

Feb. 13, 2013.

To:

The Office of the Vancouver Councillors

Dear Madams and Sirs,

I address this letter to you in regard to the new proposal for rezoning and additional constructions besides Beach Towers on 1600 Beach Ave. and Harwood & Cardero St. corner.

I am against this development based on the following reasons:

- 1- Drastic increase of the population density which is already one of the highest in Vancouver. In these towers live more than 2% of the West End rental population.
- 2- Departure of previous decisions to limit crowdingness of our population.
- 3- No concern for much needed affordability of rental units.

4- Lack of any initiatives to increase the services to a dense population, like:

- safety services : fire and medical assistance
- road accesses in case of emergencies.

5 - Obstruction of the heritage of the Beach Towers and the beauty of their original design which somehow has always tried to balance neighbourhood and nature (see the video clip with Architect Ojars Kalns).

I hope that my voice could reach your office and maybe you will listen to the people who vote for you.

With respect,

Ms. Elena Constantin

s. 22(1) Personal and Confidential



**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Janet Gere](#)  
**Subject:** RE: Beach Towers Public Hearing  
**Date:** Monday, February 18, 2013 10:56:24 AM

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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.

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Thank you

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**From:** Janet Gere s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2013 5:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Beach Towers Public Hearing

As I look out my window at the mountains, the weather, the ski hills, the apartment buildings, the float planes coming in I'm wondering why you would want to put more blemishes on this wonderful neighbourhood. I moved here 4 years ago from Northern Ontario. Most mornings when I walk out of my apartment building I think "I live in Vancouver. My God what did I do to deserve this". I have a friend that moved here many years ago from the East Coast. I told her about my thoughts. I thought she'd say "are you crazy" but she didn't she just said "I do too". I'm so lucky because she has a car and loves to drive through the West End and into Stanley Park. We go sometimes when the sun is setting. You look out across the bay and the sun is bright orange/red and the ships are glowing. What a sight and on top of that we get Health Care. Who could want more.

I hate that new building going up at Bidwel and Davie. What an ugly sight. There is no place to put flowers and plants. Were I come from theres snow 6 months of the year. Flowers don't last long. But here you have such wonderful weather to beautify the neighbourhood. And I have no words for that ugly restaurant on the beach. Well I do have words but I shouldn't say them. What I do like is the road art at Cardero and Comox/Nelson. Wow it shows that we have a lot of children around this neighbourhood. I love the school too with its bell ringing about 5 times a day. Do we want our children to witness the destruction on our neighbourhood.

I've been told that 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 created through meaningful input with West End residents. The proposed Beach Towers rezoning should not be considered until the West End plan is complete.

Why don't you build this mid-rise building on the other side of English Bay. In fact there seems to be a lot of land over in Kits that could be used for more housing and the view of the mountains would be wonderful. But no you want to squeeze buildings in every little square inch left in the West End.

Janet Gere

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Morley Hornung](#)  
**Subject:** RE: Opposed to Beach Towers Development  
**Date:** Monday, February 18, 2013 11:07:46 AM

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Thank you

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**From:** Morley Hornung s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2013 10:22 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to Beach Towers Development

Dear Mayor and Council

I am opposed to any development on the Beach Towers (on the corner of Cardero and Harwood). The site is fully developed as intended by the architects.

Morley

s. 22(1) Personal and Confidential

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** s. 22(1) Personal and Confidential  
**Subject:** RE: rezoning of Beach Towers  
**Date:** Monday, February 18, 2013 9:56:37 AM

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Thank you

**From:** s. 22(1) Personal and Confidential  
**Sent:** Friday, February 15, 2013 5:50 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning of Beach Towers

Dear Mayor and Council;

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

**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."

**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.

J.E.Matrick.

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** s. 22(1) Personal and Confidential  
**Subject:** RE:  
**Date:** Monday, February 18, 2013 9:54:47 AM

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Thank you

**From:** s. 22(1) Personal and Confidential  
**Sent:** Friday, February 15, 2013 5:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:**

Dear Mayor and Council;

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

**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."

**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.

L.E.Matrick

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Linda Moore](#)  
**Subject:** RE: Application of Beach Towers Properties  
**Date:** Monday, February 18, 2013 11:06:52 AM

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Thank you

**From:** Linda Moore s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2013 9:56 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Application of Beach Towers Properties

Dear Mr. Mayor and Council,

I am writing to ask you, no to beg you, to reject the application to destroy the Beach Towers properties. This property has been recognized as a heritage site and therefore should not be destroyed.

As it stands, the site provides access to the beautiful waterfront views not only for the residents of the properties but to its neighbours and visitors to the area. Hundreds of thousands of people visit the area during the fireworks and are able to enjoy not only the fireworks from the multiple viewing points throughout the properties but can also admire and enjoy the natural beauty of the surrounding environs. The views and open access are a testament to the beauty of Vancouver; we are proud of it and we must let it survive and thrive as is. The openness of the properties proves that we can live in an urban environment yet still have access to the natural beauty of the surrounding area. A true, green site. The site is a breath of fresh air amidst a densely populated area and must be allowed to remain as is.

I also have major concerns to the structural integrity of the buildings should this application be approved. These buildings were built in the 60's, how could they possibly withstand the proposed changes without damage, without possible collapse of portions or all of the buildings? Or at least some imbalance being created that will affect the integrity of the structure. What would happen in the event of an earthquake? The buildings would be severely compromised and may not withstand the potential damage an earthquake would cause.




This development is proposed under the auspices of Short Term Incentives for Rental Housing (STIR). The objective of STIR, from the fact sheet posted to the website, states: "The objective is to achieve rents that are affordable to households". How does Beach Towers' proposal of building 133 luxury rentals meet this objective? It doesn't. Period. That alone should result in rejection of the application.

Mr. Mayor, as you champion the cause to make Vancouver the greenest city in the world, you must reject this application to destroy this valuable open space which is integral to the community of Vancouver's West End.

Thank you for your time and your consideration.

Regards,  
Linda Moore

§ 22(1) Personal and Confidential



**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Anne-Marie Murphy](#)  
**Subject:** RE: 1600 Beach Ave. - Beach Towers Public Hearing  
**Date:** Monday, February 18, 2013 11:06:05 AM

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Thank you for your comments.

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Thank you

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**From:** Anne-Marie Murphy s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2013 7:56 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1600 Beach Ave. - Beach Towers Public Hearing

Dear Mayor Gregor Robertson and Council,

We breakfasted to a symphony of birdsong. The birds are gone now, but the trees in which they gathered remain. The past eight years have been the best of my life, living here in Dianne Court. Our apartment is on the alley facing all four of the Beach Towers.

I am opposed to any development on the Beach Towers site except, perhaps, rewriting a page of Joni's songbook to read "dig up parking lot and put up a paradise" (on the corner of Cardero and Harwood). The site is fully developed as intended by the architects. The foundations of the buildings were recently updated to protect the buildings from sinking into the ocean.

Do not destroy the symmetry, space, sense and sensibility of Beach Towers. The clean lines of the towers are constructed of the perfect elements. From the corrugated concrete to the seemingly marble-ended curved balconies, the buildings provides harmony and balance enjoyed by neighbours and visitors alike. The spaces between, among and beneath the towers are necessary to maintain a clutter free urban scape. Often we comment about how we enjoy looking at the towers almost as much as we enjoy the views. Beach Towers makes sense because it works. We have the benefit of hindsight to tell us that. And, one of its architects won a Centennial award for the design. The space around the towers is a part that design. Without the space, Beach Towers as they are, will be forever lost. Let us not develop every bit of land in the West End eliminating all space where earth meets sky in favour of green rooftops. As for sensibility - leave us the birds and the trees please.

Best wishes,  
Anne-Marie Murphy

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [FRANK POLLOCK](#)  
**Subject:** RE: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street  
**Date:** Friday, February 15, 2013 11:23:44 AM

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Thank you for your comments.

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Thank you.

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

**From:** FRANK POLLOCK s. 22(1) Personal and Confidential  
**Sent:** Friday, February 15, 2013 10:12 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

Dear Mayor and Council, I live on Cardero Street across from the proposed infill development by Beach Towers.

There are already so many people on that site that I believe Beach Towers dominates the neighbourhood. The late night taxis, groups walking home from the bars, dog walkers, all contribute to the difficulty of getting a full night's sleep. I feel we have more than enough residents in this immediate area and you can mark me as very opposed to the development as proposed.

In particular, I am heartsick at the thought of the massive building proposed for the corner of Cardero Street and Harwood Street. It's too high, much too wide, and right smack in front of our building. I feel Council is more interested in achieving a dogmatic political objective rather than support the residents who already live in the neighbourhood. The construction of such a massive building on this site will do irreparable harm to our property's value and to our residents.

Yours truly,

Frank Pollock

s. 22(1) Personal and Confidential

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [MURRAY PROCTOR](#)  
**Subject:** RE: Beach Towers Public Hearing - Feb. 19, 2013  
**Date:** Monday, February 18, 2013 10:41:41 AM

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Thank you for your comments.

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Thank you

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

From: MURRAY PROCTOR s. 22(1) Personal and Confidential  
Sent: Saturday, February 16, 2013 7:55 AM  
To: Correspondence Group, City Clerk's Office  
Subject: Beach Towers Public Hearing - Feb. 19, 2013

Dear Mayor & Councilors:

Respectfully, I am opposed to the re-zoning application for the Beach Towers property because:

- 1) The new West End Plan is not yet complete.
- 2) The density of the West End is already very high.
- 3) The plan ignores the principle of leaving and/or creating a feeling of openness and/or space between buildings.
- 4) The case for more market rate rental units has not been made for the West End.
- 5) Public transit and services are already at their maximum and would require enormous new investment that is not calculated into the proposal.
- 6) Major new developments should be concentrated around major mass transit hubs such as exist and/or could exist along the various massively expensive Skytrain and Canada Line areas.

Respectfully yours,  
Murray Proctor

s. 22(1) Personal and Confidential

Sent from my iPhone

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Ira Rogers](#)  
**Subject:** RE: Beach Towers Rezoning  
**Date:** Monday, February 18, 2013 10:57:39 AM

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Thank you for your comments.

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Thank you

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**From:** Ira Rogers s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2013 9:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Beach Towers Rezoning

To the Mayor and City Council of Vancouver:

As a downtown resident who visits the West End neighbourhood on a regular basis, I implore you to reject the current controversial Beach Towers rezoning proposal. I am appalled at the prospect of this gross overfilling of land and space which would destroy the views and openness that Vancouverites so enjoy at this iconic site.

Please consider very carefully the negative impacts of such a monumental change as this, and the dangerous precedent it would set.

Kind regards,  
Ira Rogers

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [angela.steinberg](#)  
**Subject:** RE: Beach Tower rezoning application - COMPLAINT AND STRONG OPPOSITION  
**Date:** Monday, February 18, 2013 10:00:49 AM

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Thank you for your comments.

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Thank you

**From:** angela.steinberg s. 22(1) Personal and Confidential  
**Sent:** Friday, February 15, 2013 7:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Beach Tower rezoning application - COMPLAINT AND STRONG OPPOSITION

I am writing to oppose the proposed rezoning of the beach towers. As a tenant of s. 22(1) Personal and Confidential I have had to put up with the increasing noise levels in particular tenants shouting off their balconies late at night or in the early morning hours and ambulances every week, over the past 2 years.

The existing towers already house thousands of people who pay exorbitant amounts for minute apartments. The west end does not need more housing we need the prices to be more reasonable there is no shortage units available for rent (please look on craigslist) but few of them are affordable we certainly do not need or want luxury apartments.

And we welcome new neighbours into the existing buildings. This particular corner of the west end is SATURATED we are people not sardines and cockroaches we need space physical and mental to live health lives and our quality of life will be degraded significantly if 133 new units are added. Also why is tax payer money going to subsidize luxury housing anyway???

Currently I have limited direct sunlight which is already blocked by midday by the tower across the street, if a 9 story building is built in the parking lot i will have all light completely blocked and my line of sight obliterated. Yes they advertise great views and city living but what about the view and quality of life of the people already living here?

Please don't not destroy our neighbourhood, the land mark buildings and quality of life so that another company which already makes tens of millions of dollars squeezing it's existing tenants dry can make more money at our expense enough is enough!!

Thank you,  
Angela Steinberg

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Kathy By The Sea](#)  
**Subject:** RE: Beach towers  
**Date:** Monday, February 18, 2013 11:16:26 AM

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Thank you

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**From:** Kathy By The Sea s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2013 2:41 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Beach towers

You were voted in by the people you are now ignoring who do not WANT Beach Towers taken away from a CATEGORY A LANDMARK HERITAGE SITE to a dense ugly overpopulated piece of real estate, hundreds of people will have their lives changed, many will have to relocate-all because the people in power did not listen to the very people who put them there. Sincerely, Kathey st. Remy, a resident and taxpayer.



**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Jane Murphy Thomas](#)  
**Subject:** RE: Beach Towers issue, Public Hearing  
**Date:** Monday, February 18, 2013 11:10:05 AM

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Thank you

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

From: Jane Murphy Thomas s. 22(1) Personal and Confidential  
Sent: Sunday, February 17, 2013 11:24 AM  
To: Correspondence Group, City Clerk's Office  
Subject: Beach Towers issue, Public Hearing

Dear Mayor and Council:

Please avoid setting precedents such as rezoning for the Beach Towers, a step that can create even more problems for you and all of us in Vancouver. It will be much more effective, both for the short term and long term, to wait until the new West End Community Plan has been completed. That planning and policy making process should be given the highest importance and from it all such decisions made.

Jane Thomas

s. 22(1) Personal and Confidential

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Michael Trew](#)  
**Subject:** RE: Please DO NOT rezone Beach Towers  
**Date:** Monday, February 18, 2013 11:15:43 AM

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Thank you

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

From: Michael Trew [s. 22\(1\) Personal and Confidential](#)  
Sent: Sunday, February 17, 2013 1:17 PM  
To: Correspondence Group, City Clerk's Office  
Cc: [s. 22\(1\) Personal and Confidential](#); HEdy.fry.a1@parl.gc.ca  
Subject: Please DO NOT rezone Beach Towers

Beach Towers is an iconic landmark AND a HERITAGE site - while it blocks direct view of the ocean, the space between allows for partial viewing and the GREEN SPACE is tastefully groomed. Giving the OK to a multi-year project to fill in this space and add more towers is just not acceptable. Already we West Enders have been subjected to some horrible construction and disruption - in particular the unnecessary and incredibly disruptive Comox Greenway - and allowing years more of noise, disruption, and, ultimately, ridiculous concentration of people living on top of each other is just plain foolish! I ride a bike every chance I get - and am baffled by some of the decisions you've made -

If you really want Vancouver to be a great and 'green' city -- please do not allow this rezoning application. It will create just the opposite of what you claim to be your 'VISION' - I have been a resident of this city for 63 years, and have never been more ashamed of what is being done to the heart of my home. Please stop ruining what is already here. We residents deserve better!

Sincerely,

Michael R. Trew (DMA)

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [Marta Turek](#)  
**Subject:** RE: Public Hearing - Feb 19th - Beach Towers Rezoning & Development  
**Date:** Monday, February 18, 2013 11:50:12 AM

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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](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](http://vancouver.ca/publichearings).

Thank you

**From:** Marta Turek s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2013 8:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing - Feb 19th - Beach Towers Rezoning & Development

Dear Sir,

I am writing to you with regards to the proposed Beach Towers Rezoning & Development.

I am currently a resident of the West End and would thus be directly impacted by this development.

I would like to indicate my opposition to the proposed development which would add density, to what is already an incredibly dense residential block in the West End.

The development would significantly hinder existing public views for pedestrians, cyclists and residents; as well as restrict sunlight benefits to the adjacent neighbourhood.

The construction itself of this development would drop the quality of life for the hundreds of residents who currently live in the surrounding buildings through the creation of noise and dust pollution. The rumoured extended period of construction would make this additionally intolerable.

I recognise that the above points have been stated previously, however, they form the main basis of my opposition to this project.

Yours Sincerely,

Marta Turek

**From:** [Anna Van Maanen](#)  
**To:** [Public Hearing](#)  
**Subject:** Beach Towers  
**Date:** Monday, February 18, 2013 12:44:01 PM

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Dear Mayor and Council,

I am a citizen of the West End and I have concerns regarding the Beach Towers rezoning.

I am concerned that the increase proposal to rezone Beach Towers will reduce our much loved views, have a negative impact on the street scape. Please consider that any changes to Beach Towers area not have buildings greater than 3 to four stories to preserve the views and the street scape.

Anna Van Maanen