

Ludwig, Nicole

From: Thomas D. Maddix s.22(1) Personal and Confidential
Sent: Friday, July 13, 2018 6:31 PM
To: Public Hearing
Subject: 1055 Harwood: 1068-1090 Burnaby and 1318 Thurlow St.
Importance: High

Good Day.....As a resident of the West End for the last 14 years, I would like to share a few comments about the proposed properties:

-1. The neighborhood area is being destroyed by the constant building and tearing apart; the noise level from construction is terrible and the disruption of the street life/driving is unnecessary.
-2. There is no infrastructure support happening...the laneways remain a terrible mess of pot holes etc and with more cars and construction, they are only getting worse.
-3. There is no concern for the residents of the area...what was once a nice area for living is quickly and ruthlessly being destroyed.
-4. We have construction everywhere and the stuff happening on DAVIE St. is loud.....huge trucks up and down the street; the noise level is bad.
-5. We deserve a break from this ruthless development.
-6. There is a property which was built on Harwood St. a few years ago and there is no one living there. I look at the tree on the roof daily and keep waiting to signs of habitation.
-7. I am totally against any new construction until all the stuff on Davie and Burrard is done.....we need a break.....

I am not sure who benefits from the new construction....certainly not the people who live here

Thank you.

Thomas D Maddix
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Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Monday, July 23, 2018 7:21 PM
To: Public Hearing
Subject: Public Hearing 1055 Harwood St.

Follow Up Flag: Follow up
Flag Status: Flagged

To Vancouver Councillors,

I live on Pacific Street at Burrard. I walk past 1055 Harwood St. daily and traffic issues on Pacific, Thurlow, and Burrard impact all of us in the surrounding buildings 24/7. Back-ups on the Burrard St. Bridge result in horns honking and engines revving outside our windows long into the evenings. We are probably more highly impacted by increased traffic and Vancouver events (marathons, fireworks, Pride, 4/20...) than any other group of buildings in the West End.

I don't think many will miss the buildings that will be taken down for this development. They are old, unattractive, and now are largely empty and, therefore, a safety hazard.

However, there are serious infrastructure issues that your council and the provincial government are not addressing with new development and these are a particular problem for the West End that is seeing unparalleled redevelopment.


1. Beside Burrard, Thurlow Street is the only major alternate south-bound traffic conduit through the West End. Construction along this corridor will have a significant effect on traffic, particularly during afternoon rush hours. Any traffic blockages will result in traffic being pushed down otherwise quiet residential streets. Beach Avenue is already a sea of cars during rush hour as commuters attempt to bypass Burrard and Pacific.
2. The West End has 10,000 more people than the city of Penticton. However, we are facing the loss of our hospital, we only have one public secondary school, we only have one long-term care facility that has a massive waiting list and more than 70,000 single seniors. We have one major grocery store on Robson Street and no others in the entirety of the West End or Yaletown: we are primarily served by small, expensive stores.
3. There is no more capacity for moving people. Davie and Denman Streets are hopelessly grid-locked from 3 pm until almost 8 pm – on evenings *without* frequent events. How are we going to move thousands more people along our few traffic corridors?
4. There is no more capacity for healing people. St. Paul's Hospital is an absolute nightmare for those seeking emergent care. Denman Care Center is running at 20% capacity due to lack of doctors. Care Point Medical Centre on Davie consistently has 3 hours waits and they close their doors to walk-ins by noon.
5. The population on our streets doubles or triples during the summer. How will we handle another surge in population growth?

If you are going to approve more and more developments like the ones along Davie and, now, this one on Thurlow, your city council must be proactive in ensuring that infrastructure is not only maintained but expanded for this massive population increase in our already overburdened infrastructure.

Thank you for the consideration of my email.

Connie Jorsvik, BSN

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Ludwig, Nicole

From: Brian Fowler s.22(1) Personal and Confidential
Sent: Wednesday, July 25, 2018 4:18 PM
To: Public Hearing
Subject: Comments Submission for the Tuesday, July 31, 2018 Public Hearing on West End Rezoning Applications on Harwood, Burnaby and Thurlow Streets

July 25, 2018

A West End Resident's View on the City of Vancouver West End Re-Zoning and Development Strategy

To City Council,

Enough already!! The City wants to tear down 8 - count them – EIGHT!!! low rise rental buildings off Thurlow between Pacific and Burnaby and build a cluster of – count them – FIVE!! - 30+ Floor high rise condo towers with a token amount of rental suites, all within 2 blocks of my residence! What the hell are you thinking? Other than all tax revenue you will collect I mean. This is an affront to current residents, absolutely incredible and ridiculous on so many fronts.

There is no precedent for a cluster of residential buildings of any type this high or dense in the West End, nor should there ever be. This is a thinly veiled attempt to transition my community into "Yale Town West", on the ruse that current resident renters can remain and live in a limited number of new segregated social housing units that will be constructed in the bowels of each new tower of owner-occupied condos. In reality this is a Zero Sum game for low – medium income earners and renters. Few if any of the current resident renters will have any hope of being able to qualify for / afford to rent **segregated** social housing suites in the new towers, even at the 20% discount being offered by the city. Most if not all current low-rise renters will be forced to leave the neighborhood (and likely the West End) while a new batch of qualified low income renters (25%) and high income (75%) condo owners move into the new luxury towers. See you later lower-middle working class renters – thanks for coming out! Hello Bosa and new, wealthy Yale Town wannabe condo owners – welcome to the hood!

Last Fall I attended a community open house for the Rezoning Application for 2 proposed side by side, 32 story luxury apartment (condo) buildings to be built on the east side of Thurlow Street, on both corners of Harwood Street. Both locations currently have 3 floor walk-up apartments. Talk about a slick sales job. Pretty smiling faces who obviously drank the juice, knew very little about the neighborhood and could not answer my questions. I was soon targeted as an old guy with attitude that should be avoided. There was clearly no room for polite dialogue with a local resident who can see beneath the glossy paint and sell job. I left in disgust. But the wheels of renter displacement and tower development grind on in my community.

If the City of Vancouver is truly interested in preserving the West End's affordability, charm, character and openness (sun light), and alleviating the rental crisis for the lower to middle working class in the area, it should start by ending this senseless rezoning strategy. Replace current rental buildings with more of the same (not segregated behemoth luxury condo towers) and keep new building heights to 15 stories to preserve the current livability, sun light and building density of the area. Make these new apartment buildings less ostentatious so middle to lower middle class renters (seniors, working, handicapped or otherwise) can afford to stay and live in the West End. If West Enders wanted to live in the shade of a sea of glass and concrete 30+ story towers, we would friggen live in Yale town – if we could afford to.

The City should continue to build new luxury condos (again, of reasonable height and density) in areas designated for such buildings in the West End, but not replace current rental buildings with them. Not a difficult concept, but as this would not provide the revenue and tax base that luxury condo builders such as Bosa and the City respectively desire, it clearly isn't your desired outcome. Who is the City really standing up for – West End renters or the developers? It's pretty clear to me it isn't current low-middle income West End renters.

On a related matter, I have a question for the Mayor and City Council. Have you experienced the almost simultaneous construction of 5 - 30+ floor high-rise towers across the street from your home? Can you imagine the dust, noise and traffic mayhem in the area over the next 2 years? Add to this the crowds and congestion of the City's summer West End festivals. Right! This is so messed up.

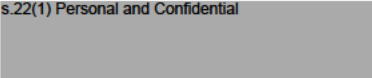
I am a senior renter who has have lived in the West End for over 15 years. Because of this City's cash-grab vision for the future of my neighborhood, my time here is definitely coming to an end. Say good bye to the sun, water and current way of life West End renters! You will soon be replaced by others who can afford to buy and live in the new Yale Town West with all its trappings. Vision Vancouver's West End vision. First Class.

I do not share Vision Vancouver's myopic vision for preserving the West End for current and new renters and do not support the City's sham rezoning proposals that pretend to address the rental crisis. The City's solution to tear down existing rental buildings and replace them with monster luxury towers that no current resident renters will ever be able to afford to live in is a travesty. This whole rezoning process is a Yale Town West condo developer freebee and tax grab sham, and everyone knows it. Shame on you City of Vancouver.

One disgusted long time West End resident,

Brian Fowler

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Ludwig, Nicole

From: James Hodgins s.22(1) Personal and Confidential
Sent: Thursday, July 26, 2018 9:01 AM
To: Public Hearing
Cc: schandraherbert.mla@leg.bc.ca
Subject: Public Hearing for 1055 Harwood St. and 1068-1090 Burnaby St. and 1318 Thurlow St.

Mr. Mayor, Councillors, City Workers and fellow citizens:

Thank you for this opportunity to present my views. I own a condo at 1146 Harwood St.

How would you feel if the City were about to increase the zoning height, in you neighbourhood by a multiple of ten (eg. 3 stories to 30+)? I am aghast at the plan and process of dropping thousands of extra residents into this one block stretch. I recently walked through Kitsilano and saw a proposal (almost sure to be passed) to decrease density at 2706 West 2nd Ave.

The preceding densification proposal makes a mockery of "Transition Zone" and is a poorly veiled plan to extend the Downtown into the West End. You are encouraging speculators and non-resident ownership with unaffordable housing. The recent actions by the provincial government has shown that an effective government can make changes for the public good and not just for their personal benefit. I implore you to do the same, put the brakes on speculation, renovations, unaffordable rents and money laundering. Rein in the grandiose, neighbourhood altering plans proposed. Put away the rubber stamp. Exit your terms with honour.

Sincerely, Don Hodgins