

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 23, 2016 9:06 AM
To: Public Hearing
Subject: FW: Rezoning Application - 1575 West Georgia Street and 620 Cardero Street

From: Aubrey, Mary s.22(1) Personal and Confidential
Sent: Monday, February 22, 2016 6:14 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: Rezoning Application - 1575 West Georgia Street and 620 Cardero Street

Mayor and Council Members

I am writing on behalf of the owner of the rental apartment tower immediately adjacent to the proposed development. Known as Bayview at Coal Harbour, it is directly east of 1575 West Georgia Street.

While we recognize that the rezoning involves one of the preeminent developers in the City, who we expect will construct an excellent project, we have are concerned regarding traffic volume and circulation in the area. With the addition of 184 residential units, an office component and 201 parking stalls, the volume of traffic will increase dramatically. The current proposal involves a parking access ramp off Hastings Street, on the north side of the site. This block is currently closed to vehicular traffic, with the exception of service vehicles. It is well used by pedestrians and cyclists. The broad centre boulevard is attractive and somewhat park-like. Townhomes, which are part of the existing Bayview at Coal Harbour development, are situated on the south side of Hastings Street. The location, on a pedestrian friendly roadway, is very appealing. To restrict unauthorized vehicular use, locked bollards are located at both the east and west ends of the 1500 block of Hastings Street.

In order to accommodate access to the parking ramp, the proposal involves the relocation of the bollards on Hastings Street further east. Our concern is that these bollards will be moved even further east than the site's eastern property line. Or, in an effort to accommodate the increased volume, removed entirely. This would have a negative impact on the townhomes, eliminating the quiet, pedestrian oriented atmosphere currently enjoyed by residents. While we understand the challenge of accessing the site from Cardero due to the slope, we would like assurance that the bollards will move no further east than to the west property line of our development. Our specific concern is for the homes at 1502 – 1578 West Hastings Street, although we believe that residents along the north side of Hastings Street share our concern.

We look forward to your comments.

Kind regards

Mary B. Aubrey



Mary B. Aubrey
Vice President, Investment Management