

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 12, 2012 9:25 AM
To: Kit and Elise To
Subject: RE: Public Hearing: 800 Griffiths Way (Rogers Arena)

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

From: Kit and Elise To s.22(1) Personal and Confidential
Sent: Wednesday, July 11, 2012 11:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing: 800 Griffiths Way (Rogers Arena)

Dear Mayor and Council Members,

On July 10, 2012, we were at the public hearing from 7:30pm expecting to speak for the proposed amendments to the Zoning and Development By-Law of the 800 Griffiths Way (Rogers Arena). Unfortunately, the agenda item No. 10 was deferred and the hearing was re-scheduled to July 12, 2012.

Due to other commitment on July 12, 2012, we won't be available to attend the hearing. As a result, we would like to express our opinion via email.

My wife and I are owners of an unit located at s.22(1) Personal and Confidential). We have been living there since 2008. We oppose to the addition of two mixed-use buildings and one residential building at 800 Griffiths Way.

Our reasons are as follows:

- 1) Our unit at s.22(1) Personal and Confidential faces the Science World (South East). The additional three buildings will block most of our South East view.
- 2) The additional three buildings will create shadow and prevent nature sunlight to our unit.
- 3) Occasionally, the noises (concerts and games night) from the Rogers Arena are difficult to bear with. The additional three buildings will certainly create more annoyance and noise.
- 4) The area surrounding the Rogers Arena has already been busy and dense. The additional three buildings will surely increase the traffic congestion and make the density even worse.
- 5) In average, each building may take 2 years to construct. In total, it may take at least 6 years to construct the three buildings. Our daily life will be affected due to construction related problems such as noise and dust for the coming years. Windows will have to be closed at all time and balcony will have to be shut. it will be even more difficult for people (like myself) who are allergic from air borne substances including dust.

6) The 800 Griffiths Way is condensed and crowded. The pace of development in the area (to approve additional three buildings) is too fast.

In short, we oppose the additional of the three buildings at 800 Griffiths Way because it will impact our quality of life.

We suggest that it will be better to construct the first building as it had already been approved by the council some times ago. After the completion of the first building, the council can evaluate the environment impact and seek comments from the residents. If the assessment (feedback) of the first building is positive, the City Hall can consider to approve the remaining two buildings.

We urge the council not to approve the proposed amendment to the By-Law, but only allowing the construction of one building which has already been approved.

Yours truly,

Kit To and Elise To

Residents and owners of s.22(1) Personal and Confidential

800 Griffiths Way: Do not grant height extension

Opinion of Christina Wolf, Vancouver Resident

Pictures in this presentation largely from City website

Globe and Mail, May 20, 2012

Me



MUSIC

The newest cool arts hobby: going pro

KATE TAYLOR

The Globe and Mail

Published Sunday, May. 20 2012, 5:00 PM EDT

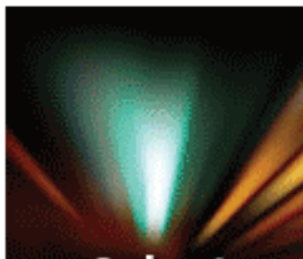
Last updated Monday, Jun. 18 2012, 10:26 AM EDT

3 comments



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AA



By day, Christina Wolf is the chief economist for the British Columbia Securities Commission. By night, the 42-year-old violinist is a dedicated amateur musician who is looking forward to performing Offenbach, Bruch and Dvorak at her next concert with the West Coast Symphony in Vancouver.

Invitation to speak

PUBLIC HEARING SCHEDULED:

Date: Tuesday, July 10, 2012

Time: commencing at 7:30 pm

Place: Council Chamber, Third Floor, City Hall, 453 West 12th Avenue

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm on Tuesday, July 10, 2012 by e-mailing publichearing@vancouver.ca or by calling 604.829.4238. You may also register in person at the door between 7 - 7:30 pm on the day of the Public Hearing. You may submit your comments by e-mailing mayorandcouncil@vancouver.ca or by mail to Mayor and Council, City of Vancouver, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4.

- Well, why not?

No residential came with land originally

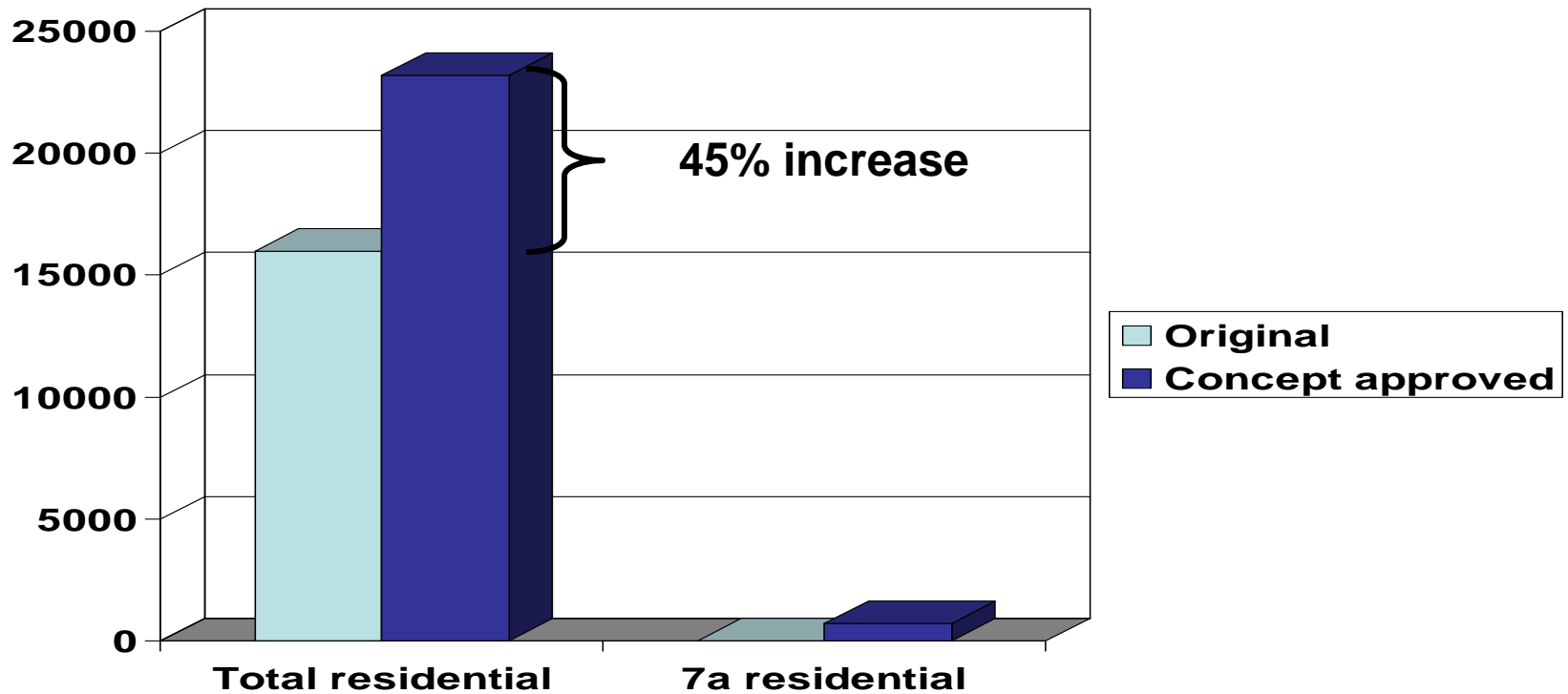
“ Area 7(a)

In addition to office this area includes a **stadium** and arena facility, which facility may include manufacturing but limited to small-scale **brewing** or distilling”

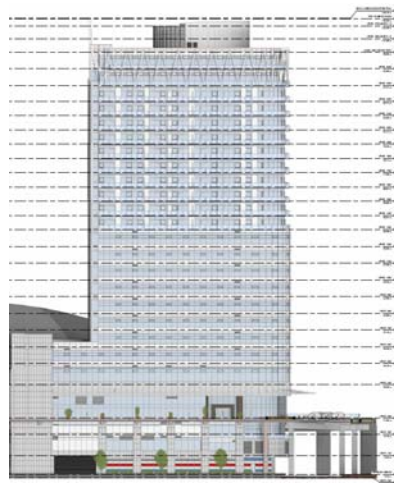
- False Creek North ODP

NEFC: Directions document 2009

FCN Residents



Aquilini proposal



	West	East	South
Floors residential	11	14	21

2009 General Directions

- Estimated distribution of residential floor space to Aquilini: 400,000 square feet

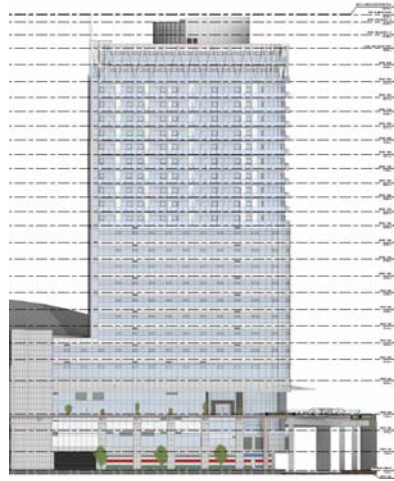
What is a view corridor?

A view corridor is a defined field of space that provides a public view, usually of the mountains, from a specific public view point.

View Corridor Cross Section



Buildings designed to view cone, not zoning



	West	East	South
Proposed height	105.99m	104.64m	101.98m
View cone height	106.15m	104.64m	101.98m
Floors residential	11	14	21

Vs. Zoning = 91M

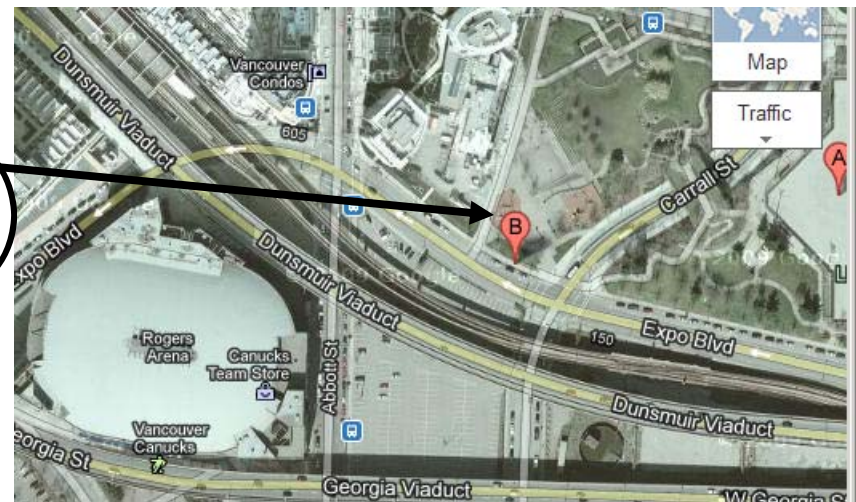
What it could cost Aquilini to comply

To be in height limit	Cut	Totalling
On the S property	4 floors	36 units and 25,160 ft ² space (726 sf average)
On the E property	4 floors	40 units and 26,195 ft ² space (still would need 1.45m variance) (654 sf average)
On the W property	4 floors	64 units and 47,576 ft ² space (743 sf average)

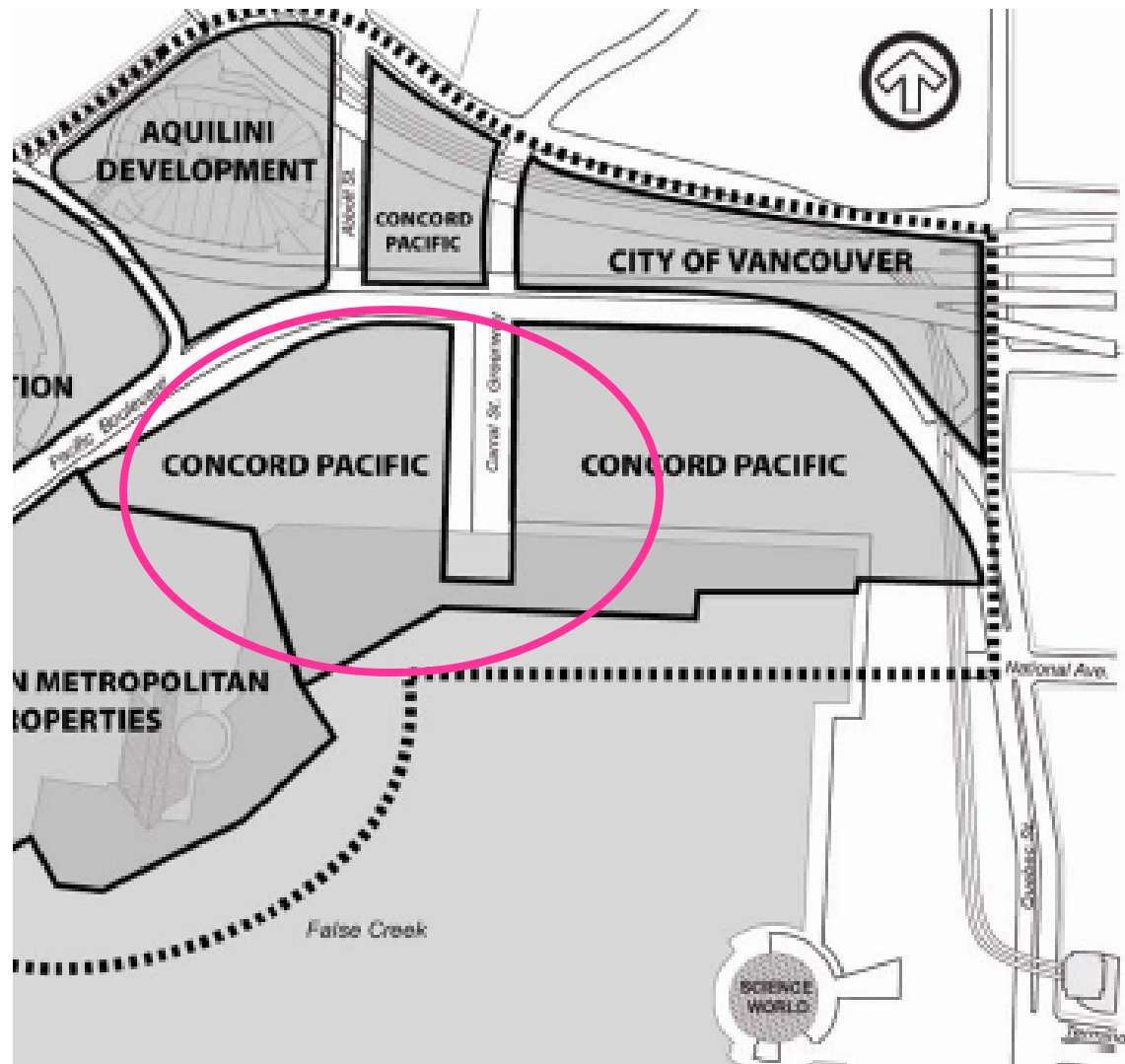
2 p.m. in the fall



Playground

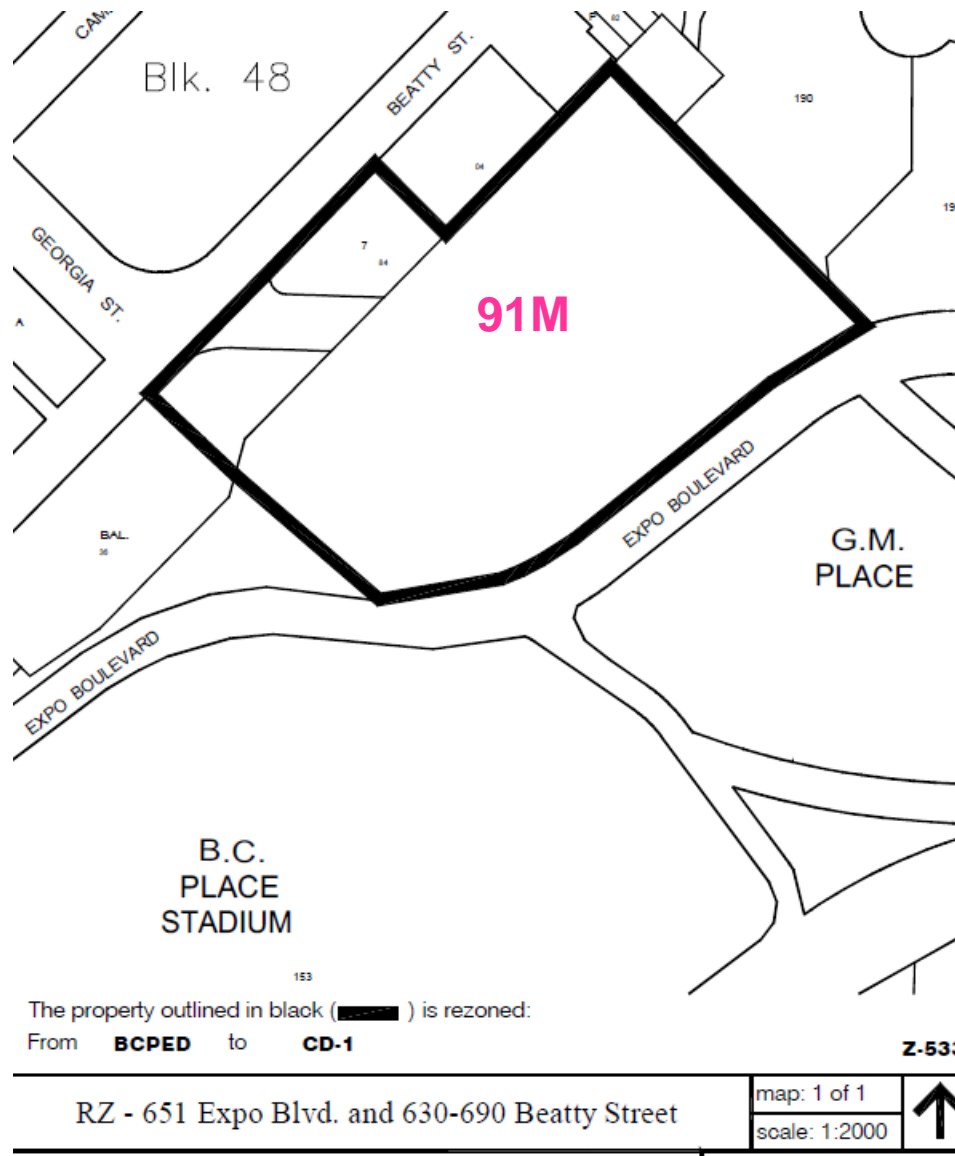


Northeast False Creek



Skyline is already crowded,
And not sure those Aquilini builds are shown?





Source: CD -1 (415) Bylaw 8587

Other issues with this zoning

“Future Development”



Goodbye ghost building



If you DO rewrite CD-1 (311):

- Add signage bylaw to prohibit light pollution from the building to neighbors... we already get vehicle and noise pollution from the stadium



clear whether road stays

0.67 Viaduct airspace con

road replaces Viaduct

Map labels include: 100 W Georgia St, 600 Expo, 800 Griffin Way, 600 Pacific Boulevard, 700-800 Pacific Boulevard, Georgia Viaduct, 221, 336, 337, 338, L 5790 REM.

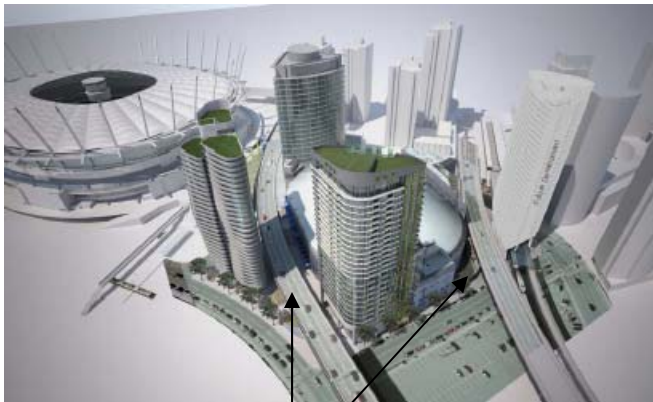
New road replaces Viaduct

0.67 Viaduct airspace completes Aquilini package

New road replaces Viaduct

The real story: A feasible construction scenario

Before:



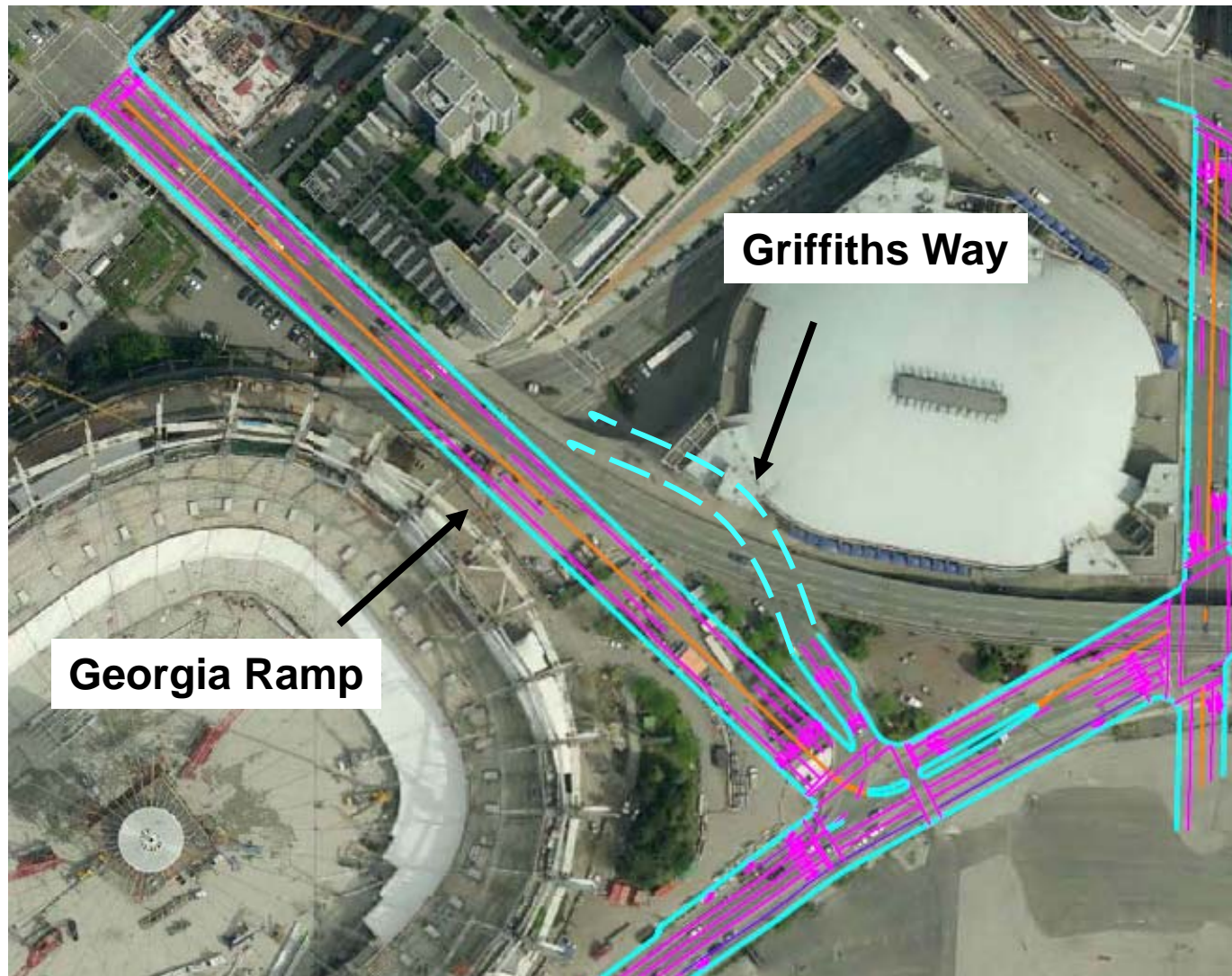
Viaducts gone

After:

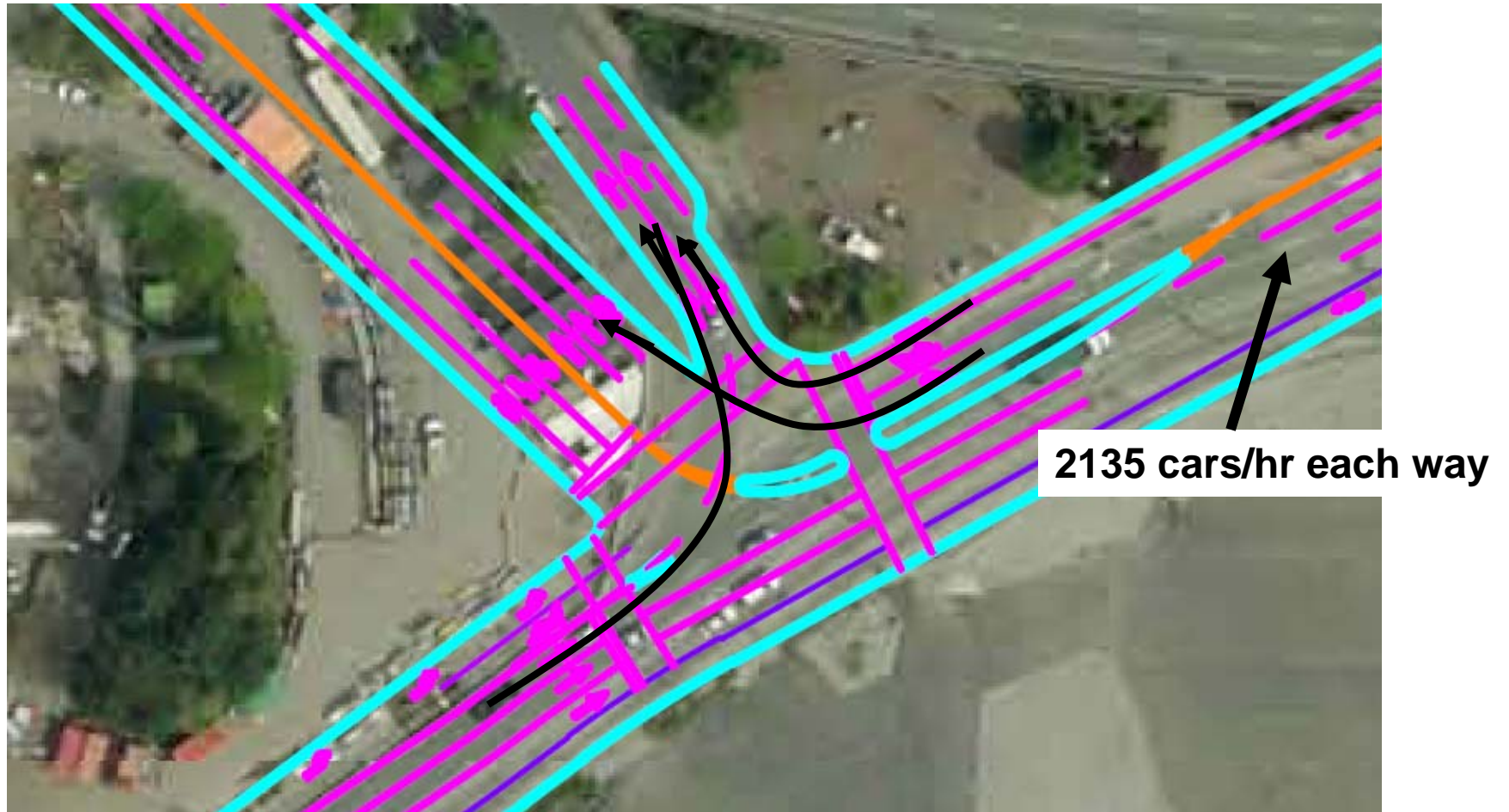


Leaves open space that benefits
Aquilini prospects

Griffiths Way oblique to Georgia Ramp



Hard turn into property



Summary

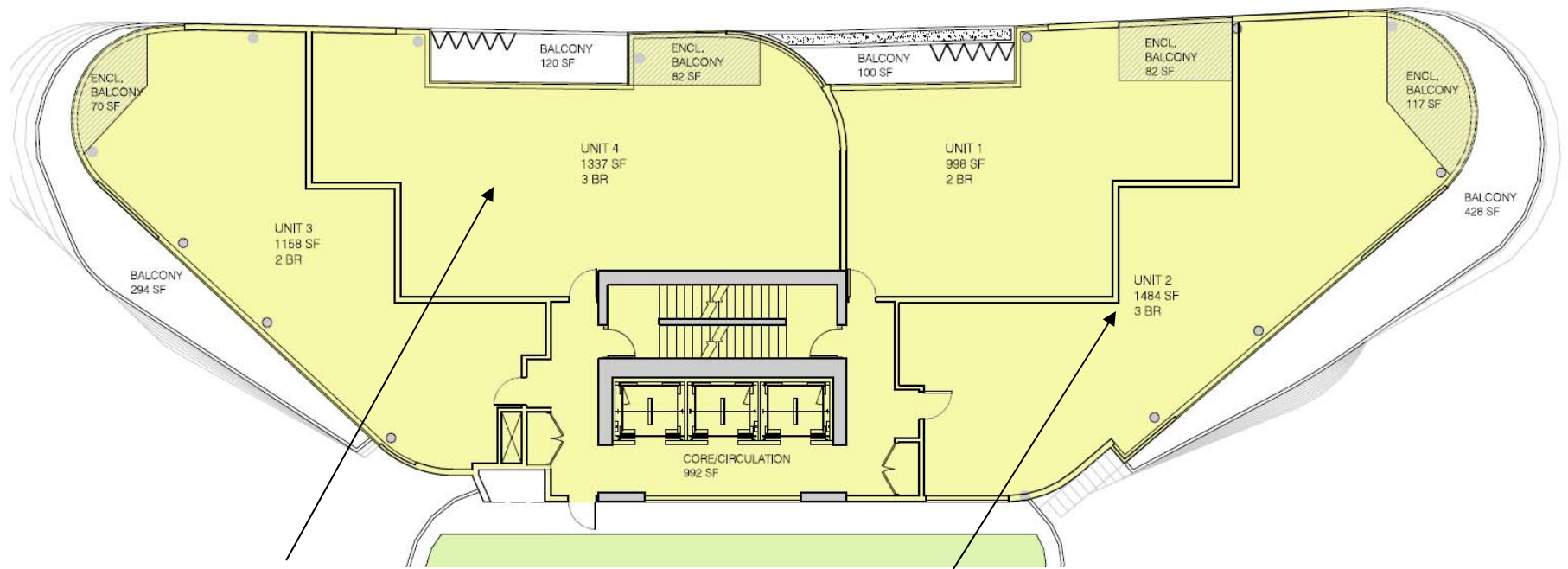
- 91M height limit should remain in zoning
- Ghost tower should remain all air
- No bright signage on property, advertising to skytrain or other
- This rezoning is an option on a viaduct-free property: monetize it
- Think about that road to Expo, and congestion

Thank you for your time



From Christina Wolf, Vancouver resident

South Tower top floor



1,340 square feet

1,484 square feet

My first home, after ten years of saving



Me, sleepless



Me, sleeping fine