

PETITION TO THE MAYOR AND COUNCIL

RE: REZONING APPLICATION FOR 475 HOWE AND 819-829 WEST PENDER STREET

We do not support the proposed rezoning application for "The Exchange" at 475 Howe Street and 819-829 West Pender Street. This rezoning application, if approved by City Council, would have a significant negative impact on the Jameson House.

NAME OF PETITIONER (PRINT)	SIGNATURE	EMAIL	DATE
JoAnne Gin		s.22(1) Personal and Confidential	Oct 24/12
Dan Quan			Oct 24/12
Ryan Follock			Oct 24/12
Teed Vandeham			OCT 25/12
Vic BROWNJOHN			OCT 25/12
Tsemaklovich S.			Oct 25/12
Tsemaklovich ANNA			Oct 25/12
Linda Deamer			Oct 25/12
DUNCAN WELLS			OCT 25/12
Hans Feurere			OCT 25/12
Chy Beck			OCT 25/12
RONI STRUL			OCT 25.20/12
DAVID BOWMAN			OCT 25.20/12
ALAN DIETRICH			OCT 25/2012
Kiladi Windsor-Liscombe			25th Oct 2012
S. Windsor-Liscombe			m 10/25/12
L. Sherwood			10/25/12
D Cruickshank			l.com 10/25/12
Nima Besharat			10/25/12
Angeline Dagenais			m 10/25/12
P.ENG			10/25/12
DIANA BECKER			26.10.12
PERLITA VALLEJOS			26.10.12
Kun Yiong			26.10.12
David Smith			26.10.12
Kaveh Se Piddashti			25.10.12
GREG LEACH			m 604.229.2221
Jaime Gutierrez			Oct 24/12
C FOLKS			Oct 25/12
DOUG PARR			Oct 25/2012
FLAN STRIKE			Oct 25/12
AMAZ VIRANI			Oct 25/12
GREGG BAKER			Oct 25/12
Thane Stenner			Oct 25/12
MOURA QUAYLE			OCT 25/12
RYAN CUNNINGHAM			OCT 25/12
Sohrab Ebrahimi			OCT. 25/12

61 signatures

THE EXCHANGE REZONING PUBLIC HEARING October 30th 2012

My name is Ray Spaxman, and I am consultant to Jameson House.

I was Director of Planning for the city between 1973 and 1989, and chaired the Development Permit Board for 15 years. I have some knowledge of the subject I am about to address.

I represent the Jameson House owners and residents. They are a group of people who support high density; high-rise, mixed use developments in their neighbourhood. However, they also believe this can occur in a neighbourly fashion. They choose to invest in Jameson House because it was created in a neighbourly fashion. They are all proud of the many awards their building has received from developers, architects and the public.

They are not NIMBY's, if anything they are YIMBY's.

However, they are just ordinary folk, who are very busy and can quickly get lost in the enormous complexity of rezoning processes. They need and deserve the help of City Hall to ensure they are provided with information they can understand, and their concerns are listened to, acted on and reported fairly to yourselves.

They also appreciate the difficulty of your task for you have to absorb enormous volumes of information and, of course, rely heavily on your staff to give you sound advice. Unfortunately, we are concerned because that has not occurred in this instance.

They are in shock, that while most people they talk to agree with them that it is preposterous that anyone would consider placing an enormous office building 30 feet away from 42 brand new apartments, that has been encouraged and processed for over a year by your staff

We have also consulted with a former senior zoning planner for the city who processed the Jameson House and Fairmont Hotel rezonings. He drew to our attention serious errors in the staff analysis especially related to daylighting, view cones and heritage bonussing.

In the time we have here tonight we cannot describe all the issues we have with the inadequacies of this application and trust you will read our letters to you which should be contained in your information package.

We have arranged our speakers to minimize duplication welcome your questions

To the Mayor and City Council of Vancouver, B.C.

I am Rhodri Windsor-Liscombe, Professor and Associate Dean of Graduate Studies at UBC, recipient of, among awards, the John Simon Guggenheim Fellowship and the Vancouver Book Prize from Vancouver City Council. My address is

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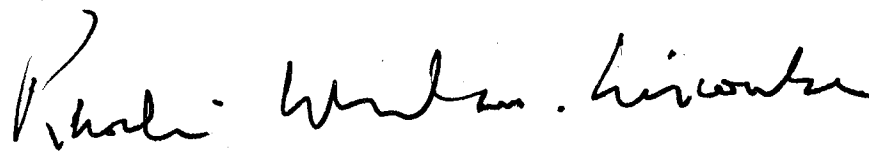
Besides endorsing the serious flaws in the report before Council defined by previous speakers, I have 4 points to register in opposition to the proposed re-zoning/ redevelopment of the Old Stock Exchange Tower site:

- 1) the requested increase in FSR, and the current office tower development scheme would be excessive in bulk and density,
- 2) the proposed scheme would result in mere facadism, not proper heritage conservation, the tower overwhelming the historic structure it purports to preserve,
- 3) the proposed redevelopment would disrupt the enviable balance between financial and community need, often defined as 'neighbourliness' attained up to this juncture by city council and its officials,
- 4) the proposed ^{scheme} would negate the principles of community responsibility underlying the LEED system by failing to respect the liveability of adjacent residents, and by despoiling the visual context of the most internationally admired high-rise edifice constructed in Vancouver.

Consequently and in the light of the excessive scale of the redevelopment and its failure to conserve properly a designated heritage building, I urge city council to reject the proposed re-zoning and related re-development, and to encourage to develop a scheme better attuned to site.

Thank you for your attention.

30 October 2012



Hello, and thank you for the opportunity to speak at this evening's Public Hearing. My name is Jason Leemans, and I reside at ^{s. 22(1) Personal and Confidential} [REDACTED] My apartment is located on the 20th floor, and is a south facing with a **south facing outlook ONLY**.

I am here today because I am gravely concerned by the Old Stock Exchange Tower development application as proposed, and at the seeming lack of consideration given to the potential impact of this development on the Jameson House residences.

In a city that is already dimly lit and overcast for half of the year, the shade and shadow cast on the south wall of the Jameson House will be material. **The significant overlap and proximity** of these two buildings suggests that the sun will not hit my windows until into the afternoon. However bad I will have it, the South East corner will have it significantly worse. This **can't not** have ramifications on mental health, amplifying the negative impacts of Seasonal Affective Disorder (S.A.D.), and overall quality of life.

To compensate for this new reality of near constant shade and shadow, the natural response would be to keep all of the window blinds open. But wait! There is now an office building directly across the alley only 30 feet away. **All privacy is now lost**, and the only way to preserve privacy is to keep the window blinds drawn. This will now become a 24 hour issue because of obnoxious florescent lighting beaming into my bedroom while I try to sleep. As I said, my only outlook is a south facing one, and my quality of life is about to be impacted materially if this development is allowed to proceed as proposed.

With respect to the Policy Report dated September 4, 2012, I would like to touch on some of the comparables presented. Outlined in Appendix E, pages 7 & 8, there are an assortment of examples of buildings having been built close to each other, presumably included in the report to suggest that the 30 feet separating the Jameson House and the proposed development is OK, and perhaps even to be considered as normal. There are two things I would like to emphasize. The first is that the commercial to commercial comparisons (including hotels) should be ignored. The concept of Liveability and privacy between commercial buildings do not apply in the same way as they do when a residential building is involved. Secondly, in all of the other examples where residential and commercial buildings are paired up, it begs the question "which came first, the commercial or the residential building?"

In all examples, the residential building was built after the commercial building was already present, and this is a **significant variable**, and one not to be made light of. For one, the developer of the residential building has had the option and the ability **at the outset** to design the units to maximize liveability. This is exactly what has happened with the **Private Residences at Hotel Georgia**. The units were designed with consideration to the proximity to the office, and all main living areas in the lane facing units are oriented to either North or South so Liveability could be maximized.

Secondly, the **“market” gets to decide** what the units are worth, with complete information and disclosure being made available at the time of purchase. The lane facing units at the **Residences at Hotel Georgia**, for example, have been **priced appropriately at a meaningful discount** on a per square foot basis compared to the Howe Street facing suites. The buyers are being **“financially compensated”** from the outset when they decide to purchase one of the lane facing units. Unfortunately, that is not what is taking place at the Jameson House, where the property prices of the affected units are **only now being negatively impacted** to a greater extent than overall general market weakness.

I have attached copies of the buildings examples included in the city’s report, marked with comments and factual details of these buildings. As you can see, these are not relevant examples of residential to commercial buildings and were misleading to include in the report.

In summary, the development application as proposed will have a direct and material impact on liveability, outlook, quality of life, and overall mental health and happiness of the south facing units. The quality of the building is now being degraded, with a higher than average number of suites being placed on the market for sale, and market values now being negatively impacted by excess supply, and the overhang of future uncertainty. **In other words, the investment in our home is being degraded in proportion to the loss of Liveability, and the existing home owners are de facto paying this freight, not the developer.**

When one lives in the dense downtown core of a major city like Vancouver, one has to expect and anticipate development to occur. I do not believe that anyone representing the Jameson House this evening is saying “NO” to development. What we are saying is “NO” to this specific development as proposed. There is an **opportunity now before us** to make some **not-too-major amendments** to this application that will have a **very major** impact on **preserving the liveability** of the Jameson House for years to come.

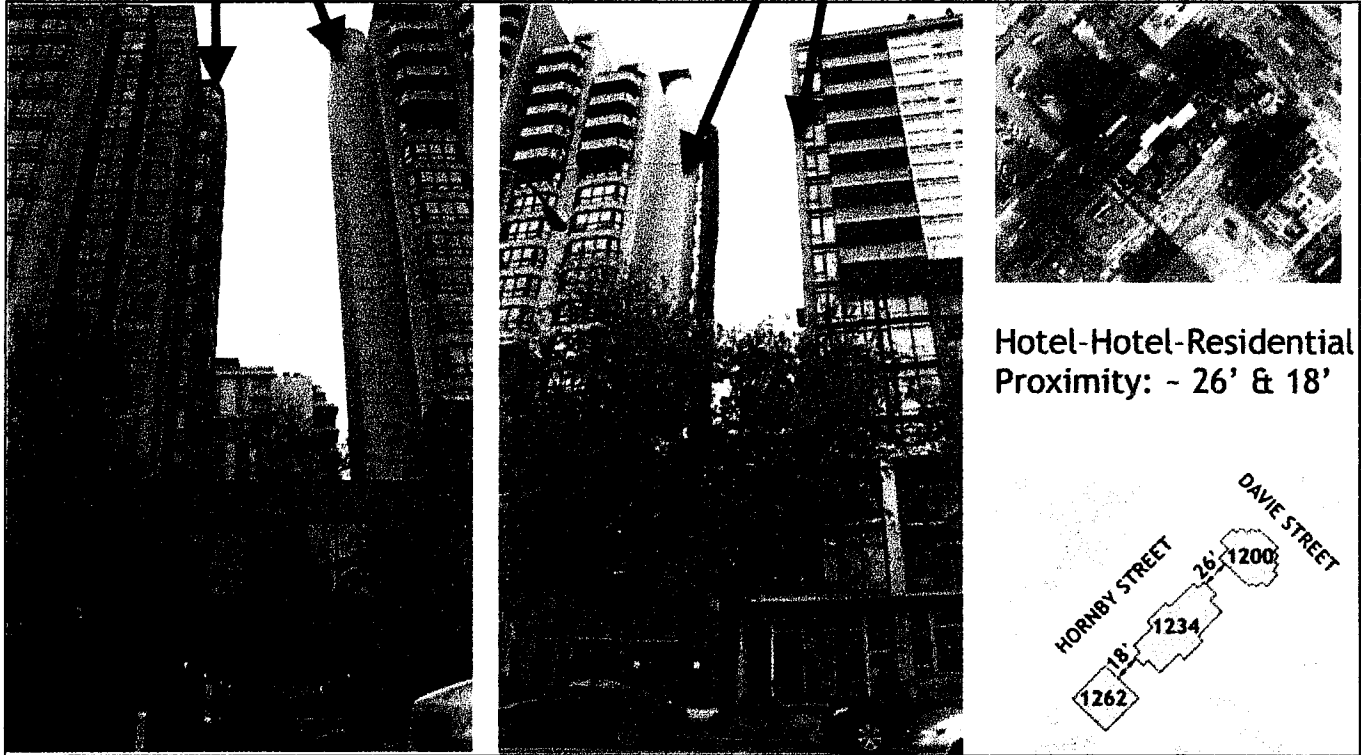
Thank you

Jason Leemans

Landis Hotel (#1200) steps back from Cascadia Hotel. Cascadia Hotel has no windows facing Landis hotel.

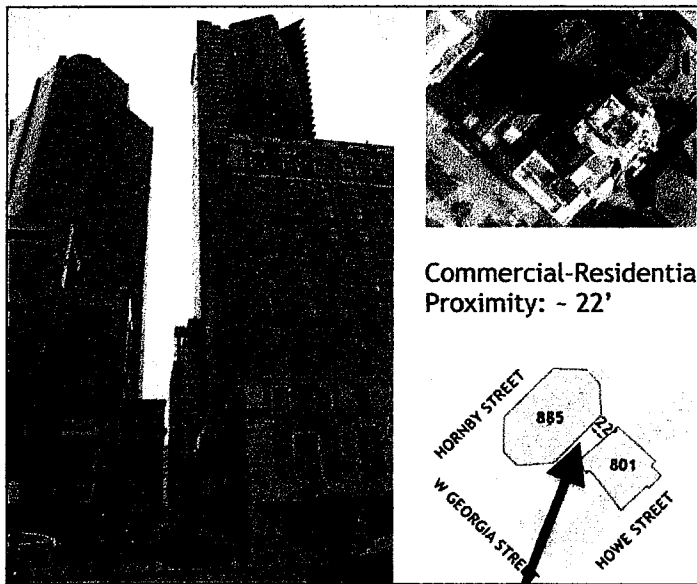
Cascadia Hotel(#1234) steps back & has no windows (balcony only) facing condo. All units in condo oriented either east or west with minimal window exposure to neighbouring hotel.

is anticipated to be similar given the site constraints with the retention of the former Stock Exchange Building. While this reduced level of tower separation is not typical, particularly between buildings of significant height, there are a number of locations within the city where similar or lesser dimensions of tower separation between residential and office occupancies occur. These are illustrated below.



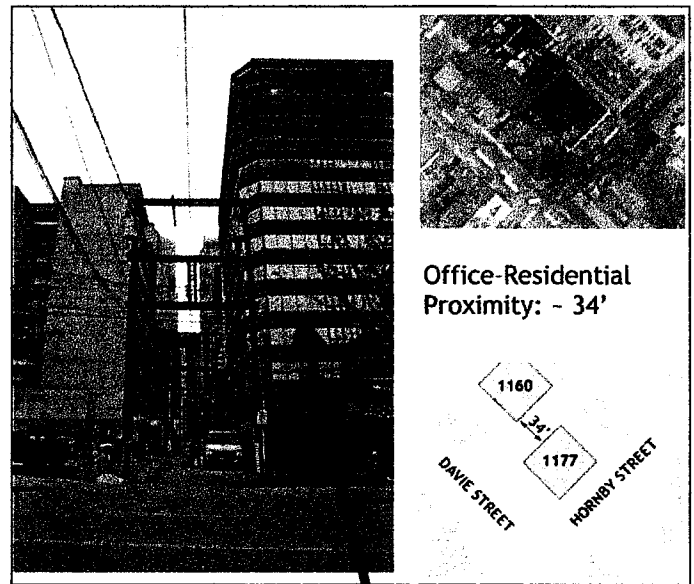
Hotel-Hotel-Residential Proximity: - 26' & 18'

Similar or lesser tower separation at 1200, 1234 and 1262 Hornby Street



Commercial-Residential Proximity: - 22'

At 885 and 801 West Georgia Street



Office-Residential Proximity: - 34'

At 1177 Hornby Street and 1160 Burrard Street

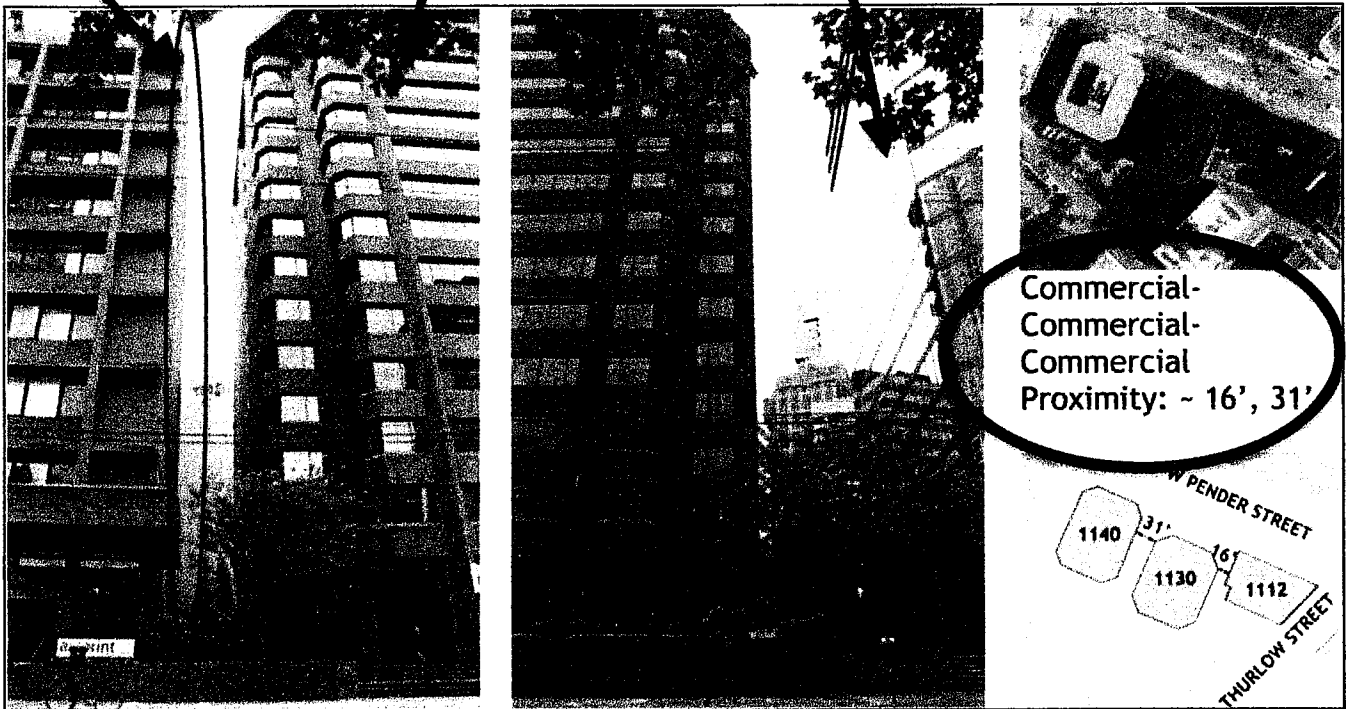
Both buildings step back above podiums - actual distance between residential units and commercial building is approx. 40'. Units designed with consideration to proximity to HSBC building and were priced accordingly. All main living areas are oriented either north or south.

1177 Hornby converted from commercial to residential in 1998. Current asking price is \$472-537/sq' - well below the Vancouver downtown average of \$700/sq'.

9 storey commercial
no west-facing windows

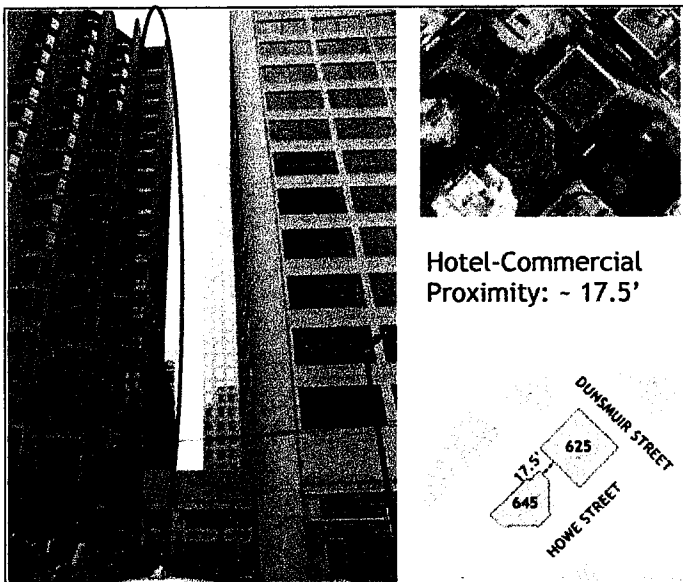
14 storey commercial

17 storey commercial

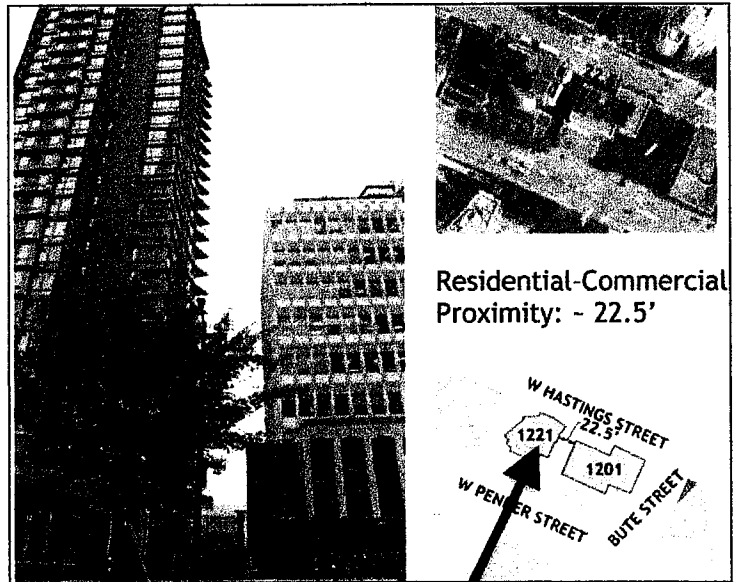


Commercial-
Commercial-
Commercial
Proximity: ~ 16', 31'

Similar or lesser tower separation at 1112, 1130 and 1140 West Pender Street



Hotel-Commercial
Proximity: ~ 17.5'



Residential-Commercial
Proximity: ~ 22.5'

At 1201 and 1221 West Pender Street

wrong address

At 625 and 645 Howe Street

wrong address

View Impacts and Access to Daylight: In addition to the urban design objectives of tower separation, to further address residential livability, including access to daylight, some zoning by-laws include Horizontal Angle of Daylight (HAD) performance criteria. Horizontal Angle of Daylight requires that each habitable room must have at least one window on an exterior wall of a building and that the location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 80 ft. (24 m), with provisions to reduce this criteria, subject to livability performance. The DODP and Downtown Guidelines

Metropolitan Hotel - numerous step backs/
no windows facing office tower

Palladio 1228 W. Hastings Street - 28 storey condo - units
designed w/consideration to proximity to 8 storey commercial
building @ 1201 West Pender

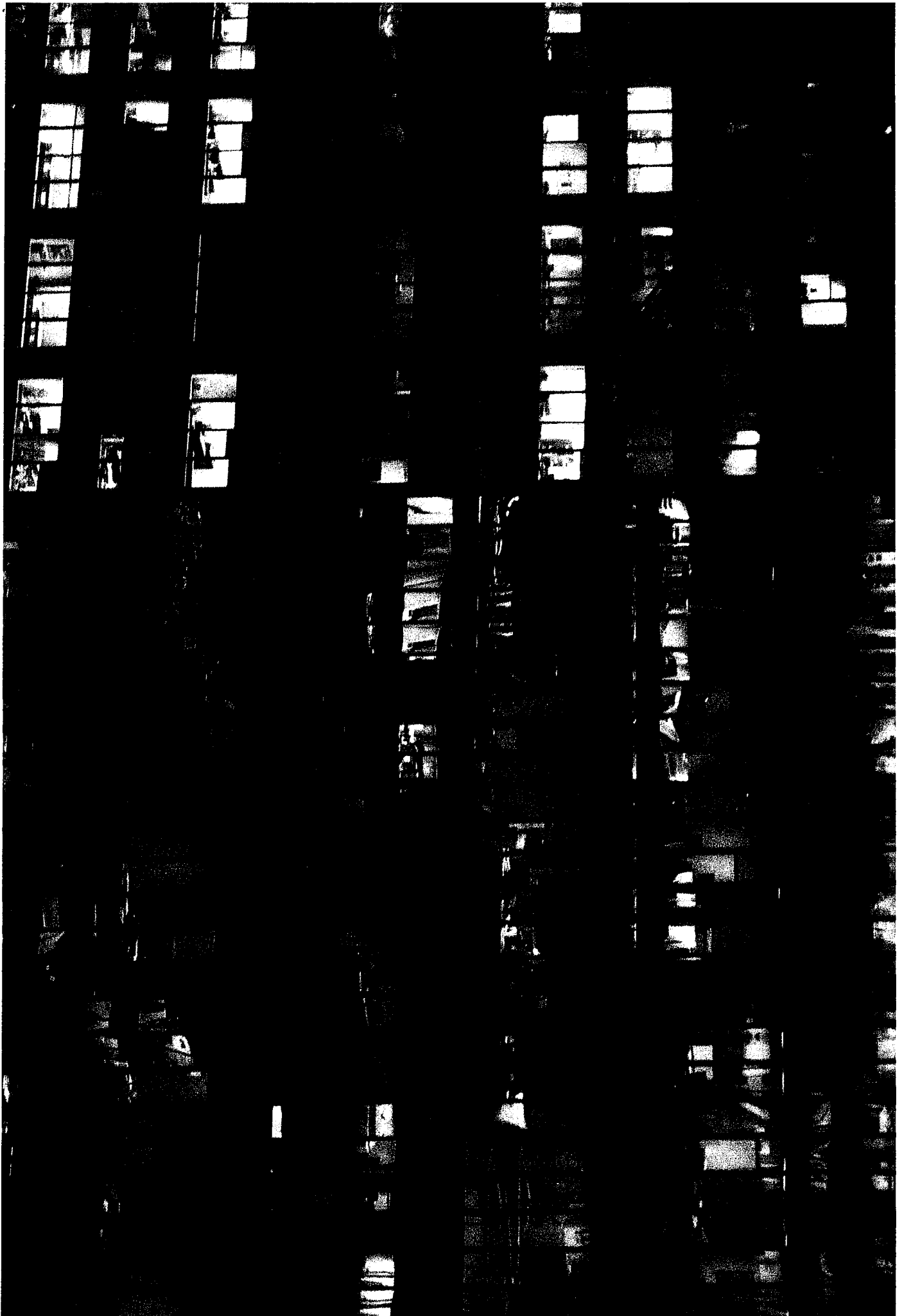


PHOTO OF OFFICE LIGHTS OVER 200' AWAY

Good evening and thank you for your time. My name is Fran Strike and I am an owner at Jameson House.

I am here because I am concerned that there is a conflict between the proposed office tower and livability at Jameson House that has been disregarded by city planners. I am fully supportive of redevelopment in the central business district however I believe that the City has not listened to our concerns regarding privacy, loss of sunlight and daylight.

I work in the TD Tower and look across the street to the next building which is separated by two large sidewalks and six lanes of traffic. I was in early this morning while it was still dark and all the lights were on in the towers. I could see clearly into the offices across the street and cannot imagine how much more detail I would see if the tower was only 30 ft away.

To give you perspective, my living room is approximately 30 feet long. If I stand at one end and my husband stands at the other I can clearly see what he is wearing and doing.

I have prepared for this hearing by searching for information on building separation in other cities. I found a City of Toronto report dated 2006 - Design Criteria for Review of Tall Building Proposals.

In this study it was noted that minimum separation between buildings is necessary to achieve light, view and privacy.

The study noted that the minimum will be no less than 80 feet. It also noted that 'the taller the building, the greater the facing distance between buildings should be.

The report also features the City of Vancouver for its progressive and world class standards ...

"The City has been successful in regulating tall building development, and the strategies employed there have been mirrored by cities across North America. The desired form for tall buildings in Vancouver is compact and slim towers atop podiums that interface positively with the public realm. Widely spaced towers with small floor plates minimize shadowing, maximize separation and views between buildings, and reduce privacy and overlook impacts."

Why are we compromising our leading standards by rushing to approve this development without consideration for livability and privacy?

The report also noted guidelines for minimum tower separation as follows:

Boston – 124ft
Calgary – 78 ft
New York – 60 ft
San Francisco – 114 ft

It is a fact that the city allowed development of Jameson House in the CBD. At the time the development was proposed the potential impact JH would have was a primary concern for city planners (I am referring to a Policy Report dated April 25, 2004 by Phil Mondor) The report noted that the proposal for Jameson House exceeded the typical privacy/livability separation distance criteria of 80 ft from the neighboring TCC. In other words, respect for livability of neighbors was crucial to the process by the city.

It also noted that JH would rely significantly on adjacent properties for livability/privacy separation and would thus limit their development potential in terms of building height, siting and size of tower elements.

We are not asking council to reject the proposal in total but are asking for your help in deferring the rezoning proposal to allow time to consider alternative design that will respect our concerns regarding livability and privacy.

It is fair to say that the residents of JH are also an important part of the CBD. We bring life to Hastings West during the day and after hours and make a positive contribution to the community in which we live.

Thank you

Re: Real Estate Matters 27 10 12 : A Response

To whom it may concern,

I am writing in response to Bob Ransford's article concerning The Exchange Rezoning Proposal / Jameson House conflict which was published in Saturday's edition of The Vancouver Sun, and in anticipation of the Public Hearing to be held at City hall on Tuesday the 30th. Unfortunately It appears that Bob has only informed himself about the developer's point of view, and has not bothered to contact the immediate residents and neighbours who are immediately affected.

1. While there are many admirable qualities of the Rezoning proposal in question - downtown density infill, office use, rehab and re-use of the Stock Exchange building - I find it absolutely appalling that the architect / developer has applied to place over 20 floors of office uses directly across the lane *just over 30 feet* away from existing apartment living areas which are located at the south side of Jameson House. Notwithstanding Item 2. below, this is either a) design incompetence or b) design arrogance.

2. I find it incredible that the City's urban planners have allowed the development team to proceed to the point where it now has invested hundreds of thousands of dollars in time, design costs and submissions to get to this point and only *now* have the consequences of a ghastly massing / use conflict have become come obvious. Jameson House has been built and occupied for some time; it is an 'existing condition'. It is shocking that the proponents of the Exchange Building did not talk to the residents of Jameson House before finalizing the total building design and submitting their Rezoning Application.

3. This conflict could, and certainly should, have been red-flagged by the City's planners as soon as soon as the first development sketches were submitted for discussion, many months ago. At that stage it would have been easily possible to design the location and mass of the Exchange Tower to avoid the current conflict. Only now, contained within the report to be submitted at Tuesday's Public hearing, is the City responding, in last-second desperation, by proposing to 'lop off' an offending corner of the Exchange Tower. This of course is a naïve, totally inadequate, response to a question that should never have been posed in the first place. This will definitively *not* remedy the significant loss of sunlight, daylight and privacy that this extremely large office building would create.

4 The Exchange Tower can, and should, now be reworked in a sufficient manner to take into account the extremely serious matter of existing urban uses and conditions. The residents of Jameson House are fully cognizant and supportive of a high-density downtown core, and have chosen to live there. Any new development is required to be fully respectful of its existing neighbours. By any account this one fails miserably.

5. I do agree with Bob Ransford is right on one fundamental point; the design of livable cities does require attention to detail, especially when the livability of the city is at stake.

It is of immense sadness to myself, and others, that the required degree of design sensibility has not been applied in this case.

Sincerely,

David Ellis - retired Architect