

From: [Correspondence Group, City Clerk's Office](#)
To: [Monalisa Amirsetia](#)
Subject: RE: REZONING – 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 05, 2013 10:00:02 AM

Thank you for your comments.

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Thank you.

From: Monalisa Amirsetia s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 1:01 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING – 1600 Beach Avenue and 1651 Harwood Street

I would like you to register that I am completely opposed to the rezoning of 1600 Beach Avenue and 1651 Harwood Street.

M. Amirsetia
Vancouver, BC

From: [Correspondence Group, City Clerk's Office](#)
To: [Wendy Atkinson](#)
Subject: RE: submission re Beach Towers re-zoning proposal
Date: Tuesday, February 05, 2013 9:56:56 AM

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Thank you.

From: Wendy Atkinson s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 11:21 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony; s. 22(1) Personal and Confidential
Subject: submission re Beach Towers re-zoning proposal

Mayor and Council
City Clerk's Office
City of Vancouver
453 West 12th Ave, 3rd Floor
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Council Members,

Re Zoning changes to 1600 Beach Ave and 1651 Harwood Street

Although I am unable to attend the public hearing on Feb 5, 2013, I feel strongly regarding the proposal for changes to the Beach Towers site.

I have lived in the West End since 1987 and I care very much how changes to zoning may impact on the character of my neighbourhood. I do not expect that things will always remain the same but I firmly believe that change and growth should be planned and managed to maintain the uniqueness and integrity of Vancouver neighbourhoods.

Here are my specific concerns regarding the Beach Towers proposal:

- Thoughtless changes to heritage buildings are disrespectful of the history of the West End and negatively impact on its heritage character. Other examples include the destruction of

Maxine's at Bidwell and Davie and the at-risk Tulip House at 1241 Harwood.

- Keeping housing financially accessible adds to the diversity of the area. The West End should not be a neighbourhood just for the wealthy. The changes to the Beach Towers site do not add financially accessible housing in the West End.

- The West End is known for its fabulous location. As much as possible, views should be preserved for as many residents as possible. The sight-lines between the towers should be preserved.

- Most importantly, there should not be changes of this magnitude before a comprehensive plan for the West End is in place. Every West End resident should have the opportunity to contribute their thoughts to how they want their neighbourhood to develop.

Thank you for your time and consideration,

Sincerely,

Wendy Atkinson

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [Diane Bissonnette](#)
Subject: RE: Attention Mr. Robertson regarding Beach towers rezoning and development
Date: Tuesday, February 05, 2013 10:04:05 AM

Thank you for your comments.

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Thank you.

From: Diane Bissonnette s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 9:24 AM
To: Correspondence Group, City Clerk's Office
Subject: Attention Mr. Robertson regarding Beach towers rezoning and development

Good morning Mr. Robertson,

I wanted to take a few minutes to send you this email in regards to the Beach Towers rezoning & Development. We have a really nice view of the ocean. So why would we want to loose that to have the view over more buildings? We already look at the Beach Towers as it is no need to have more. Let other people enjoy the view also.

The nice thing about the West End is it's feel of community and feeling like you are not living in the city. Because of the fact there are fewer tall buildings you actually get to see the sky. I am not against change. Not what so ever. But if there are changes to be made, it should be for the best not the worse.

Our city is becoming more and more based on pleasing investors, people with a lot of money or people that just moved here that have a lot of money. The idea for the West End back alleys is a much better and hopefully greener way to go. It would not interfere with the view, but instead make the back alleys look greener and more friendly. That I think is a step towards something better.

I thought Vancouver was supposed to be a green city. So far all I see is tall buildings that are getting built with very little if not no green to them at all. When things are done, sometime it's hard to go back. I was just in Chile and they are making green choice. I would like to think Vancouver can do ever better as we have a lot more resources they have. I think it's time Vancouver step it up.

Thank you for your time.

Diane Bissonnette

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [Kelly Bourque](#)
Subject: RE: Beach Towers Rezoning and Development - Strongly Oppose
Date: Tuesday, February 05, 2013 9:56:29 AM

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Thank you.

From: Kelly Bourque s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 11:12 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning and Development - Strongly Oppose

To Whom It May Concern:

I can not attend the public hearing on Feb 5th due to work, therefore I am submitting my comments.

I strongly opposed any more development on the Beach Towers property for several reasons. I have been a homeowner for over 10 years, residing just a block from Beach Towers.

Firstly, the **parking** in and around our neighbourhood is **already grossly maxed out** for both permit holders and 2 hour visitors. It is impossible to find permit parking on the streets during the evenings, and extremely rare to find parking even in the alleys - even with a permit. I can not imagine any further development in our neighbourhood as that will just increase the need for both resident parking, more permit parking (no more space) AND their visitors (absolutely no more space). There isn't nearly enough non-permit parking as it is, even for the current population!

Secondly, when Beach Towers were built, 3 of their towers completely blocked the ocean view from my apartment suite to the South, South-West and West. My apartment faces west, and I barely get any sunshine as it is - because **the current Beach Towers blocks virtually all sunshine, except for about a 10 minute window during the evening**. The current Beach Towers buildings are **already a prison wall of rental units blocking any sun from the south and west during the late afternoon and evening for other home owners in the surrounding community**. I especially feel for the current home owners, especially those in the 50 - 60 year old buildings who even have a sliver of sunshine or sliver of ocean view left as it is because of the Beach Towers development.

Thirdly, despite the current West End population, the **residential noise** is quite quiet with the usual vandalism and odd noise makers but with so many more transient rental residents within just a block from my building, I am extremely concerned for the increase in ambient noise in our residential neighbourhood! I am especially concerned because the rezoning is for more rental units - not for

home owners who respect the current neighbourhood.

In closing, as a home owner and resident for over 10 years just a block from Beach Towers, I truly feel that ANY further development to support the rezoning of the Beach Towers corner should not be allowed. Our community can not support any more increase in population density. There is absolutely NO parking, virtually no sunshine already to filter through because of the existing 4 towers, and the increase in noise levels from so many more transient humans will substantially change the entire surrounding community for existing residents.

Sincerely,
Kelly Bourque
West End home owner for over 12 years

From: [Correspondence Group, City Clerk's Office](#)
To: mcapostinsky@shaw.ca
Subject: RE: Beach Towers Development
Date: Tuesday, February 05, 2013 9:53:03 AM

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Thank you.

From: s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 6:39 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Development

Mayor & Council,

I am writing to express my opposition to the re-development of the Beach Towers in the West End.

I have lived in the West End since 1979, as a renter for many years and as a condo owner for 15 years and am very disappointed with the development changes in the area by council. It is heartbreaking to see the lack of planning, respect for open space and quality of living. I believe for many years there was a ratio for the amount of open space that had to be allotted for if you were going to build a tower of any size. That is apparent by the many older tall building that have an equal amount of space along side them to allow for light and airflow – thus providing quality of life for all. This is the very way the Beach towers was allowed to be there in first place by allowing the space in between for light/air/views of others – to disregard that and say “we need more condos” is just not true – you are already over using the landmass and parks in the area and should be developing other areas of the City with more space.

The City prides itself on being a “livable city” often being selected as top 10 etc – but somehow we have lost site of the very reasons why Vancouver has been a livable city –

one of them being that until very recently bylaws and community input were respected, green space was valued and “spot bylaw” changes were unimaginable. What makes the West End special is the breeze you can feel from the water (even 5 blocks away) and the light that comes thru the streets, the views of the Mountains in the distance etc. It is not apartments build out to the sidewalks, less underground parking for residents (touted as a green initiative –but really only saving developers \$’s) nor government organized “street parties” – instead of playing party planners with tax \$’s, how about paying some workers to fix the sidewalks? (but I digress...).

The crime that was permitted by development of the Maxine site at Davie & Bidwell is an example. Height restrictions should be in place in the first 1-3 blocks from the water edge with a gradual increase moving inward – thus allowing for more light/air etc to more inward –also allowing for more views – not just for the select few at the water edge.

Please take into consideration the wellness of the City, it’s residents and future well being of Vancouver as a Livable City and listen to the voice of the residents – do not allow the Beach Tower development to continue.

Please consider a community driven development plan for the West End.

Maria Capostinsky

Passionate West End Resident/Proud Vancouverite

From: [Correspondence Group, City Clerk's Office](#)
To: [Karen Falk](#)
Subject: RE: Beach Towers Rezoning & Development
Date: Tuesday, February 05, 2013 9:54:57 AM

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Thank you.

From: Karen Falk s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 9:19 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning & Development

Dear Mayor & Council Members,

I'd like to voice my opposition with the proposed Beach Towers Rezoning & Development.

I currently live at Pendrell Place which is in the direct sight line of the Alexandria on Bidwell. It has already blocked the ocean view and now the skyview of light and sunshine.


I feel it is important, particularly in neighbourhoods of already high density such as the West End, that visual corridors, sunlight and green spaces are maintained. This allows for day/sky light, air flow, as well as a sense of "space" and privacy amid concrete towers. We don't want or need to become New York. Rather we could take some lessons from Portland as being a "liveable city". There are plenty of other neighbourhoods in the City of Vancouver to build new complexes.

Vancouver doesn't need more luxury housing built in what is already the most dense neighbourhood. We need more affordable housing.

I vote against the Rezoning & Development of Beach Towers.

Karen Falk

5. 22(1) Personal and Confidential

A large grey rectangular redaction box covers the majority of the page content below the name and the redaction code.

From: [Correspondence Group, City Clerk's Office](#)
To: mgomel@hotmail.com
Subject: FW: Opposition to Beach Towers rezoning
Date: Monday, February 04, 2013 2:11:33 PM

Thank you for your comments.

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Thank you

From: monique gomel s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 12:45 PM
To: Hoese, Karen; Jackson, Brian (CSG); Robertson, Gregor; Bertrand, Dana; Reimer, Andrea; Affleck, George; Louie, Raymond; Ball, Elizabeth; Jang, Kerry; Carr, Adriane; Deal, Heather; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony
Subject: Opposition to Beach Towers rezoning

City of Vancouver:

I have recently become aware of the rezoning planed for the Beach Towers in the West End. I would like to formally state my opposition to this plan for the following reasons:

- (a) the new development will be market-rental and therefore unaffordable to the average person
- (b) there is a community plan process in place in the West End and all rezoning should be put on hold
- (c) Beach Towers is a heritage site on Vancouver's post 1940's heritage registry and should be preserved
- (d) Beach Towers provides a public benefit through the podiums enjoyed by thousands during the fireworks and parades.

I understand that there is a hearing on Tuesday night which, unfortunately, I cannot attend. However, I hope my position is taken into consideration.

Regards,
Monique Gomel

s. 22(1) Personal and
Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Greg Helten](#)
Subject: RE: REZONING – 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 05, 2013 10:00:36 AM

Thank you for your comments.

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Thank you.

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

From: Greg Helten § 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 1:13 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING – 1600 Beach Avenue and 1651 Harwood Street

Dear Mayor and Council,

I am OPPOSED to the rezoning of 1600 Beach Avenue and 1651 Harwood Street.

The reasons why are very well articulated in the notes of a neighbour, which I provide below. I agree with each and every point.

Greg Helten
Vancouver, BC

Increased Density Should Not be Granted to Create Expensive Market Rental Housing: The site at 1600 Beach Avenue is currently the second most densely developed block in the West End. The housing proposed to be created through a significant increase in density will do little to address affordability challenges in the neighbourhood or in the City as it is likely to be some of the most expensive in the neighbourhood. The "uniqueness" of this site, with its beachfront views means that it is ill-suited to an attempt to create "affordable market rental housing."

Reduction in Public Views: City policies put a priority on the preservation of public views. The views

down Harwood Street and through this site to English Bay are valued by all West End residents. Infilling of the open areas between the existing towers, infilling the bases of the towers, and adding the proposed private recreation building at the corner of Harwood and Beach will all work to diminish these existing views and reduce permeability on this site. Public views will be reduced if this project proceeds.

Negative Impacts on a Listed Heritage

Resource: While Beach Towers is not currently listed in the City's Heritage Register, it is identified as having potential as "Heritage A"

(the highest level) in the City's "Recent Landmarks Study." A key design feature of the site as originally developed is the views beneath and between the existing towers. That comment in the Staff Report that the proposed project "respects the characteristics of the site" is disingenuous to the public. If approved, the project will increase real estate assets of a single landowner at the expense of the public realm and the heritage value of this property.

While the Staff Report notes that the "proposed buildings... are comparable to those found throughout the local area," this is difficult to comprehend, as there are no 9-storey buildings with floors this large in the West End, let alone in this particular area.

Parking: The parking proposed significantly exceeds the City's minimum requirements, but providing this extra parking will increase construction costs, and therefore increase rents.

Why would the City endorse a proposal that exceeds their own minimum parking requirements?

This will not assist with affordability of these rental units.

Streetscape: The Staff Report (Page 8) indicates that the proposed project will improve the streetscape character along the site frontages.

In the case of the proposed 9-storey tower at Harwood and Cardero, many residents would suggest that a view of the ocean is preferable to a view of an expensive rental building. At the 1651 Harwood site, it is surprising that the City is encouraging the creation of an additional driveway access across the sidewalk to accommodate the proposed development. Why is the City not requiring parking access for this portion of the property from the rear lane, as they would require for almost any other development? This driveway will be a detriment to the streetscape and to pedestrian safety, and not be a benefit.

Tower Separation: The Planning Department has noted in clear terms that neither the property as currently developed, nor the proposed development meet the tower separation guidelines applicable to the West End. The Staff Report however suggests that even though the separation requirements are not met, "the proposed building will have minimal impact on the on-site existing and proposed residential units." This statement ignores a principal objective of the tower separation guideline which is to create a sense of openness in the neighbourhood and protect access to light and sky for all residents of the neighbourhood, not only those in the existing buildings on site or the potential residents of the proposed 9-storey tower.

No Rezoning Without a Comprehensive Plan: The West End is currently in the middle of a planning process to create a new community plan. Rezoning applications should not be considered on a site-by-site basis, but rather be guided by the policies of the new plan – policies created through meaningful input with West End residents.

The proposed Beach Towers rezoning should not be considered until the West End plan is complete.

From: [Correspondence Group, City Clerk's Office](#)
To: [Marie Howton](#)
Subject: RE: Beach towers rezoning and development proposal
Date: Tuesday, February 05, 2013 9:52:19 AM

Thank you for your comments.

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From: Marie Howton s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 5:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach towers rezoning and development proposal

I would like to voice my opinion against the proposed rezoning and development of the Beach towers located at 1600 Beach Ave. and 1651 Harwood St. The removal of the public terraces and blockage of sunlight would make the area much less appealing, and the resulting extra people on this block would create issues with increased likelihood of crime, difficulty finding parking on the street, and less enjoyment for all residents. As a result of these issues, I sincerely hope this proposal is denied.

Sincerely,
Marie Howton

From: [Correspondence Group, City Clerk's Office](#)
To: [Gerry Kowalenko](#)
Subject: RE: Beach Towers Public Hearing on February 5, 2013
Date: Tuesday, February 05, 2013 10:01:21 AM

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From: Gerry Kowalenko s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 4:02 AM
To: Correspondence Group, City Clerk's Office
Cc: Vancouver-West End NDP and MLA Spencer Chandra Herbert; info@westendneighbours.com
Subject: Fw: Beach Towers Public Hearing on February 5, 2013

im forwarding this to the local mla and also to the westend neighbours citizens group. To oppose the rezoning application at Beach Towers. Im trying to send it to Hedy Fry, yes she is federal and Mr.Chandra Herbert is provincial, but they should know how we feel about things.

Ive also sent it already to the public hearing address for tommorrow...oops today...february 5th. I hope this makes it.Thanks.

s. 22(1) Personal and Confidential s. 22(1) Personal and Confidential

----- Forwarded Message -----

From: Gerry Kowalenko s. 22(1) Personal and Confidential
To: "publichearing@vancouver.ca" <publichearing@vancouver.ca>
Sent: Tuesday, February 5, 2013 3:54:23 AM
Subject: Beach Towers Public Hearing on February 5, 2013

I do appreciate the city holding a public hearing about the proposed re-development application for the Beach Towers site. It is my understanding that the designated city planner for this proposal did recommend citizen input.

I have lived in the WestEnd since 1983. In fact, I lived at the Casa Del Vandt, 1265 Cardero Street between 1983 and 2005, until reno-victed by Hollyburn. That's just down the street from the proposed redevelopment. My 3rd floor windows all looked west so I had a clear view of the north end of this proposed development and could see some of the Beach Towers from my window. I was just down the street for 23 years.

I moved to 1847 Barclay Street where I've lived for 8 years. But I walk through that neighbourhood frequently.

I'd like to thank the City Council and the Planning Department for approving these hearings. To listen to what the local citizens and community groups have to say, as well as the proposed developer. But in the end, I think the residents and community associations' views should prevail. We live here. Work here. Pay Taxes here. Pay the extra costs for living here.

As someone who lived for 24 years right in the mini-neighbourhood where the proposed zoning changes might take place. I can say that to me and other residents, it was the older houses, different styles, tree-lined streets that made the neighbourhood so quiet, though it was located between two high volume traffic corridors.

This proposed redevelopment would take that away from most of what made the neighbourhood lovely to live in. No super super modern market condo glass and concrete ubiquitous whatever would replace the buildings and houses in the area. I hope they can be preserved. We are going to regret pulling down the different types of housing that represent an area's history.

I appreciate the wisdom of the planning department and council or whomever to put that little mini park on Cardero at Burnaby. It saved us from being a thoroughfare. The transport changes in the WestEnd since I've moved into the neighbourhood in 1983 have

been overwhelmingly positive. Thank to that citizens group the West End Traffic Committee or whatever it was called.

And while it's questionable whether initially putting several highrise towers along Beach avenue, blocking the views and sunlight and sky of the entire neighbourhood was a wise move in the first place, well they are now there. Towering over the neighbourhood. Concrete tributes to modern 60s architecture.

I understand Beach Towers have not been designated a heritage site, but are somehow protected. They should be a protected heritage site. They really are one of the major landmarks of the WestEnd. As in...I live just behind Beach Towers, if people wanted to know where I lived.

Having lived in the immediate area for 24 years, I did find Beach Towers somehow comforting. 1960s out the window. They helped cut the traffic noise along Beach, they sort of formed a protective bulwark or battlement to the neighbourhood. I always felt if a horrid tsunami hit, they would deflect some of the waves. And they were far enough away that during the huge coming earthquake, they would not fall on the apartment where i lived for nearly a quarter century. Giving me enough time to locate and grab my emergency preparedness kit...i did have one, and knew where it was...and head out to stand on guard for my neighborhood queen and country.

Im against the rezoning request for a number of reasons.

I think making exceptions to existing zoning in the area in advance of having an updated community plan is probably not a good idea.

I must say, on reviewing the material, and thinking about it, I dont think any of this rezoning should be approved.

The low rise additions on Beach Avenue. Well...they arent going to encroach or change the neighbourhood behind the towers. But think of the poor people who might someday live there. They will have to be hermetically sealed from the noise and pollution. They cant open their windows. I dont think

hermetically sealed housing is the wave of our green future.

The midrises on Cardero and the Townhouses on Harwood. I dont think these are a good idea either. At all. Most especially.

The westend is one of the most densely populated urban areas in Canada. This proposal would increase that density, both in terms of population, and therefore traffic, and filling up the neighbourhood with increased edifice bulk...concrete and glass. Vancouver does have a space problem. Not enough land. So infill and increased density are a reality if more people live and work here. But what about increasing density and population in some other areas of the city. Not in the most crowded. What about more industry and business in other urban areas of greater Vancouver. GVRD. Increasing traffic and population and all that in the downtown peninsula is not a wise idea compared to development in other areas of Vancouver, and other municipalities.

The proposed rezoning and changes on Cardero and Harwood...everything in the application over and above the mini rises right on Beach...would take away much of what makes that mini-neighbourhood a pleasant residential area. The look and atmosphere. It is lovely as it is, with older buildings, houses. Taking this away for some ubiquitous glass and concrete cookie cutter condo design wont enhance the neighbourhood. They will make it worse. Reducing views, air and open space in the neighbourhood just behind Beach Towers.

And it certainly will not do anything to provide affordable housing in the WestEnd. Most westend residents would likely not be able to afford buying or living in one of these condos. And rents would be higher than nearby. Peoples incomes have not kept pace with increased housing costs. So it doesnt make sense to take actions to increase housing costs, does it?

I am also very concerned about the future of Beach Towers, if this development goes through. In fact to the whole little neighbourhood. And the broader WestEnd. Increased density, more noise, more traffic, more people, more pollution. In an area that has more than enough of all of these..

I also am worried about what these kinds of redevelopments mean. They add nothing esthetically to the area. I also worry that the owners of Beach Towers may use this to ask for a total redevelopment. Higher towers. More Towers. Not what the planning department or city want for us. I would hope. We've got enough of that in the WestEnd already.

I knew people who lived in Beach Towers. Some were concerned that upkeep was not what it could be. I worry that developers might neglect essential wear and tear, allow the buildings to deteriorate, get someone to say "oh it cant be fixed", and voila-- we need a new development. More Towers. Higher costs. Smaller units. Expensive condos. Hopefully not.

If Beach towers are suffering from any electrical, or plumbing or other concerns, then the owners shojld be repairing this housing stock.

I would think environmental sensistivity would be in favour of fixing and repairing, not ripping down and slapping something else up, more likely not nearly as well built. We waste too much. Including adequate housing. We wont save the planet by ripping things down and not doing upkeep. Or repairing and fixing.

That is why I hope the rezoing application is turned down.

This rezoing, work on a westend development plan, and much else would be so much better with a ward system.

As well, I do think that more could be done to inform westend residents of planning and rezoing issues.

This is not to deny all the good efforts made by staff and council. I just thing it could be better...especially at the WestEnd Community Centre and joe Fortess Library. What about having planners have tables at major stores in the westend. Ask the residents. People love to give advice. And a lot of it is pretty good.


Thanks for the opporutuuntyy to make this presentation. I hope the rezoing is defeated.

I dont think refusing it is going to put the owner companies at financial risk, unless they've not been

good managers.

if you wish any clarification, please contact me as below.

5.22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey fill. The redaction covers several lines of text, obscuring the content of the paragraph.

This proposal will do nothing to provide affordable housing in the westend.

Though I must say, I do not see alot of signage or information on planning matters in our neighbourhood. Couldnt you send us all an email when a rezoing comes up, or if we go on a mailing list. I live a block from the WestEnd Community Centre and Joe Fortest Library and am there frequently. Why not have a bulletin board or something to improve our access to decisions affecting our community.

I would like to thank the City of Vancouver and its planning department for allowing a public hearing on this proposed rezoning. I appreciate that the assigned City Planner has publicly requested community input. used to appreciate that the City Planning Department had made some good decisions about the area. While its arguable putting towers along Pacific Avenue was not a brilliant idea to start with, I always felt the towers gave a bit of solid protection to our little neighbourhood. But even bettyer was the city suggestion to create a minipark on Cardero at Burnaby. This kept Cardero from being a thoroughfare.

Ive read the materialsort of protected our neighbourhood from some noise, and most espe they d Beach towers and the little park at Cardero and Burnaby, and the fact that Beach Towers could reduce sound, and the little park on Cardero At Burnaby prevented Cardero becoming a through street. Its a lovely little neighbourhood. I now live at 1847 Barclay ST, just west of Denman, also a lovely location. Since 2005.

I understand the issue is to whether transport access
was difficult at some of the Towers and adjoining

From: [Correspondence Group, City Clerk's Office](#)
To: [Deborah Lagueux](#)
Subject: RE: Re-zoning: 1600 Beach Avenue and 1651 Harwood Street
Date: Monday, February 04, 2013 12:46:45 PM

Thank you for your comments.

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Thank you

From: Deborah Lagueux s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 12:14 PM
To: Correspondence Group, City Clerk's Office
Subject: Re-zoning: 1600 Beach Avenue and 1651 Harwood Street

Dear Mayor Robertson and City Councillors,

I write to you in reference to the proposed re-zoning of 1600 Beach Avenue and 1651 Harwood Street. I am a resident of The Vivian apartments, a three storey building situated directly across from the proposed tower and adjacent to the townhome complex proposed for 1651 Harwood. As with the majority of my neighbours in my building, and that of the co-op/strata situated on the corner of Harwood and Cardero, I am a long term resident (exceeding a decade).

I understand that the geography of Vancouver limits its development and that therefore, increased density as well as creative solutions to housing are absolutely required over the years to come. I am not opposed to density, otherwise I would not have entertained a move to the westend from South Vancouver 13 years ago. However, I believe that the rezoning of the Beach Towers site far exceeds that which the block can comfortably support. Throughout this lengthy three year process, issues of light, air and green space continue to arise, and while I believe there has been a great effort to address these issues, the project unfortunately, in any of its permutations, is a serious degradation to the quality of life that owners and tenants in neighbouring buildings can reasonably expect to have. For instance, the proposed tower, at nine storeys and broadly constructed from the corner of Cardero along Harwood Street, will obliterate all avenues of light and air for The Vivian and the co-op/strata beside us. Both buildings will be shrouded in darkness throughout the year and neither will have access to fresh air circulations.

This proposal came forward to City under the STIR program, an initiative that City has since dropped due to its proven problems and ineffectuality. I understand that any project proposed under this scheme is required to undergo the City's vetting process, however, since the STIR program achieved considerably less than intended, approving this project under this defunct program makes no sense. In addition, in the absence of an approved and comprehensive plan for the westend, "green-lighting" this project in the vacuum that now exists until the Westend plan is approved, is fool hardy and ad hoc; there is no logic in taking it forward since without the comprehensive plan in place, a decision to approve the re-zoning will take no account of what is truly in the best interests of the community at large. If Council approve this re-zoning, we cannot move back from the decision. People - owners and tenants - will live with the consequences of this bad decision for decades to come.

This is a re-zoning that will obstensively support the development of luxury housing in a neighbourhood that requires housing for primarily - immigrants, foreign students, old age pensioners, and single people working in the service sector - none of whom will be renting, or owning, the luxury accommodation proposed. In terms of the townhomes, it seems highly unlikely that those who might afford the rents, or ownership of one of these units, would choose to live in an area so intensely over-densified - without green space, with front and rear doors literally 3-4 feet from balconies and with an exhaust vent eliminating plumes of steam across their roofs, windows and entrance ways. Highly unappealing, especially when there exists a good condo stock available to them in the Westend now.

There is, unfortunately, a pervading sense that City has a rather obsequious relationship with developers. I sincerely hope that you take the opportunity presented by this re-zoning application to set the record straight and to re-affirm to the citizens of Vancouver your commitment to due-process and progressive, thoughtful, long-term planning for the community, as opposed to political expediency and one-off re-zoning schemes.

Many thanks for your time and consideration.

Sincerely,
Deborah Lagueux

From: [Correspondence Group, City Clerk's Office](#)
To: [Doug Macdonald](#)
Subject: RE: BEACH TOWERS REZONING & DEVELOPMENT - PUBLIC HEARING
Date: Tuesday, February 05, 2013 9:55:55 AM

Thank you for your comments.

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Thank you.

From: Doug Macdonald 5.22(1) Personal and Confidential
Sent: Monday, February 04, 2013 10:48 PM
To: Correspondence Group, City Clerk's Office
Subject: BEACH TOWERS REZONING & DEVELOPMENT - PUBLIC HEARING

As owners and residents of Plaza del Mar since 1983, we are immediate neighbours of the Beach Towers property. Both the Beach Towers and our strata building were built in the mid 1960s with a city council approval requiring that certain view parameters ensure a clear viewing space between the individual towers for both Beach Tower residents and residents in neighbouring buildings. The proposed new structures are now expected to violate these former requirements.

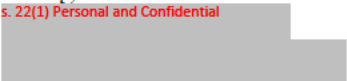
While the proposed new structures do not interfere with our view, we do have realistic concerns with respect to the large amenities building to be constructed immediately at the corner of Beach and Cardero, just an extremely short distance from strata lot windows in our building. As an amenities building for the total Beach Towers project, many problems are to be expected if parties and such social functions are included.

The Beach Towers project is recognized as one of the highest, if not the highest density area along Beach Avenue. Increasing this density further can only be expected to produce more such projects along our parkside waterfront, and will certainly not enhance the quality of this precious area for future Vancouver populations.

Respectfully submitted

Douglas & Suzanne MacDonald

5.22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 05, 2013 11:44:58 AM

Thank you for your comments.

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Thank you.

From: Aleksey Novicov s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 11:34 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

Vancouver is recognized around the world as a beautiful city, with incredible vistas that often encompass the North Shore mountains and local beaches all within a single view. It is an incredible asset that belongs to the local community and the City of Vancouver, shared by residents and visitors alike.

Those of us who are property owners, as well as residents, both of which are tax-payers, have a responsibility to retain and maintain the geographic gifts that we have inherited. But it is a special and unique gift that can be all too easily destroyed. Maintaining and nurturing the beautiful aesthetics of Vancouver, and especially the West End, is vulnerable when one is seduced into discussions that emphasize practicality.

As a part-time resident and owner in the [1600 block of Harwood St.](#), I still have questions that have not been answered:

1. Why develop in a city block that is already one of the most densely populated blocks in the city?
2. Rather than reviewing adhoc requests for rezoning, why not develop a comprehensive plan first, for the West End community and neighbourhood?

Apart from the two storey townhouses along Beach Ave., I do not support this development plan. I believe it will have a negative impact on the character and aesthetics of the immediate vicinity, and it will contribute to the erosion of what makes Vancouver such a rare gem of an

international city. The waterfront blocks of this city, and the West End in particular, nestled in-between downtown and Stanley Park, require a higher level of responsibility in the development of new construction.

I finish with a quote from Chris Anderson of TED Talks and why they are moving to Vancouver:

“We looked at a lot of cities in the US, especially on the West Coast. In Vancouver, we found a special combination of things we didn’t find anywhere else and it got us really excited. It is a combination of an amazing city which is reflective of the values people hold. There is a feeling of looking forward, a commitment to excellence, of innovation and sustainability.”

Aleksey Novicov

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: RE: Beach towers development
Date: Tuesday, February 05, 2013 9:53:47 AM

Thank you for your comments.

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Thank you.

From: pillon.pascal@gmail.com [mailto:pillon.pascal@gmail.com]
Sent: Monday, February 04, 2013 8:47 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach towers development

Dear Mr mayor,

I write this email to raise my concern about this new development.

Everyday I wake up in my apartment, on Burnaby street, I, without a minute look at the window to check the bay. No right, no left. I stare for a good 5 minutes at this gap between the 2 Beach towers. This gap that allows me, like hundreds, to get a glimpse at the ocean.

This is making my day, everyday.

I know that greed makes some company want to sell this view to some happy few. This new development will deprive hundreds at dozens benefit. Why don't we keep on sharing the view instead of making it even more exclusive ?

This new high end development will also not help rent affordability. The whole downtown has become a competition for luxury and un-affordability. Where is this gonna stop. Do we want the west-end to be the next wealthy paradise.? isn't there enough of those luxurious neighbourhoods ?

Taller building should belong to other neighbourhoods like yaletown or false creek. We need to keep the west end as an oasis of green and peace. Higher and denser buildings will limit the amount of lights trees and vegetation get. The green west-end will soon look like any big city, loosing its character and appeal to tourists.

Keep on making my days. Don't close the beach tower gap to the ocean.
Thank you for your attention.

A so far happy resident of the west-end.
Pascal Pillon.

From: [Correspondence Group, City Clerk's Office](#)
To: [Shawn Shirazi](#)
Subject: RE: I'm against 1600 Beach Ave condos
Date: Tuesday, February 05, 2013 9:57:57 AM

Thank you for your comments.

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Thank you.

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

From: Shawn Shirazi s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 11:31 PM
To: Correspondence Group, City Clerk's Office
Subject: im against 1600 Beach Ave condos

Hello Council,

im a 10 year resident of Beach Towers, and i absolutely appose any buildings going up on 1600 Beach Ave. it is the only line-of-site to the ocean, on that block. it is the mandate of city council to preserve this precious line-of-site. im extremely angry that that ocean view may be voted to be lost.

this MUST NOT happen!

if theres no choice, and development has to happen, then let it be at 1651 Harwood; no line-of-site to the ocean lost at least.

THX,

Shawn S. Shirazi

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Rezoning West End
Date: Tuesday, February 05, 2013 10:06:32 AM

Thank you for your comments.

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Thank you.

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

From: Jenny s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 9:55 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning West End

February 5, 2013
mayorandcouncil@vancouver.ca

Dear Mayor and Council:

As you know, Vancouver has changed dramatically in the past one hundred years. Every time another large residential building is introduced with its subsequent cars and people, the scale of the city visibly changes, and the character of the place, the feeling that we have as we walk along the streets, is affected.

While out on the seawall this morning, one could identify at least thirteen buildings filled with homeowners and renters whose views would be reduced or compromised by Building B. Whereas the West End currently has a fair, albeit reduced, blend of small, medium and large buildings, the rezoning for additional housing, together with future large scale developments, will upset the area's scope and balance.

Increasing the density of this downtown island, where there isn't much space to begin with, suggests a disinterest in, or lack of compassion for, local residents' quality of life and points us towards becoming a no-name style of city for tourists, especially if the new building should have the aesthetics of a shoe box. On the other hand, more parking for electric cars and bikes would be welcome and progressive; friends from the North Shore have left in frustration at trying to find a nearby visitor's spot.

A comprehensive plan has not been created. To build green corridors on one street and obliterate the view to nature three blocks away seems self-defeating. Please put a hold on the Beach Towers rezoning until it can be considered in tandem with the new community plan for this otherwise dynamic and vibrant area in an altogether beautiful city.

Regards,
Jenny Skulski

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<http://www.netzero.net/?refcd=NZINTISP0512T4GOUT1>

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: RE: change of zoning for Beach Towers
Date: Tuesday, February 05, 2013 10:02:11 AM

Thank you for your comments.

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Thank you.

From: [REDACTED]
Sent: Tuesday, February 05, 2013 6:01 AM
To: Correspondence Group, City Clerk's Office
Subject: change of zoning for Beach Towers

Please vote no to the change of zoning for Beach Towers. The construction which will result will cause many residents to move. When this happens, the units will increase in price thus making it difficult or impossible for average wage earners and many retirees to live there. Units in other buildings will follow in increasing their rents, and soon the whole area will be one in which seniors and middle income citizens will be unable to live. Susan Wolff, s. 22(1) Personal and Confidential

[REDACTED]