

## Burke, Teresita

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**From:** Teddy Lai - "s.22(1) Personal and Confidential"  
**Sent:** Monday, January 15, 2018 9:54 PM  
**To:** Public Hearing  
**Subject:** rezoning application - 1500 West Georgia street, vancouver

As owner and resident of a suite at 1500 Alberni street, I am hereby opposing the project at 1500 West Georgia street as designed for the rezoning application. The following summarizes some of my concerns:

Lack of local community benefits.

On-site benefits for local community building are minimal and insufficient for the scale of the project. Resources contributed to transportation improvement/management and housing affordability are scarce.

Decreased quality of the neighbourhood and liveability.

The proposed project is one of several within a small urban area, and the proposed densification is extreme and will have immediate and lasting effects on liveability of the area.

Already, local small businesses which are essential for local community building are being forced to close because of the anticipated densification.

Obstructiveness.

Revised attempted slimming of the proposed tower has had negligible success on mitigating the intrusiveness of the building in the neighbourhood, and lacks sensitive urban design and scale.

Even after the revised design, proposed new tower is still too massive, obstructive, intrusive, and inappropriate for its small site, which already has on it an existing large high building (Crown Life Place).

Excessively detrimental view impacts.

The limited view analyses provided to support the design are not consistent with the spirit of good urban design and minimizing of negative view impacts for immediate neighbours. Impacts on surrounding buildings are inconsistent with City guidelines for neighbourliness and the West End Community Plan for maintenance of required view corridors.

View studies weigh peripheral side views equally with front centred views. But this does not recognize that obstructed views immediately in front are a colossal multiple of detriment when compared with obstructed peripheral side views.

View studies only focus primarily on long distance views such as to the North shore. Rather, the most appropriate focus for preventing negative impacts on neighbouring buildings should be maintaining local open space vistas, spaces immediately in front, and mid-distance views.

The focus of the current view studies artificially minimizes impacts of the proposed tower, which will be set immediately in front and centre of 1500 Alberni street. Loss of view for the existing 1500 Alberni building is therefore much more detrimental than the view studies provided suggest.

In the City Policy Report for the project, City staff themselves identify the loss of view (especially for 1500 Alberni street) as a significant concern that needs to be addressed and mitigated, for the project to proceed.

Light and shadowing effects.

Studies are inadequate and do not fully consider detrimental impact on surrounding existing residential buildings.

Impact of the multiple redevelopment proposals in the immediate vicinity in the future is significant, resulting in significant loss of light, air, space, and view. In particular, the immediate impact of towers to the north, west, and east of 1500 Alberni street, is damaging and creates undesirable dark urban spaces.

Unresponsive to Heritage context.

Heritage preservation of existing office tower is an ongoing concern. Proposed tower is incompatible and unsympathetic with the existing site heritage and community context of Crown Life Place. This is yet another assault on the City's rapidly depleting heritage and community fabric. The proposed design purports to be modern but has remnants of a neo-brutalism style, since relegated to irrelevance, which has no relationship to the site context.

Traffic disruption.

Location of vehicle entrance/exit ramp off Nicola Street, which is steeply sloping for that block is a concern in icy conditions and is a risk hazard for the busy traffic on West Georgia street.

Traffic study is incomplete and uses incorrect neighbouring data. It does not fully consider overall traffic impact of other future proposed towers.

yours truly

Teddy Lai

January 15, 2018

Mayor and City Council  
Vancouver City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V6G 3C9

Re: 1500 West Georgia Street Rezoning Application (the "Application") – Public Hearing

Dear Mayor and City Council,

As owners of a home, with our two small children, in the building across the street from this new potential development, thank you for the opportunity to voice our concerns. We oppose the approval of the Application as it currently is drafted, given the significant negative impacts it will have on the neighbourhood, which are minimized in the Application. Specifically:

- 1) **View:** The view loss will be substantial. The West End Community Plan calls for minimizing view loss; however, the proposed loss of open-space vistas and mid-distance views for nearby residential and office buildings will be significant. The Application's view studies don't take these considerations into account, but rather focus only on long distance views to the north shore, most of which will be obliterated as well.
- 2) **Sunlight:** The West End Community Plan requires developments to maximize sunlight on the sidewalks. However, the Application's shadow studies are incomplete and do not fully consider the impact of all of the planned surrounding buildings.
- 3) **Densification, gentrification and neighbourhood quality:** The West End is an established community, and therefore it is imperative that the Application be considered in conjunction with other proposed redevelopment in the area. The proposed level of redevelopment and densification in the area is unprecedented and defies the West End Community Plan. The potential is for 17 towers within a 2-3 block radius, at an average price of \$2000/ square foot. This will have immediate and lasting effects on the affordability, liveability, diversity and economic viability of the area. We are seeing long-time small businesses and communities disappear right before our eyes.
- 4) **Traffic:** The proposed tower is located at one of the most congested and problematic traffic areas in the downtown/Georgia Street gateway. Georgia and Alberni Streets are constantly in gridlock during the afternoon/ evening rush hour. The Georgia Gateway sees 60,000 vehicles per day (City of Vancouver website) and we cannot imagine the impact of 17 new high-density towers on our already clogged streets.
- 5) **Community and infrastructure:** We moved to the West End with two children because of the neighbourhood quality, green space and sense of community. We cannot

support the Application, especially given the magnitude of other development proposed on every side of us, without knowing how or whether there will be corresponding development of schools, infrastructure and green space.

We cannot possibly compete with the deep pockets of big developers. However, we hope that our voices, along with the many others being expressed in opposition to the Application, are heard and that appropriate changes can be made to the Application to address our concerns.

We do not oppose growth in Vancouver; however, there needs to be a thoughtful, long-term vision and plan that takes into consideration the existing established community and its residents, to ensure the West End can thrive as a diverse and vibrant community where families and children can grow.

Sincerely,

Karima Penman and Hani Zabaneh

## Burke, Teresita

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**From:** Arthur Robson "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, January 16, 2018 7:13 AM  
**To:** Public Hearing  
**Subject:** Rezoning application 1500 West Georgia Street

Dear Mayor and City Council,

I am strongly opposed to this rezoning application. The proposed tower is a massive building that is not in the least suited for the site. Most importantly, there has been little consideration of the numerous significant impacts it will have on the surrounding buildings and neighbourhood.

I urge you to reject this application.

Arthur Robson

"s.22(1) Personal and Confidential"

## Burke, Teresita

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**From:** Mayer Aronson [REDACTED]  
**Sent:** Tuesday, January 16, 2018 8:02 AM  
**To:** Public Hearing  
**Subject:** 1500 alberni

As I am away from Vancouver for an extended time, I am not able to attend the meeting tonight, but add my objection to the proposed development opposite our building at [REDACTED]

Since the first meeting held about 3 years ago, I have been vehemently opposed to this development and raised these objections to the mayor and city council in photographic detail on numerous occasions.

I hereby confirm my objections together with the detailed objections raised by co owners and trust that fair and meaningful understanding will be given to this most serious problem which threatens to impact the whole area and our building in particular.

Kindly add this letter to the others from owners in [REDACTED] with whom I totally agree.

Mayer Aronson

[REDACTED]

Sent from my iPhone

## Burke, Teresita

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**From:** Ann Robson "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, January 16, 2018 1:04 PM  
**To:** Public Hearing  
**Subject:** 1500 West Georgia Street Rezoning application -- Comments

To Mayor and City Council:

I am a resident of the neighbourhood and I am opposed to this rezoning application.

Here is a summary of my concerns about this application. Several of these concerns are also mentioned in the Policy Report. In addition, these concerns suggest that the proposal is incompatible with WECP spirit/guidelines and with City of Vancouver goals for economic & environmental sustainability.

### The building

The proposed tower is massive, intrusive, and not suitable for this site.

Slimming of the tower has done little to mitigate the intrusiveness of the design.

Cantilevered projections increase this intrusive effect.

The applicant's design deliberately contrasts with the harmony and design of the current plaza.

Minimum requirements for separation requirements from the existing office tower are not met.

The site is small and location of any tall tower on this site inevitably disrupts view for surrounding buildings.

### Impacts: Impacts on the neighbourhood will be significant.

#### View

The loss of view and space for nearby residential and office buildings will be significant. View studies artificially minimize this impact.

View studies overlook the impact of the proposed tower on open space and mid-distance views that are experienced by residents of most nearby buildings. Proposed tower will completely obstruct these views (as well as light) for the north side of 1500 Alberni Street.

#### Light and shadow

Blank walls at street level on three sides of the site will impact light, shadow and pedestrian activity.

Shadow studies do not fully consider impact on surrounding buildings.

#### Traffic

Proposed tower is located at one of the most congested, problematic traffic areas in the downtown.

Planned location of a recommended two way access/exit on Nicola Street is an emergency route and will impact both congestion and public safety.

Traffic study is based on a one-way exit at Nicola Street and does not fully consider impact of other proposed towers in the area.

#### Heritage

Heritage value of the site will be compromised due to combined effects of the design of the proposed residential tower, redesign of the pool & plaza, and uncertain future of the existing office tower.

### Community benefits:

On site benefits are minimal or reduced.  
Resources devoted to affordable housing are insufficient.

The context:

The proposed tower will be one of approximately 17 proposed within a 2-3 block radius -- between Pender (N) & Robson (S) and Denman (W) & Broughton (E).

This will have immediate and lasting effects on the affordability, livability and economic viability of the area.

Most proposals are for luxury market residential units.

Most new developments will require demolition of existing rental, market residential, and office space.

The area will effectively be a demolition/construction zone for 5-10 years.

Increase in value of surrounding commercial properties has already had a significant impact on viability of local businesses.

Please re-consider how the WECP is being implemented in this area!

Thank you for your consideration. I urge you to reject this rezoning application.

Ann Robson

"s.22(1) Personal and Confidential"



## Burke, Teresita

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**From:** C. Min "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, January 16, 2018 2:33 PM  
**To:** Public Hearing  
**Subject:** 1500 West Georgia: OPPOSED

Dear Vancouver City Council:


I am writing in opposition to the proposed building at 1500 West Georgia on account of its extreme disrespect to the existing building on the west side of the site. The former "Crown Life" building was designed by one of Canada's most renowned and respected architects, and it is one of the few buildings in Vancouver of high architectural quality. The proposed building on the east side of the site is at best self-contained with no relation to its context, and at worst totally self-absorbed.

"s.22(1) Personal and Confidential"

A large rectangular area of the document is completely redacted with a solid grey fill. The redaction covers the majority of the page's content, leaving only the header, the opening salutation, and the closing signature visible.

Sincerely,

C. Min  
"s.22(1) Personal and Confidential"

The signature area is redacted with a solid grey fill, obscuring the name and any handwritten notes or dates that might have been present.