the area. None are proposed for the new development.

4. **What amenities is the developer offering to this community?** What improvements? What creative solutions to existing problems? Another highrise for the wealthy is not the answer.

5. **The proposed development's garage entry will be off Hastings (via Cardero),** a block with a grass median that is currently closed to vehicular traffic. Part of this median will be removed for access to the 7-level garage that will accommodate residential, commercial, office, and service vehicles, adding further congestion and health and safety challenges, at the Georgia/Cardero intersection..

6. **Bosa has purchased 1500 Georgia (south-east corner at Cardero) with intent to build a highrise on the lowrise portion of that block.** This and other developments planned within a 2 block radius will further negatively impact our neighbourhood, view corridors and liveability.

7. **All highrise buildings affect their neighbourhoods with extra noise due to maintenance.** The proposed highrise is mainly white, with intricate balcony arrangements that would require extensive power washing and painting. The design does not blend with nearby buildings but visually stands out and casts shadows on them, and in particular on PAL's roof garden that would be denied both heat and light that it needs to thrive. White buildings are glaringly bright and difficult to live opposite. If you have not visited the PAL building, I invite you to contact me to arrange a tour, altogether or individually.

A lowrise building could improve, not burden, our neighbourhood, and be more appropriate. We would be willing to participate in creative planning exercises to set new parameters for this unique area, before building designs are presented and rezonings requested.

Respectfully submitted,

Sherrill Jackson

5.22(1) Personal and Confidential

A large rectangular area of the document has been redacted with a solid grey box, obscuring the signature and any other text that might have been present.

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, February 23, 2016 4:00 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning Application for 1575 West Georgia Street & 620 Cardero Street

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**From:** Susanna Summers s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 23, 2016 3:45 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application for 1575 West Georgia Street & 620 Cardero Street

I oppose the Rezoning Application for 1575 West Georgia Street and 620 Cardero Street to build a 26-storey tower. This will negatively affect our building and community in terms of shadow casting, air space, traffic and noise. It will also harm PAL's 4000 square-foot rooftop garden, a vital amenity and green space for PAL/Performing Arts Lodge residents, our Coal Harbour neighbours, performing arts communities and the Hastings Street Greenway.

Susanna Summers

**Susanna Summers**

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