

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 14, 2013 9:47 AM  
**To:** Jan Sampson  
**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](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](http://vancouver.ca/publichearings).

Thank you.

**From:** Jan Sampson  
**Sent:** Tuesday, May 14, 2013 7:19 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing 1300-1320 Richards Street

s. 22(1) Personal and Confidential

I am a local resident, living at Drake and Richards. I am working when the public hearing is scheduled, so am providing my comments to you by email. I travel quite a bit on business and see how lovely or how concrete and unlivable cities can be.

Vancouver has many accolades for being a "beautiful livable city", and much of that is due to the quality of the zoning and ensuring balance in our high density residential areas.

The application to rezone 1300-1320 Richards street seems to cross over those lines, and on that basis I am **opposed** to the application as it is currently presented. With modifications perhaps, it could enhance the neighbourhood.

1 - Vancouver's beautiful mix of towers and lower buildings creates light and shadows along city streets and homes. Putting two towers back to back (Drake at Homer AND this new application for a tower directly across the lane at Drake at Richards) creates a wall of towers. It would seem more consistent with the beauty of Vancouver to have the tower offset to the existing ones, as I understand is Vancouver's.

2 - 43 stories is excessive and will increase the density and the shadowing significantly.

3 - I understand that the minimum distance between buildings in the laneway is not being maintained. It does not seem reasonable to determine good practice and then not stay with it. There should be absolute enforcement of minimum tower separation.

Vancouver is a beautiful city and you as the mayor and councilors have been entrusted with allowing development within reasonable guidelines to keep our city as one of the world's most desirable places to live. I implore you to carefully review this application and make the modifications necessary to this application to ensure Vancouver's future livability and for we as citizens to believe in you.

Your neighbor

Jan Sampson

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, May 15, 2013 9:29 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** RE: 1300-1320 Richards Street

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Thank you.

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**From:** s. 22(1) Personal and Confidential  
**Sent:** Wednesday, May 15, 2013 9:23 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1300-1320 Richards Street

Please consider my concerns re this development proposal I attended the original presentation, at that meeting, I made opposing comments.

My concern is that the developer is proposing to give access to the parkade via the laneway between Richards and Homer.

This laneway is already congested, especially at peak hours.

I am an owner at Pacific Point VR 2540, our complex has 366 units, all with cars, plus, computer's use this laneway to bypass Richards street, which results in congestion.

Again, I am opposed to this development if the access to the parkade is from the laneway.

Thank you

David MacKav  
s. 22(1) Personal and Confidential