

From: [Frank J21](#)
To: [Correspondence Group, City Clerk's Office](#)
Subject: City of Vancouver - Rezoning 475 Howe, 819-829 Pender, the Exchange
Date: Tuesday, October 30, 2012 9:25:38 PM

Rezoning of 475 howe and 819-829 pender.

I am opposed to this project on the basis that such large buildings should not be retrofitted into such tiny properties.

It should never have gotten beyond the concept stage.

Wall Centre shows what can be done with a full city block, so pleasing to the eyes.

Between seymour and hamilton streets, along the hastings pender corridor, there are half a dozen city blocks which could be developed with an appearance like the Wall centre.

These blocks are asking for the bulldozer to come in and revitalize them.

What is needed is a new business development district.

This will be for specific blocks south of cordova and north of georgia, east of seymour, and west of hamilton.

Upzoning may be requested for a complete block, or for the major portion of a block

recognizing existing development on a portion thereof, but not simply excluding property owned by others.

Developers will be encouraged to propose towers with business on the lower several floors and residential above.

By doing a full city block as one project, everyones views are far more protected.

A city plan from 2009 talks of millions of feet of new office space.

Whole block development of this area will provide such space.

It will extend the current DBD which is now squished between pacific centre, the hotels, and hastings.

It will give us a beautiful business district, including some open space such as Wall does,

Patchwork quilting the area west of granville street will not.

Credit Suisse et al should have looked at a complete block, not a couple of lots which were subdivided in the 1920's, such subdivision is meaningless a century later.

They should do so now.

Council should take a pro-active approach to achieve something worth looking back at and saying, we did that, just as a former council can look back at the beautiful area which they resurrected out of a derelict false creek south

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