

Kazakoff, Laura

From: Richard Jaffray s.22(1) Personal and Confidential
Sent: Monday, May 15, 2017 9:08 PM
To: Public Hearing
Subject: 1101 West Waterfront Rd.

To: Mayor and Council
From: Richard Jaffray, President, Cactus Restaurants Ltd.

Re: Text Amendment – 1101 West Waterfront Rd.

I will be speaking at the Public Hearing tomorrow in regards to the RFP Process for the Harbour Green restaurant.

Cactus Restaurant Group submitted a comprehensive response for a boutique restaurant concept and attended meetings with city officials regarding this RFP competition originally opened to the public April 29, 2015.

The applicants were asked to submit bids on a pre designed 6,400 square foot restaurant on three levels in accordance with the instructions contained in the RFP. The form of development for this project has changed substantially from the original RFP from approximately 6,400 square feet to over 10,400 square feet.

We believe that proper due process warrants going back to another RFP process and believe, given the significant changes to the original RFP, the City of Vancouver, Parks Board and citizens of Vancouver will substantially benefit by going back to the market given this superior opportunity.

The only way to maintain the integrity of the RFP process is to deny this text amendment and to initiate a new RFP under the modified parameters. By doing so, the City of Vancouver will benefit from significantly higher revenues from a broader group of candidates.

I urge the City of Vancouver to defer this decision, and return to staff for a new RFP.

Richard Jaffray
President, Cactus Restaurants Ltd.

Kazakoff, Laura

From: Ivy Yeung s.22(1) Personal and Confidential
Sent: Monday, May 15, 2017 10:28 PM
To: Public Hearing
Subject: Rezoning Application - 1101 West Waterfront Road (Harbour Green)

Dear Sir,

We are writing to you as residents of s.22(1) Personal and Confidential As other residents in this community, we purchased for "quiet" enjoyment in this residential neighbourhood.

2. We are very concerned re the application to increase the density of the proposed restaurant, allowing for a structure adds much more noise and crime to this location . We respectfully submit that the city needs to consider the impact on what a large venue like this does to this neighbourhood.
3. To add a rooftop deck to the current structure and a larger floor plate encourages more noise and issues to this surrounding residential neighbourhood.
4. Please consider not only the noise impact but also the potential crime that this larger restaurant venue may bring to the neighbourhood . This should be considered for the benefit of all families and owners who need to ensure the safety of their children and families.
5. We hope the city will keep the location as beautiful and safe as possible for the many worldwide and local visitors that love to enjoy the safety and beauty of this exceptional waterfront neighbourhood in Vancouver

Thank you for taking consideration of the above points.

Ivy Yeung

s.22(1) Personal and Confidential

Kazakoff, Laura

From: Esteban Diaz <s.22(1) Personal and Confidential>
Sent: Monday, May 15, 2017 11:09 PM
To: Public Hearing
Subject: Oppose the increase in size Amendment - 1101 West Waterfront Road (Harbour Green Restaurant)

May 15, 2017.

City of Vancouver

Planning Department

To Whom It May Concern:

I am writing to encourage City Council to vote against recent changes proposed for the new restaurant development in Coal Harbour, near Harbour Green Park. I am concerned believe the increase in size is inconsistent with the planning objectives that the City of Vancouver had laid out in the original plan.

I strongly recommend you vote against this proposal.

Regards,

Esteban Diaz | Manager | Cactus Restaurants Ltd.
www.cactusclubcafe.com | s.22(1) Personal and Confidential
1085 Canada Place Way | Vancouver BC, Canada V6C 0C3

Kazakoff, Laura

From: Lucy Yang s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 7:28 AM
To: Public Hearing
Subject: Oppose the increase in size Amendment - 1101 West Waterfront Road (Harbour Green Restaurant)

May 16, 2017.

*City of Vancouver
Planning Department*

To Whom It May Concern:

I am writing to encourage City Council to vote against recent changes proposed for the new restaurant development in Coal Harbour, near Harbour Green Park. I am concerned believe the increase in size is inconsistent with the planning objectives that the City of Vancouver had laid out in the original plan.

I strongly recommend you vote against this proposal.

Regards,

Lucy Yang

Kazakoff, Laura

From: Tessa Wong
Sent: Tuesday, May 16, 2017 8:03 AM
To: Public Hearing
Subject: Oppose the increase in size Amendment - 1101 West Waterfront Road (Harbour Green Restaurant)

s.22(1) Personal and Confidential

To Whom It May Concern:

I am writing to encourage City Council to vote against recent changes proposed for the new restaurant development in Coal Harbour, near Harbour Green Park. I am concerned believe the increase in size is inconsistent with the planning objectives that the City of Vancouver had laid out in the original plan.

I strongly recommend you vote against this proposal.

Regards,

Tessa Wong | Assistant General Manager
CACTUS CLUB CAFE

1085 Canada Place
Vancouver BC, V6C 0C3

s.22(1) Personal and Confidential

www.cactusclubcafe.com

Kazakoff, Laura

From: Tobias Hooper s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 8:24 AM
To: Public Hearing
Subject: Coal Harbour Build

To whom it may concern ,

It was recently brought to my attention that there will be a 6300 square foot restaurant being built in an already cramped area adjacent to our Cactus Club restaurant. I am opposed to this build, and I wanted to formally state that.

Thank you,

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Tobias Hooper | Sous Chef | Coal Harbour |
Cactus Restaurants Ltd.

s.22(1) Personal and Confidential

May 16, 2017.

*City of Vancouver
Planning Department*

To Whom It May Concern:

I am writing to strongly encourage City Council to vote against the recent proposed amendments for the new restaurant development in Coal Harbour, near Harbour Green Park. I believe the increase in size is inconsistent with what had been originally agreed upon by the City of Vancouver, and will have a negative aesthetic effect on the surrounding areas.

I recommend that you vote against this proposal.

Kinds Regards,

Justin Mensah-Coker

May 14, 2017.

*City of Vancouver
Planning Department*

To Whom It May Concern:

I am writing to encourage City Council to vote against recent changes proposed for the new restaurant development in Coal Harbour, near Harbour Green Park. I am concerned and believe the increase in size is inconsistent with the planning objectives that the City of Vancouver had laid out in the original plan.

I strongly recommend you vote against this proposal.

Regards,

Dani Windrum



PCI DEVELOPMENTS CORP.

1700 – 1030 West Georgia Street
Vancouver, BC
Canada V6E 2Y3

604 684 1151 tel
604 688 2328 fax
www.pci-group.com

May 16, 2017

**SUBJECT: 1101 West Waterfront Road, CD-1 Text Amendment Proposal
for Harbour Green Park Restaurant**

To whom it may concern,

As landlord and on behalf of our tenants at Burrard Landing, we are expressing concern about the rezoning to add density to the proposed Harbour Green restaurant. The proposal is to increase the restaurant's area from 6,458 SF to 10,495 SF – an over 60% increase on an already large footprint.

This adds a significant amount of restaurant space to a retail service area that is challenged by a limited pool of patrons, limited frontage and the seasonal and event-based nature of the area. Furthermore, during peak seasons, back-of-house operations and loading which serve the existing Convention Centre and retail service tenants will be challenged by adding a further 4,036 SF of intensive service use above designed capacity.

The proposal states the change in density as a matter of enclosing a previously-open rooftop patio. However, enclosing the space changes the nature from a "patio" to restaurant area. The stated advantages of being able to reconfigure the restaurant based on the additional enclosed space removes this from being a matter of noise management and is instead about creating new selling space for the restaurant.

We appreciate that local residents' concern of noise has been addressed and there is increased financial viability for the restaurant. We respectfully suggest that the significant impact to local restaurants has not been considered.

The existing zoning took into consideration what would constitute a reasonable and supportable amount of restaurant space in the area, even during peak summer times with Vancouver having become an attractive destination for locals and visitors.

Our tenants have invested significantly in their restaurants understanding there was a possible additional 6,500 SF restaurant coming (2009 approval and per zoning), but an extra 4,000 SF – which is effectively the size of another restaurant – was not anticipated and is not supported.

PCI

The larger footprint also stretches further into the plaza, creating a solid wall (over 12ft) in closer proximity to the plaza, blocking sightlines to the water. We object to this.

Lastly, from an ethics standpoint, this notable increase in saleable area should trigger a new RFP process. Proponents based their proposal on the original 6,500 SF zoning, where the RFP contemplated only changes to design but within zoning. An increase in density would be a material change.

Overall, due to the excessive restaurant area increase, the proximity and impact to sightlines, we are not in support of the proposed rezoning.

Thank you,

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TIM GRANT
PCI Waterfront Leasing Corp.