

From: Reza Arabi / Samineh Nikzad
s.22(1) Personal and Confidential

Oct 29, 2012

Subject: WRITTEN COMMENT FOR THE PUBLIC HEARING OCT. 30'12 FOR THE OLD STOCK EXCHANGE - 475 Howe St. and 819-829 West Pender St

Dear Council members,

Please consider the following social and safety concerns before making your decision on this project:

Invasion of Privacy

The extremely close proximity of the proposed commercial building to the Jameson's residence is **invasion of privacy** of the residential building's residents. Based on the proposal, our windows will be approximately 30-40 ft away from the commercial building's windows and this will significantly affect our privacy.

Depravation of Daylight

By keeping the blinds closed throughout the day (due to above mentioned invasion of privacy), the residents will be **deprived of daylight** (many of whom have windows in only one direction).

Assessment of Risks

Jameson house building has 36 floors, and the proposed building will have +30 floors. This will mean two buildings approximately 300ft tall separated by a 30ft wide alleyway. An extensive hazard analysis is required to thoroughly assess the risks associated with such proposal (height to distance ratio).

Best regards,

s.22(1) Personal and Confidential

Reza Arabi

From: [Correspondence Group, City Clerk's Office](#)
To: [s.22\(1\) Personal and Confidential](#)
Subject: FW: Public Hearing October 30 - 475 Howe Street and 819 West Pender Street
Date: Tuesday, October 30, 2012 2:56:41 PM
Attachments: [Jameson House Speech - Arielle Quan.pdf](#)

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.

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

Thank you.

From: Arielle Quan [s.22\(1\) Personal and Confidential](#)
Sent: Tuesday, October 30, 2012 2:51 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing October 30 - 475 Howe Street and 819 West Pender Street

Dear Council,

Please find enclosed my public hearing speech for October 30, 2012.

Regards,
Arielle Quan

[s.22\(1\) Personal and Confidential](#)



ARIELLE QUAN'S SPEECH

I think that it's very wrong to allow the Old Stock Exchange building or another other building be built up so close to the Jameson for three reasons: safety, livability, and investment.

As a young woman, I'm very uncomfortable with the idea that the new building is so close to me, only 30 feet away from my windows.

Even if the office workers are only there during regular business hours, all those hours will make me extremely uncomfortable. There isn't even a guarantee that they'll only be there from 9-5.

The idea that someone is able to see what I'm eating, what I'm doing, or what I'm wearing at all times frightens me. It is very creepy to have people be able to watch your every move!

I know that living downtown means giving up some privacy but this is different. Every morning when I roll out of bed in my pyjamas and open the blinds, many people could be staring right at me. I would not have any privacy and I think it is unreasonable to have to have my dark blinds pulled down all the time.

In addition to this, my home sits in the shadow of the proposed building. Because it is so big and so close, my home would be in the dark almost all day. I don't think anyone would like to live in a one-bedroom box in the dark. I could have never have expected to live somewhere with only one or two hours of natural light.

Then at night, I would be forced to look at the lights that are inevitably left on in downtown office buildings.

In addition, I wouldn't even have my limited view anymore because it would be blocked by this proposed building.

I'm not a renter; I live here. If this building is constructed, the value of my home would significantly decrease and I will have to move as I cannot live like that!

The proposed Old Stock Exchange would affect my daily life, as well as my future.

As a young, single woman living by herself, I would always feel uncomfortable and unsafe in my own home.

Please do not approve this application as this proposed building will be too close to my home!

Thank you for listening.

Arielle Quan

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From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1)
Subject: RE: Public Hearing Oct. 30 - Old Stock Exchange application
Date: Tuesday, October 30, 2012 4:25:46 PM

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Thank you.

From: Grant Ritchie s.22(1) Personal and Confidential
Sent: Tuesday, October 30, 2012 4:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Oct. 30 - Old Stock Exchange application

Dear Vancouver City Council,

As a tenant at the Jameson House, I would like to express my opposition to the proposed office development at the Old Stock Exchange building.

Although I am not an owner, and the proposed development does not directly affect the view from my unit, I do feel that the scope of the project is unreasonable. It will have a major negative impact on those who do own in the building, especially those on the south/east side. This impact will be felt from both a financial and livability standpoint (ie. decreased value of the affected suites, poor views, light pollution from the offices, etc.).

I am hoping that this development will be re-designed to have a minimal effect on Jameson House, and will not proceed as it is currently proposed.

Best Regards,

Grant Ritchie

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From: s.22(1)
To: [Public Hearing](#)
Cc: s.22(1)
Subject: WRITTEN COMMENT FOR THE PUBLIC HEARING OCT. 30"12 FOR THE OLD STOCK EXCHANGE - 475 Howe St. and 819-829 West Pender St
Date: Tuesday, October 30, 2012 4:54:01 PM

Dear members of the Council,

My husband and I have recently moved back to Vancouver after working and living in the North West Territories for the last 3 years. Coming back we were excited to be able to afford an apartment in Downtown Vancouver and after searching for a long time we bought into the Jameson community. Vancouver is a unique city in terms of having residential properties in the downtown core alongside commercial buildings. The beauty of living in a residential building is that people within the building form a community much like that of a small town. When resident owners live in the building it forms a stronger and more supportive community one that care about the building and the neighborhood. The announcement of the expansion to The Old Stock Exchange has come out after many of the residents have bought at Jameson and now the extremely close proximity of this new commercial building to the Jameson House threatens the privacy of our residential building and as many of the owners are selling or renting their property this building will turn into a transient resident with no sense of community. With city allowing this development in such close proximity to a residential building and others like it, the hope of having these local communities is lost. The goal of the city should be to encourage strong local communities that can be agents of positive change in the neighborhood and not to discourage such communities.

Best regards,

Samineh Nikzad

s.22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [s.22\(1\) Personal](#)
Subject: FW: Norman Foster Presentation (re: CD Rezoning Application for 475 Howe Street & 819 W. Pender)
Date: Tuesday, October 30, 2012 4:57:06 PM
Attachments: [Norman Foster Introduction.doc](#)
[Norman Foster PP Presentation.pptx](#)

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Thank you.

From: Dan Quan [s.22\(1\) Personal and Confidential](#)
Sent: Tuesday, October 30, 2012 4:35 PM
To: Correspondence Group, City Clerk's Office
Cc: icegin
Subject: Norman Foster Presentation (re: CD Rezoning Application for 475 Howe Street & 819 W. Pender)

Good evening Mayor Robertson and City Councillors,

Attached please find the presentation that I will make this evening.

Thank you,

Dan Quan

NORMAN FOSTER PRESENTATION

CD Rezoning Application for 475 Howe Street & 819 W. Pender
Presented at Vancouver City Hall
By Dan Quan s.22(1) Personal and Confidential
October 30, 2012

Introduction

My name is Dan Quan and I am a resident of the Jameson House.

I want to say a few words about Norman Foster, the Jameson House Architect so that you might have a greater appreciation of who he is and why it is important that the City respect and protect the Jameson House.

Since founding Foster and Partners in 1967, the firm has received 190 awards and citations for excellence. Foster and Partners has won over 50 national and international competitions.

His accomplishments include being only the second two time winner of the Stirling Prize, the most prestigious architecture award in Great Britain. He is also a winner of the Pritzker Architecture Prize, which may be the top prize in architecture, with some referring to it as the Nobel Prize of Architecture.

It is not a cliché when I say that Foster & Partners are at the very front lines of innovation, sustainable development and environmentally friendly design. Here are some samples of his work.

Power Point Presentation