

From: [Correspondence Group, City Clerk's Office](#)
To: [Penny E Braidwood](#)
Subject: RE: Beach Towers redevelopment applications
Date: Monday, February 04, 2013 11:00:57 AM

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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: Penny E Braidwood s. 22(1) Personal and Confidential
Sent: Sunday, February 03, 2013 3:05 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers redevelopment applications

My name is Penny E. Braidwood and I am a second generation Vancouverite and have lived in Beach Towers for 40 years. I have had many opportunities to buy and move but this is my home and I do not want to move. I am opposed to any redevelopment plans for this site for many reasons.

The main reason that I am opposed is the infrastructure of these towers may not be as stable as everyone believes. These towers were built a long time ago when building codes were different than today. Over the years and the salt water has eroded many parts of the towers. We had the balconies redone approximately 3 years ago and that proved that the structure is crumbling in places. Many tenants have large cracks throughout their suites. And balconies have collapsed and had to be redone over the years.

I think before any reconstruction is even reconsidered, earthquake upgrades need to be undertaken. Another reason that I am opposed to expansion is the additional density, I don't want to be in a sardine can staring into the next unit. We will all lose a great, if not all of our views which are a huge bonus to living in 'the Jewel of the Crown' of the West End. With the extra density also brings more of a somewhat transient population. With that being said, that can and will bring more break-ins, grow-ops, drug set ups. We already have had too much of that in the past 3 years along with car thefts and mail thefts. Sometimes we feel that the police have their own parking spots because they are here so much.

Please reconsider and think of how you yourself would feel if someone wanted to crowd out your personal living space.

Thank you for your time,

Penny E. Braidwood

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Comments on Zoning and Development By-Law Amendments, 1600 Beach Avenue & 1651 Harwood Street
Date: Monday, February 04, 2013 11:45:11 AM
Attachments: [Beach Towers Redevelopment Proposal.docx](#)

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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: Jim Hamilton s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 11:38 AM
To: Correspondence Group, City Clerk's Office
Subject: Comments on Zoning and Development By-Law Amendments, 1600 Beach Avenue & 1651 Harwood Street

LETTER ATTACHED IN WORD FORMAT

3 February, 2013

His Worship, Gregor Robertson and Vancouver City Council
mayorandcouncil@vancouver.ca

**Beach Towers Investments Inc.
1600 Beach Avenue & 1651 Harwood Street
Zoning and Development By-Law Amendments**

I will be unable to attend the Public Hearing on February 5, but trust that the following written comments will be considered fully.

Accessibility: Laurier House

I'm a resident of Laurier House and of an age where accessibility is increasingly important to me, as it is to many who live here. I'm concerned about the impact of the proposed infill on Laurier House's already limited accessibility.

The mezzanine provides our only truly accessible point of entry:

- It gives directly onto a parking area where it's easy to arrive/depart by vehicle if one has luggage, etc.
- For many residents, it provides the sole suitable pedestrian, scooter or walker route to Harwood Street – across the parking area, under Macdonald House and onto the Harwood Street sidewalk, all on a virtually flat surface. This is particularly important for those returning from Davie Street with groceries, etc.

The plans posted on-line show the area under Macdonald House fully enclosed, and the area between it and the street completely planted, sealing off this established route for those with mobility requirements. No acceptable alternate is proposed.

The proposed infill for Laurier House eliminates the easy, direct access from the mezzanine elevator to the parking area, leaving only a narrow, circuitous, difficult to negotiate passage around the infill area. Surely, in the 21st century, building accessibility has advanced beyond the merely grudging.

A new stairway is proposed from Harwood street up to the entry court, but that's of no import to those with diminished mobility. As for the driveway up from Harwood Street, it's so steep that it can be hazardous even for those without mobility issues, particularly when it's wet and/or covered with leaves.

These accessibility issues apply not only to the proposal but, in the unhappy event that the project is approved, to the construction period. The amount of construction proposed in the area could force the closure of the mezzanine entry court, leaving

those with mobility requirements no reasonable alternate. This cannot be allowed to happen. Surely, having to compete with vehicle traffic on the bumpy, grooved ramp to the underground garage from Bidwell Street cannot be passed off as in any way meeting established accessibility standards.

If one were inclined to the nefarious, one might ponder whether reducing Laurier House's accessibility aimed to "encourage" the departure of some elderly residents, many of whom have lived here, under rent control, for a long time (their suites could be re-leased for many hundreds of dollars per month more). Even I would consider that conspiratorial nonsense had there not been the incident, a few years back, of a woman down Beach Avenue poisoning a tree on park lands to improve the view from, and value of, her condo. Since then, when it comes to Vancouver real estate, I don't put anything past anybody.

That segues nicely to ...

Amenity Areas

A lot of space is dedicated to "amenities" for the infill at the base of the existing towers – with no explanation (that I can find) of what's actually intended.

It's clear, from their proposals to date, that Devonshire Properties is seeking, in the argot of the day, to "monetize" every square inch Beach Towers. I'm a strong proponent of a profit-driven economy – as long as it operates within parameters which respect the greater public interest. That's the fundamental issue here.

My concern is that, if the infill were approved, how long before they're back, seeking variances to "monetize" these "amenity areas" by converting them to commercial spaces – further denigrating this residential neighbourhood. The whole approach of commercial creep through incremental approvals isn't new to anyone. Please don't set the stage for it here. As I said, when it comes to real estate in Vancouver ...

Environmental Concerns

The City has set an objective of making Vancouver a green model. I would never disparage any environmental initiative, but I'm increasingly concerned that you're overlooking the big picture and not always connecting the dots. Most scientists cite overpopulation as the number one global environmental issue. Ten million people may want to live in Greater Vancouver, but that doesn't mean that the region can sustain them, or that the City is obligated to permit rampant (over)development to meet the demand, especially at the expense of the quality of life for those who live here now – and elected you to represent their interests.

For Vancouver, the issue growth is aggravated by the fact that its core areas are peninsulas. The answer is not simply endless high rises, or to shoehorn increasingly more construction into any available space, but to keep growth at sustainable levels. So much development has been approved in the past decade that the city is now choking on itself. Not only is the public transit system unable to cope with the current population (I'm tired of being left standing at the curb as bus after bus whips past with its "Full" sign illuminated), we have the distinction of being named the second worst city for traffic congestion in North America – after Los Angeles. I won't even get into the issues surrounding air and noise pollution.

I am adamantly opposed to approving the requested re-zoning on the basis of the unhealthy increase in population density alone, particularly in light of the recent approval of a major high rise at the corner of Bidwell and Davie Streets. I further note that I am opposed to any development or re-development proposal for this area being considered by Council until after the West End Plan is completed.

Heritage Values

Having lived literally coast to coast and back again in the course of my career, I find that Vancouver tends to be less attentive to its heritage values than most other major Canadian cities. By *heritage values*, I do not mean simply bricks and mortar, but the lifestyles, streetscapes, vistas and ambiance which have built up over time and come to characterize a city.

Vancouver's West End is almost singular among North American urban areas – a high population density housed in a blend of well-spaced high and low rise buildings of diverse periods – a pleasing mix which precludes the sense of urban asphyxia one gets in overdeveloped areas such as Yaletown. It's an area within which distinct neighbourhoods have evolved, each contributing to the mix which defines Vancouver. Like many other West Enders, I don't want to see this area, and its lifestyles, destroyed by rampant over-development. Like many other West Enders, I'm fearful of the area becoming another Yaletown, just to gratify developers. How long, then, before the City's pressured into re-opening the closed intersections, which now limit traffic through the West End, to accommodate an increased population – given that public transit isn't able to keep up with the current population?

There is, of course, the issue of bricks and mortar. By and large, Vancouver's not renowned for its architecture, from any period. That being said, the complex comprised of Laurier and Macdonald Houses is rightfully recognized as a significant, and successful, example of mid-Twentieth Century architecture, sensitive to its setting and environment. The towers have become part of the city's iconic imagery – Google *Vancouver* and *West End* or *English Bay*. They deserve to be respected and preserved, as designed – not denigrated by over-zealous re-development.

I note the sad end of another of the area's heritage structures – the old Maxine's on Bidwell Street, which recently fell victim to developers. Having lived in cities which take their built heritage seriously, I've seen façades painstakingly dismantled and reassembled over new construction to preserve heritage streetscapes and vistas. I appreciate that work is not yet completed, but the treatment of the Maxine's façade appears woeful – a concrete slab rising behind it with the high rise condo looming above. In no way, whatsoever, can it be said that the heritage values of either the façade or the once appealing streetscape are being preserved. A coup d'oeil painting of the old Maxine's would probably look better than what's taking shape there. It's time that the City of Vancouver began to take notice, and proper care, of its heritage resources. One of them is Beach Towers.

Sincerely,

James B. Hamilton

From: [Correspondence Group, City Clerk's Office](#)
To: [Soriah Kanji](#)
Subject: RE: Beach Towers
Date: Monday, February 04, 2013 11:42:46 AM

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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: s. 22(1) Personal and Confidential **On Behalf Of** Soriah Kanji
Sent: Monday, February 04, 2013 9:54 AM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

Hi,

I wanted to send a quick email regarding the Beach Towers Public hearing that will be held Tuesday February 5th, 2013. I'm not able to attend; however I would like my comments to be considered.

I think the proposal is a horrible idea. I've been a resident of the West End since I was born. Raised in the neighbourhood, worked in the neighbourhood and have always owned in the neighbourhood. There are so many things that are wrong about this proposed development.

1. Parking, this area of the West end is already so densely populated, current owners and renters already have a hard enough time finding permit parking in the area. Having another condo to add more congestion, more cars is not a good idea. Where is the extra parking going to come from?

2. Views! I've already lost my water view this year from my penthouse condo on Cardero with the development of Alexandria. Before the high rise went up I had wonderful views of the water, and my condo cost a fortune. Many other home owners will be effected if this condo goes up. I sell a lot of real estate in the West End, I've sold in buildings like 1315 Cardero, 1251 Cardero, 1188 Cardero and a lot of these suites will loose their water views.

3. There is no comprehensive plan for the West End. Rezoning applications should not be considered until there is one set in place.

4. The West end is known for it's beauty, the streets have green mature trees, most people have views of the mountains, water, city... because we;re not surrounded by high rise condos. Why is there this need to turn the character and heritage of the West End into an area like Yaletown? (concrete high rise jungle).

These are my opinions and I would like them to be considered.

Thanks.

--

From: [Correspondence Group, City Clerk's Office](#)
To: [Nova Lockhart](#)
Subject: RE: Beach Towers Rezoning & Development
Date: Monday, February 04, 2013 11:43:27 AM

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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: Nova Lockhart s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 10:23 AM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning & Development

Please preserve this West End Landmark!!!! The proposed development will destroy the special character of the **Category A Landmark Heritage Site**, will block existing public views and block sunlight to the nearby neighbourhood. For a city council who is always talking about wanting Vancouver to be more and more a "Green City" to even consider approving this project makes me wonder about the sincerity of such talk.

Thank you for your attention.

s. 22(1) Personal and Confidential

Vancouver

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Beach Towers
Date: Monday, February 04, 2013 11:46:37 AM

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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: Diana Matrick s. 22(1) Personal and Confidential
Sent: Sunday, February 03, 2013 6:07 PM
To: Public Hearing
Subject: Beach Towers

Dear Mayor and Councillors,

I am against the rezoning of Beach Towers. Please listen to the community and respect our voices.

Kind regards,

Diana

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: RE: REVISED Rezoning Application - 1600 Beach Avenue and 1651 Harwood Street
Date: Monday, February 04, 2013 11:25:29 AM

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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

-----Original Message-----

From: Fred Spencer s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 3:55 AM
To: Correspondence Group, City Clerk's Office
Subject: REVISED Rezoning Application - 1600 Beach Avenue and 1651 Harwood Street

Hello, Mayor and Council Members.

Since I will not be able to attend the public hearing scheduled for 5 February 2012, I have decided to express my concerns via this email.

I have lived in the West End for more than 30 years and I strongly oppose this proposal. It is very unfortunate that we in the central portion of the West End are being hit with so many of these STIR proposals that seem to slip through like greased lightning via the more common CD-1 spot re-zoning facility that seems to be currently favored.

During the 1401 Comox proposal, I explained that I was not opposed to building height IF there was sufficient open space left around the buildings and this was not done in that proposal. This form of development was previously favored for the West End by the Planning Department in the past and they proudly referred to the building design as POINT TOWERS. I believe that this was in favor as an alternative to the structures that were common to much of the previous development west of Denman Street.

Beach Towers epitomizes this format and the current buildings are architecturally quite stunning and present the city in very favorable light to the many who travel along Beach Avenue. This SHOULD NOT BE LOST. If you check your records, I am sure that you will discover that the current buildings were allowed to reach their current heights as a trade off for leaving all of that wonderful open space around the existing towers. Now that these towers have been built, I do not understand why the new owners of this block should be allowed to fill in that open space!

Lastly, I was appalled that during the 1401 Comox proposal, so many existing building references

justifying that proposal were actually built as exceptions to the existing zoning of the time and were then presented to justify another exception. If this development is approved, I fear that in the future, it will be used as justification for many more "in-fill" proposals.

Regards,
Fred Spencer

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [JMike Weiler](#)
Subject: RE: Beach Towers development
Date: Monday, February 04, 2013 11:27:10 AM

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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: JMike Weiler §. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 6:38 AM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers development

I would like to express my opposition to the Beach Towers rezoning and development proposal.

I live at §. 22(1) Personal and Confidential Like many residents of this apartment building I have lived here for many years. It is one of the few inexpensive apartment buildings in the West End. If this proposal goes ahead, it will be a wall rising about five feet from my ground level apartment. I now look out at a very nice hedge.

The West End cannot take more density building. It is already overcrowded and our street is the worst of it all.

Please, there is enough development underway now. Give us a break. Stop this proposal before the destroys our neighbourhood!

Jay Weiler

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: Opposition to Beach Towers Rezoning & development.
Date: Monday, February 04, 2013 10:45:50 AM
Attachments: [letter to Mayor Gregor Roberston feb 3 2013.doc](#)

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, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that 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

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

Sent: Sunday, February 03, 2013 2:26 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor
Subject: Opposition to Beach Towers Rezoning & development.

Miss Fiona O'Connell

s. 22(1) Personal and Confidential

Mayor Gregor Robertson
3rd Floor, City Hall
453 West 12th Ave
Vancouver BC
V5Y 1V4

February 3rd 2013

Dear Mayor Robertson,

My name is Fiona O'Connell and I am writing to you to oppose the rezoning application to build a 9 storey block at Beach Towers on Harwood and Cardero, a 4 storey block on Beach Avenue, a 1 storey building at Beach and Cardero, and 2 further buildings on Harwood Street, in the Westend.

I in this wonderful Westend neighbourhood, at s. 22(1) Personal and Confidential, and I absolutely love living here and being able to call it my home. I live on the 4th floor and my apartment faces English Bay, facing the area for the proposed rezoning.

I must be honest and say that I am incredibly upset about this application and how much it will impact our local area in our lovely Westend neighbourhood, our building and the residents in it.

The residents in my building are elder citizens who are enjoying their latter years in an affordable and beautiful location after working all their lives, and young working professionals and immigrants as who are working hard to make a living and to be able to afford to live in and enjoy such a wonderful neighbourhood.

Our building is one of the less expensive ones in the area and this is why we all live here; to be able to afford to enjoy our Westend neighbourhood and the amazing views of English Bay that we are so lucky to have from our building.

If the rezoning were to be approved then we would lose those wonderful views (which is one of the main reasons that we chose to move into our building and this neighbourhood), we would lose the unique character of this heritage site area, and all residents in this neighbourhood would lose that small town neighbourhood feel that we have with the open areas at Harwood, Beach and Cardero.

If the rezoning application went ahead we would most likely have to move out of the Westend entirely as it would be very hard indeed to be able to find another building to rent that allows us our views, our small town neighbourhood, and is within our rental price range.

I absolutely love living here and have settled and made this building and area my home and am heartbroken at the thought of losing my local neighbourhood and losing the view that I moved here to be able to enjoy. I love my lovely apartment in this lovely building in this lovely neighbourhood and I work very hard to be able to continue to afford to live here and enjoy this and I and sincerely hope that I am able to continue to do so in the future. This part of the Westend is my home in my city and I would be so sad if it were to be changed and lost.

I am sure that all the residents in my building and surrounding buildings also feel this way and I really hope that they have written in to you too with their comments and opposition to this rezoning application.

Our area of the Westend is beautiful and wonderful because of the open areas we have and the low rise buildings around us that allow us to be able to have our wonderful views of English bay and maintain the small town neighbourhood feel. I would just be absolutely devastated and heartbroken if the rezoning went ahead and our neighbourhood changed and our wonderful views were lost.

I sincerely hope that my comments and opposition are taken into account when making a decision on this rezoning application and that we are able to keep our Westend neighbourhood incredible, and not become just another over built-up high rise city block area.

Yours sincerely indeed,

Miss Fiona O'Connell

Proud and passionate resident of the Westend, and Vancouver, and B.C, and Canada