

From: [CityHallWatch \(MetroVanWatch\)](#)
To: [Public Hearing: Correspondence Group, City Clerk's Office](#)
Subject: Beach Towers public hearing Feb 19, 2013, correspondence, OPPOSE
Date: Tuesday, February 19, 2013 3:46:21 PM

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 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/>

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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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.

From: [Correspondence Group, City Clerk's Office](#)
To: [Susan Kelly](#)
Subject: RE: Beach Tower proposal
Date: Tuesday, February 19, 2013 3:26:33 PM

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Thank you

From: Susan Kelly s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 3:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Tower proposal

Dear Mayor and Council;

I live across Harwood St. from the proposed 9-storey new build site and my apartment, as well as others, will be unlivable if this goes ahead. Now, it might be that the sacrifices of the few are necessary for the benefit of the many. Fine, I can move, I suppose. But as an interested party I looked at the proposals and I feel they don't accurately represent the true impact a 9-storey building would have on this corner.

The sight-lines and accompanying photos are cherry picked to portray minimal change. They are taken from the entrance to the parking garage or the side of the road. Aren't the views from windows what matter? The Beach Towers have been built around, accomodation has been made for them, not for another mini-tower. My front window, for example, although partially dominated by Tower A ultimately has a sight-line (and a peek at the water) south of the tower.

Most of the buildings, for two-three blocks around, are much lower than 9-stories. A new construction of this weight will have an undeniable impact on the light and air flow as well as the feel and livability of the whole area. This doesn't come through in the sleek, artistic renderings.

I'm not even going to touch upon the idea of 43 fewer parking spaces.

And I'm having a hard time reconciling a higher average rental rate 20% above the average rates in downtown as helping the affordable housing issues (even while factoring in new construction) but I'm working on it.

I think you should allow Building A. They can drop the ruse of constructing anything 'affordable' and go for a luxury building, thereby increasing their profits which is what they're after. This water-facing development is the single aspect of their proposal which seems like a real improvement to the area. The hope is that this will appease the developers and we can put to rest this ridiculous proposition of shoe-horning hundreds of more people into this corner of the West End.

Thanks for the forum;

Susan Kelly

From: [Correspondence Group, City Clerk's Office](#)
To: [Diana Carnegie](#)
Subject: RE: Objection to rezoning of Beach Towers
Date: Tuesday, February 19, 2013 9:56:15 AM

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Thank you

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

From: Diana Carnegie s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 5:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Objection to rezoning of Beach Towers

Dear Mayor and Council,

The West End is a great place to live. It feels like a neighbourhood and has some great historic buildings. The Beach Towers are buildings that are still attractive and efficient. Please don't take down yet another of the few buildings we have left with some character and history in order to be able to put up square, ugly, no-personality big slab buildings.

Please listen to our concerns and not make the almighty dollar the only important aspect.

Regards,

Diana Carnegie
West End Resident

From: [Correspondence Group, City Clerk's Office](#)
To: [Liz Carter](#)
Subject: RE: Beach Towers Public Hearing - Feb 19, 2013
Date: Tuesday, February 19, 2013 11:42:02 AM

Thank you for your comments.

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Thank you.

From: Liz Carter s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 10:42 AM
To: Correspondence Group, City Clerk's Office
Cc: info@westendneighbours.com
Subject: Beach Towers Public Hearing - Feb 19, 2013

To Mayor and Council

I am a West End resident living on Comox Street. With regard to today's Beach Towers rezoning my comments are:

1. NO West End REZONING WITHOUT A COMPREHENSIVE PLAN

Respect the residents of the West End and allow the current community planning process to be completed before making any rezoning or other decisions on West End 'improvements'.

This rezoning application doesn't even meet existing tower separation guidelines applicable to the West End.

2. REQUIRE CITY PLANNERS TO PROVIDE *OBJECTIVE* (MEASURABLE) CRITERIA FOR STATEMENTS INCLUDED IN STAFF REPORTS

The staff report is full of unsubstantiated, qualitative statements worded to sway the mayor and councilors that developer proposals are good and beneficial. What are the measures

being used?

- page 8 - *the proposed project will improve the streetscape*. How is this possible when it replaces trees, shrubs, grass and openness with something that looks like a penitentiary and imposes itself on the street?

3. NO FUTURE DEVELOPMENT WITHOUT SUFFICIENT PARKING FOR RESIDENTS AND THEIR GUESTS

West End residents own cars even if they don't drive to work or to go to the super market. Some West End 'units' own two cars.

West End residents have family and friends who do not come to the West End because of lack of parking. Do your family and friends (including seniors and those with young kids) ride transit to visit you? Think about it.

Thank you for your time and attention. I trust that you will vote in respect of the current planning process.

From: [Correspondence Group, City Clerk's Office](#)
To: [Tatiana Dawn](#)
Subject: RE: Beach Towers Public Hearing
Date: Tuesday, February 19, 2013 10:17:31 AM

Thank you for your comments.

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Thank you

From: Tatiana Dawn s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 7:51 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Public Hearing

To the Honourable Mayor and Vancouver City Council Members:

I am concerned that a historic (despite its fairly young age) site in this increasingly chaotic West End is going to be cannibalized and corrupted in order to serve what are surely purposes of private profit. The legacy of the present City Council will not be an enviable one if re-zoning is pursued in the rash and autocratic way that it seems to be going. I have walked on the (private) open terraces of the Beach Towers, without anyone taking umbrage, and enjoyed the glorious open view of the Bay and the ships. The new plan will block off the streets and the human beings who saunter down them. What can you be thinking? The English Bay section of the West End is a treasure for all the residents of the city of Vancouver. Perhaps you should obtain input from great human beings and world-famous professionals such as Cornelia Hahn Oberlander, whom Vancouver is honoured to have as a resident, before

you allow narrow interests to degrade our city. The excuse of affordable housing is just that: an excuse and a very poor one.

Respectfully,

Tatiana Charters.



Citizen Feedback - Citizen is unhappy with the fact that high rises are being built in the west end. She thinks these types of buildings don't belong to that area. - 101000389783

Case Created: 2/19/2013 8:25:00 AM

Incident Location:

Contact Details:

Contact: Coblenz, Judy

Address: s. 22(1) Personal and Confidential

Address 2: s. 22(1)

Phone number: s. 22(1) Personal and Confidential

Preferred contact: Phone

Request Details:

1. Describe details (who, what, where, when, why): *	Citizen is unhappy with the fact that high rises are being built in the west end. She thinks these types of buildings don't belong to that area.
2. Do you want to be contacted? *	No
3. Type of feedback: *	Opinion
4. Feedback regarding: *	City Department
5. Department: *	Mayor & Council
6. Division or Branch Name: *	Mayor & Council

Additional Details:

From: [Correspondence Group, City Clerk's Office](#)
To: [michael.j.cook](#)
Subject: RE: Beach Towers Rezoning
Date: Monday, February 18, 2013 4:40:01 PM

Thank you for your comments.

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Thank you

From: michael.j.cook s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 2:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning

We as fourteen year residents of Beach Towers with much to lose suggest that the Beach Towers rezoning should not be considered at least until the Westend Plan is complete.

Thank you for your attention to this matter.

Orchid Cook and Michael Cook

From: [Correspondence Group, City Clerk's Office](#)
To: [Cleve Foster](#)
Subject: RE: Beach Tower Public Hearing
Date: Tuesday, February 19, 2013 10:26:03 AM

Thank you for your comments.

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Thank you

From: Cleve Foster s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 9:19 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Tower Public Hearing

There is nothing quite so sad as the destruction of a community and it's heritage. The Beach Towers were purchased, with the knowledge, they are heritage sites. The city planners --- council and developers are regarding these towers as a very short term money making scheme; All of this site's appeal will be lost. The charm of living in the West End is not just the location, but a friendly feeling and charm that this type of building will ruin. We need a comprehensive community plan, one that dosen't allow development to overwhelm our open areas and parks.

Cleve C. Foster

From: [Correspondence Group, City Clerk's Office](#)
To: [Gabbott Steve and Kris](#)
Subject: RE: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 19, 2013 12:28:43 PM

Thank you for your comments.

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Thank you

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

From: Gabbott Steve and Kris s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 12:25 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

Dear Mayor and Council,

I would like to express my strong objection to this project. I feel the Beach Towers should remain exactly as they are. A fine example of the architecture of their day. The destruction of space and light this project will cause will have a profoundly negative affect on our neighbourhood not only now, but for the next 60 to 100.

I urge you to have vision and reject this proposal outright, and protect this precious neighbourhood.

Sincerely,

s. 22(1) Personal and Confidential

[Redacted Signature],

From: [Correspondence Group, City Clerk's Office](#)
To: [M.E. Galsworthy](#)
Subject: RE: Beach Towers
Date: Tuesday, February 19, 2013 1:49:20 PM

Thank you for your comments.

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Thank you.

From: M.E. Galsworthy s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 1:42 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

Dear mayor and Councillors,

I strongly opposed to the rezoning application at 1600 Beach avenue for the following reasons:

- The existing buildings have already exceeded the current allowable floor space ratio by 50%.
- The open plaza between the buildings is a key design feature and it provides space, view and light to the buildings behind the towers.
- The added density and structure will have a big negative impact by destroying the nice open plaza that can be enjoyed by many people living in the area.

Thank you for your attention.

s. 22(1) Personal and Confidential



Mark

From: [Correspondence Group, City Clerk's Office](#)
To: [Jon Gray](#)
Subject: RE: Beach Towers
Date: Tuesday, February 19, 2013 10:15:30 AM

Thank you for your comments.

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Thank you

From: Jon Gray s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 7:16 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

I wish to express my opposition to the re-development of the Beach Towers. I live at s. 22(1) Personal and Confidential 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.

Jon Gray

From: [Correspondence Group, City Clerk's Office](#)
To: [earthwoman](#)
Subject: RE: Beach Towers
Date: Tuesday, February 19, 2013 10:42:48 AM

Thank you for your comments.

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Thank you.

From: earthwoman s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 6:42 AM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: Beach Towers

Dear Mayor and Council,

Re: Proposal to Rezone and Infill Beach Towers

First I'd like to point out to the City Clerk that as of February 4th, the number in Support of Rezoning Beach Towers reads 2, and should be recorded as 1, the other 1 is a duplicate from Isidor and Harriet Wolfe dated January 29th. Also, the February 5th number of 1 in Support has been misfiled and should be filed with the Mount Pleasant Industrial Area. Please adjust the city records/minutes to reflect accordingly.

I am one of the 13,000 people that signed numerous petitions opposing 'spot re-zoning' in the West End without a Community Plan. While City Hall has done its due process of posting all the 'application to rezone' signage, sent out yellow information cards, held public meetings at various hotels, and hosted many developer presentations - the West End remains without a Community Plan. It would appear the City does a good job of informing the residents while undermining their own process by not hearing what the majority of West Enders have been saying for the last 3 1/2 years. Meanwhile, residents of the West End continue to engage City Hall with 'hot-spot' rezoning applications only to have them approved, namely:

- St. John's Church aka 1401 Comox
- Maxine's aka 1215 Bidwell - now referred to as Alexandra

- 1241- 1245 Harwood St aka the Tulip Tree and House

As a homeowner located at Harwood and Cardero Streets I am strongly opposed to the Proposal to the rezoning and Infill of Beach Towers for the following reasons:

- the drastic reduction in public views - especially the proposed "Building B".
- increasing density on a site that is currently the second most densely developed block in the West End.
- infilling this "Heritage A" site certainly does not add 'value' to the neighbourhood.
- the existing streetscape, that residents and all citizens of Vancouver currently enjoy would be hugely compromised.
- this proposal appears to dismiss 'affordability', which was a key issue under the now defunct STIR program.
- this proposal if passed, increases the real estate assets of 1 landowner at the expense of the public realm and the heritage value of this site.
- Vancouver prides itself for the views, at one time there were 'views' then 'corridor views', and if this proposal is passed the City essentially allows the creation of 'slot views'. All these 'views' will only be of some other glass tower!

Every day we read in the newspapers of more sites being added to the rental stock, most recently PaPa on Robson, and in a short time the Coast Plaza is scheduled to convert to rentals. With these facts in mind, I respectfully ask Mayor and Council to reject this Proposal to Rezone and Infill Beach Towers.

Thank you for your attention,

Lesley Hamilton

S. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Michael Hartford](#)
Subject: RE: Public Hearing Input - Beach Towers (1600 Beach Avenue and 1651 Harwood Street)
Date: Tuesday, February 19, 2013 10:28:44 AM

Thank you for your comments.

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Thank you

From: Michael Hartford s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 10:28 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
Subject: Public Hearing Input - Beach Towers (1600 Beach Avenue and 1651 Harwood Street)

Dear Mayor and Council:

I am unable to attend tomorrow evening's Public Hearing regarding 1600 Beach Avenue and 1651 Harwood Street, but I hope you will accept this email as my input to the hearing and to the rezoning proposal.

I am opposed to the proposed rezoning to accommodate the addition of approximately 100,000 square feet of residential floor area at this site.

Part of the "magic" of the West End is the mix of building types and the "breathing space" offered by open spaces and attractive views both near and far. This breathing space is part of what allows the high-density of the neighbourhood to be so comfortable and successful.

The Beach Towers property is already one of the most densely-developed blocks in the West End, yet the original design with its plazas, landscaping, and open tower bases balances this density by providing views through the site to English Bay. The views through the site and beneath the towers

are specifically noted in the project's "heritage statement of significance" as one of the defining characteristics of this distinctive property.

The proposal to add additional floor area to this site will severely impact the views through the site and beneath the existing towers, will affect livability for existing residents and neighbours of the property, shade the street, and diminish the quality of the neighbourhood for West End residents.

In its response to the original development inquiry in April of 2010, the Planning Department found this development project to be unacceptable and I agree with the concerns expressed at that time, particularly regarding building separation. Little has changed in the design of the project. And while the Staff Report documents a large number of neighbourhood concerns, few responses to these concerns are evident. In 2010 the Planning Department expressed concerns regarding the creation of a "wall like appearance" as a result of the development, and this remains as a key impact of this proposal. Residents continue to express concerns regarding the proposed "wall like appearance."

The following two images summarize for me and for many other residents the concerns with the impacts of this "infill" development proposal.

The **existing streetscape** looking south-west from Harwood and Cardero Streets:



The **proposed streetscape** looking south-west from Harwood and Cardero Streets:



The West End is currently in the middle of a community planning process, but the community has not yet had an opportunity to consider the appropriate directions for land uses and building forms in the neighbourhood. A large number of residents - approximately 13,000 - have signed a petition asking that rezonings be deferred until this necessary community planning work is completed.

Please allow the community plan process to conclude prior to approving this rezoning proposal and prior to considering further rezoning applications in the West End. By doing so, there is a much greater chance of achieving development that complements the existing mix of buildings in the West End, works to fulfil neighbourhood and municipal objectives, respects what is special about the neighbourhood, and responds to meaningful input from West End residents.

Thank you.

Michael Hartford

S. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [akutsu_hiromi](#)
Subject: RE: BEACH TOWER PUBLIC HEARING
Date: Tuesday, February 19, 2013 10:34:14 AM

Thank you for your comments.

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Thank you

From: akutsu hiromi s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 2:16 AM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: BEACH TOWER PUBLIC HEARING

City Council and Mayors

I don't want more buildings around my neighbourhood, English Bay area, any more. English Bay area is the one of the oldest and nicest local community in downtown. If you squeeze the buildings in between the existing buildings, that would cause too much populated in the small area. Also, it blocks the open atmosphere and views around the beach area in downtown. I believe the rent increase will occur to us in the future because of the new buildings. Why low income house hold buildings have to be built in the one of the most expensive area? Recently, in the morning it's already full after the first 2 stops on the bus in the mornig. It's too populated in this area already. I have been living in the area for 16 years. I love that area to live even though living in the rent apartment rather than buying/renting cheaper inland area. Please do not build any buildings to increase any more population.

Hiromi Akutsu
s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: RE: RE:
Date: Tuesday, February 19, 2013 10:29:58 AM

Thank you for your comments.
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Thank you

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

From: s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 10:57 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: RE:

am referring to the Beach tower project,

Feb 18, 2013 04:57:38 PM, ccclerk@vancouver.ca wrote:

=====

Thank you for your email. Could you please confirm the project that you are referring to.

Lori Gunson

Correspondence Clerk

City of Vancouver

From: §. 22(1) Personal and Confidential
Sent: Friday, February 15, 2013 10:08 PM
To: Correspondence Group, City Clerk's Office
Subject:

I am against this project,
we have problems in this part of town with already an over density and a lack of parking ,it`s
outrageous that this council can even consider a project like this to be born.
Guy Kirsch

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: RE: Beach Towers Rezoning
Date: Tuesday, February 19, 2013 10:23:01 AM

Thank you for your comments.

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Thank you

From: s. 22(1) Personal and Confidential s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 8:15 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning

Dear Mayor and Councillors,

I write to you to express my strong opposition to the proposed changes to Beach Towers. I am a 15-year neighbour to Beach Towers but my apartment views do not encompass any part of the property. I do support the right of all of my neighbours to not be subjected to this intrusive and ill-considered development.

I find that the current heritage space is an imaginative balance of height, density and openness. It provides a great deal of rental housing in one of the densest blocks in the West End. It also provides public and neighbourhood benefits through the separation of the buildings from each other and the open view of English Bay for neighbouring buildings, locals who frequently walk on Cardero and Harwood Streets and large numbers of visitors who enjoy the pleasing water vista between the

towers. It gave the original developer considerable additional density in return for the spacing concessions.

The present owner's proposal intends to crumble this splendid arrangement by infilling this space. Instead of a well-designed heritage space, the intention is to create an anthill. It takes away every concession the original design provides to the neighbourhood and the general public. The ugliness of the proposed buildings is simply icing on this indigestible cake.

Further, this proposal asks Council to pre-empt the ongoing Community Plan process, a process for which more than 12,000 signatories asked for a freeze on spot rezonings so that the Community Plan could determine what rezonings were appropriate for the future of our community.

Those who argue that rental space is urgently required always seem to clamour for the increase of this space in the West End, already the host to a very large percentage of the rental space in Vancouver. I suggest that other neighbourhoods be provided with the opportunity of delivering rental accommodation at much more affordable rates than the West End can provide. Perhaps along the SkyTrain Millennium Line might be a proper place to begin.

Please turn down this proposal. It has no business coming near to, never mind seeing the light of day.

Best regards,

Laurent Farley

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Maureen Madill](#)
Subject: RE: Beach Towers.
Date: Tuesday, February 19, 2013 10:31:04 AM

Thank you for your comments.

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Thank you

From: Maureen Madill s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 11:05 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers.

Please do not have the nine story building constructed as infill at the Beach Towers site? It would be esthetically so wrong! This waterfront is visited by many boaters; as well tourists who like Vancouverites enjoy to walk seeing the architecture of the four towers; the open space, giving the feeling of space, and shining light between the towers. Smaller in fill buildings may not take away so much from that but a nine story building is damaging to this Vancouver's waterfront. Thank you. Maureen L. Madill

From: [Dianne Maguire](#)
To: [Public Hearing](#)
Subject: Beach Tower Proposal
Date: Monday, February 18, 2013 3:32:14 PM

Dear Planning Committee, Mr. Mayor and Council:

The proposal to further develop the area around the Beach Towers on Beach Avenue in the West End is yet another example of allowing developers and land owners to consider constructing buildings that blatantly disregard the zoning and by laws for this area. The West End is a remarkable section of Vancouver, remarkable because it is a cohesive community, a place where people enjoy being part of a neighbourhood. The by laws and zone laws that have governed construction in this area for decades have ensured that such elements of city planning as sight lines and green spaces have been taken into consideration as **essential** to the comfort and pleasant atmosphere and environment conducive to living in a densely populated area. The West End may have the densest population in Vancouver, in Canada, if not in North America. Yet the crime rate is not as high as in other communities. Surely, that fact alone should tell you that it doesn't need anymore density.

The Beach Towers were admired originally for the placement of the towers to allow sight lines to the water, for the green areas allowed by the designer. The new plans will have several detrimental effects to both the current residents in the towers and their neighbours. Apart from the elimination of sight lines and green spaces, the new housing means more traffic, more parking demanded by visitors to the area, more pollution from the traffic. And the housing does not solve any problems we may have in Vancouver with affordable housing. Any suite for rent in the West End is going to be more expensive than similar suites in Burnaby, the Eastside, North Vancouver, Richmond. So are these new suites going to have restrictions on how high the rent is going to be? I very much doubt city hall would dare to bring in such rules.

What worries me the most is City Hall's current fixation on filling up every available space in the West End with tasteless, thoughtless, poorly conceived large, high construction despite the objections of those who wish to preserve some livable space and enjoyable environment in this beloved district.

WE DON'T NEED ANYMORE DENSITY IN THE WEST END! LEAVE OUR NEIGHBOURHOOD ALONE! There are other places better able to cope with this kind of development. Go there.

Dianne Maguire

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

Yes, two blocks away from this planned construction. I'm already looking at and listening to the building of

Vancouver, BC
Davie.

the Alexandra on the corner of Bidwell and

From: [Correspondence Group, City Clerk's Office](#)
To: [Kaaren](#)
Subject: RE: Beach Towers rezoning
Date: Tuesday, February 19, 2013 9:49:50 AM

Thank you for your comments.

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Thank you

From: Kaaren s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 4:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers rezoning

As a long term resident of the West End and Beach Towers Complex I strongly oppose the approval of this proposal.

Has any thought been given to the impact of the construction of these units? The NOISE, dirt, dust, road and sidewalk

closures and decreased road parking will effect all residents, many of whom are owners, and merchants in the surrounding area for many blocks and will go on and on and on for about 5 years? I strongly urge the Mayor and council (many of whom I voted for) to consider all negative aspects of this proposal and reject it. Thank You.

Kaaren Mortimer

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [russbob bob](#)
Subject: RE: No to rezoning 1600 Beach
Date: Tuesday, February 19, 2013 10:30:34 AM

Thank you for your comments.

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Thank you

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

From: russbob bob s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 11:00 PM
To: Correspondence Group, City Clerk's Office
Subject: No to rezoning 1600 Beach

Hello, my name is Russ Owsianski and I am very opposed to the rezoning and development of 1600 Beach Avenue.

I'm especially upset that these luxury suites will steal money away from the program to encourage more affordable rental properties.

Thanks for reading,
Russ

From: [SUSAN ROBINSON](#)
To: [Public Hearing](#)
Subject: Rezoning of 1600 Beach
Date: Monday, February 18, 2013 8:37:00 PM

I have been living at Beach Towers for 26 years and love it here. We, in this community, have been fighting to keep Beach Towers as it is without rezoning for more than 2 years now. I have participated in every meeting the city has had with the community, have been involved in the booklets about the amenities in our neighbourhood, as well as the study by UBC about our transportation and other needs. I feel I have been a good citizen, involved in my community and involved with the city in talking about our area. I just completed a course at SFU downtown campus where we were discussing Ancient Rome, Alexandria, and Constantinople. Our professor gave us many readings. One was by Zahid Wani from the University of Kashmir, in which he said that, "The development of a nation does not just rely on a sound economy, but on sound knowledge and its proper use." I believe that today, there are too many people only considering economic gains while sacrificing smaller communities, small businesses, and individuals needs as well as wishes for a decent lifestyle. Many of us are poorer, single, or older and cannot stand up to large companies with lots of money to influence politicians. However, I also believe that in a free country we should all stand up for our right to have our voices heard and our opinions considered as meaningful. This property is considered by some to be "heritage". The buildings are older, the design is aesthetically pleasing, and many people drive by daily realizing that this is a stable, unique neighbourhood. As I was watching TV tonight (7th Heaven), I realized some comparisons to what is happening to us. A young girl was being bothered, and tormented due to her religion. The neighbourhood was afraid to stand up and support her family because of preconceived notions by others. But the family gained some support from a second family who worked tirelessly to help the situation. As time went on, more and more of the neighbourhood supported the family. This is not unlike what has happened here. Two years ago we had little support from the community. Now, many people on the street are talking about the need to support each other. When a huge number of people in one community can sign a petition and stand up at city council and articulate why they do not want this development to take place, then someone should be listening with an open mind. The development of our city really does need to be sound. I believe the "proper use" of this property is not to increase the density of it, nor is it to destroy the many amenities we have lived with since it was built. It is a beautiful place which, when the many buildings proposed are built, will only be high priced real estate/high rents, and lost and gone forever will be the beautiful wide open spaces, gardens, and heritage buildings that are unique to Vancouver.

From: [Correspondence Group, City Clerk's Office](#)
To: [henry ruczynski](#)
Subject: RE: Beach Tower rezoning
Date: Tuesday, February 19, 2013 12:00:43 PM

Thank you for your comments.

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Thank you.

From: henry ruczynski s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 11:21 AM
To: Correspondence Group, City Clerk's Office
Subject: Re Beach Tower rezoning

mayorandcouncil@vancouver.ca

Re Beach Tower rezone for residential development

I am opposed to the proposed increased density at Beach Towers for a few reasons:

-Noise ; as someone living close to the proposed development, I do not wish to hear and be exposed to the great amount of noise pollution that will take place for at least a year, most likely longer.

Selfish perhaps, but as a shift worker, restful quiet is appreciated in my own home.

-Affordability: The west end has become so incredibly expensive, it's hard for the working person to live in this neighbourhood.

I am not convinced that this proposed development will address this issue.

-There is apparently a community plan ongoing at the moment; purpose being to address the issues that concern us living in the area .I would hope that no rezoning is considered until this WE plan is completed.

Kindest Regards
Henry Ruczynski

From: [Correspondence Group, City Clerk's Office](#)
To: [Michael Sims](#)
Subject: RE: BEACH TOWERS REZONING APPLICATION - OPPOSITION
Date: Tuesday, February 19, 2013 10:24:31 AM

Thank you for your comments.

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Thank you

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

From: Michael Sims s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2013 8:29 PM
To: Correspondence Group, City Clerk's Office
Subject: BEACH TOWERS REZONING APPLICATION - OPPOSITION

Dear Sirs,

Please register my opposition to the proposed spot rezoning at Beach Towers.

Kindly refer to

<http://www.beachtowers.ca/>

The approval by the council of the 1401 Comox rezoning exposed as "stage management" the invitation to the public to participate in planning procedures, leadership being confided to developers.

However, please be aware that the cynicism of the process is apparent,

Michael Sims, Stella Yusupova, Richard Sims

West End Resident Family

From: [Correspondence Group, City Clerk's Office](#)
To: [Bob Tsai](#)
Subject: RE: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 19, 2013 10:39:16 AM

Thank you for your comments.

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Thank you.

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

From: Bob Tsai s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2013 9:25 AM
To: Correspondence Group, City Clerk's Office
Cc: Bob Tsai; Mark Galsworthy
Subject: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

Dear mayor and councillors,

I oppose strongly to the rezoning application at the 1600 Beach avenue for the following reasons:

- The existing buildings have already exceeded the current allowable floor space ratio by 50%.
- The open plaza between the buildings is a key design feature and it provides space, view and light to the buildings behind the towers.
- The added density and structure will have a big negative impact by destroying the nice open plaza that can be enjoyed by many people living in the area.

Thank you for your attention.

Bob Tsai
s. 22(1) Personal and Confidential