

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 18, 2013 3:54 PM
To: Yuliya K
Subject: RE: Objecting to rezoning application of 1396 Richards Street, Vancouver

Thank you for your comments.

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Thank you.

From: Yuliya K s.22(1) Personal and Confidential
Sent: Tuesday, June 18, 2013 3:45 PM
To: Correspondence Group, City Clerk's Office
Subject: Objecting to rezoning application of 1396 Richards Street, Vancouver

Dear members of City Council,

I thank you for this opportunity to speak in regards to the rezoning application of 1396 Richards Street. I live in the building right across, s.22(1) Personal and Confidential. I am s.22(1) Personal and Confidential, immigrated to Canada 14 years ago, and finally, 4 years ago I was able to afford to put a down-payment to buy a small, 475sq.f. unit on 25th floor of that building. My home is a tiny space; really it is 3 concrete walls and one wall made of windows overlooking the David Lam's parks. I get sunlight through these windows and rest my eyes on the view after a long day of work. Needless to say, I was sad and felt helpless when this application came to life. Now, it looks like, I and all the rest of the units facing Richards, will have 3 (or more, depending on the lay out) concrete walls and another, glass one in front of us. If this high rise is built, I can't imagine opening my blinds without invading people's life in the building across (it's so close!!) and of course, my privacy and light are lost. I wanted to sell my unit as soon as I heard about this project; yet, I have another 2 years to go until my 5 year mortgage agreement with the bank comes to end. Time and money wise, I can't afford to sell my property now, it's just too stressful, so I would need to wait 2 or more years. This means, the value of my property will be affected by the high rise and hopefully, I can sell it what I bought it for. As well, this means, for the next few years, I will live in a dusty and noisy area, not being able to open my blinds to get any light in, eventually.

I value this location for its convenience as I don't have a car, so I can walk to places. Yet, without my windows being open, my apartment is just a small cage. It's sad to see this part of Yaletown losing its spaciousness and peace.

We not only need to work hard, but we need to rest as well - physically and emotionally. Please, leave some space in downtown, don't build one building in the face of another.

If this means anything at all - I object to this application.

Thank you for listening,

Hildebrandt, Tina

From: Public Hearing
Sent: Tuesday, June 18, 2013 11:09 AM
To: Anne Lippert
Subject: RE: Proposed rezoning for 1396 Richards, Street Vancouver

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Thank you.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

From: Anne Lippert s.22(1) Personal and Confidential
Sent: Monday, June 17, 2013 8:27 PM
To: Public Hearing
Subject: Proposed rezoning for 1396 Richards, Street Vancouver

this email is being sent on behalf of Frank T. Lippert s.22(1) Personal and Confidential, as he is unable to attend the public hearing in person.

Frank T. LIPPERT

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Comment Sheet

PROPOSED REZONING FOR 1396 RICHARDS STREET, VANCOUVER, BC.

1. The proposal is for a mixed-use building with 269 residential units, of which 129 are rental units, with a 37 space childcare facility and retail uses at street level. Do you support the uses proposed for this site?

NO

We are NOT in favour of the re-zoning from DD (Downtown) District to CD-1 (Comprehensive Development) District for the following reasons:

- a) The corner 42 storey high-rise Tower is so high that it takes away light from the adjacent buildings and in particular the 501 Pacific Street building.
 - b) The current allowable building height is 300 ft., the Onni Group proposes 410.8 ft, a building with this height at the corner would not add to the general appearance of the cityscape, i.e. it is OVERWHELMING!
 - c) In order to achieve the extra height allowance the Onni Group proposes to provide a childcare facility. However there are numerous childcare facilities in the immediate surrounding area and more are already under construction in the MARK building.
 - d) The proposed building would not attract families with children as they are no schools in the immediate neighbourhood
 - e) The proposed setback from the street for the high-rise building is LESS than what is currently allowable. As a result the privacy of the adjacent building's suites is compromised.
- 2.) The proposal is for a 42 storey tower at a height of 410.8 ft etc.... (130 Rental units / 139 Market)

Do you support the proposed development for this site? NO

The proposed FSR change from 5.0 to 8.6 is too much. The corner building will result in this area being the most densely populated corner. It will create traffic congestion as 283 more cars will be added to the traffic pattern. Car entering and exiting the parking garage will have to go at a slower speed causing traffic back-up.

RENTALS: The proposal calls for approximately half rental / half owned suites. At the proposed sale price for owned suites in the range of \$ 500.00 - \$ 700.00 per sft. it is highly questionable that the City-wide objective of affordable rental housing can be achieved.

- 3.) Additional Comments: The architectural drawings show the building in the shape of a funnel, i.e. narrow at the bottom and widening progressively towards the top. This gives the building a massive appearance and is not esthetically pleasing. The City of Vancouver prides itself as being a livable city where buildings are set back, have pleasing interesting landscapes at the front with a reasonable amount of green space. This building DOES NOT live up to that standard.

In addition neighbouring buildings will appear “dwarfed “, will lose view, light and privacy. If this development is approved, the people owning suites in the proximity along Richards Street, Howe Street, Hornby Street, Pacific Street and Pacific Boulevard, even as far away as Burrard Street and Davie Street will see the market value of their properties reduced due to loss of views, loss of light and privacy, traffic congestion etc. which in turn will result in lower property taxes for the City of Vancouver.

Frank t. Lippert

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Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 18, 2013 4:24 PM
To: s.22(1) Personal and Confidential
Subject: Acknowledgement Letter, Item No. 5 - 1396 Richards St., Public Hearing, Tuesday, June 18th

June 18, 2013

Mr. James Wilson
s.22(1) Personal and Confidential

Dear Mr. Wilson:

RE: Item No. 5 - 1396 Richards St., Public Hearing, Tuesday, June 18th

Thank you for your written comments.

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

Yours truly,

Kathy Bengston
Correspondence Clerk

453 West 12th Avenue, Vancouver, BC V5Y 1V4
tel: 604.871.6222
fax: 604.873.7419
kathy.bengston@vancouver.ca

KB/

June 17, 2013.

Mayor Robertson,
City Councillors,
453 West 12th Avenue,
Vancouver, BC.
Fax: 604-873-7685

RE: 1396 RICHARDS STREET, VANCOUVER – RE-ZONING

I wrote a fax dated June 5, 2013, regarding a re-zoning hearing for 1396 Richards Street, which I stated was June 15. I was mistaken, it is June 18, 2013, I believe.

As stated, there are about 100 businesses and professionals, that rent spaces from 50sqft – 300 sqft at 1396 Richards Street (Storeroom), to store/receive/ship everything from skids of wines, promotional items, prescription drug samples, displays and samples of national brand beauty products, charity group promotional materials, wheelchairs, etc. 1396 Richards Street is the **ONLY** storage facility in Vancouver that allows distributors and sales reps to do this, and the **ONLY** facility in Vancouver that rents out these size spaces, and the **ONLY** facility that provides receiving/shipping of skids, products, promotional materials, etc., and the **ONLY** facility in Vancouver that receives and ships courier shipments for sales reps, etc. A lot of reps, etc., also moved to and live downtown, to be close, so as to reduce their vehicle driving and make the city greener as well.

What I didn't make clear is that 1396 Richards Street provides an integral service that no other facility in Vancouver provides. The one other was in the 900 Mainland block but a few years back was torn down for condos. Since that time, the city has grown, there are more businesses that need to be serviced by sales reps and distributors, and those reps, etc., require spaces of 50 – 300 sq ft. When sales reps are delivering wine to restaurants, drug reps delivering drug samples and information, beauty product companies and reps are delivering samples/displays to retail stores, 1396 Richards Street is accepting shipments, shipping out goods, etc. Sales reps can't be waiting all day at 1396 Richards Street, for shipments, they need to be out making calls and delivering, etc, to businesses and the medical community, etc. 1396 Richards provides an essential service. There is no place to go in Vancouver if 1396 Richards Street is torn down for more condos. Where are they to go? What is the city doing in regard to this essential and integral issue?

Thank-you.
James Wilson

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