

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: Monday, February 04, 2013 12:45:18 PM
Attachments: [2013 01 21 View Study Beach Towers 1609 Harwood sm.pdf](#)
[2013 02 04 11 26 31.pdf](#)

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

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: Sarah Liu s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 11:55 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

To Whom it May Concern,

Please see the attached letter and View Study.

Best,

Sarah Liu
Prospero International Realty Inc.

s. 22(1) Personal and Confidential

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Beach Towers View Study 1609 Harwood Street

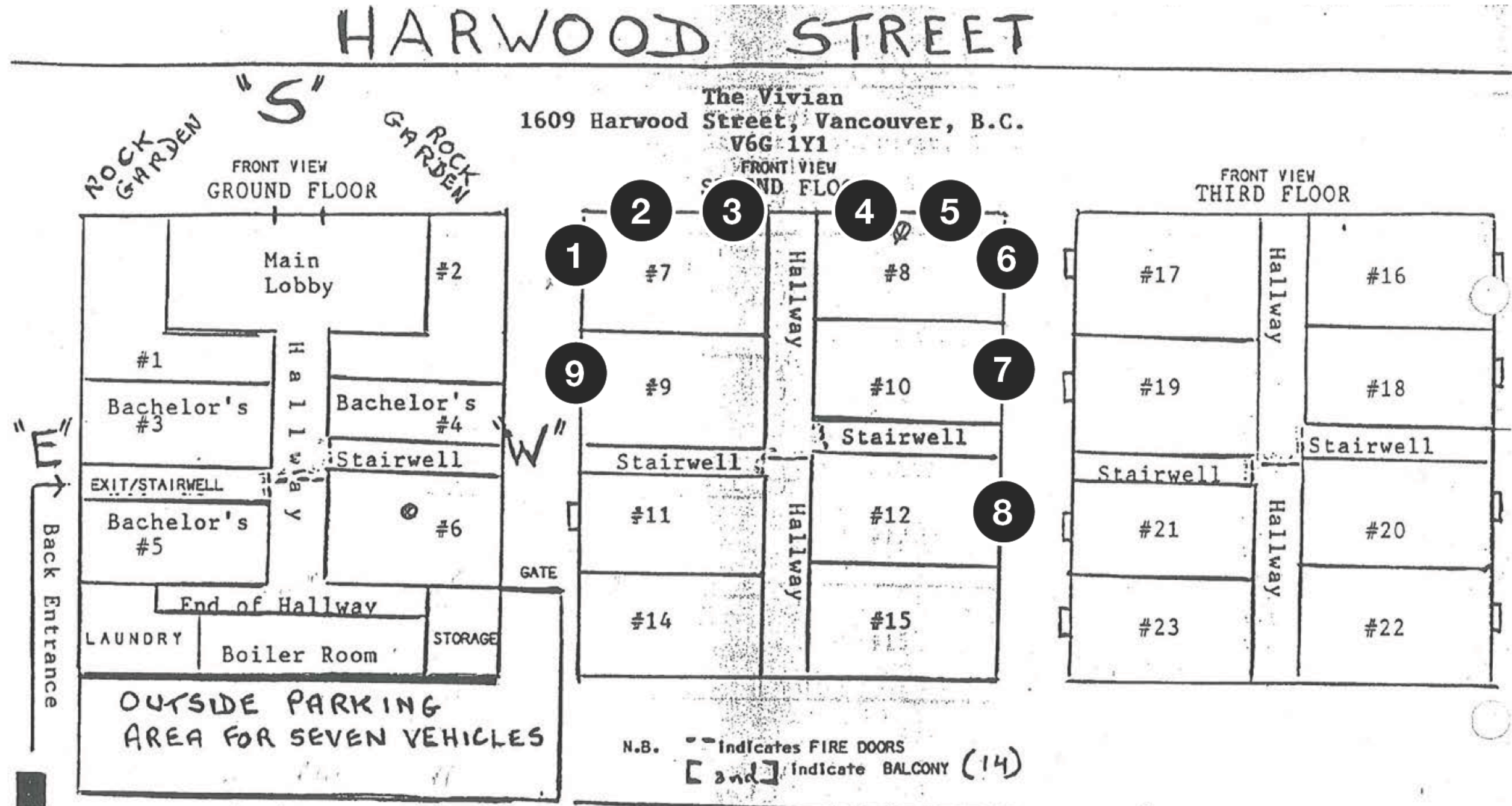
Rezoning Submission #4

1600 Beach Avenue & 1651 Harwood Street, Vancouver BC

Submitted on Behalf of Beach Towers Investments Inc.
by IBI/HB Architects 1609 Harwood Street Residents

January 23rd 2013

VIEW STUDY - Map



VIEW 01 - 1609 HARWOOD - Level 2 - Unit 07 (BALCONY)



BEFORE



AFTER

VIEW 02 - 1609 HARWOOD - Level 2 - Unit 07 (LIVING)



BEFORE



AFTER

VIEW 03 - 1609 HARWOOD - Level 2 - Unit 07 (DINING)



BEFORE



AFTER

VIEW 4 - 1609 HARWOOD - Level 2 - Unit 08 (BEDROOM)



BEFORE



AFTER

VIEW 5 - 1609 HARWOOD - Level 2 - Unit 08 (LIVING)



BEFORE



AFTER

VIEW 6 - 1609 HARWOOD - Level 2 - Unit 08 (BALCONY)



BEFORE



AFTER

VIEW 7 - 1609 HARWOOD - Level 2 - Unit 10 (BALCONY)



BEFORE

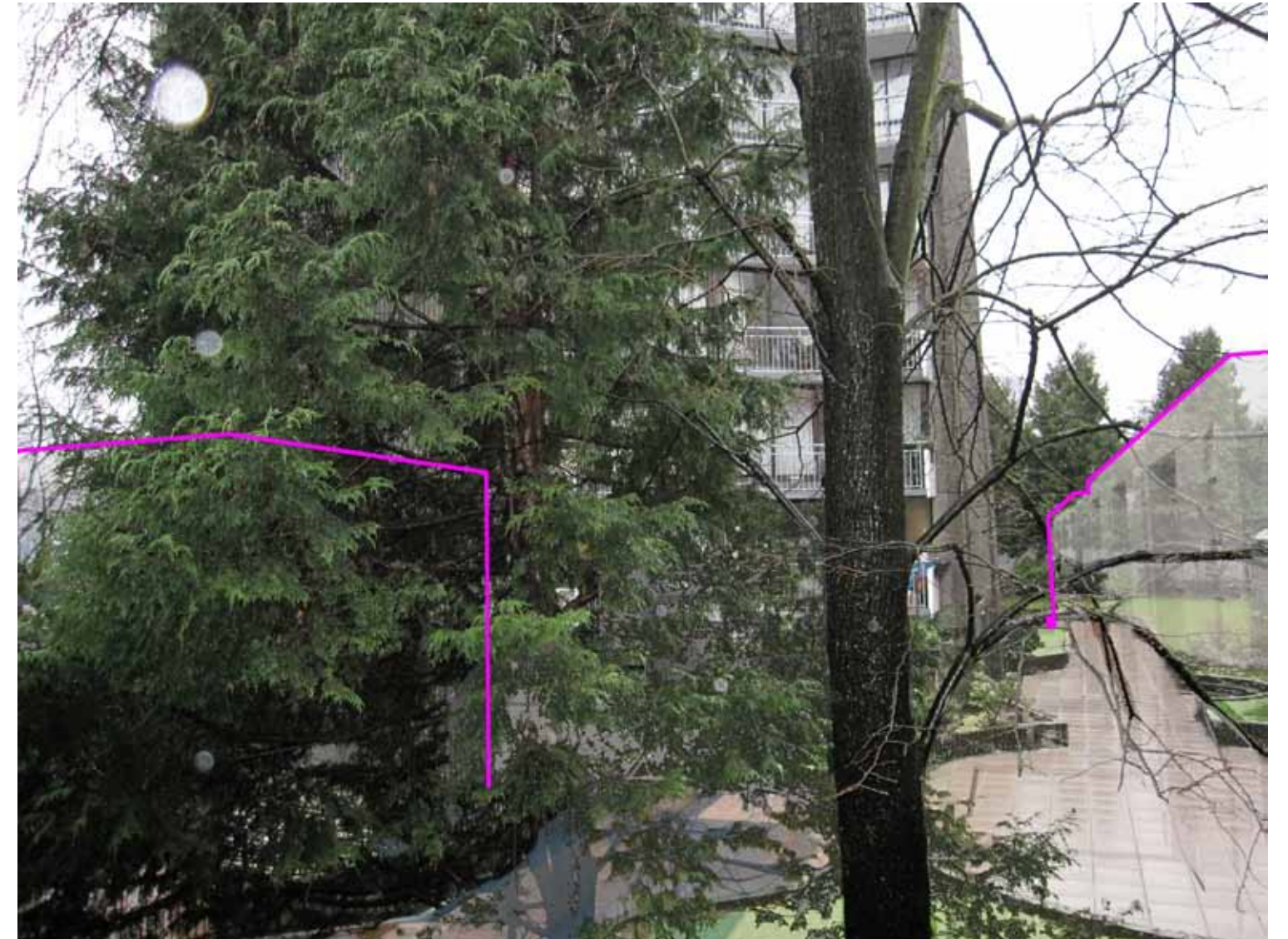


AFTER

VIEW 8- 1609 HARWOOD - Level 2 - Unit 12



BEFORE



AFTER

VIEW 9 - 1609 HARWOOD - Level 2 - Unit 09 (BALCONY)



BEFORE



AFTER

IBI Group is a multi-disciplinary consulting organization offering services in four areas of practice: **Urban Land, Facilities, Transportation and Systems.**

We provide services from offices located strategically across the United States, Canada, Europe, the Middle East and Asia.





PROSPERO
INTERNATIONAL REALTY INC.

February 4, 2013

Dear Mayor and Council:

**Re: Beach Towers (1600 Beach Avenue & 1651 Harwood Street) Rezoning
The Vivian Apartments - 1609 Harwood Street**

We are the property management agents for the owners of the Vivian Apartments at 1609 Harwood Street (the Vivian) which is adjacent to the townhouse portion of the proposed development and across the street from the midrise.

The owners wish to express their conditional support for the proposal. However, for such support it is essential that the following impacts be addressed and mitigated as part of any approval.

1600 Beach Avenue - Mid-rise (Building B) Concerns

The mid-rise on Cardero will have a detrimental impact on the already limited views from our south facing suites¹ (these are essentially street vistas along Harwood and Cardero with partial views of English Bay); and also will obstruct afternoon sunlight during both the spring and fall equinoxes². This is due to the proposed 8,000 square foot floor plates which are themselves disproportionate to the point tower forms of the existing towers. To address this concern we would propose that the City specify a reduction in the linear dimensions of 15 to 20 feet which would still allow floor plates of 5,000 square feet. We would point out that it is precisely to avoid these impacts on the mid-rise that the applicant has limited the Beach Avenue building (Building D) height to one storey.³

1651 Harwood Street – Townhouse (Building C) Concerns

We acknowledge the most recent revisions made by the applicant in the reduction of the townhouse component over the parking ramp⁴. This provides a more reasonable separation from the Vivian. Note that the bottom right illustration in the renderings is a-contextual as it does not show the Vivian to the east. As an additional measure we therefore ask that the firewall and parkade ramp walls be visually mitigated by textured concrete and or a greenwall.

Yours truly,

PROSPERO INTERNATIONAL REALTY INC.

Beng Gunn
Vice President – Commercial Properties
attachment

Reference Notes:

1. Beach Tower View Study, IBI Group (January 23, 2013) - attached
2. Shadow Study, Rezoning Application (May 17,2012)
3. Site Plan, Rezoning Application (May 17,2012)