

From: [Correspondence Group, City Clerk's Office](#)
To: [Chris Barber](#)
Subject: RE: Beach Towers
Date: Wednesday, February 20, 2013 3:09:43 PM

Thank you for your comments.

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Thank you.

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

From: Chris Barber s. 22(1) Personal and Confidential
Sent: Wednesday, February 20, 2013 2:58 PM
Subject: Beach Towers

To the Mayor and Council,

It is my desire to voice my strong opposition to the Beach Towers rezoning. This is yet another spot rezoning to which thousands of West Enders are opposed. Our Community Plan will not be completed until much later this year and there should be no new hugely impacting developments permitted until that plan has been finalized. That Devonshire Properties is proposing such an "In-filling" totally ignores the conditions under which the original towers were permitted, namely that such tall buildings would have far less negative impact upon the area with large open spaces around them. Consider then, with so many more newer buildings blocking views of the ocean, how much more negatively the West End will be affected by this proposed greedy land grab.

To turn away from previously well-thought-out and approved plans, which were made to preserve quality of life in this densely populated neighbourhood, will be to put many other former planning decisions in jeopardy. Many people predicate their decisions to buy property in the West End on such previous planning evidence, and it would be a betrayal of both them and the planning system to consider negating or ignoring existing zoning.

Had you paid attention before now to the prevailing will of West Enders, evidenced by petitions, previous submissions to council, letters, e-mails and tweets, you would not be considering this rezoning application except to shelve it until after our Community Plan has been completed.

Yours concernedly,
Chris Barber

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Opposition to Beach Towers
Date: Wednesday, February 20, 2013 11:07:46 AM
Attachments: [CofV.pdf](#)

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Thank you.

From: Eric Wilson s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 5:58 PM
To: Correspondence Group, City Clerk's Office
Cc: Mick Brown
Subject: Opposition to Beach Towers

Dear City of Vancouver Mayor and Council:

Attached is a copy of the presentation to be made by Mick Brown, at Feb 19th Council Hearings, detailing our opposition (Mick Brown and Eric Wilson) to the proposed Beach Towers rezoning application.

Sincerely,

Eric Wilson & Mick Brown

s. 22(1) Personal and Confidential
[Redacted]
[Redacted]
[Redacted]

From: Public Hearing <PublicHearing@vancouver.ca>
Date: Tuesday, February 19, 2013 14:44
To: Eric Wilson s. 22(1) Personal and Confidential
Subject: RE: CONFIRMATION - PH Speaker Request - Feb 19 (item 3) - Brown,M.

Hi Eric,

You can bring it on a memory stick and email it to this address (we do both just in case it's missed). If we get it we'll load it onto the presentation computer before the meeting.

PC powerpoint is fine.

Regards

Nicole

Nicole Ludwig
Meeting Coordinator
City Clerk's Department
City of Vancouver
Phone: 604.873.7191
Fax: 604.873.7419
e-mail: nicole.ludwig@vancouver.ca

From: Eric Wilson s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 1:47 PM
To: Public Hearing
Subject: FW: CONFIRMATION - PH Speaker Request - Feb 19 (item 3) - Brown,M.

Hello:

My partner is speaking at the hearing tonight (confirmation below). We have a visual presentation as well and want to know how/when to provide this material to you. It could be in PC PowerPoint or PDF format.

Regards,

Eric Wilson

s. 22(1) Personal and Confidential

From: PublicHearing@vancouver.ca
To: s. 22(1) Personal and Confidential
Subject: CONFIRMATION - PH Speaker Request - Feb 19 (item 3) - Brown,M.
Date: Wed, 13 Feb 2013 16:17:59 +0000

Thank you for your request to speak at the Public Hearing reconvening on February 19, 2013, at 6 pm, regarding a rezoning application for 1600 Beach Avenue and 1651 Harwood Street. You are speaker no. 52 on the citizens section of the speakers list for this agenda item. Council will start with hearing speaker no. 9.

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

The website also provides links to the following:

vancouver.ca/councilmeetings (agendas and minutes for all Council meetings, including Public Hearings - please note any updates for the public will be posted on the agenda of the Public Hearing)

vancouver.ca/councilvideo (live video stream of the Public Hearing)

vancouver.ca/rezapps(details regarding this and other active rezoning applications)

Please note: Contingency backup nights are reserved in Council's calendars, should they be required. The Mayor will announce the date and time of the next backup night at the end of each meeting. Any backup information will also be posted on the Public Hearing agenda at vancouver.ca/councilmeetings.

*City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings*

From: Mick Brown s. 22(1) Personal and Confidential
Sent: Tuesday, February 12, 2013 7:57 PM
To: Public Hearing
Subject: Beach Towers Hearing Feb 19

I would like to register to speak at the public hearing on February 19.

Thanks.

Mick Brown

s. 22(1) Personal and Confidential

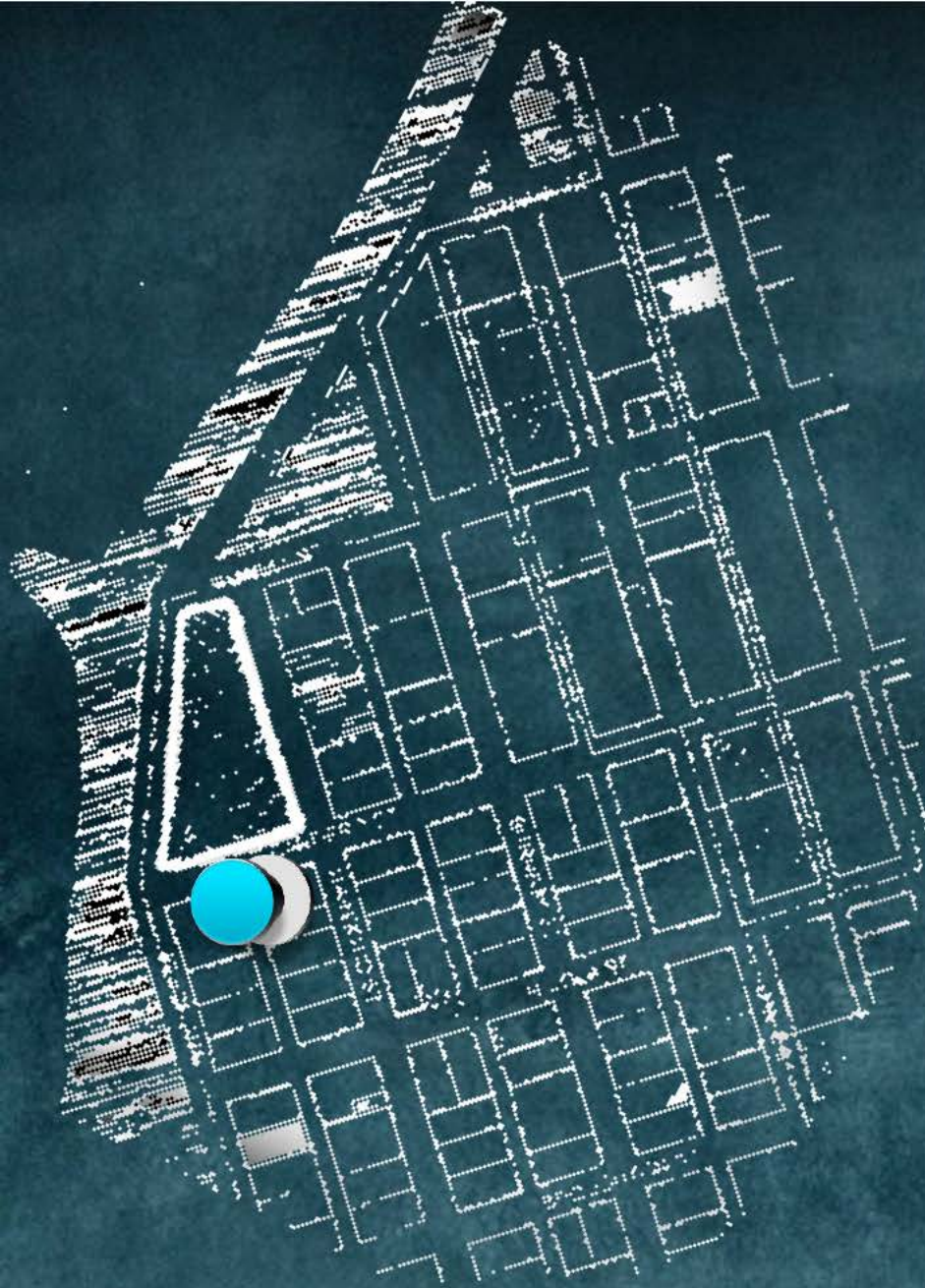
Beach Towers
A West End
Renter's Perspective



opposed because

proposed civic benefits are inadequate

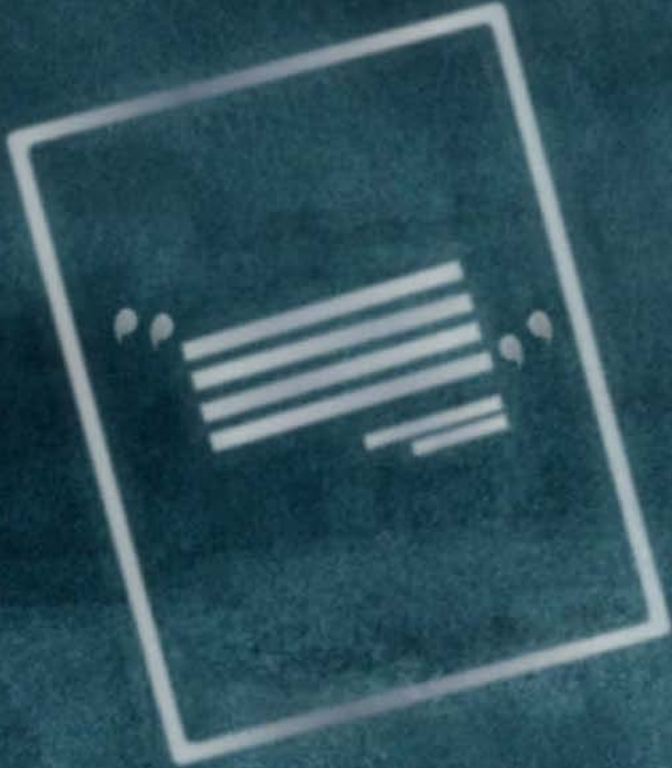




Long time West Enders renting
at 1334 Cardero St.

We would lose a principal
view, but our concern lies with
what will be permanently lost,
and what citizens gain in return.

STIR at any cost?



APPLICATION

General Concerns

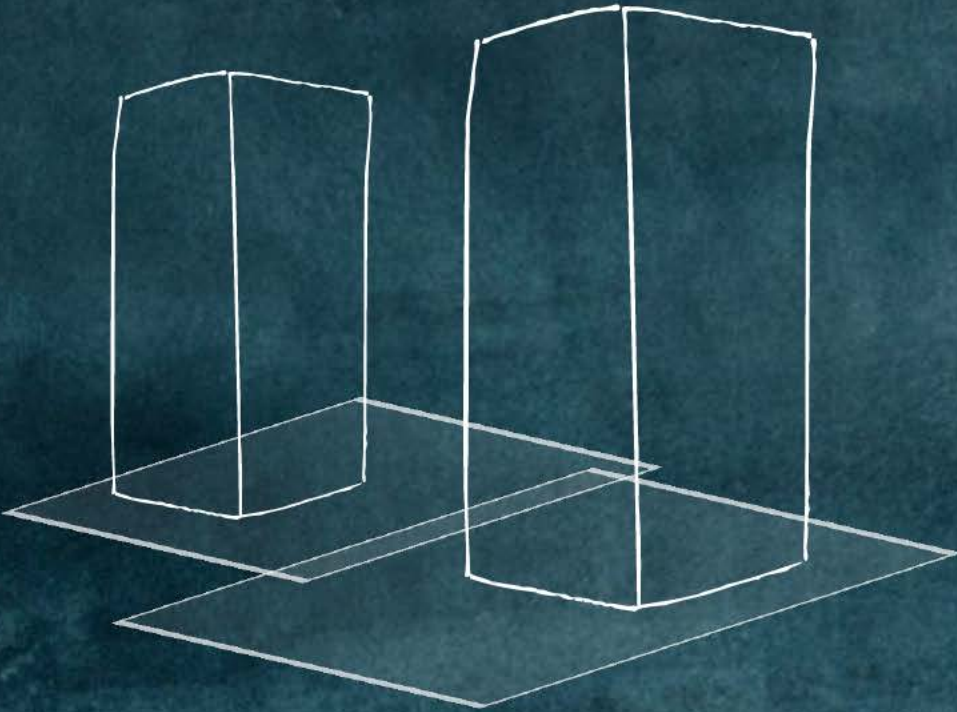


There has been no historical context provided regarding the Beach Towers rezoning in the 1960s.

Such context could help citizens understand the evolution of development in the area, and specifically, what conditions and agreements were entered into at that time.

Beach Towers has heritage value, but its treatment of space and location are intrinsic to that.

Heritage Registry, *after* significant alteration to the site, does a disservice to the original design intent, and should be removed from the discussion.

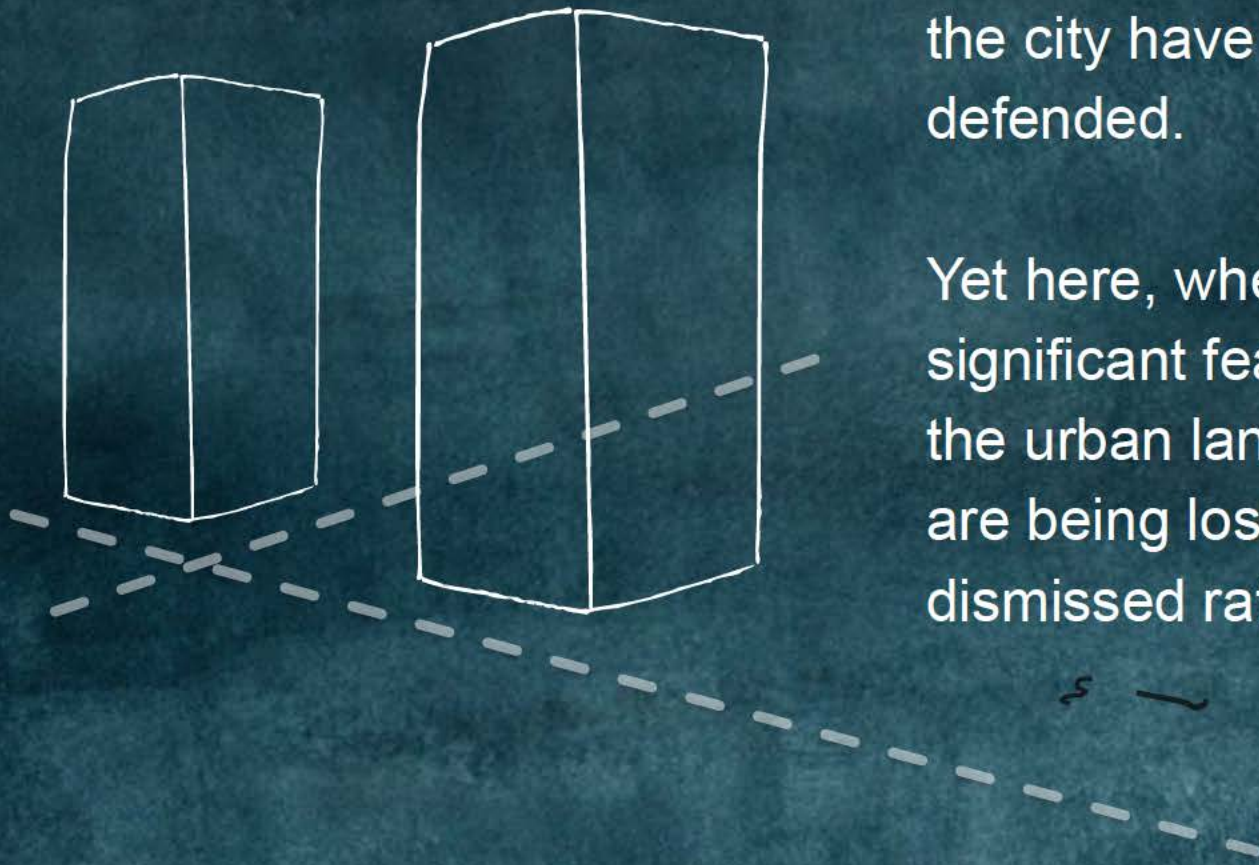




There seems to be bias in the language of the report that minimizes the affects of the proposed development on adjacent residents/owners.

The value of the Beach Towers site to non-locals and tourists is downplayed.

5 -



View corridors in other areas of the city have been vigorously defended.

Yet here, where they're a significant feature and asset of the urban landscape, several are being lost, and being dismissed rather lightly.

GLOBAL CAUSES

The goal of increased environmental efficiency is necessary and admirable.

However, the Application is vague on guarantees that existing buildings will be upgraded, and under enforceable timelines – a “business as usual approach” could mean never.

BENEFITS?

133 Privately Owned Luxury Rental Units

\$1.25M Development Cost Levies

\$243K Community Amenity Contribution

\$181K Public Art

133 Privately Owned Luxury Rental Units

From 155% FSR
to 196% FSR!

Rental or not, is this
sort of wall-creating
density appropriate for
the area?



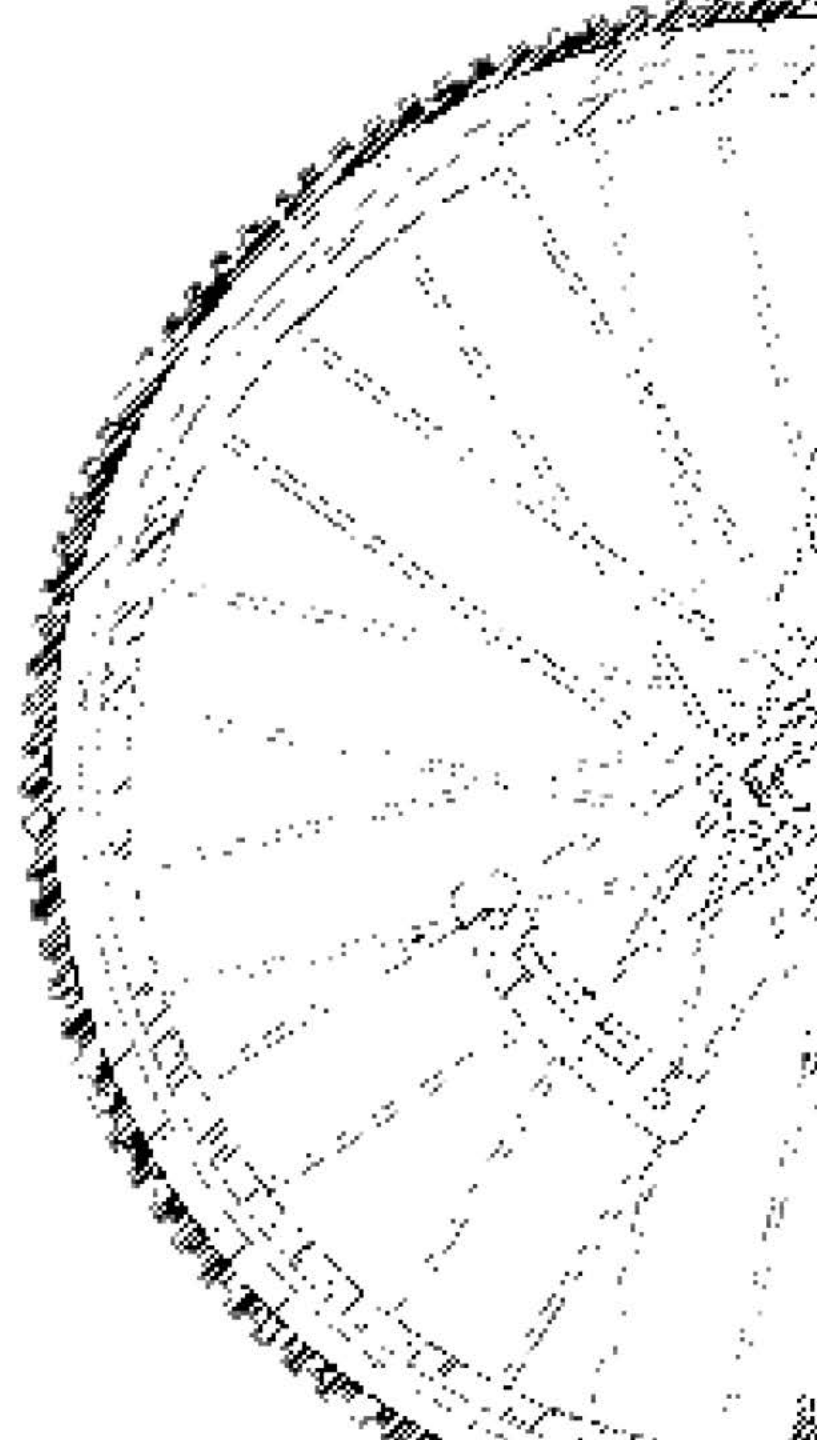
\$1.25M Development Cost Levies

Buys a
4,125 sq ft
parking lot
at Arbutus
& 14th



\$243K Community Amenity Cont

Buys 1.5 months
of City's
spend on
experimental
bike share
program



\$181K Publ

Buys 1
Laugh
Man
Sculpt



Is this all a significant piece of the West End is worth?

Developer gets a valuable Asset.

Citizens get?



Request that...

- That the City, with public input, determine and define what is considered “adequate and appropriate” compensation from developers for the loss of public amenities in such applications.
- Current compensation is not in-line with market realities.

Request that...

- Any decision be delayed until tabling of a comprehensive West End Community Plan, that considers and sets guidelines for:
 - Infilling
 - The treatment of ‘beach areas’, which may have distinct civic and tourism value
 - View corridors

From: [Correspondence Group, City Clerk's Office](#)
To: [H.A. Burrows](#)
Subject: RE: Opposition to Beach Towers Development Proposal
Date: Wednesday, February 20, 2013 11:04:37 AM

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Thank you.

From: H.A. Burrows s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 7:24 PM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: Opposition to Beach Towers Development Proposal

I am a resident and owner in the West End and I wish to register my opposition to the development proposal to increase density on the Beach Towers property.

This proposal is not suitable for this area of Vancouver. It benefits the economic ambitions of one developer and in no way benefits the residents of the area. Any development of that site requires adherence to an overall community plan and must contribute to the livability and affordability of the community. Luxury apartments at above market rental rates, the filling in of open spaces, and added density to an already highly dense area provides no benefit to the community.

13,000 citizens have signed a petition against this development, with hundreds more registering their opposition through emails, letters, phone calls, and council presentations. The electorate has spoken out in overwhelming opposition to this proposal and as our elected representatives, mayor and council must listen to their constituents and reject it.

Holly-Anne

From: [Correspondence Group, City Clerk's Office](#)
To: [don charters](#)
Subject: RE: 1600 Beach 1601 Harwood
Date: Wednesday, February 20, 2013 2:07:59 PM

Thank you for your comments.

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Thank you.

From: don charters s.22(1) Personal and Confidential
Sent: Wednesday, February 20, 2013 11:51 AM
To: Correspondence Group, City Clerk's Office
Subject: 1600 Beach 1601 Harwood

SAVE OUR PRECIOUS OPEN SPACE - SAVE 1600 BEACH/HARWOOD

Dear Mayor and Councilors,

The 1600 Beach/Harwood site is one of the great unappreciated treasures of Vancouver - to do to it what is being proposed would be a high crime. This site is probably the most beautiful - parking lot/terrace complex in the world, its breathtakingly beautiful open setting is complimented by the absolutely magnificent architecture of a now long bygone era - - when I first stumbled onto it I was awestruck - then I saw this development proposal! I swore I would attempt to stop it.

Instead of destroying (by drastically altering) this unique and irreplaceable place, people should be made aware that it exists - it should be **celebrated** - we need to preserve open places in this city - open spaces are becoming rare and rarer - one day they will be so rare as to be totally gone - and this Beach/Harwood location has to be on of the very most magnificent of such places. When such spaces disappear they leave a great void which impacts the quality of the entire neighborhood - the entire city - the reason that the West End is such a great place to live in is that the hand of development had been checked and old houses and apartment buildings - (spaces of great variety) - still survive - I suggest that their importance is substantial. Once these spaces are gone they never come back - we all become more hemmed in - poorer and poorer, in fact for what is being sacrificed as developers try to squeeze every dollar out of every square foot of land. An open place of this caliber is a rare treasure - let's respect, venerate and protect this magical space!

I attended the late starting (due to technical problems) meeting on Tuesday the 19th where I intended to deliver this speech - I cannot make it tonight - My name is Don Charters and I am a lucky resident of the West End - a splendid and beautiful neighborhood which I will fight hard to protect. I live in the 1600 block Barclay - six blocks to the north of this proposed development - if your minds are already set I implore you to reconsider - you can never bring this place back - please preserve it.

Sincerely, Don Charters

From: [Correspondence Group, City Clerk's Office](#)
To: [Sloan Garrett](#)
Subject: RE: Beach Towers Public Hearing
Date: Wednesday, February 20, 2013 2:12:09 PM

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Thank you.

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

From: Sloan Garrett ^{s22(1) Personal and Confidential}
Sent: Wednesday, February 20, 2013 1:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Public Hearing

Dear Mayor and Council,

As a long-time resident of the West End, I regret I am unable to attend the Beach Towers public hearings.

I am opposed to "spot rezonings" such as this one which give huge benefits to developers while reducing my neighbourhood's quality of life, under the specious guise of the STIR program.

There are many aspects to this development that require your scrutiny, not least of which are the question of the legality of the STIR Program and the fact that the West End requires a comprehensive neighbourhood plan in advance of approving any such development.

Given the evident influence of the developers over this entire process, I don't trust that you'll proceed with responsible common sense, but I can hope. Thank you for your attention.

Best regards,

Robert S. Garrett
Vancouver

From: [Correspondence Group, City Clerk's Office](#)
To: [Merle Goertz](#)
Subject: RE: Rezoning of Beach Ave
Date: Wednesday, February 20, 2013 2:11:44 PM

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Thank you.

From: Merle Goertz 5.22(1) Personal and Confidential
Sent: Wednesday, February 20, 2013 1:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of Beach Ave

Dear Mayor and Council,

I have listened to most presentations on both sides and I have heard no argument that would persuade me to support re-zoning.

I have lived in the 1600 Beach complex for over 25 years and the increased density will definitely worsen the quality of life for residents. I refer not only to the years of construction, but the fortress like structure we will be left with.

We are not a social experiment.

Please vote AGAINST the proposal.

Regards,

Merle Goertz

From: [Correspondence Group, City Clerk's Office](#)
To: [Mark Hansen](#)
Subject: RE: Beach Towers Re-development
Date: Tuesday, February 19, 2013 1:36:41 PM
Attachments: [image004.png](#)

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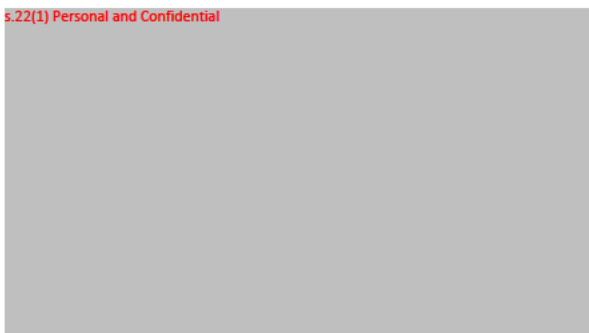
Thank you.

From: Mark Hansen s.22(1) Personal and Confidential
Sent: Monday, February 18, 2013 7:14 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Re-development

I wish to express my opposition to the re-development of the Beach Towers. I live at 1534 Harwood Street and feel that the re-development of the Beach Towers and the resulting increase in population density is not in the best interest of this neighborhood.

Mark Hansen, Au.D.
Registered Audiologist & Hearing Instrument Practitioner
Certified in Audiology by CASLPA and Fellow of the AAA

s.22(1) Personal and Confidential



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Please consider the environment before printing this e-mail

From: [Correspondence Group, City Clerk's Office](#)
To: [CityHallWatch \(MetroVanWatch\)](#)
Subject: RE: Beach Towers public hearing Feb 19, 2013, correspondence, OPPOSE
Date: Tuesday, February 19, 2013 4:05:49 PM

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Thank you

From: CityHallWatch (MetroVanWatch) s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 3:46 PM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: Beach Towers public hearing Feb 19, 2013, correspondence, OPPOSE

Dear Mayor and Council,

Please record CityHallWatch as being opposed to the proposed rezoning at Beach Towers, at 1600 Beach Avenue and 1645 Harwood.

CityHallWatch has covered a number of angles on this story. Please see the list below, with web links. We encourage you to review the articles before voting on this application. Some of the points relate to the specific application in question. Some relate to the processes of by City Hall.

The application would never have been considered had it not been for the Short Term Incentives for Rental program, which was adopted by the majority on Council in 2009 with no public input. The program has had an inordinate impact on the already-densely populated West End. At the very least, the application should be rejected based on the many points of opposition raised by the community -- including the fact that these will be expensive rental units underserving of the special incentives under STIR, plus negative impacts on views,

privacy, and streetscape.

The applicants (Devonshire Properties) and IBI Group would have been more respectful of the community had they waited until the current planning process in the West End was completed, later this year, rather than advancing with what they knew would be a controversial project. It was their choice to move forward with the application. If they have intentions of remaining invested in the community over the long term, they have already made a step in the wrong direction, and a loss of good faith. They could regain community respect by withdrawing the application. City Council could earn respect by listening to the opposition and rejecting the application. There will be another chance in the future, to bring forward an application that is in good faith and in the spirit of the new community plan, after the end of 2013.

Sincerely,
Randy Helten
Coordinator, CityHallWatch

More issues for Beach Towers, architect honesty, impacts of Vancouver demolition-construction – public hearing tonight

<http://cityhallwatch.wordpress.com/2013/02/19/more-issues-for-beach-towers-and-general-development/>

Here we propose the concept of a scorecard to visually rate the impacts of demolition and construction on a community. We also point out what appears to be a failure for the architect to be forthright and clear in presenting data.

Images of Beach Towers, public hearing today

<http://cityhallwatch.wordpress.com/2013/02/19/images-of-beach-towers-public-hearing-today/>

Here we present modelled images of the view impacts of the proposed project, images the applicants probably would prefer no-one sees.

Beach Towers saga: CityHallWatch asks Urban Development Institute head to clarify ethical stance, balancing industry versus public interests

<http://cityhallwatch.wordpress.com/2013/02/18/open-letter-to-urban-development-institute-balancing-industry-versus-public-interests/>

Here we ask this industry group to explain how their public lobbying of Council to vote in favor of this application squares with the UDI's top ethical priorities of respecting the public and respecting communities.

Beach Towers rezoning: Vancouver Councillors misleading the public? CityHallWatch asks Mayor Gregor to clarify communication rules

<http://cityhallwatch.wordpress.com/2013/02/15/beach-towers-rezoning-are-vancouver-councillors-misleading-the-public-cityhallwatch-asks-mayor-gregor-to-clarify-communication-rules/>

[communication-rules/](#)

Here we raise the issue that elected officials appear to either misunderstand or misrepresent legislation, with the result that citizen-elected official communication on important matters is stifled. We still await a response from the Mayor on this topic.

Vancouver rental market – Increase in vacancy rate induces competition among property owners

<http://cityhallwatch.wordpress.com/2013/02/14/vancouver-rental-market-increase-in-vacancy-rate-induces-competition-among-property-owners/>

Here we question whether it is appropriate for City Hall to offer incentives to developers, when rental building owners even need to offer incentives to attract renters in a competitive market.

Affordability destroyers: Are STIR policies and spot rezonings inflating land prices? Rezoning sites up 28 to 38% in one year

<http://cityhallwatch.wordpress.com/2013/02/12/city-policies-pushing-land-speculation-escalation-38-last-year/>

Here we expose an astounding jump (38% in just one year) in assessed value of STIR sites and vacant lots in the West End and ask if City of Vancouver policies are actually promoting land price inflation and speculation, going the opposite direction from making housing more affordable. We urge Council to examine this topic seriously, with independent analysis, before voting on the Beach Towers application.

MEDIA: Locals ask Vision Vancouver to reject controversial rezoning for pricey rentals in English Bay (Beach Towers)

<http://cityhallwatch.wordpress.com/2013/02/01/locals-reject-rezoning-beach-tower/>

CityHallWatch snapshot: Map of rental buildings in Vancouver

<http://cityhallwatch.wordpress.com/2013/01/28/map-rental-buildings-vancouver-2010/>

Here we show the highest concentration of Vancouver's rental market is already in the West End.

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s.22(1) Personal and Confidential

Tools for engagement in Vancouver City decisions. Creating our future.

s.22(1) Personal and Confidential

Our dream: A socially, environmentally, agriculturally sustainable Metro Vancouver region.

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From: [Correspondence Group, City Clerk's Office](#)
To: [Debbie Moreau](#)
Subject: RE: Beach Towers
Date: Tuesday, February 19, 2013 4:06:27 PM

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Thank you

From: Debbie Moreau s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 3:55 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

It does not seem to matter that the residents of Beach Towers (which, by the way has many, many seniors) and the surrounding residents do not want the "de-construction" of this landmark apartment complex. Vision Council will pay as little attention to their concerns as you have demonstrated previously.

s.22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [MARJORIE AND BOB NELLES](#)
Subject: RE: Beach Tower rezoning
Date: Wednesday, February 20, 2013 11:04:59 AM

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Thank you.

From: MARJORIE AND BOB NELLES 5.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 7:04 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Tower rezoning

Mayor Robertson and Councillors:

Why? Why do we need to decrease the little open space we have in the West End? Who does this project benefit besides the developers? Certainly not the 40,000 plus residents of the West End.

Decreasing the height of some of the proposed buildings is virtually meaningless.

Where does this fit into the long promised but still non existant Community Plan?

The re-zoning seems to be a fait accomlis in the mind of the City Planner. Council has the ability to listen to the residents of the area - will you hear them?

Please do not go forward with this re-zoning.

Robert Nelles

5.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Marjorie Nelles](#)
Subject: RE: Beach Towers
Date: Wednesday, February 20, 2013 11:06:07 AM

Thank you for your comments.

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Thank you.

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

From: Marjorie Nelles s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 6:48 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

Mayor Robertson and Councillors:

There should be no rezoning without a comprehensive plan. The proposed Beach Towers rezoning should not be considered until the West End plan is complete because:

1. Increased density should not be granted to create expensive market rental housing
2. There should be no reduction in public views
3. Current streetscape character should be preserved
4. Tower separation guidelines applicable to the West End should be met

Please DO NOT approve rezoning of this site at this time.

Marjorie Nelles

s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: Tonight's Beach Towers hearing opposition
Date: Wednesday, February 20, 2013 11:01:42 AM
Attachments: [letter to Mayor Gregor Roberston feb 3 2013.doc](#)

Thank you for your comments.

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Thank you.

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

From: Fiona O'C s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 6:40 PM
To: Robertson, Gregor; Public Hearing
Subject: Tonight's Beach Towers hearing opposition

Dear Mayor Robertson,

My name is Fiona O'Connell and I was at the 1st hearing opposing the rezoning at Beach Towers in the Westend. I submitted a letter of opposition to you at gregor.robertson@vancouver.ca and to the email address publichearing@vancouver.ca

I was planning on attending the second part of the hearing this evening but am unable to attend due to short staff at the hospital I work at. So I just wanted to resend my original letter to you and to also add that I was not aware of this application until Friday February 1st when a poster was posted up in the lobby of the building I live in. Whilst at the first hearing I was told that a sign had been up outside the Beach Tower site for a period of time, but I live on Burnaby Street and always walk down Burnaby to get to the beach - so unless I scalded the local area looking for such rezoning signs, then I would never be aware of such proposals until mere days before the public hearings.

I just wanted to bring this further information and opinion to your attention.

I hope that this email can be used in tonight's hearing/decision. As I said, I was due to be at the hearing to speak out, but unfortunately a crisis at work has prevented me from coming, so I wanted to at least try and email this in place of my attendance.

Many thanks indeed,

Yours sincerely,

Fiona O'Connell

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: Opposed to Beach Towers rezoning
Date: Wednesday, February 20, 2013 11:00:53 AM

Thank you for your comments.

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Thank you.

From: Emanuel Pereira s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 6:45 PM
To: Public Hearing
Subject: Opposed to Beach Towers rezoning

Dear Mayor and Council

With council's recent focus on the city's Code of Conduct, I wish to bring to your attention disturbing comments by Mr. Dean Malone, the former co-chair of the West End Mayor's Advisory Committee (WEMAC), whose scorecard purports to evaluate rezoning proposals in relation to the community's priorities, such as the Beach Towers proposal which is currently before you for a decision.

As the scorecard reflects the culmination of the committee's actions during its existence, it may be utilized to influence staff recommendations and council considerations on rezonings in the West End.

As one example, on June 13, 2012, the second day of the 1401 Comox public hearing, Mr. Malone issued this tweet: "Off to City Hall for public hearing round 2 for 1401 Comox Street rezoning. Just give us the rentals already! #nomorecrazyplease"

The city's code of conduct states:

1.5 Respect: Council officials, staff and advisory body members must conduct public business efficiently, with decorum and with proper attention to the City's diversity. They must treat each other and others with respect at all times. This means not using derogatory language towards others, respecting the rights of other people, treating

people with courtesy and recognizing the different roles others play in local government decision making.

Co-chair Malone's tweet was not appropriate for a committee claiming to represent the priorities of the West End. In posting the offensive tweet he was disrespectful to the people who came to speak in opposition to the building which is in violation of Section 1.5, and obscures whose priorities the advisory committee were really working towards.

Although the 6 month limitation for filing a code of conduct complaint has passed, nonetheless I ask that you find the WEMAC scorecard evaluation for Beach Towers immaterial in this rezoning application for Beach Towers, given the appearances of breaches in conduct which call into question the motives of the co-chair and the WEMAC scorecard findings.

Additionally, I'm opposed to the Beach Towers rezoning proposal.

Regards,
Emanuel Pereira

From: [Correspondence Group, City Clerk's Office](#)
To: [Zdena *](#)
Subject: RE: Beach Towers
Date: Wednesday, February 20, 2013 11:06:37 AM

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Thank you.

From: Zdena *s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 6:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

I do not support this projekt applicatin!!!

This is last part of the West End with open, eary and sunny spaces. Keep it that way..PLEASE.

West End has high density allready.

Howe sad, that \$ has more value than our lives.

Mrs Z Safarik

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: Input of Rezoning Application for 1600 Bidwell (Beach Towers)
Date: Wednesday, February 20, 2013 11:02:38 AM

Thank you for your comments.

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Thank you.

From: sinisa vujovic s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 6:12 PM
To: Public Hearing
Subject: Input of Rezoning Application for 1600 Bidwell (Beach Towers)

Dear Sir/Madam,
since I cannot attend tonight in person (I am speaker #36 on the citizen's part of the public hearing schedule), please find enclosed my input by email.

Dear Councillors,

I wish to speak against the Beach Towers rezoning.

This is yet another in the series of projects that are gradually turning West End into a concrete and glass fortress in the name of densification. It takes one of the densest blocks in one of the poorer neighbourhoods and densifies it further. As always with STIR, there is no requirement to tie rent to income. This means that the term affordable is once again used in a way that is illogical and contrary to CMHC definition. None of that is new.

For a staff member to suggest that the reduction of a public view makes it "more focused" is Kafkaesque. What is next? Will the budget cuts no longer be called budget cuts, and instead be referred to as "making the budget more compact"? In the future, if the taxes go up, will you say that taxes have not gone up, but that they are now "vertically better adjusted"?

And now to what is new.

Quote from the report: "The STIR Program has been instrumental in demonstrating that the City, using various regulatory tools, can provide incentives to encourage the building of secured market rental housing stock."

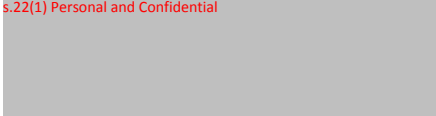
Quote from reality: The Developer does NOT want one of your incentives. By agreeing to pay DCLs, even the developer is recognizing that a large project like this one has fiscal implications for the community and that long-term market rental can be built with some CACs and with all the DCLs.

Which means that, by voting for this proposal, you recognize that your STIR rezoning decisions to waive DCLs were wrong.

Thank you for your time.

Sinisa Vujovic

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the bottom portion of the page, obscuring any text that might have been present.

From: [Correspondence Group, City Clerk's Office](#)
To: [Angela Wong](#)
Subject: RE: Beach Towers Rezoning & Development
Date: Wednesday, February 20, 2013 11:03:19 AM

Thank you for your comments.

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Thank you.

From: Angela Wong § 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 10:28 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning & Development

Dear mayor & council:

We **STRONGLY OPPOSE** the Beach Towers rezoning & development. We enjoy the West End eg to see the fireworks etc. The West End is condense as it is now. Adding a few more buildings will be a total EYE SORE. The Beach Towers are category A Landmark Heritage site. Why let the developers greed spoil it?

It is no way for low costs housing. The average small bedroom in the Beach Towers is \$1,300. How can the new development be cheaper? That's a bunch of BS.

Don't let greed go over your heads. Have some consideration of the thousands of residents in this neighborhood. Money & profits for a few are NOT the solution.

Your truly,

Andrew Watson et al

Some concerned West End residents