

January 16, 2018

To: Mayor and Council and Citizens of Vancouver

Opposition to 1500 West Georgia St Rezoning Application:

First I would like to thank the two Rezoning planners on this project for their time and responsiveness to our conversations. They have always been gracious and informative when providing assistance.

[Attached to my submission are two photos.

#1 The extent of the impact from a South View from Georgia St towards 1500 Alberni St showing this tower's placement in front of 1500 Alberni St

#2 The View Studies from 1500 Alberni St if 1500 West Georgia were to proceed.

(This is taken from the developer's View Studies showing mid distance and long views)

Current Status: The existing Crown Life building is designed by renowned architect Peter Cardew. He purposively created a calm, iconic building with a reflecting pool and waterfall having a low building to the east. It offers breathing room from the row of towers along Georgia St.

Q What has changed in the rationale to allow this proposed intrusive, aggressive tower to change this current proposal? Did someone call for this?

Q Is this the kind of principled development sought by residents under the West End Community Plan?

Q What guarantees can the city put in place to secure and ensure that the Crown Life building is not later demolished and another new tower built in its place in the future?

Proposed Changing Status: There are 17 new towers coming to the Alberni/Georgia Corridor in a three block radius of 1500 Alberni. These are the same old "spot rezonings" that West Enders fought so hard to stop when they asked for an official West End Community Plan. To date, in the Alberni/Georgia/Robson Corridor there has been no new neighbourhood planning to create a village-like setting – just another gutting of one of the most extraordinary areas (including "green" space) of liveability in the city.

Sadly, few of these new towers offer any new facilities and/or new infrastructure. And because they create "land lift" - due to being huge, expensive, (and this one being exhibitionist), they do nothing to create affordability. All they do is to increase taxes for small merchants and existing residences. They do not create an improving liveable neighbourhood that looks forward.

There are already four new rezonings coming to the quadrant banding the 1500 West Georgia development.

1)Cardero's, 2) the James Cheng tower/Pender/Georgia, 3) **two** Landa towers banded by Nicola/Alberni/Broughton St and 4) Westbank tower to the west, cnr of Alberni/Cardero.

This particular proposal appears to be a desperate attempt by its owners to show they don't give a damn about new residents; or the people already living or working nearby. It is a huge view blocking invasive building to newcomers as well as those already living at 1500 Alberni/Nicola, Nicola/West Pender, Broughton/Alberni and further away.

And in addition to these four are: Landmark's 2 new Robson St towers, plus another tower to the west on the corner of Robson, making 8 towers that could be under construction at the same time. Each of these sites could have at one time approximately 200 construction workers on each site.

Working Status So $8 \times 200 = 1,600$ people approximately... working in an existing established neighbourhood.

Q How does the City plan to deal with the workers' parking needs, the construction noise, the dirt, the hazardous materials that will permeate the West End and Coal Harbour with so much asbestos being removed?

(Already to give us a taste of what is to come is the underway two construction sites that emit constant drilling, buzzing or banging.)

Q Where is the liveability of the current execution of the WECP?

My next comments should not be taken as any kind of approval of this development but are meant to add more texture to the latest Policy Report.

(The WECP guidelines state that view impacts should be limited. Yet stated in **the Policy Report dated Nov 28'17** Appendix B Page #1 it appears this has been ignored by the developer.)

Item # 1 The planners' first and foremost issue is the request of the developer to **reduce view impacts.**

"Developer is asked to reduce view impacts to nearby residential and office building particularly view to the North Shore Mountains"

"Additional narrowing or shaping of the principal building mass may be required, Terrace space on the roofs of the cantilevers forms on the south side should either not be accessible or significantly reduced....to minimize view impacts"... "No guard rails on the south side"..

Note: *It is important that the cantilevered forms are also restricted on the WEST side not just the SOUTH side and there should not be guard rails installed on the WEST side of the building's cantilevers either.*

It appears from the buildings floor plans that some suites have doors onto these cantilevers which for safety reasons should be removed to prevent anyone from

walking on them. And a legal Covenant should be written into the development/building permit that these cannot be altered in the future.

Item #2 "Avoid building mass, including balconies that overhang or project into the public realm at any level. There are limits to the overhangs on sidewalks. This condition may result in a loss of density".

Doesn't this require a redesign of the whole project? This is unclear.

Item #3 "Further reduce the average floor plate for floors above 60 ft to satisfy the West End Community Plan as per data on Feb 14th, 2017"

Doesn't this also require a redesign of the project? This is unclear

Item #4 "Fix blank walls at street level"

Doesn't this require a redesign of the project? This is unclear

Item # 9 "Reduce intrusion into View Corridor of Mechanical Equipment on Floor level 42.

Design of rooftop should include and cover all equipment"

No details indicated how this will be achieved.

Urban Design Panel comments. Second submission, March 8, 2017

Appendix D Page #3 *Comment from UDP"suggests consideration should be given to the impacts on views from Alberni St"*

View Studies. (See Attachment of Panoramic View from 1500 Alberni St indicating the View loss)

Despite requests and efforts by planners for an accurate picture of the view loss, there are still errors and misleading features to the View Studies.

As Ray Spaxman, highly respected former Director of Planning for the City of Vancouver, on City Hall Watch so eloquently says, "this project does not exhibit good manners". He is right...it's elbows are high and wide out. It's tall hat is on!

Of all the proposed projects in the Alberni/Georgia Corridor this one – **1500 West Georgia St**, exhibits the most gall. 1500 Alberni is designed and focused on north views. Most living rooms are north facing.

To be facetious but clear, it is hard to believe that the W Georgia architects would enjoy **huge building with minimal redeeming features** placed dead centre in front of them? - each neighbour trying to avoid the prying eyes of the other, at a close range. There will be no escaping the loss of light, the reduction in air flow, the shadowing at all times. No matter which side of our building you live in and from where you look out there will now be darkened suites overlooked by many tall towers. We will be swallowed up. Is that neighbourly?

Limited sunlight, limited air, limited outlook, no more mountains and peek-a-boo view of the ocean! All the things for which we happily paid a premium so we could retire in a special place. No second home for us. This was it! Now ruined by relentless profits and careless greed.

Re: West End Community Plan (WECP)

The WECP states that “views should not be impacted”. These Guidelines are not being followed in this development.

The 17 towers coming to the Alberni Georgia corridor within a two block radius to 1500 Alberni are the same old “spot rezoning” that West Enders fought so valiantly to stop by asking for an official West End Community Plan.

And to add to the sad situation, these towers are not being planned alongside additional social services or new infrastructure – i.e. new library; an updated Community Centre, new schools so badly needed or a commitment to upgrade the West End Aquatic Centre. It is all talk! There is no grand plan. Only CAC’s to be collected and not necessarily spent in the West End.

Instead, the “land lift” created by the huge scale, expensively priced, and overwhelming number of towers does nothing to create affordability. Already happening, are increased taxes for small merchants and existing residences. These 17 towers do nothing to create a liveable neighbourhood.

Q. Why should we, Vancouverites, pretend these things don’t matter? Why are planners’ requests blown off as if their voices are unimportant? They are the only ones these days, between development and a government that ignores its resident’s requests to maintain a satisfactory quality of life.

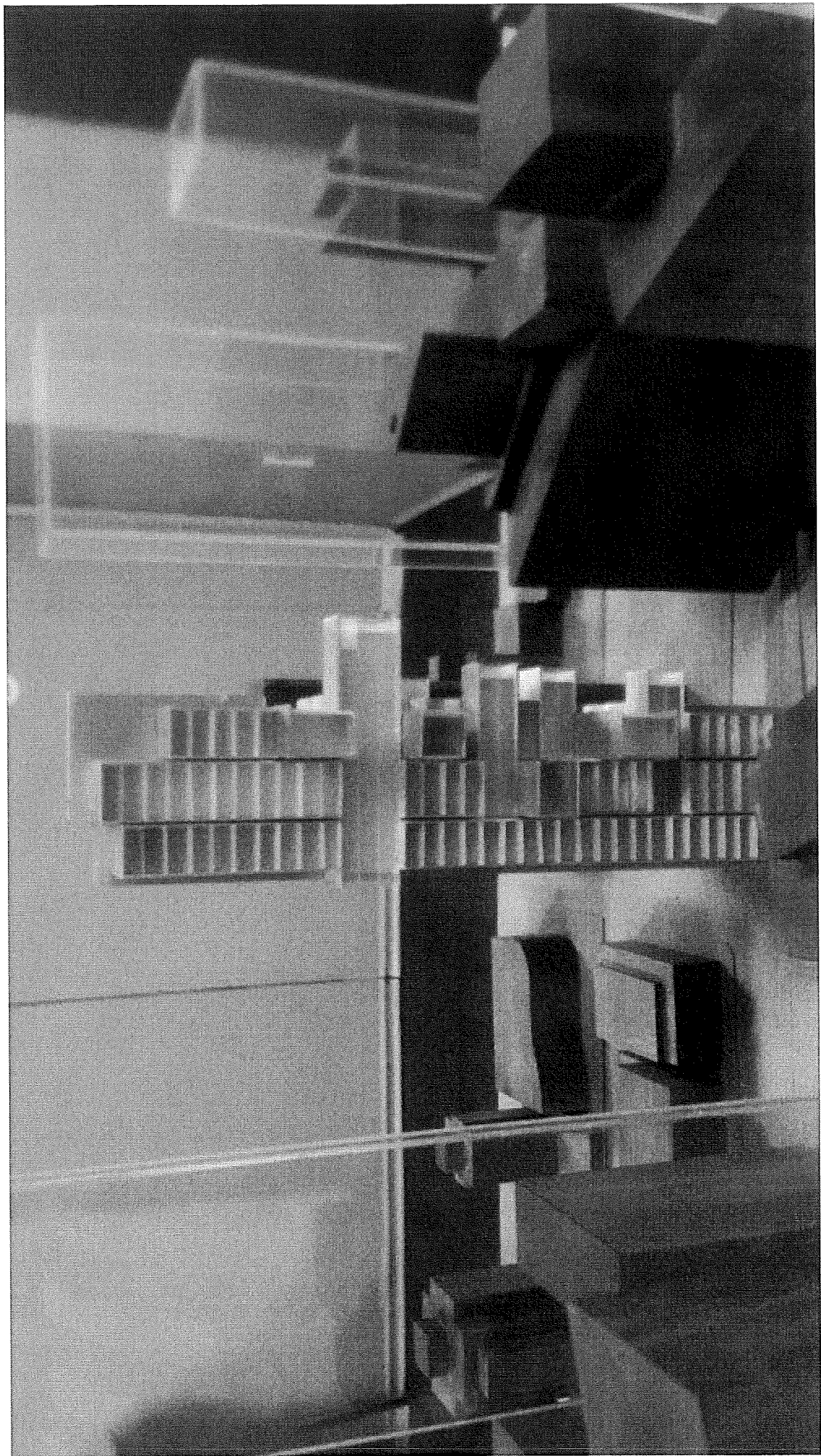
Q. Why has this application come up for approval when so much of it needs an enormous redesign? Or...why has it not been halted?

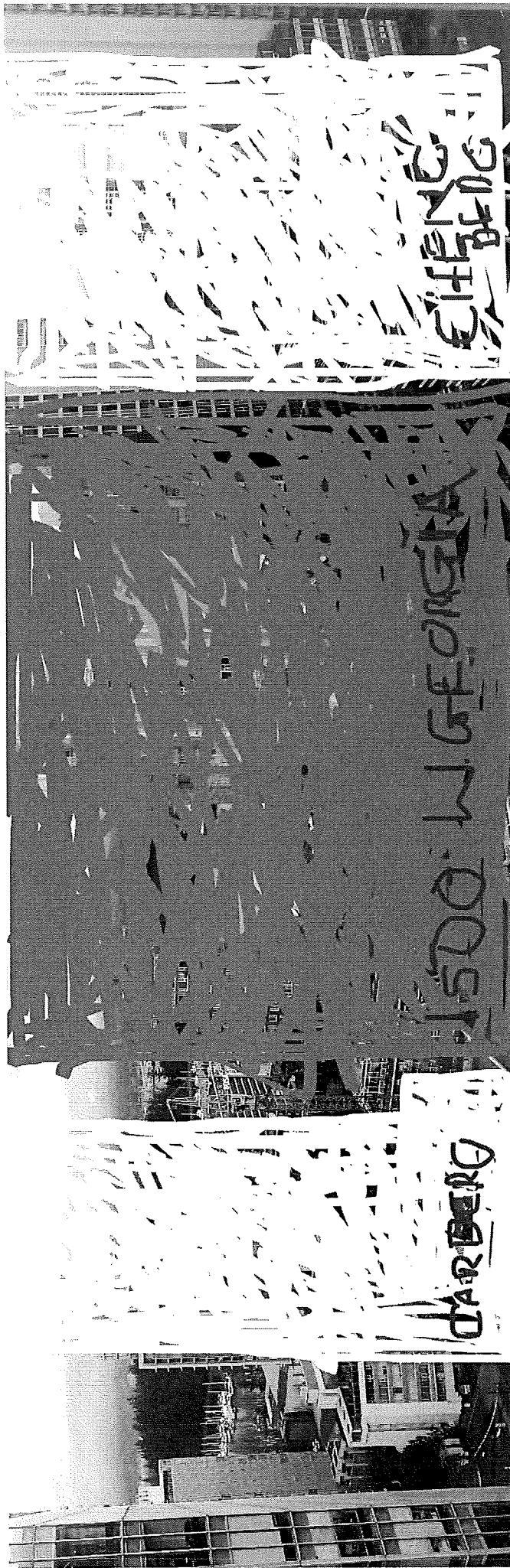
It is far from ready for “prime time”. I would suggest the development team follows the directions of staff and considers an alternative to this monster.

For a starter, how about creating a beautiful public green space on the roof top of the east side above say the 5 storey “Nicola St Café (+ offices)?”. This could recognise generous donors to our city....the “Joe and Rosalie Segal Gateway Park?”. We could all agree on that!

Imagine future generations of Vancouverites who view this from surrounding buildings taking pleasure in others delight and the transient vehicle occupants as they pass by, are envious of our City’s resident, but, instead they stare at an aggressive building that angularly pokes and pricks their views.

**Does this Council have the courage to vote against this development?
I suggest.. it should be easy to “Just say NO!”**





Castro, Maria

From: cf hui "s.22(1) Personal and Confidential)"
Sent: Tuesday, January 16, 2018 6:10 PM
To: Public Hearing
Subject: Fwd: Opposition to the proposed development at LMS75-1500 West Georgia, Vancouver.

Opposition to the proposed development at 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 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