

Ludwig, Nicole

From: Linda Liu § 22(1) Personal and Confidential
Sent: Thursday, July 04, 2013 11:20 PM
To: Public Hearing
Subject: Re :public hearing 508 Helmcken street

Regarding the construction of this building, I think it is already too much. I oppose to building so many buildings in the very cramped downtown area.

发自我的 iPad

Bengston, Kathy

From: s. 22(1) Personal and Confidential
Sent: Wednesday, July 10, 2013 9:33 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

Dear Mayor Robertson and Councilors

I am a resident of Yaletown and am opposed to the 508 Helmcken Street Rezoning Application. I have a kindergarten-aged child who could not register in the school across the street this Fall because of overcrowding. There are too many children for the educational facilities in the downtown area. This proposed, over height, high density eyesore of a building will just aggravate an already intolerable educational situation.

The increased traffic in the area will cause mayhem and would seem to me to be in direct conflict with the Greenway on Helmcken Street.

Keri Young

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 11, 2013 10:07 AM
To: s. 22(1) Personal and Confidential
Subject: FW: Opposed to Rezoning Application for 508 Helmcken 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.

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

Thank you.

From: Kerry Corlett s. 22(1) Personal and Confidential
Sent: Wednesday, July 10, 2013 7:11 PM
To: Correspondence Group, City Clerk's Office
Subject: Opposed to Rezoning Application for 508 Helmcken Street

- I strenuously oppose this rezoning
- Vancouver is renowned around the world as a liveable city. The rezoning from DD1 to CD1 will make the New Yaletown neighbourhood the opposite of liveable
- The proposed density from FSR3 to FSR17, and floor plate from 3,500 sq ft to 10,000 sq ft, is outrageously large for the New Yaletown neighbourhood
- Vancouver residents have a right to know what the zoning is when they invest in an area, and that the zoning won't be drastically changed for just one small site to allow for a building many times what was expected, regardless of the social benefits derived from a rezoning
- The social benefit of the proposed housing is well intentioned, but affecting the well-being of tens of thousands in the neighbourhood for the sake of a few hundred is unfair
- **IMPORTANT:** At the second Urban Design Panel meeting on April 24, 2013, I was SHOCKED by the comments of Chair Norm Shearing:

"Before the Urban Design Panel votes, I would like to make some comments: It's Economics 101. If you want public amenities, you have to provide density. We have before us a **building that is out of context for Downtown South** but I **think** the benefit that is being achieved by adding affordable housing units, really begins to counter the size and mass of the proposed building. Therefore I would ask the panel members to spend less time comparing this building to the Downtown South guidelines, and more time in terms of how the architecture of this building is responding to the density and relationship to the park, and try not to spend a lot of time wishing what, um 'what if' "

My question to the Mayor and Council: Is Norm Shearing and the UDP in place to serve the people of Vancouver, making sure our city remains liveable by utilizing the guidelines [Downtown South being among the NEWEST we have], or judge that social benefits can be used to wantonly throw out the density guidelines?

SHOCKING. Unfortunately Norm's comments worked, because the first UDP shot down the rezoning 7 – 0, while the second meeting WITH NO MATERIAL CHANGES TO THE PROPOSAL passed 5 – 3. Therefore, Council may *believe* that proposal was fairly reviewed from an urban design and liveability perspective, however THIS WAS NOT THE CASE

- I spent hours approaching and talking to neighbours [who were previously strangers to me] in Emery Barnes Park, and the streets around 508 Helmcken, and these two reactions should be heard by the Mayor and Council, and be answered for:

"The City will build whatever they want, so I won't bother to fight it" – this is a bad attitude for the City to foster

"There's NO WAY the city will allow this density and height on such a small parcel of land, I don't believe it will happen so I won't bother to get involved". – the persons with this comment will sorely disappointed in City Council is the rezoning takes place

Kerry Corlett

s. 22(1) Personal and Confidential

Kerry Corlett

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 11, 2013 9:33 AM
To: s. 22(1) Personal and Confidential
Subject: RE: Rezoning Application for 508 Helmcken Street

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Thank you.

s. 22(1) Personal and Confidential
From: [REDACTED]
Sent: Wednesday, July 10, 2013 9:15 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

Dear Mayor Robertson and councilors

I am a resident of the "New Yaletown" and strongly opposed to the rezoning application for 508 Helmcken Street. The building proposed is an unsightly monstrosity. It does not come anywhere close to meeting the city's zoning guidelines.

The huge increase in vehicles in the Greenway will cause traffic chaos. especially when the children are coming and going to the relocated Montessori school proposed as part of the project. I assume the this school would be using the Emery Barnes Park. Isn't there some liability insurance issues with a for-profit business using a public park?

We don't need more density in Yaletown as there are not enough educational facilities in the area for the existing school age population.

The disadvantages far outweigh any affordable housing benefits that may apply. This appears to be a case of a developer trying to take advantage of the City of Vancouver.

Gary Young

Bengston, Kathy

From: Brad McRae s. 22(1) Personal and Confidential
Sent: Thursday, July 11, 2013 10:50 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken St Rezoning DRAFT
Attachments: 006.JPG; 008.JPG

We are owners and have lived in s. 22(1) Personal and Confidential for 17 years. We had planned to continue raising our family there. The current community is designed and perfect the way it is. Adding another 400+ units in 1 corner would be detrimental to all current lifestyle and services.

This project has approximately 2 times the density of any the neighbouring towers. This is an obnoxious request to take a community park- that took the city 20 years to plan, and 10 years to complete – and single handily destroy the intent which was COMMUNITY GREEN SPACE. At a maximum, this building should be the same foot print and height as the existing building or neighboring buildings, as that what the owners were told when purchasing in the last 10 years – that this city block will not change. I realize Realtors will say anything to sell, however thought we were safe since it is City owned land.

(Pic# 006) from our apartment, has mountain and sky views – they will be completely obliterated by 36 story mass wall with no view cone for us!

(Pic #008), When the park is in heavy "Family" use from 5:30 – 8:30 pm during the summer hours, you can see how the sun is completely blocked by "other" obnoxious towers on the opposite side of the park along Seymour. At least it was built across the street, and not right on the park land. This NEW tower would equally cancel out a lot of the morning sun and light to those that enjoy it in the mornings.

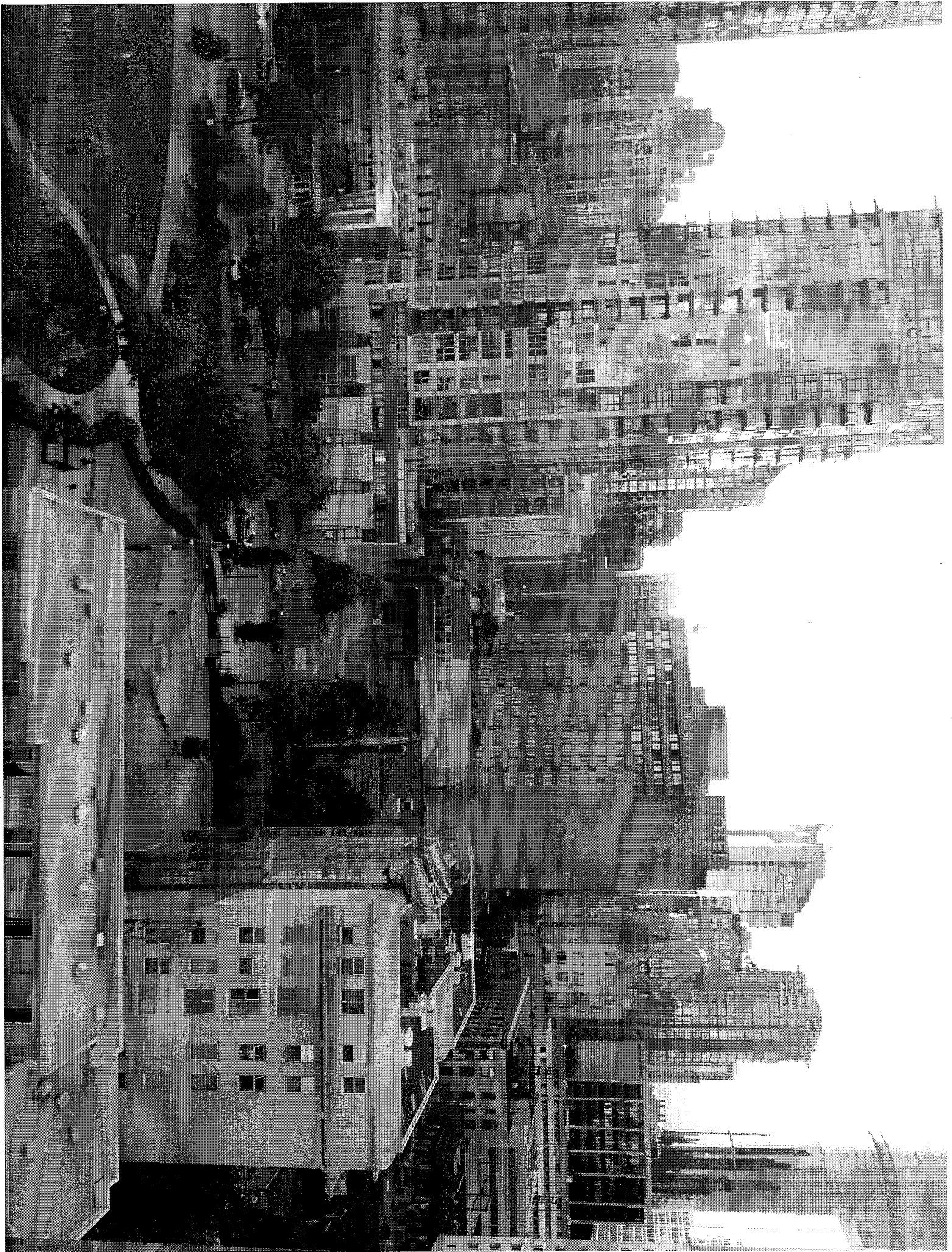
We understand enhancing density and the importance of making cities more "green", but this project / and the current mayor is trying too hard to leave his mark in a big rush. (See Bike lane debacle)

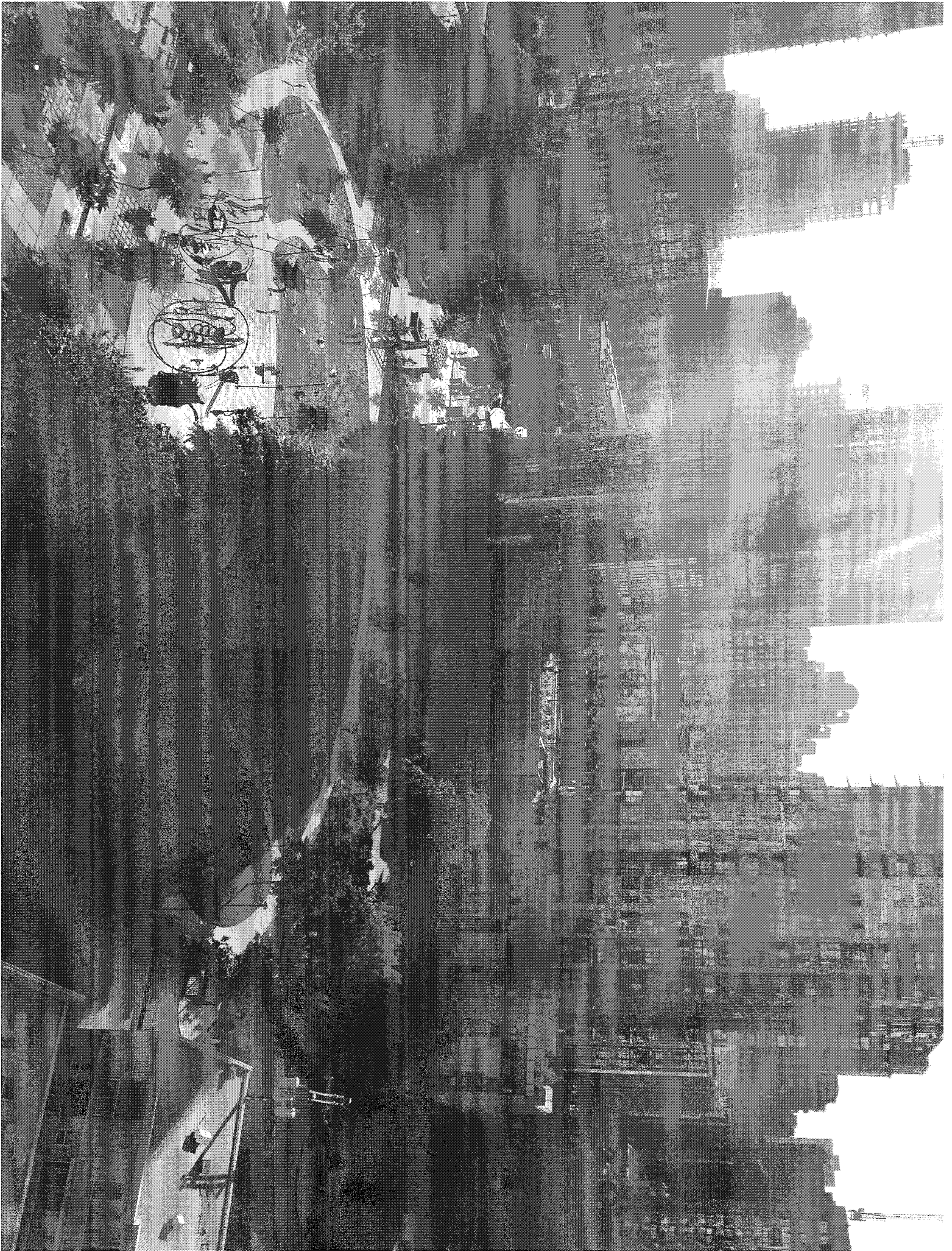
Thanks,
Brad & Nicole

s. 22(1) Personal and Confidential

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Ludwig, Nicole

From: Bud McNeely s. 22(1) Personal and Confidential
Sent: Thursday, July 11, 2013 5:47 PM
To: Correspondence Group, City Clerk's Office
Subject: petitioning oppose 508 Helmecken push

I oppose the rezoning of 508 Helmcken

Bud McNeely

Bengston, Kathy

From: Kalinka Corlett s. 22(1) Personal and Confidential
Sent: Thursday, July 11, 2013 2:51 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken rezoning. I am opposed.

Hello Council,

I am opposed to the rezoning application for 508 Helmcken for the following reasons:

- 1 - Density. The high density proposed for this site goes against the atmosphere and character of the neighborhood. With as many as 13 apartments per floor the building is starting to look like a Shanty town development.
- 2 - Neighborhood. The block where the building is proposed is the only block in the area that has no high building in it (with the exception of historic Yaletown). It should remain that way
- 3 - Park. The more appropriate development of the site should be to transform most of the block into a park eventually, making the neighborhood even more attractive to families with kids and increasing green space
- 4 - View Cones. The view cones should be respected and no exceptions should be made to allow encroachment. Once a view cone is blocked it ceases to be a view cone.
- 5 - Floor plate. Higher buildings towering over much smaller building in the neighborhood only causes streets to be colder, and less sunlight to reach apartments in the lower floors. The proposed building is not only tall, but has an enormous floor plate. Usually buildings will have a large base with a slim top. The proposed building is like a wall in the park, being large from top to bottom. It is larger at the top by far than any other residential development in the area, with an area of 10,100 sq ft from floors 28 to 34!
- 6 - Traffic and Safety issues. The building proposes huge parkades which would greatly increase the volume of cars around the small Helmcken street (which is supposed to be a green way eventually), and around a park full of kids and small animals.
- 7 - School. The school proposed for the building is also a concern. First it is a private for profit school, which does not attend the needs of the middle class families in the area. Second, there will be increased traffic issues with parents dropping off kids and picking them up. And finally, where exactly will the students play and do sports activities? will Emery Barnes Park be re-purposed to attend the needs of a private school? Will the public have access to the Park while private school activities are taking place?
- 8 - Views. The proposed building wipes out views from many apartments in the area (views of the park, water, sky, sunset, etc). At the same time, the developer will sell apartments with views in the proposed building charging a premium.
- 9 - Land Swap full disclosure. What are the financial details of the land swap? Which would be the developers obligations? Once the land swap is completed, what is the guarantee that the developer will fulfill his part of the deal? Why are not other developers bidding and presenting proposals for development of the site? The land swap with the city also sounds like a proposition that could go wrong in many ways. Especially when we consider past experiences that went wrong when the city made deals with developers, and tax payers money had to be used to correct the situation (Olympic Village).

10 - Fairness. Laws and bylaws are in place to organize a city, to protect its citizens, to give guidelines, to help people focus, to establish limitations, to give a sense of security, and to help in the decision making process. Rezoning applications that ask for many exceptions to the bylaws go against the security people feel when they made decisions based on those laws. The developer is asking for ALL exceptions: height, density, floor plate size, view cone encroachments, partial encroachment in the alley, less than minimum setbacks from the park, sidewalk, streets. Let's just throw away the city guidelines and all that the planning committees decided on! Exceptions like these usually are only made to people with lots of money to fight for them, and have the resources to go through the expensive rezoning process. This is very unfair, since it makes it appear that the law doesn't necessary apply the same way to everyone. I know that opportunities to express ourselves, and public consultations and hearings are put in place to balance the situation. But in this case, when the proposal includes something to sweeten the deal (like the social housing), then I feel like the developer is trying really hard to tip the balance, while using the poor and socially assisted as an excuse to increase profits. It is not a fair practice. In the end, the money of the developer and the lack of money of the socially assisted are being used powerfully against the interest of the middle class tax payer area residents.

11 - Social Housing. The city should not make so many exceptions to its current bylaws to allow a developer to maximize its profits while using social housing as an excuse. Stats show that the social housing issue is not a desperate one, and is already being addressed by the current Jubilee Housing building, and many others in the works

12 - Maintenance. If the city can't maintain a small building such as Jubilee House, how does the city propose to maintain and upkeep the new proposed building on 1077-1099 Richards St, which is much bigger and with way more residents?

Most of my concerns: density, floor plate size, traffic issues, residents safety, design, loss of neighborhood, view, shade, fairness. Seems like there will be 161 benefited from it (160 social housing residents, and 1 very lucky developer). The more than 10,000 residents of the area and users of the park are of little concern. If approved as is, the council will be remembered not by one more social housing building it helped to establish, but by the monstrous building it allowed to be created.

Thank you.

s. 22(1) Personal and Confidential

