

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 02, 2012 9:57 AM
To: DON NEWELL
Subject: RE: Zoning of 1265-81 Howe S. and 803-21 Drake St.

Thank you for your comments.

Your comments must include your name. All public comments, including the name of the writer, will be distributed to members of Council for their consideration in reaching a decision. In addition, comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed with the exception of your name.

If you wish to submit further comments to Council during the Public Hearing - including graphics and videos, the comments must be submitted no later than 15 minutes after the close of the speakers list. The comments must not exceed 1500 words.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: DON NEWELL s. 22(1) Personal and Confidential
Sent: Sunday, April 01, 2012 4:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Zoning of 1265-81 Howe S. and 803-21 Drake St.

I am not opposed to development and realize that having people live downtown brings life to the city. However using up the sunlight that is from the south with ever taller towers does not make for a better neighbourhood. Stepping down the towers and achieving the same occupancy without shielding the many already present buildings would be a better plan. 41 storeys and 375 feet is too tall for that site, in my opinion. During the winter this building would throw many buildings into sustained shadow for long periods. Views are lovely but not at the expense of all the immediate buildings. This seems a bit inconsiderate. Have the city engineers looked at how much shadow it would throw during the October to March periods? Given that it is on a higher grade than the new Onni building on Seymour at Pacific, it is bound to have a higher blocking effect.

Respectfully,
Don Newell

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 02, 2012 9:49 AM
To: Gary Steeves
Subject: RE: Re-zoning at Howe and Drake

Thank you for your comments.

Your comments must include your name. All public comments, including the name of the writer, will be distributed to members of Council for their consideration in reaching a decision. In addition, comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed with the exception of your name.

If you wish to submit further comments to Council during the Public Hearing - including graphics and videos, the comments must be submitted no later than 15 minutes after the close of the speakers list. The comments must not exceed 1500 words.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Gary Steeves s. 22(1) Personal and Confidential
Sent: Saturday, March 31, 2012 5:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Re-zoning at Howe and Drake

Dear Mayor and Council

The application to amend the DD zoning to CD-1 at Howe and Drake to allow a 375 ft. high building with 247,332 sq. ft. and 348 dwelling units seems to be problematic. In addition to the 4,224 sq. ft. of retail space, the notice says the amenity offered is 10,872 sq. ft. providing artists studios.

There may be more facts than are summarized on your notice but it seems to me that a community amenity ought to be offered by the developer or required by the city. Artists studios can be an amenity to a very narrow portion of the public if they are cost controlled through a housing agreement. If they are not cost controlled, they are not an amenity at all. If such an amenity to artists is not in fact in place, then low cost or below market rate housing should be required in place of or in addition to the artist studios.

Thank you for the work you do on behalf of all of us and for taking the time to entertain my point of view.

Sincerely

Gary Steeves

s. 22(1) Personal and Confidential