

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Friday, January 12, 2018 11:47 AM
To: Public Hearing
Subject: FW: Manners again
Attachments: img-150613123433-0001.pdf

From: Zeng, Yan
Sent: Friday, January 12, 2018 11:39 AM
To: Correspondence Group, City Clerk's Office
Subject: FW: Manners again

Hi,

This is sent to staff commenting on the rezoning at 1500 West Georgia Street.

Kind regards,

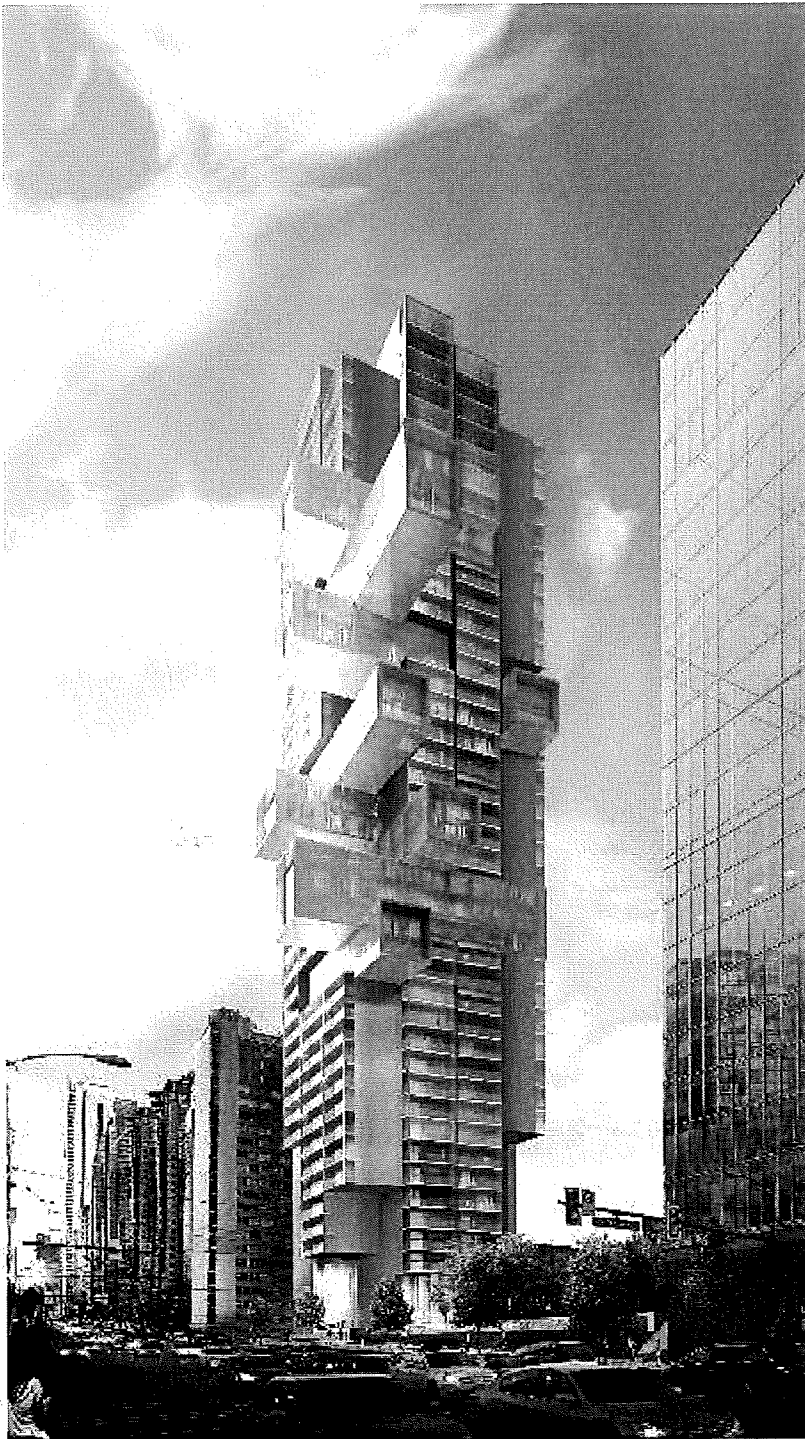
Yan Zeng
Planner – Vancouver Downtown
Planning, Urban Design and Sustainability
City of Vancouver
Tel. 604.871.6383

From: Ray Spaxman "s.22(1) Personal and Confidential"
Sent: Friday, January 12, 2018 9:46 AM
To: Ray Spaxman
Cc: Gordon Price
Subject: Manners again

Good morning Gordon,

Well, reading the Price Tags responses was very interesting. What struck me the most was how some of them said they didn't understand my thoughts about the building being bad mannered. Most people I have heard from directly, totally understand. I thought the story I told about the people at a fireworks display would satisfy the concept of good manners. So, as I do want to explain what I see as good and bad manners in urban design and architecture, I will explain some more. While other questions were raised, it seems that the question of good manners is a key issue so I will try to explain my position.

Most people have experienced going to a concert or play when someone has come and sat in front of them wearing a large hat that blocks their view of the stage and the performers. That is considered to be bad manners. You may ask them to remove their hat, or you may put up with it because you are nervous about how they might react. Some "hat wearers" will remove their hat, others may not. This is just another example of good or bad manners that can be easily understood by most people. It is one way of being a good neighbour.



Street view from West

So, again, I ask that you observe the changes that have been made to deal with the neighbourliness issues. It seems "grist to this mill" that the first change I noticed is that the most affected neighbouring apartment tower has been removed. While that might be one way to solve this design issue, I doubt this already enormously costly building can afford the added cost to demolish it. Some of you might enjoy the game of

"Note the differences between the two photos".

Ray
PS While this is not a more significant issue to Vancouver's future than the ones I addressed in my recent "Opportunity" communication, I aim to produce a final one on this issue tomorrow.

ARCHITECTURE

Developer proposes Jenga-like condo

Unique design with boxlike projections would dominate skyline, but not everyone likes it

**DERRICK PENNER
AND BETHANY LINDSAY**

VANCOUVER SUN

A distinctive Jenga-like tower proposed for downtown Vancouver was designed to be a landmark on the city's skyline, but there are concerns it signals a move away from harmonious urban planning.

Architect Ole Scheeren calls his design for 1500 West Georgia "a tower that reaches out horizontally to engage the space of the city." The proposal from Bosa Properties and partner Kingswood Properties calls for a 500-foot residential tower with rectangular blocks jutting out from its sides, to be placed adjacent to the existing green glass office tower.

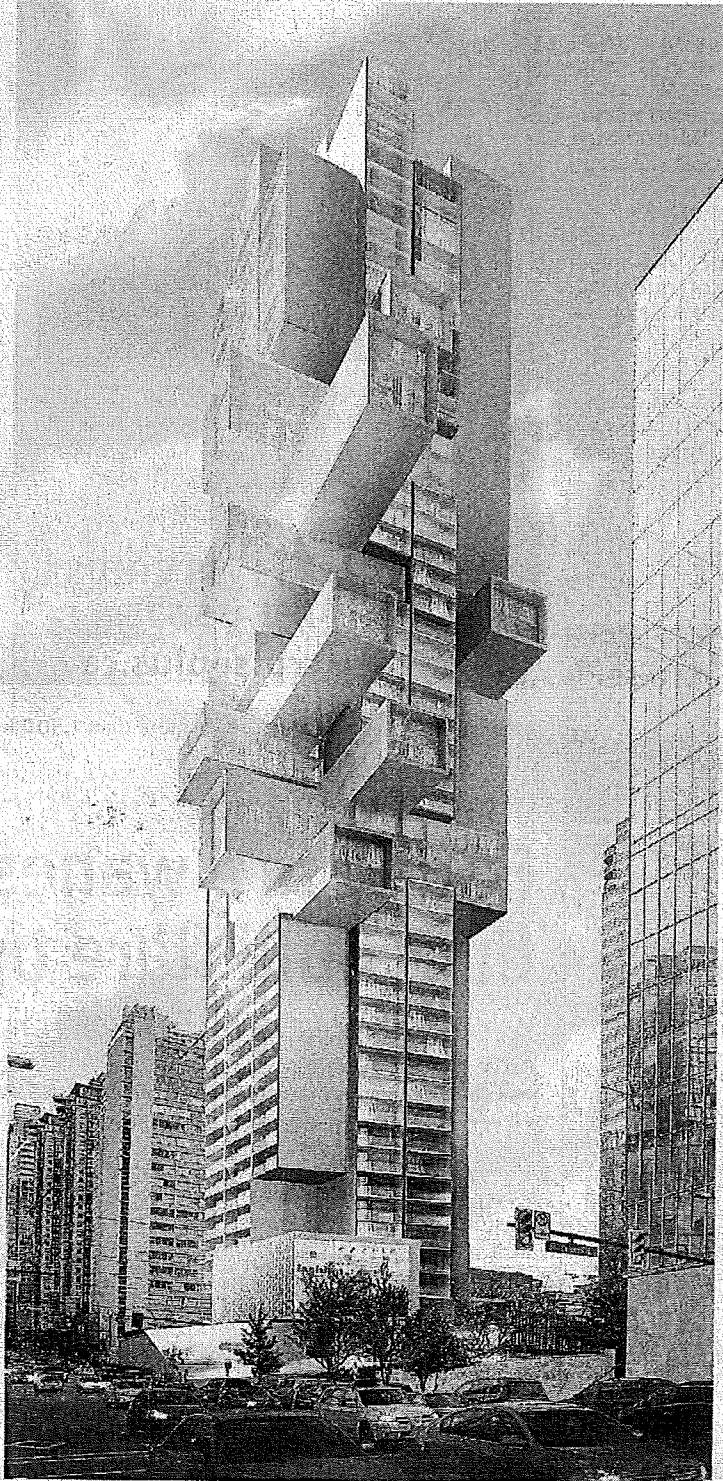
The developers were looking to build a "landmark building that tries to change and improve the skyline" of downtown when they bought the site last fall, said Daryl Simpson, senior vice-president at Bosa.

"We like that it's the entrance to downtown, we like the views that a tower like this can afford through to Stanley Park, the West End and Coal Harbour," he said.

The partners selected Scheeren's firm to design the landmark structure after a short competition during which they looked outside of Vancouver for an innovative idea. Scheeren's portfolio includes work with star architect Rem Koolhaas on the unique CCTV headquarters building in Beijing.

The partners have submitted a letter of inquiry to the City of Vancouver signalling that they have a design they would like to proceed with. The tower itself seeks to "open up the inert shaft of the tower," the architect said in a statement on his website, with a more sculpture-like stack of rectangular forms.

And while Simpson accepts that not everyone will like the unique design, he believes it will be "wildly received."



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Burke, Teresita

From: ROGER TSANG "s.22(1) Personal and Confidential"
Sent: Saturday, January 13, 2018 11:20 AM
To: Public Hearing
Cc: Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim
Subject: 1500 West Georgia Street Rezoning Application

Re: 1500 West Georgia Street Rezoning Application

Dear Mayor and City Council,

I am writing this to strongly oppose the approval of the Rezoning application. In Year 1989, I was involved in the development of 1500 Alberni Street, with the objective of putting a high quality, 100% residential building that has a secured front view of Coal Harbour, in the city of Vancouver. The building was finished on September 1991. A building of 26 storeys with 69 spacious (10ft ceiling height) units and an over 30ft high granite lobby. It was a first in western Canada, a residential building with a curtain wall exterior finish (done by the same curtain wall contractor who did the Trump Tower in New York). Kitchens of all units were finished with German Poggenpohl cabinets and Sub-Zero refrigerators and all high-end appliances. Electric radiant ceiling heat system was used in every unit. The first 26 storeys high-rise building designed by architect, James K.M.Cheng.

As a former developer of such a quality building in 1991, I personally really feel hurt to see City would allow the Rezoning. By taking advantage of the change of the Zoning for an increase FSR, to build an additional tower of 43 storeys on an already developed site, that will take away most of the views from the owners and residents of 1500 Alberni. This has an extreme adverse effect to the livelihood over 100s of the residents.

I sincerely hope the Council will reject /down size this Rezoning and other 17 more rezoning within 2 blocks radius of 1500 Alberni Street. The proposed level of redevelopment and densification in this area is unprecedented. Not to mention all the adverse impacts caused by View, Light and shadow, Traffic, etc shall totally ruin the livability and livelihood of all the residents within the neighborhood and local community.

As a Canadian resident and citizen of over 34 years in Vancouver, I sincerely urge the Council to consider and keep the West end and Vancouver to be one of the best livable city.

Yours sincerely,

Roger Tsang

"s.22(1) Personal and Confidential"

Castro, Maria

From: cf hui "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 12:58 AM
To: Public Hearing
Cc: cf hui
Subject: Opposition to the proposed development at LMS75-1500 West Georgia, Vancouver.

The Mayor and the City Council,

Dear Sirs,

Being the owner of "s.22(1) Personal and Confidential" Vancouver BC, I have serious concern on the proposed development at LMS75-1500 West Georgia, for which I would give some major reasons for my opposition as following:

a. the proposed massive development at LMS75-1500 West Georgia is located right close to our premises at "s.22(1) Personal and Confidential" causing huge and unprecedented annoyance to the habitants, and unavoided traffic jam in our neighbourhood.

b. the application for rezoning is inappropriate, not only from the neighbourhood well-being standpoint, but also from the healthy development of the West End Community as a whole. From urban development point of view, any over-developing this already congested part of West End Community north of Robson and south of Coal Harbour waterfront, means further squeezing out the air, space, light and view enjoyed by those living there for years or decades.

c. the West End Community Plan has long proved itself being useful and effective in guiding how and what our West End Community should gradually grow. Any massive development abruptly overruling this precious and rare peninsular would definitely create a precedent case and set a bad example for other applications to follow suit.

Overdevelopment has become almost a norm in cities and countries not placing high social value and stability. But for a highly cultural part of city like West End Vancouver, money making from development should never be the chief goal. Safe-guarding the well-being and tradition of this rare piece of asset like West End, optimum maintaining a nice, naturally landscaped and of human scaled environment should always be the major target for the City Community Management to ensure, especially when viewed from the long-term planning.

Thank you.

CF Hui

Castro, Maria

From: Ron & Averill Curry "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 12:20 PM
To: Public Hearing
Subject: 1500 West Georgia Street - Public Hearing on 16 January 2018

Dear Mayor and City Council,

As a resident of Alberni Street I am strongly OPPOSED to the approval of the proposed redevelopment of 1500 West Georgia Street.

My main concerns and objections are as follows:

[1] The excessive size and bulk of the proposed building relative to such a small site. I believe that it represents a totally inappropriate use of the site with only negative impacts on the neighboring community.

[2] The size and height of the building with no meaningful setbacks from West Georgia Street, Alberni Street, and Nicola Street, together with the proposed redevelopment of properties on four adjacent corners, will result in the creation of a "canyon district" with subsequent almost total loss of views, and negative impact on light and air, and will exacerbate the already difficult traffic situation.

[3] The proposed development does not provide for the optimum use of the site. Rather it would result in its maximum use with an extremely negative impact on the neighborhood with over densification of the area contrary to the intent of the West End Community Plan. In this regard I note that there appear to be at least 17 developments proposed for the area. I suggest that the impact of this development should be considered in conjunction with the impact of all nearby developments and that the total impact should be Council's focus.

[4] I suggest that, applying the "optimum use" test, this development fails to provide the optimum use of the site. Rather this site would be far better used to provide much needed open space for the use and benefit of the public and neighboring residents. The creation of a park on this site would provide a marvelous community benefit and represent its optimum rather than its maximum use.

Accordingly I submit that Council should reject this development in its entirety.

Yours faithfully,

Ron Curry

Castro, Maria

From: John Wallace "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 12:24 PM
To: Public Hearing
Subject: Rezoning Application for 1500 West Georgia

I am NOT in favour of this proposal, which would destroy the gateway to downtown Vancouver along Georgia St. This proposed building flies in the face of the current affordability discussions throughout the city of Vancouver. While the buildings design is enticing, it shouldn't be at the expense of this iconic Vancouver plaza.

John Wallace

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 15, 2018 12:32 PM
To: Public Hearing
Subject: In Opposition, Tsang, R. Refers to Item No. 7, Rezoning: 1500 West Georgia St., Public Hearing, Tuesday, January 16, 2018
Attachments: 20180115122459863.pdf

The digital copy of attached letter addressed to Mayor & Council and received on 15 January 2018 is forwarded for your action and/or information.

"s.22(1) Personal and Confidential"

January 13, 2018

Mayor and City Council
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

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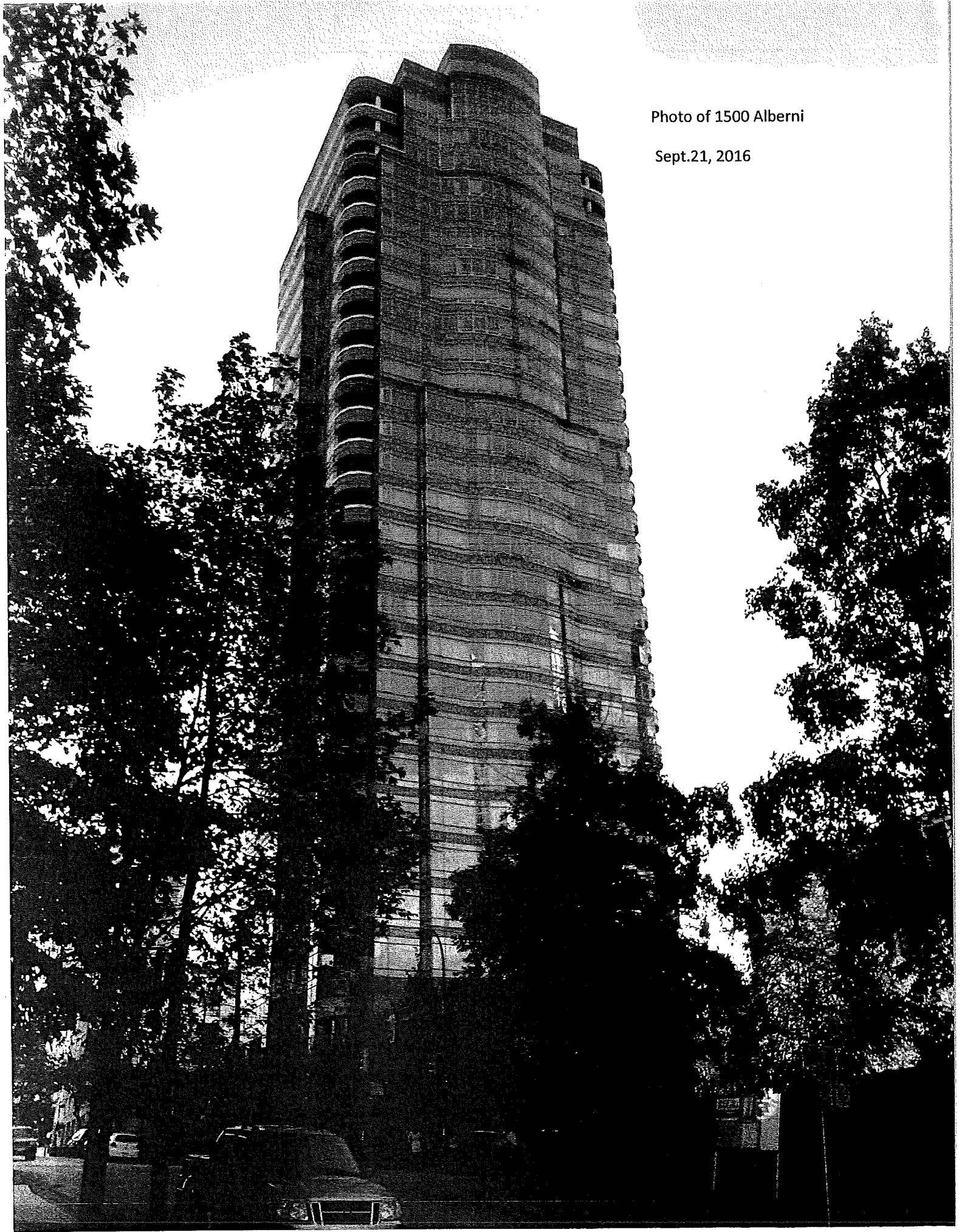
Roger Tsang

"s.22(1) Personal and Confidential"

Encl. 25 anniversary photo of 1500 Alberni

Photo of 1500 Alberni

Sept.21, 2016



Roger Tsang

"s.22(1)
Personal and
Confidential"

JAN 15 2018

Mayor and City Council
City of Vancouver, City Clerk's Office
435 West 12th Avenue, Third Floor
Vancouver, BC V5Y 1V4
RE: 1500 West Georgia Street Rezoning Application