

Ludwig, Nicole

From: Michael Jung s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 5:49 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard & 1019-1045 Nelson Street

To whom it may concern:

I am a resident at s.22(1) Personal and Confidential and my unit faces the direction of the proposed towers along Nelson Street.

I have concerns that compared to other surrounding buildings, the height of these proposed towers will be an eyesore and that they will take away the entirety of my unit's view from one side. Also, the distance between the proposed towers and other surrounding buildings is far too close to even remotely be considered acceptable. I believe that there is ample space to create a better plan that works for more people, especially by preserving neighbourliness and quality of life by not boxing in entire homes with a concrete structure.

This rezoning project violates the City plans that were created in 2005. It is my opinion that the bylaws created by the City of Vancouver should be upheld. In addition, this proposed tower is slated to be excessive in height in conjunction with being built on the most elevated downtown area. As such, considerably more deliberation must be made.

Furthermore, the traffic along Nelson Street between Thurlow and Burrard is already terribly congested and adding more vehicles will result in abysmal driving conditions.

Therefore, I am strongly opposed to the rezoning of 969 Burrard and 1019-1045 Nelson Street.

Regards,
Michael Jung

Ludwig, Nicole

From: Ann Robson s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 5:21 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard St and 1019-1045 Nelson St

To Mayor and City Council

I am opposed to this rezoning application and I urge you to vote against it at the Public Hearing.

I am opposed to the application for many reasons:

the proposed tower's height and density are out of proportion with the neighbourhood and the site.

It will be located at an extremely busy intersection in the downtown area.

It will intrude significantly on air, light, and shadow of nearby residential buildings and towers.

features of the tower (floorplate size, siting, height, setbacks) are not compatible with the guidelines set out in the community plan.

this will be a luxury tower that will exacerbate, rather than help to relieve, problems of affordable housing in Vancouver. The current model for increasing affordability through rezoning for increased density is not solving this problem.

Thank you,

Ann Robson

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Ludwig, Nicole

From: Alan Albert s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 5:12 PM
To: Public Hearing
Subject: Spam: Please do not approve 969 Burrard St development

This development is way too big.

It's way too close to many neighbouring homes, depriving them of light and views, and casting shadows over many streets and homes.

The pace of new housing development in the city is far exceeding the growth of actual residency.

There are already 25,000+ empty homes.

New developments like this are being built primarily for investors, rather than for locals.

We don't need any more buildings like this. We need human-scale homes, at affordable prices, marketed and sold to locals.

Adding discretionary bonus density only increases the land value of nearby properties, increasing housing costs for the surrounding area.

The land lift caused by massively increasing density makes the problem of housing affordability worse, not better.

There's no reason to give any discretionary bonus density to this development.

Please vote against approving any discretionary bonus density, and allow only the (already excessive) density available under the current zoning.

Thank you,

Alan

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Alan Albert
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Rachel Ni s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 5:11 PM
To: Public Hearing
Subject: Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

Hello,
I live int the patina building, I oppose the plan. Because of the safety issue and increase the risk in the event of emergency situations.
Thanks for listening
Rachel

Ludwig, Nicole

From: Pierre Derreumaux s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 4:01 PM
To: Public Hearing
Subject: REFERENCE THE REZONING APPLICATION FOR 969 BURRARD & 1019-1045 NELSON STREET

Hi there:

As a resident in the West end, living right next to Zebra tower project, I'd like to express my concerns for the following:

- Violation of the standard practice of utilizing slim towers, widely separated by low-rise buildings
- Various issues of breaching or ignoring WECP guidelines (FSR, building height)
- Monstrous and disproportionate size of the proposed tower
- Luxury-based tower that will benefit a select international elite but will not benefit the local community and Vancouverites
- Congestion on an already congested block
- Help preserve the skyline, do not abandon previous relevant, thoughtful and citizen-engaged city planning
- FOR ONCE, TAKE DECISION FOR THE GREATER GOOD OF THE PUBLIC, NOT FOR CORPORATIONS/"BIG MONEY"

Thanks for reading me and taking my concerns into consideration,

Best regards,

Pierre Derreumaux
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Trace Segal s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 8:04 PM
To: Public Hearing
Subject: opposed to 969 Burrard Rezoning

To Whom It May Concern,

Please consider the negative impact of this proposal before approving it-- you will still get the social housing, the public art, the church upgrades, etc. from any developer here.... but it must contribute to our livability in the area, not detract. The tower must be smaller in scale in every sense.

Regards,

Trace Segal

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the signature and contact information of Trace Segal. The redaction is complete, obscuring all text and graphics that would normally be present in this section of an email.

Ludwig, Nicole

From: Grace MacKenzie s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 8:21 PM
To: Public Hearing
Subject: Opposed to 969 Burrard St development

Yet again the City's planning department is not taking into consideration the existing neighbours around a development. What are we tax payers paying for if not the protection of our neighbourhoods/the places where we live/the price of our assets? We buy in to a neighbourhood or a reason -- then some rich developer says 'nice view' and takes ours away for their BIG profit and we get nothing of value in return. AND certainly the population doesn't get affordable housing. The only thing affordable about the developments today are that they are affordable for the developer to build. This is just not fair to the citizens.

Also, the Churches in Vancouver have not paid property taxes based on the fact that they use their land for a religious purpose, to serve the community. Why is this church not now paying back ALL the back taxes since they have changed the USE of their property. I think at the least the citizens of Vancouver are owed these back taxes since the church organization is now receiving a huge profit for being allowed to build this huge building.

Not that Vision Vancouver cares one bit what a citizen has to say, so I expect that they as a group (as that's how they always vote, not an independent thinker in the group) they will vote for it as it is.

Opposed to 969 Burrard St development -- move the building on the site to retain existing views of neighbours.

MacKenzie Chapelle