

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 10, 2013 9:12 AM
To: stacey hall
Subject: RE: Comment for: NOTICE OF PUBLIC HEARING 1300 - 1320 Richards Street - Zoning & Development

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, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

From: stacey hall s.22(1) Personal and Confidential
Sent: Thursday, May 09, 2013 9:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Comment for: NOTICE OF PUBLIC HEARING 1300 - 1320 Richards Street - Zoning & Development

Hi there,

I am writing in regards to the NOTICE OF PUBLIC HEARING 1300 - 1320 Richards Street - Zoning and Development.

I live on Homer Street and very quickly we are being denied the western sun, because so many high-rise buildings are going up.

Pretty soon, Vancouver will be another blocked-in concrete jungle like Toronto.

Yaletown is zoned as lower-rise buildings. This allows the rising and mid-day sun to not be completely blocked for downtown streets. However, NO consideration is being given to us living in those low-rise buildings and how we are being blocked from the western setting sun.

There's a new high-rise on every corner lately, and I don't understand why these buildings keep getting approved.

This part of Richards (where this building is being proposed) and the area next to it should be designated as low-rise area and not allowed over 5 floors.

That monstrosity called 'The Mark' has blocked half of our sun, and if this new building is allowed to go up - the southern end of Homer Street, Hamilton, Mainland, etc will be blocked in, no sun, and severely effected by giant, ugly high-rise buildings closing in.

Please someone stop turning our city into a residential high-rise hell.

Stacey Hall

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Friday, May 03, 2013 8:57 AM
To: Wendy H
Subject: RE: Project planned for 1300 - 1320 Richards Street

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, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Wendy H s.22(1) Personal and Confidential
Sent: Thursday, May 02, 2013 5:42 PM
To: Correspondence Group, City Clerk's Office
Subject: Project planned for 1300 - 1320 Richards Street

Dear Mr. Mayor and Council,

While I am not against a condo tower on this site, I am very, very much against the size. 43 stories is **way** too high for our Yaletown neighborhood! I am asking you to reject the proposed height.

Thank you,
Wendy Hurst

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 30, 2013 3:26 PM
To: Richard Kemerer
Subject: RE: Rezoning Application for 1300-1320 Richards Street

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, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

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

From: Richard Kemerer 5.22(1) Personal and Confidential
Sent: Tuesday, April 30, 2013 3:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1300-1320 Richards Street

Dear Mayor and Council,

We live at 1408 Strathmore Mews, which is one block from the proposed development. I am a recent newcomer to Vancouver, although I grew up here I have been most interested in the developing city. The subject development on Richards is one that we walk past every day as we enjoy the city.

One of the wonderful things about Richards is that it feels like a residential street. There are townhouses and buildings that are not too high. My concern with this development is that it will change the nature of the street. The proposed development is higher than the surrounding buildings (except for The Mark, which is too high in my opinion). I came from another Canadian city that has extensive condo development and the results have not been ideal. Our building, West One at the corner of Pacific and Homer, is one of the tallest in the area, aside from the Mark. It is fine for the particular space but on Richards, the other buildings as one walks north, are lower and friendlier.

Please take the time to walk in the area before you make your decision. One of the wonderful things about Vancouver planners is that they have mandated an 80 foot distance between high rise buildings and protected water view. This is fantastic as it makes the spaces around the buildings seem more 'human'. They also need to address the height of proposed buildings. In the context of this building, on Richards, the height could be reduced so that it is in keeping with

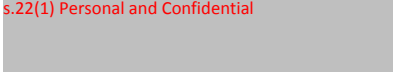
those buildings to the north, rather than those to the south. It would make this street a more 'urban friendly' environment.

I have come from an environment where urban planning has not addressed these issues and there resultant development is less than ideal. Vancouver is a beautiful city and one of the reasons it is beautiful is because of the urban planners that have demanded excellence. This building needs to be considered in that light. The design is decidedly mediocre and the height makes it at odds with the other buildings on the street.

Yours sincerely,

Richard and Aileen Kemerer

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 01, 2013 1:50 PM
To: Ken Schachner
Subject: RE: Public Hearing 1300-1320 Richards Street

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, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

From: Ken Schachner 5.22(1) Personal and Confidential
Sent: Wednesday, May 01, 2013 1:46 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing 1300-1320 Richards Street

I am a property owner at 1295 Richards (the Oscar building) directly across from the proposed project.

My concern with this project is the height and reduction of air space between our properties.

At 43 stories, the project is almost twice as tall as the Oscar and others in our immediate area. I would suggest the building height be reduced by about one third. At 43 stories, it's too tall and will cast us into shadows for much of the year.

Thank you for the opportunity to express our concerns.

J.K. Schachner

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 08, 2013 3:57 PM
To: GREG ARDEN
Subject: RE: 1300 Richards, et al

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, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

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

From: GREG ARDEN s.22(1) Personal and Confidential
Sent: Wednesday, May 08, 2013 3:54 PM
To: Correspondence Group, City Clerk's Office
Subject: 1300 Richards, et al

Dear Mayor and Councillors,

I would like to bring up the fact we are missing the opportunity to beautify our alleyways with these new developments. For example, in my area, the Beasley, very disappointing with the lack of greenery facing the alley.

This development looks like it will also be a blank grey wall. I urge you to require more alley greenery in these new developments. Once constructed, we are stuck with a stark and cold environment forever.

Thank you,

Greg Arden

Isfeld, Lori

From: Public Hearing
Sent: Monday, May 13, 2013 2:28 PM
To: s.22(1) Personal and Confidential Correspondence Group, City Clerk's Office
Subject: RE: 1300 - 1320 Richards St - Public Hearing Comments

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, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

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

Thank you.

From: Erik T. Wiik s.22(1) Personal and Confidential
Sent: Sunday, May 12, 2013 10:57 PM
To: Correspondence Group, City Clerk's Office
Cc: 'Stefanie Wiik'
Subject: 1300 - 1320 Richards St - Public Hearing Comments

Dear Mayor and Council,

We are opposed to the rezoning application for 1300 – 1320 Richards St., please find the attached copies of letters regarding this rezoning mailed to Karen Hoese in 2012. We have not received a response to any of our concerns from the developer.

Erik T. Wiik
s.22(1) Personal and Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoesé
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Shadow on our Private, Landscaped Open Space

Dear Karen,

Various community plans have specifically mentioned the impact of shadows on private, landscaped open spaces. The specificity of the requirement suggests that the City of Vancouver is particularly concerned with ensuring private, landscaped open spaces stay sunny and viable.

The shadow of the proposed development will significantly impact the private, landscaped open space for our building (the back yard of 1225 Richards St.). How will this shadow impact be eliminated?

Sincerely,

Stefanie Wiik and Erik T. Wiik
s.22(1) Personal and
Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoesé
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Shadow Impact

Dear Karen,

We are concerned that the proposed development will cast a shadow on the southeast facing private balconies of the podium levels of 1225 Richards St. In the shadow study submitted by the developer the shadow cast by the new building extends past the boundaries of the images thereby making it difficult to review the full extent of the shadow.

Please have the developer forward a copy of their shadow study with an enlarged viewport so the full extent of the shadow can be seen in each timeframe.

It is possible that the incremental impact of the building is not great. We suggest providing two versions of the study, one with the building and one without.

Sincerely,

Stefanie Wiik and Erik T. Wiik

s.22(1) Personal and
Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoese
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Streetscape

Dear Karen,

The existing building at this address is unfriendly and often dirty which makes this a less pleasant route to walk to the seawall.

How does the developer plan to provide an engaging and human-scaled streetscape?

What features are planned to promote this as a walkable area?

Sincerely,

Stefanie Wiik and Erik T. Wiik
s.22(1) Personal and
Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoese
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Target Clientele for Shops

Dear Karen,

We feel it's important for retail development to be planned appropriately to both help the businesses succeed and to ensure a vibrant and diverse neighbourhood.

Please advise the types of businesses that are planned for the development and the target clientele for these businesses.

Sincerely,

Stefanie Wiik and Erik T. Wiik

s.22(1) Personal and
Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoese
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Traffic Impact Assessment

Dear Karen,

We are concerned that the high population of the building will add a large amount of road users to Richards St. and Pacific Dr. and also add transit riders to the busses that serve the community.

What features will be added to control the private vehicle traffic?

Will the frequency of the busses in the area be increased to accommodate the increased ridership?

Please provide the traffic impact assessment for the development.

Sincerely,

Stefanie Wiik and Erik T. Wiik
s.22(1) Personal and
Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoesé
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Amenity Usage

Dear Karen,

We are concerned that the high population of the building will add users to already busy public parks, tennis courts, daycares, community centre room rentals and workshops, and also local grocery stores.

Please advise what new publicly available amenities this new building will bring in order to mitigate the increased user load to existing amenities.

Sincerely,

Stefanie Wiik and Erik T. Wiik

s.22(1) Personal and
Confidential



Stefanie and Erik Wiik
s.22(1) Personal and Confidential

March 18, 2012

Karen Hoese
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Façade Character

Dear Karen,

We feel that the rendering of the building presents an average looking and uninspired façade.

How will this new building embody the spirit of creative architectural expression desired for the neighbourhood?

Sincerely,

Stefanie Wiik and Erik T. Wiik

s.22(1) Personal and
Confidential



Stefanie and Erik Wiik

s.22(1) Personal and Confidential

March 18, 2012

Karen Hoese
Rezoning Planner, Planning – Rezoning Centre
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Re: Rezoning Application for 1300 to 1320 Richards St. — Public Art and Water Feature

Dear Karen,

We are excited at the promise of a new public water feature for the development but are concerned about it being cut from the budget.

What other public artwork is planned for the development?

What controls does the city have in place to ensure the art is built as committed by the developer?

Sincerely,

Stefanie Wiik and Erik T. Wiik

s.22(1) Personal and
Confidential