

To: His Worship, Mr. Gregor Robertson, Mayor, City of Vancouver and the Council Members

Re: Rezoning Application for 1461 and 1462 Granville Street, Vancouver (Yaletown)

Dear Mr. Mayor Robertson and Council Members,

My name is Manny (Mansur) Kassam. I reside in the surrounding area of the Development. After having conversed (via email) with the City's Planning Analyst and having looked at the summary Design Rationale and sketches and drawings (as forwarded by the Developer to the City of Vancouver), my humble opinion and position to this Application is to profoundly request the City Council to *disapprove* the Application for the following reasons:

1. The Developer has submitted a one paragraph Design Rationale for Buildings 3 & 4 wherein it states that, "We (have) found that achieving the required and desired ceiling heights for the retail spaces has proven impossible with the approved zoning parameters". I maintain that Developer's underlined statement is not plausible. The Developer had received Council's approval in May 2014 on certain conditions and parameters. *Now*, it is making another application when in fact it had previously agreed to abide by the approved Application.
2. Even with the *currently* approved Application, once the Development is completed, there exists an intense vulnerability of vehicular passengers and pedestrians to experience an environmental *disturbance* – a contrary exposure arising from a man-made creation of a "tunnel" effect – as and when they pass by or drive through this specific intersection within the confines of the Granville, Seymour, and Howe road systems. The "tunnel" effect, caused by the protruding roof lines of these two buildings, will exasperate users, further, with any additional building height; in spite of an effort to mitigate the *disturbance* by making the roof lines peak in opposite directions.
3. There is validity in the feelings and opinions of citizens of this great City when we hear that "sometimes Vancouver City Council is lenient and more accommodating to Developers". Hence, this proposal, before the Council, is a definitive situation where City Council should disallow the wishes of a Developer. It is my submission that in this instance, the City must decline the Application and demonstrate to the Citizens that Council does not accept changes to an approved zoning application "willy-nilly".

To summarize, I urge the Council to decline this Application. Let the Developer consider rearranging the floor heights of the two structures (per the legal and code requirements) without changing the overall height of each building as has been approved in May 2014.

Thank you for your consideration. I look forward to hearing from the Council just as soon as possible.

Sincerely,

s.22(1) Personal and Confidential

Manny (Mansur) Kassam

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Jan 24, 2017