



Danald Arch. bald His #18

I am here tonight to ask you to reconsider this development proposal in its present form. I am a 99-year leaseholder who lives about 50 metres from Beach towers on Harwood Street. I have lived there for 10 years.

I am particularly concerned about the proposed 9-story block at the corner of Harwood and Cardero.

My first concern is this building will block the evening sunlight in the summer that floods Harwood Street comes through that corridor. Last meeting – a slide was shown about the light and shadows. Believe me - that does not even begin to show the real story. The study shows only mid day on the equinox. But, it is after the equinox when the sun starts setting in the northern sky – from spring equinox to June solstice and back again to the September equinox – the evening summer sun bathes Harwood Street in light through these corridors. Please consider what that means to all those people in the buildings that are behind this development. Please note that almost none of these building are 9 stories tall - most of whom are renters and may not be well represented here tonight.

My second point is that this is not a quiet corner in East Van or Marpole. This property is already one of the densest in the West End. This corner of the city can get as many as a quarter of a million visitors on certain days and tens of thousands of people on any sunny day. There is already a lot of congestion here - especially in the summer. The original developers were given extra Floor Space ratio by the city because they allowed for the open space that surrounds the towers. Now they want to fill that space. Please don't allow it.. It will severely impact the character of our neighbourhood.

The price of these Market rentals I will leave to other to comment on, but nothing guarantees even the quoted suggested price. In the near future, I am sure it will be "whatever the market will bear" - and we all know what that means.

I will finish with my disappointment about the consultative process. During the past year your planning office has been trying to engage us in the development of the West End Community Plan. I understand that the plan might be ready in the autumn. Please delay this proposal until it can be seen to be part of that plan. Proceeding with it now will only undermine the credibility of the planning process. Any changes to this icon of the west end should be part of that plan.

I applaud the council's effort to create rental housing. But this is not the time and certainly not the place for this development proposal. Please do not approve it in its' present form.

Thank you for your attention.

<u>Social housing</u>- refers to rental housing subsidized by the government.

<u>Affordable housing-</u> is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In Canada, housing is considered affordable if shelter costs account for **less than 30 per cent of before-tax household income**. The term "affordable housing" should not be used interchangeably with "social housing".

<u>Median-</u> middle of a group of numbers. When a median income is given as \$26,000, it means that exactly half the incomes reported are equal or above, and that the other half are equal or below the median number.

Median Income in Vancouver based on all 2009 Tax Returns: \$27,572

Source: Canada Revenue Agency, 2009 Neighbourhood Income and Demographics For BC, Development Regions, Regional Districts, Municipalities and Sub-Areas (Released Aug. 2011)

Affordable Housing for Vancouver Citizens									
Annual before-tax Income	Less than 1,000	\$1,000- 5,000	5,000- 10,000	10,000- 15,000	15,000- 20,000	20,000- 30,000	30,000- 40,000	40,000- 50,000	50,000
Average affordable housing rate/month	\$0- \$25	\$25- \$125	\$125- \$250	\$250- \$375	\$375- \$500	\$500- \$750	\$750- \$1,000	\$1,000- \$1,250	\$1,250+
# of people living in Vancouver	34300	30800	39730	62280	43,660	32,620	49870	42030	129970

Total number of tax returns in 2009 for Vancouver citizens is 492,590. Vancouver population in 2009 was 643,205

Source:CRA British Columbia Taxation Statistics 2009 Income Groups, Source of Income, & Taxes Paid. Released March, 2012.

My name is Jennifer Fox and I am a resident of the West End. I am opposed to this rezoning application.

A famous quote attributed to Albert Einstein reads "Insanity is doing the same thing over and over again and expecting different results". I have been to numerous rezoning application hearings over the past few years. I have spoken out against all of them. All of them were given the green light to proceed by this city council. In fact, I am not a historical expert on the topic but I am not aware of a single rezoning application that has been denied on account of public consultation (at least not any in the city's West End). Yet, here I am again, doing the same thing over and over again and expecting different results.

But what is NOT insane is my willingness to stand up despite what I believe is a broken process of community consultation and a travesty of democracy. The futility of my 5

minutes here is not lost on me. But I would like to be noted as standing against a development project that I believe will do nothing to improve the quality of life for myself or other citizens of Vancouver.

First of all, as I am aware, this rezoning application is made possible only because of the Short Term Incentives for Rental program adopted in 2009 with no public input.

The issues of adding density and completely removing public terraces is one thing but this is also a precedent setting project that will destroy the unique character of a CATEGORY A LANDMARK HERITAGE SITE. It will also block existing public views and sunlight benefits to the adjacent neighbourhood.

Above all of this is my most pressing concern regarding this development. The application proposes to build luxury rentals, not the low and middle-income rental spaces that the city so desperately needs. I have lived in Vancouver for 7 years. Since then more than a dozen of my very best friends have left the city in order to find affordable housing, in Surrey, in Maple Ridge, and even in other Canadian provinces. I

am afraid, that I have recently come to the same conclusion. Despite earning a living wage, I can no longer afford to live in a city where I am living paycheck to paycheck, with no hope of retirement savings, littlone investments. The number one reason I will be leaving Vancouver this year is a lack of affordable rental housing spaces. This development project does nothing to address that.

I desperately hope that the City of Vancouver will soon see the benefit of holding developers accountable to the needs of the communities in which they are proposing to develop. Low and middle-income rentals should be a top priority.

So, here I am, asking yet again that this city council reconsider a rezoning application in the West End.

I admit, I am doing the same thing over and over again, and expecting different results. Insanity? Maybe. But sometimes democracy is like that.

Jennifer Fox Presentation – February 19, 2013



Doing the same thing over and over again

and expecting different results.

Albert Einstein

Rezoning Application for the Beach Towers Site

Made possible by:



Short Term Incentives for Rental (STIR)



STIR – FAQ's May 2010

"(One of the) short term measures by which the City can increase the stock of rental and affordable housing."



STIR – FAQ's May 2010

"The objective is to achieve rents that are affordable..."



STIR – FAQ's May 2010

"...STIR is one of the many City programs in place to address the issue of housing affordability."

Affordable housing

Social-housing

Definition of "Affordability" ?

"The cost of adequate shelter should not exceed 30% of (before-tax) household income. Housing which costs less than this is considered affordable".

Canada Mortgage and Housing Corporation

http://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_o21.cfm

Who agrees on the CMHC definition of affordability?

- Governments
- The private sector
- Non-profit groups
- Researchers & Academics

- Economists
- Market Analysts
- Community
 Organizations
- Post-Secondary Institutions

Source: Telephone call with a Market Analyst at CMHC, February, 12, 2013.

Who does NOT agree on the CMHC definition of affordability?

The City of Vancouver

Council passed a bylaw in July of 2009....

"The bylaw allows the City Manager to determine affordability, which STIR defines as market rental housing."

Problem?

STIR's legal framework is flawed.

"The Vancouver Charter provides for the waiver of DCLs for for-profit <mark>affordable</mark> rental housing."

1. The Vancouver Charter **does not** give the City of Vancouver the authority to waive Development Cost Levies (DCL's) for *market* rental housing.

2. The City of Vancouver has improperly delegated Council's legislative authority by granting the City Manager the discretion to determine the definition of "affordability".

3. The definition of "affordable" under the by-law is too vague and uncertain to be enforceable.

These concerns have been brought forward.

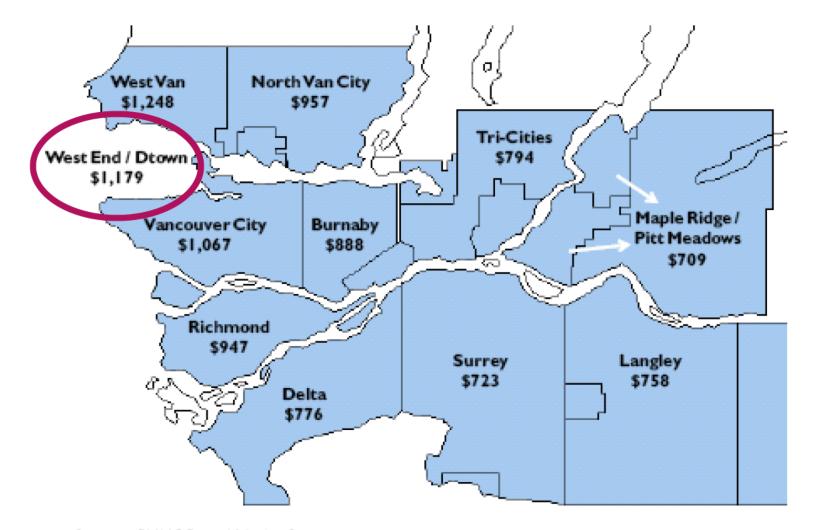


Why have they not been answered?

West End Neighbours website http://westendneighbours.wordpress.com/2011/11/15/stir-program-controversylegalframework-flawed-program-must-be-scrapped-says-west-end-neighboursw/

What does market-rental housing look like?

Average Purpose-built Rent for One-Bedroom Apartment by Area



Source: CMHC Rental Market Survey

CMHC Rental Market Survey, Fall 2012

What does affordable housing look like?

Annual	income
(before	taxes)

\$30,000-\$40,000

49,870

Monthly affordable housing rate

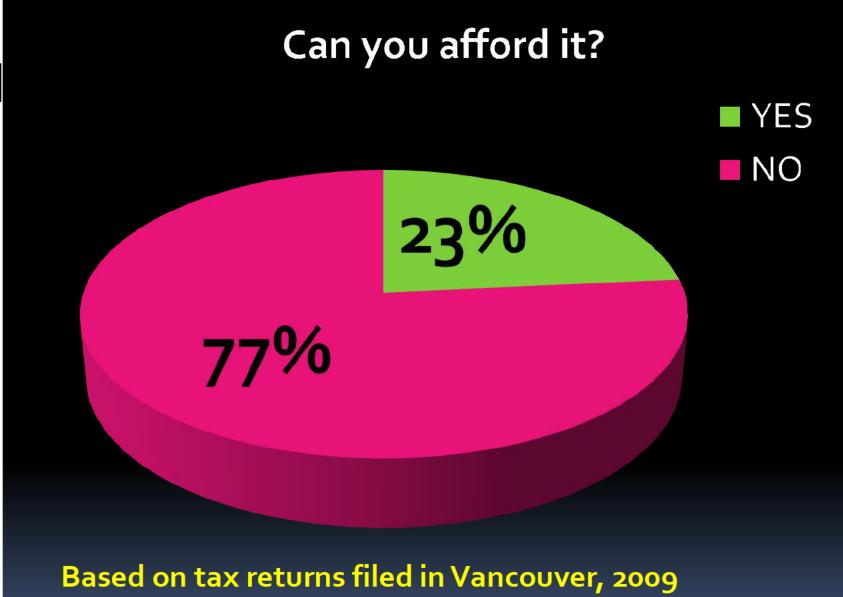
\$750-\$1,000

of people in Vancouver:

Source:CRA British Columbia Taxation Statistics 2009 Income Groups, Source of Income, & Taxes Paid. Released March, 2012.

Affordability at Beach Towers:

Annual income (before taxes)	\$47 , 160
Monthly affordable housing rate	\$1,179



Source:CRA British Columbia Taxation Statistics 2009 Income Groups, Source of Income, & Taxes Paid. Released March, 2012.

Population of Vancouver, 2009: 643, 205

Source: BC Statshttp://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx

Life according to STIR:

Affordable housing

Market-Rental housing

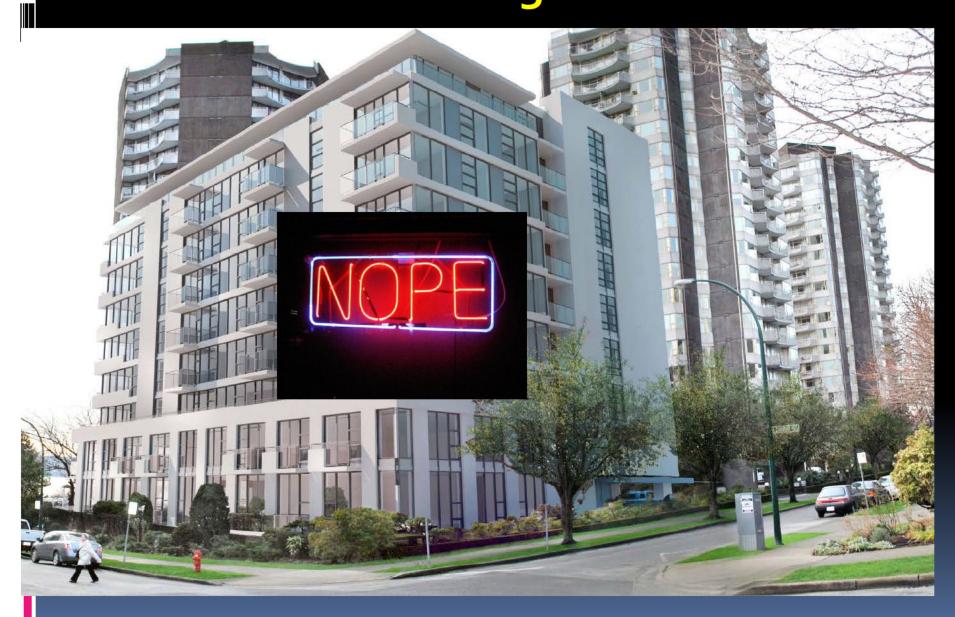
Life according to **REALITY**:

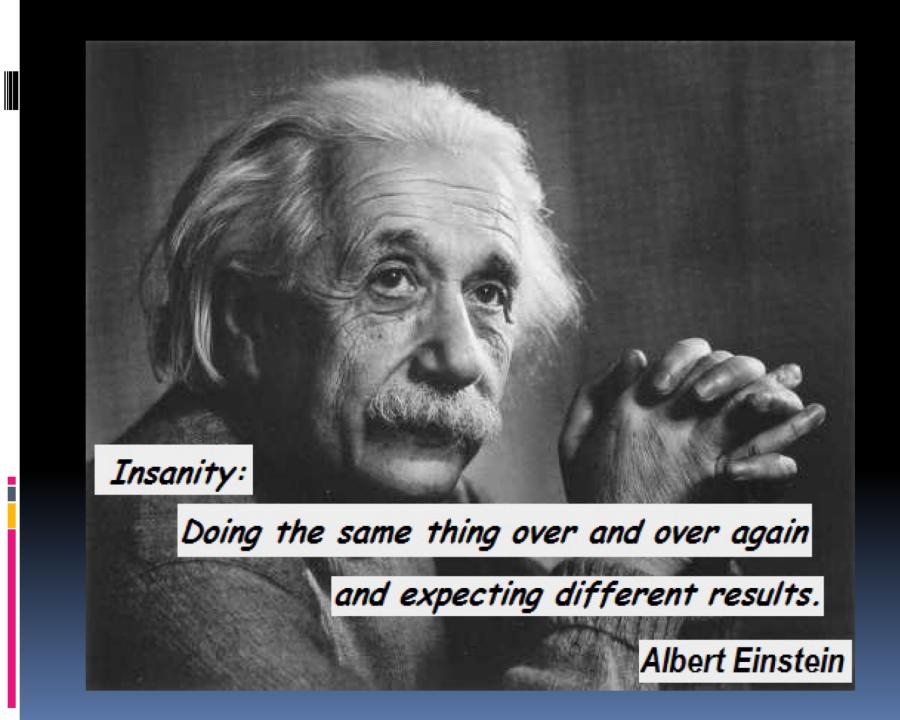
Affordable housing



Market-Rental housing

Affordable Housing?





	Less than \$1,000
Monthly affordable housing rate	\$0-\$25

of people in Vancouver:

Source:CRA British Columbia Taxation Statistics 2009 Income Groups, Source of Income, & Taxes Paid. Released March, 2012.

34,300

	\$10,000- \$15,000
Monthly affordable housing rate	\$250-\$375

of people in Vancouver:

Source:CRA British Columbia Taxation Statistics 2009 Income Groups, Source of Income, & Taxes Paid. Released March, 2012.

62,280

Annual income	
(before taxes)	

\$20,000-\$30,000

Monthly affordable housing rate

\$500-\$750

59,950

of people in Vancouver:

British Columbia Taxation Statistics 2009 Income Groups, Source of Income, & Taxes Paid. Released March, 2012.

Source:CRA

[TH] Retired federal public servant. I have lived in the West End over 25 years, first as a renter, and for the last 11 years as an owner in the Dianne Court coop. I am speaking in opposition to the rezoning.

Tom Heffron #11

For three years my neighbourhood has been under the cloud of this rezoning proposal and its predecessor. Many of us have worked hard to have our voices heard and to call attention to our concerns.

Now as I look at the result of this long, stressful process I have to ask: What's wrong with this picture?

The summary answer is that the social costs of the proposal greatly exceed the social benefits.

The costs are many, ranging from erosion of property values and privacy in adjacent buildings to the overfill of a heritage site that was carefully designed to balance height and openness. Other speakers will continue to address the cost side, and there is a great deal to say. But what about the benefits? Well, new luxury rental units on a privileged site for a small number of high-income individuals. And of course additional revenue for the owner from a property he already owns, and an increase in value of that property.

But you would never know any of this from the presentations by the project architect, or from the planning department report and the various committees

who have provided input. The <u>costs</u> have been understated, trivialized, or ignored. The infill itself, the presumed benefit, is treated as axiomatic, a good thing no matter what. It's as if the owner's imperative to add density to this particular site trumps everything else, and the only discussion is about details.

It's not a nice picture, in fact as a citizen I find it a disturbing one, but one that seems dangerously close to being accepted.

Mr. Mayor, Members of Council, the right thing to do is to say no to this rezoning proposal.

But if density <u>must</u> be added, for reasons that are beyond <u>my</u> understanding, PLEASE enter into a new dialogue with the owner of Beach Towers, with the intent of going back to the drawing board. And this time to produce a result that is not so damaging, so intrusive, and so destructive to our neighbourhood.

Thank you.

Beach Towers Development Proposal

I live in a long term leasehold building on Harwood Street and I am very concerned about the nature of this development proposal.

For many years the City has encouraged the enhancement of distinct neighborhoods throughout the city. Overall, I believe that this has been a successful initiative. Yaletown, Strathcona and the West End, as examples, are all unique and interesting. Neighborhood plans do, of course, need to be updated periodically but surely the individual nature of each neighborhood needs to be preserved.

In my opinion this is not the case with the Beach Towers Proposal. The addition of new buildings on this site will significantly impact on the uniqueness of the West End, the living environment for residents and its attraction for hundreds of thousands of visitors annually. Many speakers this evening have addressed concerns with the Beach Towers development proposal and I concur with these concerns,

In particular

1) increasing the floor space ratio of an already very dense block which will virtually eliminate the openness for which the original very high density was permitted.

2) changing the streetscape and the nature of the neighborhood to its detriment, in particular with regard to the proposed height and bulk of the 9 story building on Cardero St. and the height of the proposed residential building on Beach.

3) lack of regard for the Tower separation guidelines which are already non conforming,

4) moving ahead with this before the West End Community Plan is finalized If random development, like the Beach Towers Proposal, continues in Vancouver, the uniqueness of our neighborhoods will be watered down and become bland and boring.

At the very least please consider waiting until the West End Community Plan is finalized, reducing the size and height of the 9 story building on Cardero and the height of the proposed residential building on Beach.

Respectfully submitted



Good evening Mayor and Council!

My name is Irmi Hoppenrath. I live at Dianne Court, corner of Harwood and Cardero. I bought my apartment almost 7 years ago with the intention of spending my retirement years there.

#13

I am opposed to the rezoning application and redevelopment of Beach Several Towers. There are many reasons why I'm opposed. I shall briefly mention 4:

#1 If the redevelopment goes ahead, it will have a major negative impact on all surrounding buildings, in fact the entire neighbourhood. Besides loss of view, loss of light, increased pollution and other factors previously mentioned, it would add a huge pressure on an already stretched infrastructure, this being the 2nd most dense residential block in the West End. 2% of West End Renters live in the Beach Tower $\gamma condents$

#2 The Heritage and Architectural value, which means the open space features, are essential components to the character of the site. Beach Towers is of heritage value for its contribution to the development of the West End, as a cultural landscape, and for its architectural design, which is timeless. As we have seen in the video clip with Architect Ojars Kalns the arrangement of the towers takes advantage of views beneath and between structures. Infill of the base of the towers and the open spaces, particularly the suggested bulky, massive building B with its huge, floor plate would destroy this. I cannot possibly agree with the statement made by the planning department during the last meeting, that "infill will enhance the heritage value". How can it? It will destroy it. As Ojars Kalns said: "this is not infill, this is overfill"! #3 Why destroy all that, which is so unique to Vancouver, if these rental units will be unaffordable for most low and even mid-income families.

I understand that the primary goal of this whole undertaking is affordable housing and I quote from the Policy Report P4, (p.15):

"It will contribute to the City's affordable housing goals by providing a net increase of 133 units to Vancouver's inventory of long-term market rental units" (p.5/6).

Now 78 of these 133 units – in other words 58% - are 2 bedroom units and they are supposed to attract families with children. I quote again: "Rental housing for families with children is a high priority for the city."

The 2 bedroom units – and I believe a family with children will require 2 bedrooms – are to be rented for \$1,900 to \$2,720 .(p.13.) What lowincome or even mid-income family can afford that? Based on figures compiled by Canada Mortgage and Housing Corp. the average 2 bedroom suite in Metro Vancouver rented for \$1,261 in 2012. I feel we need more units in that price range to help low- to mid-income people.

#4 It is also mentioned in the Report, that since this application is for "infill development", it will not displace rental housing or tenants. However, I have, together with Kate Braid, who spoke on February 5th, canvassed renters of Beach Towers, and collected signatures for a , to find out do Renters would consider moving out rather than enduring 3 years of construction and ultimately being boxed in. So, there might be a substantial loss of tenants. Is that desirable, when all

Douglas House 2 MacDonald House Lacuvier House 3 Columbus House

(as was mentioned,)

See. Gold

they need is a boiler replacement and reduced air leakage within existing buildings?

I urge Council to stop the project altogether for all the reasons mentioned.

Thank you!

My name's Diana Matrick. I have 5 points to make.

Number 1 I would like to make it very clear that I am not against development in any way. I oppose this development because the midrise greatly diminishes the sense of openness between the existing towers. The majority of us live in small spaces and for our psychological health we derive our sense of space from the openness between the buildings outside. The massiveness of the midrise building combined with its height closes off this sense of space between the towers.

#15

Number 2 Since the sense of openness is important to the quality of our lives in the West End, this proposal should be put on hold until we have a collective discussion as part of the West End Community Plan. As a community we need to have a discussion of what spaces we would like protected by the terms defined by the new community plan and it will be approved on November 6th. I'm very involved in this process and will be working to encourage more people to become involved.

Number 3 The West End Mayor's Advisory Committee this was a flawed consultation process and a travesty. Why was I kicked out of a WEMAC meeting with other West End residents? After a busy work day I made a point to travel to city hall to attend this meeting. Inaccurate information on the WEMAC Score Card is an indication of a flawed public consultation process. Given that there were no WEMAC meetings held in the West End, residents could not comment on the terms that were used for the score card, the categories this score card were used to guide the decisions made by the developer and architects without public input. The categories on the score card appear to be defined by the select group of West End residents appointed by the Mayor it is this select group that had meetings with developers and architects without the public being able to attend. I find it interesting that these appointees have all supported these projects. One of the cochairs is now a cochair of the Vision Vancouver West End caucus. How objective is the information on the WEMAC scorecard from the perspective of large numbers of West End residents. The WEMAC score card is not a substitute for a West End Community Plan that has had input from large numbers of West End residents.

Number 4 Affordability how is this going to be affordable? I couldn't afford this numerous years ago every year rents go up by 1%-5%. I was a renter in the West End for 4 years. Right now a 625 square foot apartment at Beach Towers with a north view on the 14th floor is \$1300 per month a 500 square foot apartment with an ocean view is \$1275 per month this only includes heat and hot water. If the median income is \$38, 000 a year in the West End how is that affordable? You are creating gentrification by building expensive towers such as Maxines and the one on Comox and Broughton. The high transcient patterns of the West End inflates rents. Why are there so many rental units available and owners are creating ways to attract renters? We keep hearing about the need of more rental units in the West End in order to stabilize the rents in the existing older buildings this relationship may not apply to the West End rental situation. The impact of programs like STIR on West End "affordability" issues given our dense population in a neighbourhood with an established pattern of high transience creates the conditions for a continuation of high rents after controlling for factors related to normal market forces. The fact is in the West End we have large numbers of people constantly moving out. The rental turnover rates means the rents keep going up new renters pay more than the longer term renters therefore because of the established high transience patterns rents may not be controlled only by normal market forces. The rents go up and the rents just keep going up. Will the higher rents in the newer buildings accelerate increases in the rents of the existing older buildings due to the high transcient pattern in the West End?

Hi,

Number 5 Although this is not directly related to the details of the development proposal I would like it recorded that I was upset that my, and other people's, public information was on the city's website for 14 days this is a breach of trust and goes against my charter of rights and freedoms.

Dear Mayor, Council, Ladies and Gentlemen:

I are opposed to the proposed Beach Towers Developme My name is Zoe. I live adjacent to the Beach Towers in a 3 storey building, like most buildings around the towers, with the exception of Dianne Court, which is an 8 storey mid rise.

The Beach Towers is unique to the West End, with the sprawling multi-level plaza, overlooking the water. This award winning, category A heritage site left Vancouverites a legacy that put us on the map, along with Expo, as one of the most desirable cities in the world to live in. A legacy which continues to attract tourists, our number one industry and in so doing, to create and maintain jobs.

With tour buses going along Beach Avenue, the additional development would sorely detract from the exquisite architecture and ambience of the current Beach Towers site.

The West End already has the 19 storey Alexander development being built at Bidwell & Davie, along with another high rise at Broughton and Comox - two buildings that were bitterly opposed by Westenders.

Zoe Napier-Hemy #23

We also have the Cactus Club, taking the place of the historical, affordable and quaint food concession at English Bay.

The proposed buildings at Beach Avenue and Harwood would benefit residents of the 133 units, which includes two bedroom ones, which is miniscule in relation to the number of residents who will be adversely affected. It seems ironic that a 9 storey building with 133 units would be so much more disruptive than 4 high rise towers with 650 dwellings.

I am really worried about how the densification of this community would affect the quality of life for Henry Manor residents. Most of the residents in our building reflect the attitude and opinions of the rest of the West Enders, that the changes would deprive residents of the best reasons to live here. Our neighbourhood is so dense, we need and value breathing space.

In my opinion, and that of my neighbours, the city should continue to focus on the excellent work it is doing in providing affordable housing for the homeless and low income people in Vancouver and not permit further densification in this neighbourhood. The existing space between the towers has been an enduring public benefit for the whole area around the Beach Towers and beyond.

Please, Mr. Mayor, Councillors, don't allow it to be destroyed.

Thank you

Mr. Mayor and Councilors

My name is Lorne Payne and I am a retired high-school teacher.

- I have lived immediately south of Beach Towers at the corner of Cardero and Harwood streets for the last twenty years. I chose this location because I was impressed by the feeling of openness and space around the Beach Towers, unique in the West End.
- The towers rise unobtrusively permitting three wide view corridors to mountains and ocean enhanced by ample green-space. This is because the towers are separated by about thirty meters from each other and are set well back from streets. This stresses the vertical rather than the horizontal and draws the eye upwards towards the open sky. The proposed new Tower would be like a wall between the two existing towers. Gone will be the cherished views of open ocean and North Shore mountains.

The architect who designed the Towers was recorded in an interview seen at our last hearing. I was moved when he pensively said that the Towers have remained unchanged for forty-five years, and are timeless. Thus their ongoing Heritage status as an award-winning "Towers In The Park" design.

The Towers pleasing balance, and their changing view perspectives are enjoyed by cyclists on the new Cardero bike path and pedestrians on the sidewalks which are set well back from the Tower walls. They are also landmarks seen from the ocean and from the new pedestrian and cycle paths on the Sea Wall. They stand unobstructed behind the welcoming Inukshuk.

Regretfully this could all change with the building of a ten- story tower close to Cardero Street, and townhouses along Beach Avenue.

I note a safety concern as well. A new entry-exit driveway from the proposed tower would funnel most of the resident vehicle traffic directly alongside the Cardero bike path. Many cyclists appear to be tourists and rental riders from the seawall path. These riders have a much steeper path up Cardero street which would be directly in front of the driveway of proposed new Tower. Roller-bladers and skate-boarders also go down this sudden grade towards Beach Avenue at high speed. Many are shaky beginners. A recent collision between a biker and recycling truck occurred several weeks ago. Emergency crews attended the dazed cyclist who sat on the Cardero-.Harwood corner.

Should this project be approved, there will only be a twenty-two percent increase over the existing tenant occupancy. And this increase will be for luxury, view properties. Obviously very good news for the anxious developers and their lucky few new tenants but very bad news for surrounding property owners, pedestrians and cyclists as they look at an imposing wall, blocking views and light.

Vancouver and West Enders will loose yet another treasured landmark and the open views the present Beach Towers provide. I respectfully ask Council to reject the present proposal.

Thank you.

From:	Correspondence Group, City Clerk"s Office
To:	David.semczyszyn (david.semczyszyn@gmail.com)
Subject:	FW: Speaker 19 Here is my speaking notes for last night's Zoning Meeting - Thank you
Date:	Wednesday, February 20, 2013 1:31:06 PM

Thank you for your email which has been forwarded to the attention of the Public Hearing Meeting Coordinators Group.

From: Semczyszyn, David [mailto:David.Semczyszyn@nrc-cnrc.gc.ca]
Sent: Wednesday, February 20, 2013 7:53 AM
To: Correspondence Group, City Clerk's Office
Subject: Speaker 19 Here is my speaking notes for last nights Zoning Meeting - Thank you

My name is David Semczyszyn, I own and live at. 304 1558- Harwood, and am referred to in the Policy Report as , one of the **"inland Neighbours "**, I oppose the Rezoning Application,

My objections stem mostly, on the following two points;

1) the negative impact on street level views at sitelines,

2) medddling with a Catagory A, potential heritage site

over massing , and incompatibility of the proposal.

I am concerned about the irreversible scar this architecturally imposing proposal will inflict on the wonderful streetscape that all residents of our city enjoy, and I fear in our rush to create more rental units we will compromise with poor attention to planning, and , from the Heritage Commisions mission, to **preserve '' style , and period, in this City's historic and cultural evolution.''**

I am Saddened that our Planning and Development Department have recommended this rezoning. my expectation is that they guard our city from such non responsive aesthetically ugly developments and preserve the category "A" site as is.

Let me explain my concerns about the design;

• The form Is far too dense at low elevation, it will obliterate the spirit of the street level views of the Bay for everyone walking along Harwood and Cardero. At least the designers of the the original towers had enough skill and creativity to incorporate those wonderful high open atria , and entrance courtyards, that permit unobstructed views of the Bay , and the horizon from eye level , and a feeling of expansiveness at ground level, they even added to them public art and fountains (Lionel Thomas Copper and Steel Sculpture) which was innovative for the time. They respected the low level streetscape and achieved a ground level experience much like you have in progressive European cities. The proposed development completely destroys this experience.

• The architectural style and proposed building distribution around the sites is incompatible and disrespects the existing open rhythm the Towers have created .I have always loved the modernist exposed concrete of the current towers, and see them, remaining modernist, corbusier style heritage buildings, un-modified, contributing to the spirit of the area well into the future. The proposed development in my opinion is deleterious to those existing forms, and, as well, destroys the open rhythm they create. It does nothing to enhance the streetscape for the community, regardless of the design as developed, the concept is ugly, and will be visually overmassing, and insensitive to the place degrading the oceanfront context of the neighbourhood.

I have Strongest objections around Buildings A and B because of how they negatively impact the streetscape, and have a detrimental affect on the form and design of the existing Landmark Towers.

Now I'd like to turn to statements from staff in the Policy Report

the existing pedestrian experience along the Cardero Street frontage affords views down cardero street to beach avenue (not disturbed, however) the "insertion of this building (B) will significantly reduce the existing pedestrian westerly views through the site across the surface parking from the two street frontages

"The insertion of new building forms within the site will modify the cultural landscape values associated with the towers sited within an open space."

• This indicates to me an acknowledgement, of the cultural landscape, but grossly understates, the impact that the new buildings will have on the the spirit of the neighborhood, particularly its connectedness with the horizon and the ocean.

"Conclusion: The resulting additional modest impact on views and shadowing are within acceptable limits (what are acceptable limits,) and staff conclude that the new buildings will not unduly harm the livability of the neighborhood. And Furthermore, the provision of the proposed built form ...will improve the streetscape character along the sites frontage"

• is it really possible not to significantly disturb the Western views of the wonderful sunsets over the ocean (which I recently witnessed as walking down Cardero) across the bay will be completely obliterated. The character that will be created is a urban streetscape with no context of its place connected to the ocean. It is not a refinement, and I cant see how someone can make such a statement. It does not respect the visual amenity of the open space, and the quoted "some pedestrian views through the site " are barely worth mentioning. I suppose the statement that " the proposed buildings will contribute positively to the streetscape character of the West End Neighborhood. " is misleading , may be correct for " interior" West End neighbourhoods, certainly not for this one, that draws its character from its proximity to , and view of the ocean.

"Architecture - Design development so that it respects the historical fabric, but not mimic it, "

do we really want a contemporary approach to meddle with the historical fabric , can't the existing Corbusier style towers remain as is. If we tamper with Landmarks , they aren't landmarks anymore, and this tampering will do irreversible damage . It would be similar to taking the Lionel Thomas Sculptures that respect the spaciousness of the site and enclosing the bottom third within a plinth at eyelevel completely blocking your view through their openess . I am pleased to see that the sculptures in the fountains are to remain although its difficult to see where they can be relocated and still maintain their artistic meaning in the context on such a dense proposal.

• do we think this respects the historic fabric of the "A" category towers draw their meaning from the open space context they were designed within. Infilling and overmassing around them with "bulkiness" completely destroys that. Essentially raising the Podium up 9 stories. The podium towers then are no longer podium towers, And a suggestion that the view will be narrowed into "view slots" will compensate for this is preposterous and does not respect the historical cultural

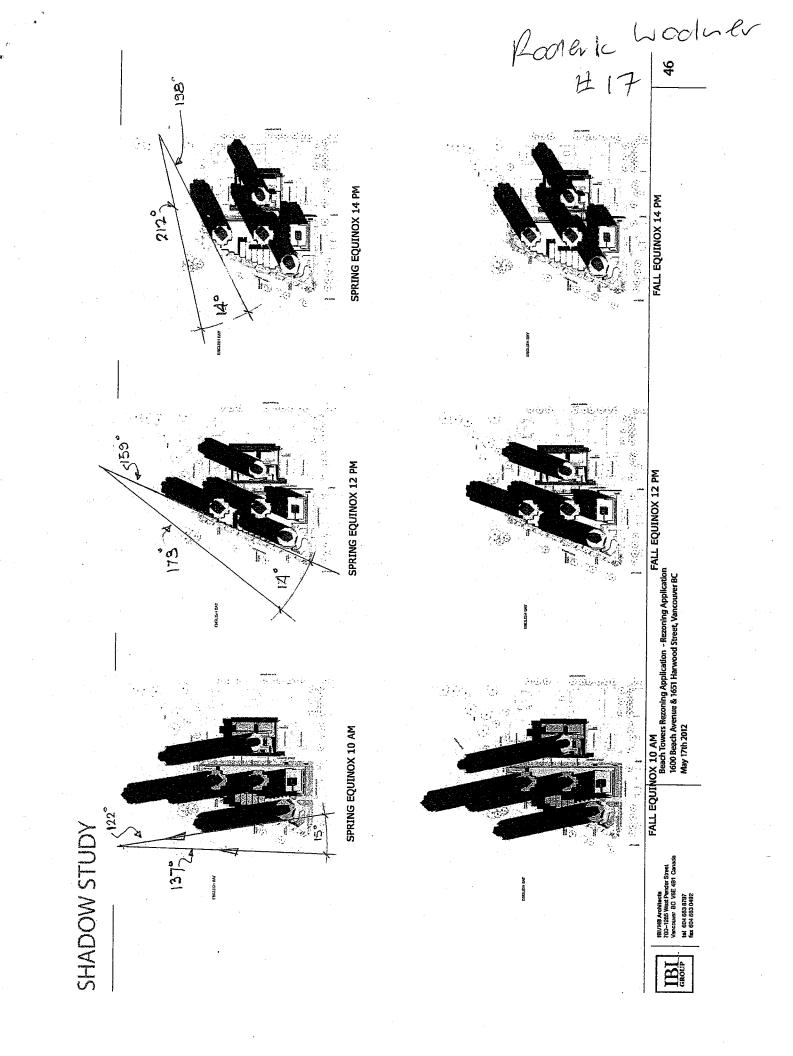
landscape. Can you visualize the base of Chicago's Marina City Towers, with their base cluttered by 9 Story buildings?

Do we want more density, so badly that we are willing to allow an this development to scar one of our heritage sites for years into the future.

I agree with comments from a previous speaker.....

I respectfully request that council preserve our unique ocean-connected, neighborhood from this ugly development and reject this Rezoning application.

Thank you!



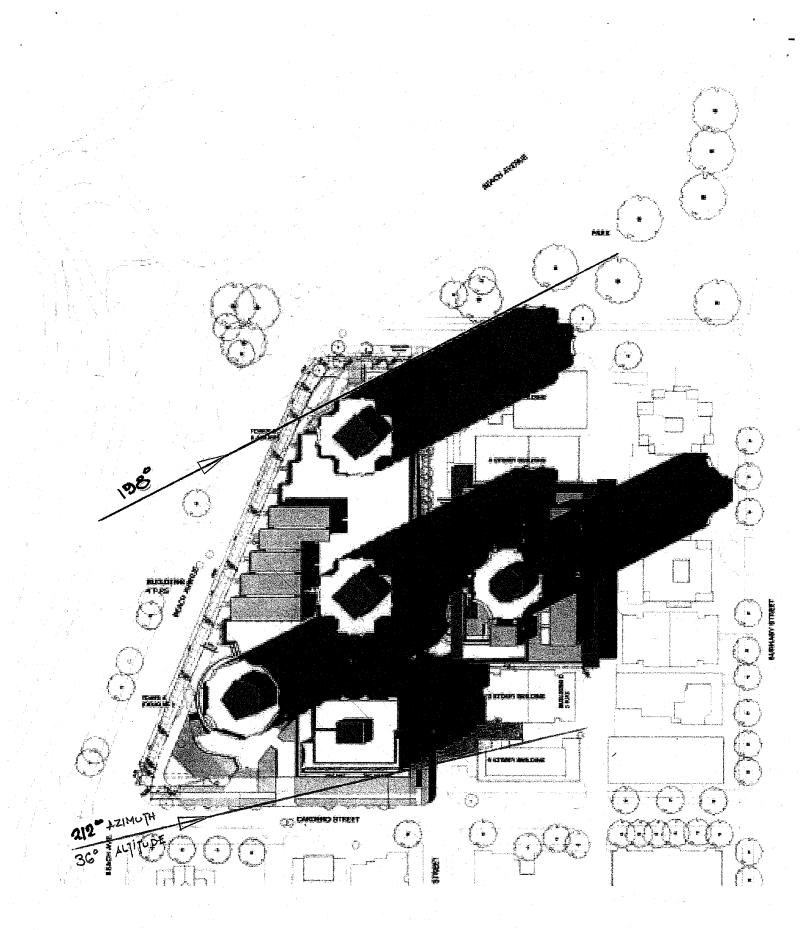
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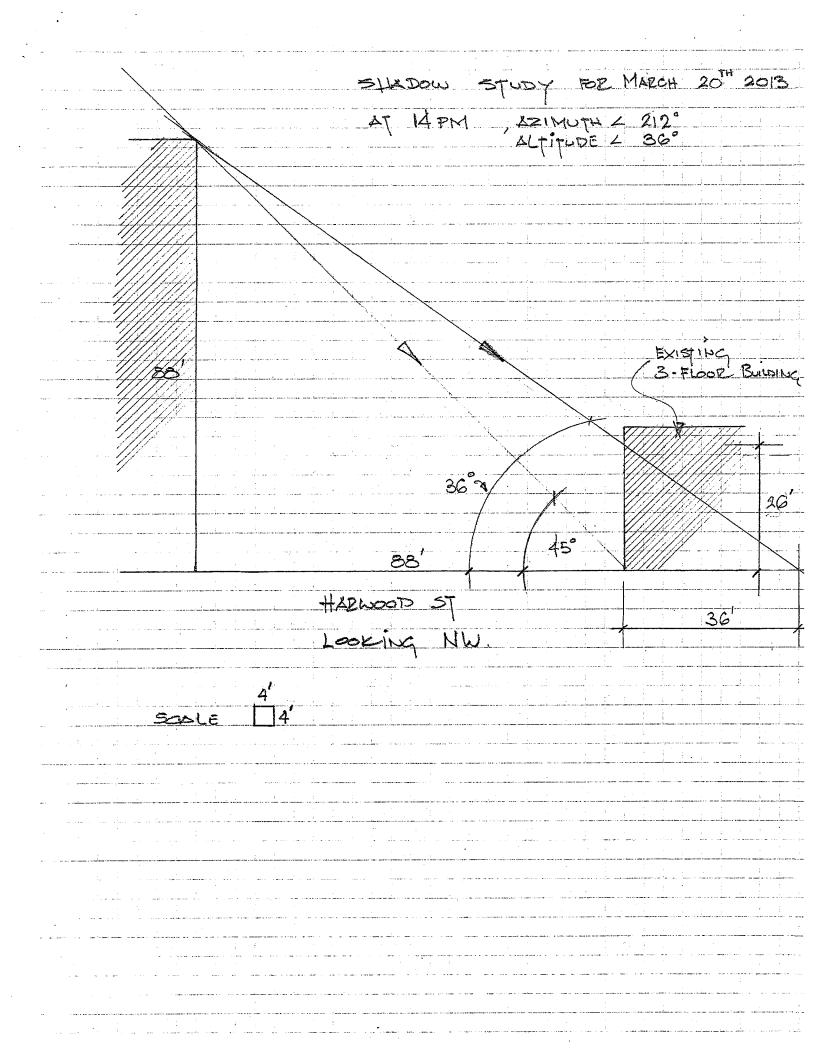
Altitude and Azimuth of the Sun Mar 20, 2013 Zone: 8h West of Greenwich

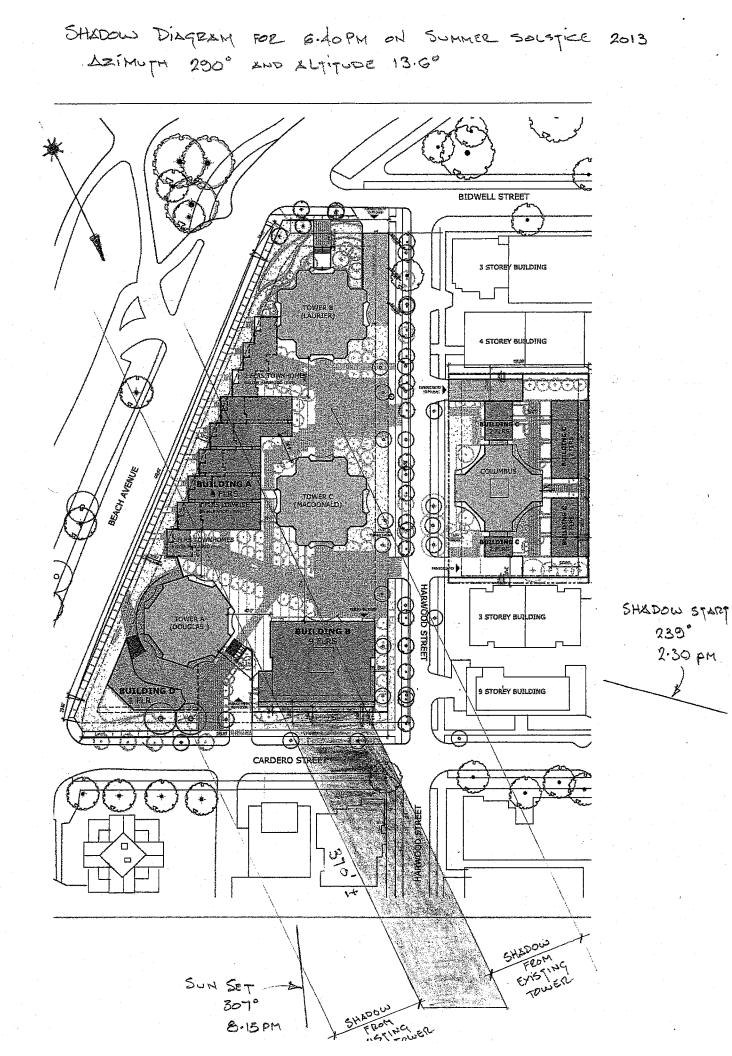
	Altitude	Azimuth (E of N)
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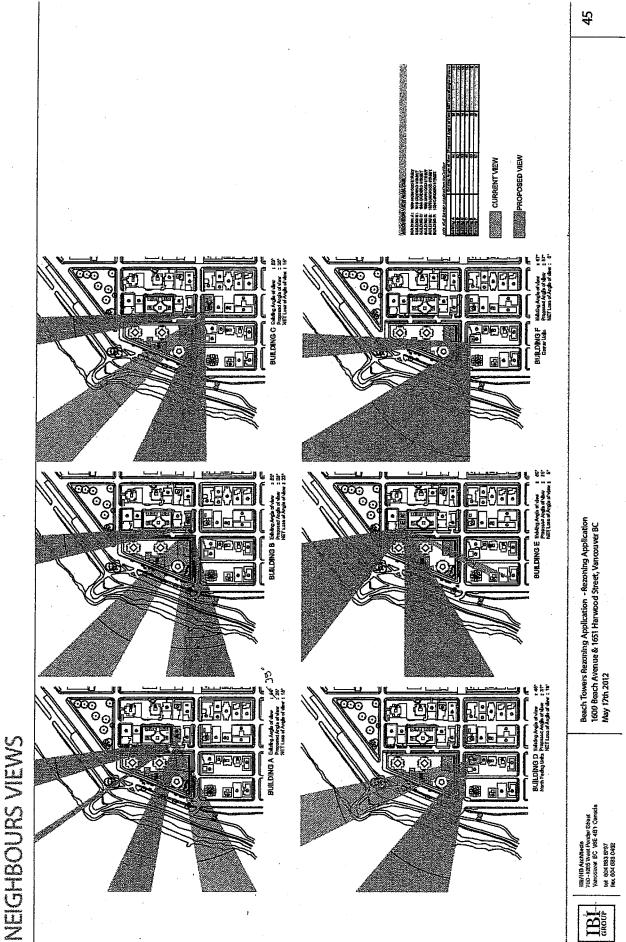
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14:00	36.4	211.9
14:10	35.5	214.8
14:20	34.5	217.6
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15:00	30.1	225.8
15:10	28.9	
15:20		230.7
15:20	27.6	233.1
	26.3	235.5
15:40	24.9	237.8
15:50	23.5	240.1
16:00	22.1	242.3
16:10	20.6	244.5
16:20	19.1	246.7
16:30	17.6	248.8
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17:40	6.7	262.7
17:50	5.1	264.6
18:00	3.5	266.5
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18:20	0.5	270.3
18:30	-1.6	272.2
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18:50	-4.8	276.0
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		202.0

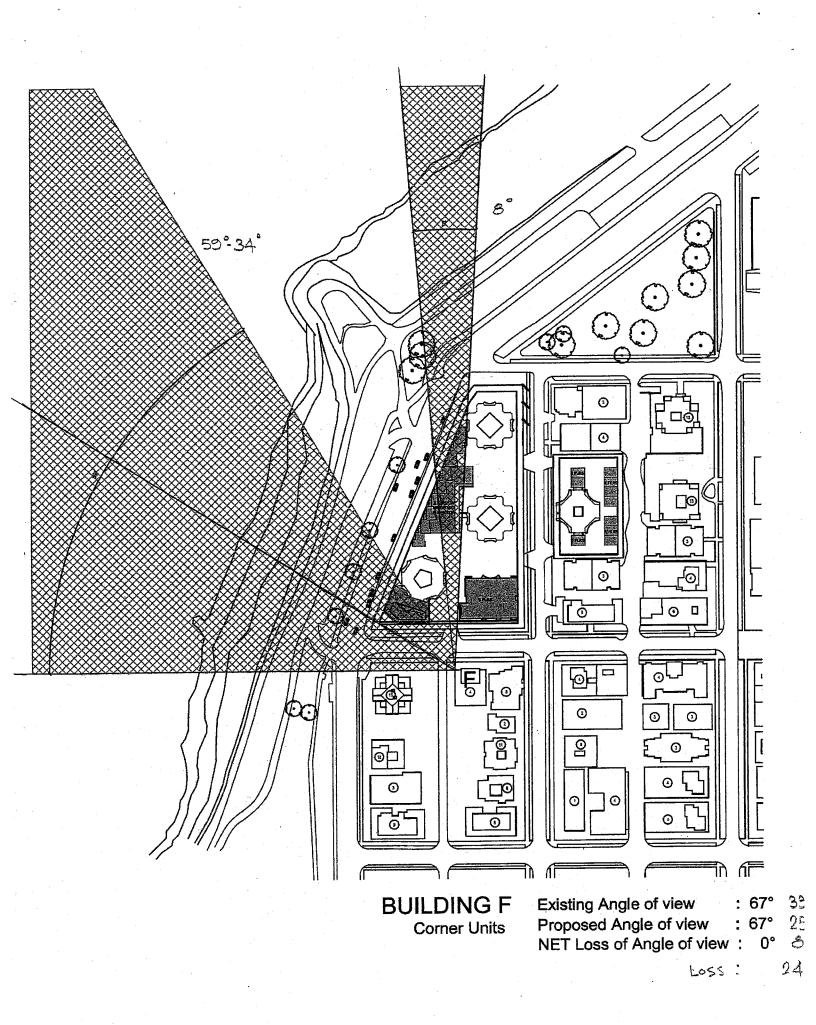
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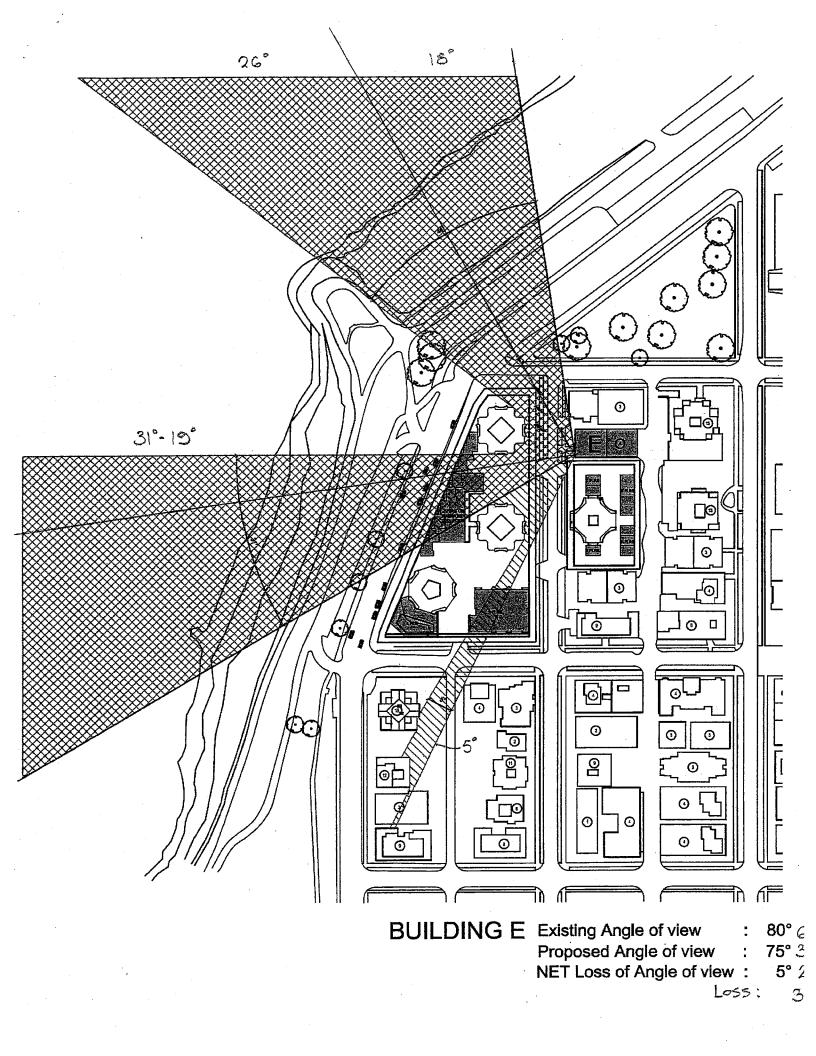


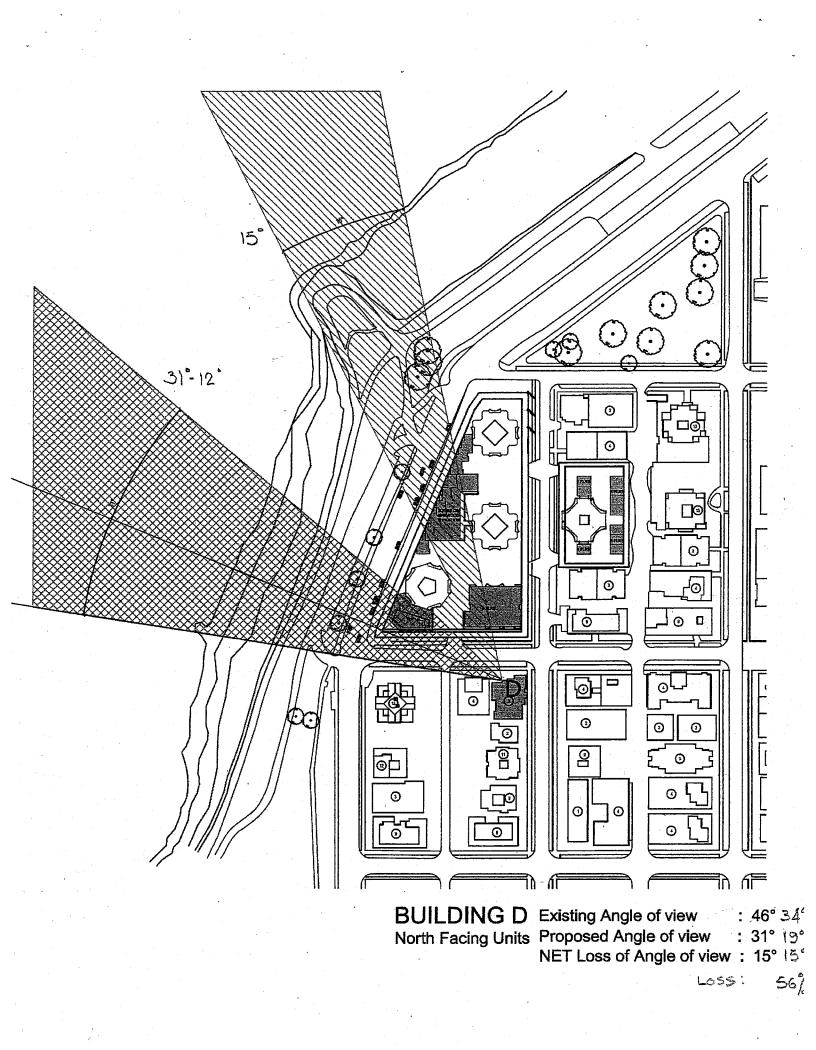


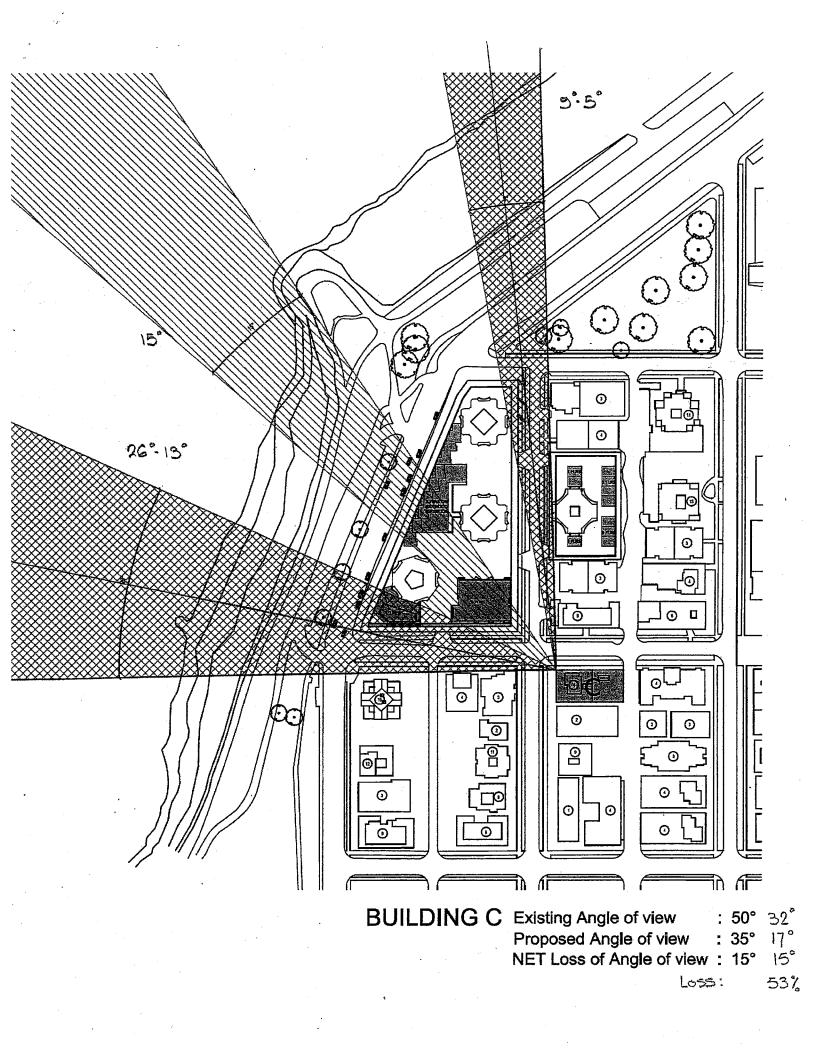


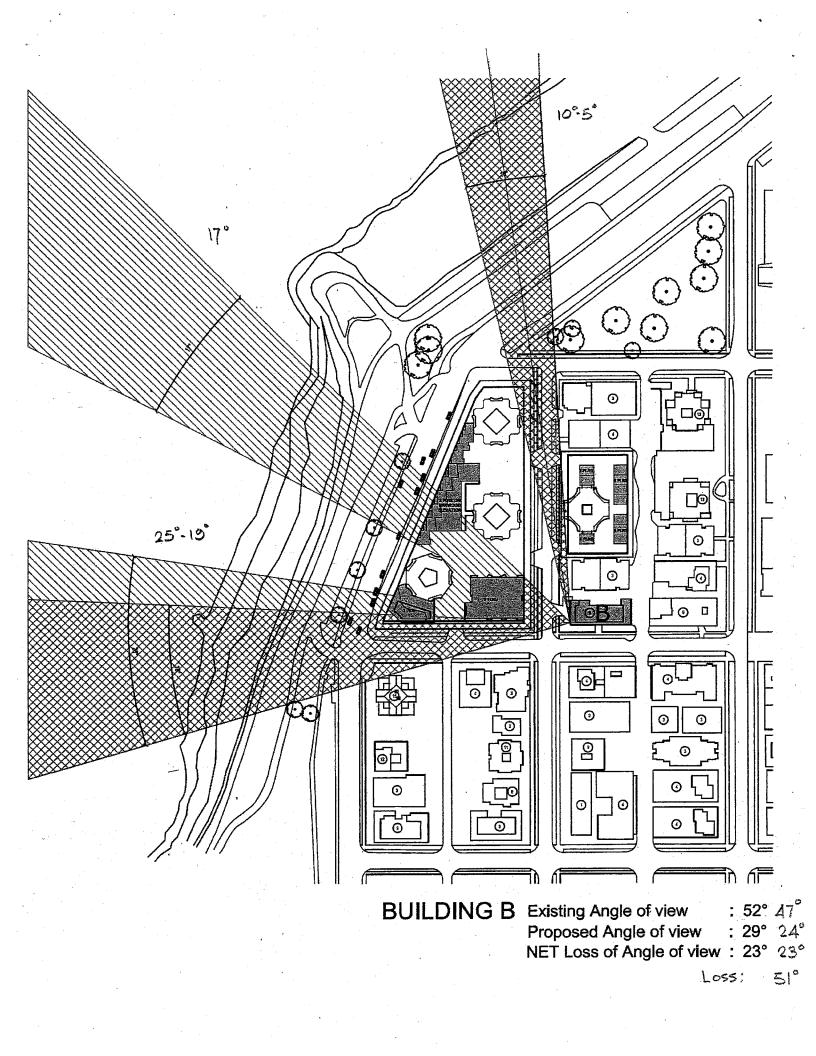


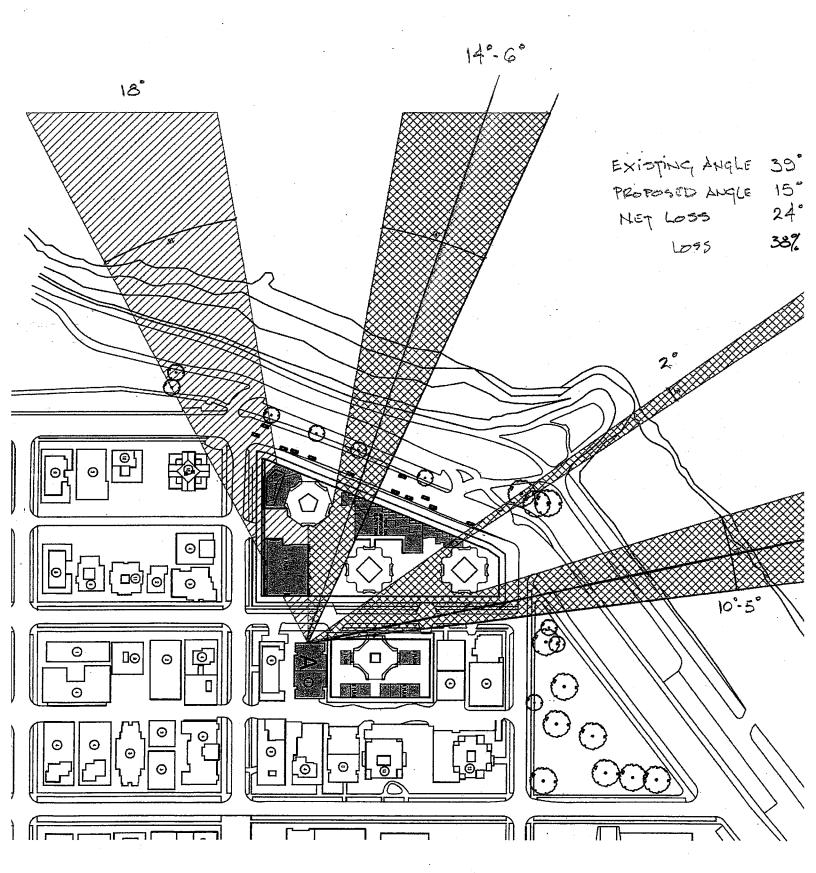












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