

Isfeld, Lori

From: Ann Robson s.22(1) Personal and Confidential
Sent: Tuesday, July 11, 2017 5:22 PM
To: Public Hearing
Subject: Text Amendment- 620 Cardero Street (formerly 1575 West Georgia)

To Mayor and City Council:

Please do not approve this Text Amendment. Please request a more complete review of this revised Rezoning Application.

The original rezoning application was approved by Council by a close vote of 4-3 in March 2016.

At that time, the applicant proposed a design that was mainly one-bedroom units, although the project met CofV requirements for number of family units.

At that time, neighbourhood concerns included incorrect information about the siting of the building, as well as the impact of its height and mass on light and shadow on surrounding buildings.

When the new Rezoning (Text Amendment) sign appeared at the site, I initiated an e-mail exchange with City staff. I was told that the change in FSR was minor and related to two factors -- a calculation error and relocation of some storage areas to the parking level.

More recently a Policy Report (May 30 2017) and a clarifying Memo (July 5 2017) were prepared by City Staff. It appears that the reasons for the new Rezoning (Text Amendment) are somewhat more complex.

Briefly:

According to the recent Policy Report, the proposed increase in FSR was related to

- Correction of an error in the original application that did not include rooftop mechanical space in the FSR calculation.
- Conversion of in-suite storage storage floor area into regular residential floor area.
- These conversions were made after the rezoning application was approved
- AND
- as marketing of the residential units got underway, when there was a demand for larger units.

The floorplans of many suites were redesigned into larger units in order to respond to these marketing demands. This necessitated new underground storage space.

Finally, the Policy Report states that none of these design changes result in a significant change to the approved massing, form of development or land use.

According to the more recent Memo, however, the calculation error was corrected in February 2016.

Therefore, the increase in FSR was solely related to changes made in response to prospective buyers' demands for larger suites.

These suites may accommodate families more easily, but this project remains a luxury product.

Why are significant internal design changes made following approval of the rezoning application?

This proposal is not the same proposal that Council approved in 2016.

How much flexibility in design should be granted to an applicant?

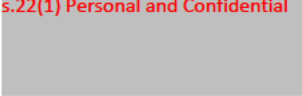
Why are massing and form of development the only factors to be considered in this approval process?

Why do these changes not merit another full review, especially as neighbourhood concerns about other errors and the impact of this large project persist.

Thank you for your consideration.

Ann Robson

s.22(1) Personal and Confidential

A grey rectangular redaction box covers the text below the contact information.

Isfeld, Lori

From: Laurie M [REDACTED] s.22(1) Personal and Confidential
Sent: Tuesday, July 11, 2017 5:12 PM
To: Public Hearing
Subject: Spam: Rezoning hearing 620 Cardero Street July 11 2017
Attachments: Public hearing July 11 2017.docx

I oppose this rezoning: please find attached documentation.

As you know, in March 2016 Council approved a rezoning concerning 620 Cardero Street property **by one only vote**, 4 to 3. But what if you, councilors, had based your choice on **significantly incorrect information**? Information that made the proposed building appear to have **much less of a negative impact** on the community and its residents. Information provided by our **own City Planning Department**. This rezoning should be disallowed and **rescinded**, as councilors' voted using **flawed information**.

At a rezoning hearing on this property prior to voting, Council, out of their concern for an important Community Green Space, had requested additional, **specific details regarding site orientation and shadowing impact** as related to an adjacent building and its **4000 sq. ft. rooftop garden** - ie. PAL (Performing Arts Lodge) Vancouver. This is about some of the **inaccurate and incomplete information** that may have influenced your vote.

By the next hearing, the planning department had given Councilors **2 key pieces of information** in, as seen in Addendum X. One, a **site map** with a caption stating that the proposed building **would sit EAST of the PAL Lodge**. Yet on the city's own **website**, you can find a nearly **identical map** which clearly shows the proposed building would be **almost directly**

SOUTH - where **most of the sunlight** comes from, particularly on the penninula's lower slope, that is, Coal Harbour.

So City Planners provided council **a site map labelled as almost a full compass point off from accurate**. They also presented additional **shadow modelling. Incomplete** shadow modelling, which did not respond to the **councillors' specific requests to clearly** show the effect on the PAL Lodge. Some of the times of day selected were on **either side** of the Lodge, and the summary doesn't truly describe the **actual reduction of hours of sunlight**. One panel, representing the June 21, at noon, indicates PAL Lodge would **still** be in shaded when the sun is at its **very highest point of the entire year**. These models did **not show the devastating effects** of this development, the **fact** that for **most of the year**, and for **much of the day** this beautiful Coal Harbour **community space** will be cast into **shadow**.

Clearly, one key issue here is **Council integrity**. **You, our representatives**, rely on city staff to provide you **unbiased, accurate and complete information**. I'm here to tell you that you've been **let down** and so have the **residents of Vancouver**.

Here's an **opportunity** to put things **right**, the time for City Council to **reject this rezoning altogether**. Do it for the health of our **community**, your **constituents**, the people who **live** and **work** and **play** here. As you know,

“...any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;...”

Insist that the developers **propose** a building that **fits in with the neighborhood** and **works for the people there**, not just their **pocketbooks** and **City coffers**. The original zoning of 13 stories is a reasonable one, it fits in with **the overall plan of the area as it was developed**. It would provide housing, probably more affordable than the very top floors of large units selling for millions of dollars. It would **preserve and protect** the vital access to sunlight for Coal Harbour residents overall and, specifically, **for the seniors and disabled residents of PAL Vancouver**.