

Ludwig, Nicole

From: Esther L s. 22(1) Personal and Confidential
Sent: Saturday, July 13, 2013 3:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

I am completely against the CD-1 rezoning at 508 Helmcken Street, and the monstrous tower that has been planned there by GBL Architects. I own an apartment unit in the area, and am appalled that the city approved the building plans despite the density and scale of the proposal, and the implications brought up by the urban design council. Moreover, the sheer number of units proposed, and the 10 levels of underground parking would congest the streets and completely change the area for the worse. The building would tower over all of the surrounding residential units in the area and ruin Emery Barnes Park by casting a large shadow over it.

I sincerely hope the council takes into account the negative impact this would have on the residents of the area. This building is NOT a good fit for the area.

Regards,

Esther Low

Resident of s. 22(1) Personal and Confidential

Ludwig, Nicole

From: s. 22(1) Personal and Confidential
Sent: Saturday, July 13, 2013 10:20 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

How can you people sleep at night by thinking that a mega tower of this size and density is appropriate for a park. None of you people must live in or use this area as you would never allow this to happen in your local park. This park is a very special place and a long time coming for us that live in Yaletown. If you come down to Emery Barnes Park and have a look at the sight, how could you ever think that a monster of this size is a good fit in your plan for my neighborhood. It is so big and dense that it also shaves off some of the view cone that was put in place for a reason. The alley that will serve as the parking entrance will also have children and dogs from the proposed daycare and the dog park, as well as park users all over it, as it already does. The building next door uses the alley as a wheelchair entrance, as the front door has stairs. The shadowing from the mega building will darken the park even more. Give the developer a proper piece of land that fits a building of this size and density (6 times the allowable density, really?) and is not in a park. The whole idea of this is totally out of scope with anything in Vancouver--an FSR of 17, really? Is this the norm now? If so, I hope to see all other areas of Vancouver get the same thing as you want to do here in Yaletown. Easily fix this by flipping the proposal's tall tower to the other site and relocate the shorter tower in the park, or make the park a proper full city block and move the tower to another site. Think about this, City Council, as we also all vote, and this one is a really bad idea for the thousands of people that live in Yaletown and use this Park.

Mark S March a proud long time Yaletown resident that is totally against this mega tower in Emery Barnes Park.

Ludwig, Nicole

From: Brent Corlett § 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 5:47 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: Rezoning - 508 Helmcken, adjacent to Emery Barnes Park

"I am opposed the rezoning of 508 Helmcken, adjacent to Emery Barnes Park."

Yoshiko Corlett

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 15, 2013 11:55 AM
To: Public Hearing
Subject: FW: Rezoning Application for 508 Helmcken Street

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

From: Paul LaFontaine s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 11:42 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

To the Mayor and City Council: I have lived in Yaletown since 1998 and consider Emery Barnes Park one of the few crown jewels of the area. I also support the City's objectives of encouraging affordable rental housing. But this proposed rezoning is for a building that would be too tall and too dense for the site and gives far too many benefits to the developer in exchange for an new, improved Jubilee House across the street on Helmcken.

The Downtown South guidelines for land parcels with 175 feet of frontage have typically yielded 300-foot high towers. Many of these towers on larger sites have 100 - 200 suites. Normal density for the proposed site would see a 70-foot building. But the proposal for this site is for a 320-foot tower with 458 suites. Because so many people would be crammed into the tower, the proposed building would have 421 parking spots and because of the small lot size would require 10 levels of parking. This is a recipe for a high-rise slum on the edge of a great little park. Because of its prime location, the developer receives benefits that far outweigh what the city gets in return.

I am also opposed to this proposition which provides a blueprint for the redevelopment and density magnification of other sites on the edge of city parks, such as the NW corner of Emery Barnes Park. Such a precedent could in the future also provide the rationale for constructing a huge tower on the site of the low-density Park Board offices on the edge of Stanley Park - if the City thought it would get sufficient benefits from the developer.

I urge Council to turn down this rezoning application and to find a better site for the applicant.

Paul LaFontaine
s. 22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 15, 2013 11:29 AM
To: Public Hearing
Subject: FW: 508 Helmcken

From: Monica Noren s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 9:57 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken

Dear Mayor Robertson and Councilors,

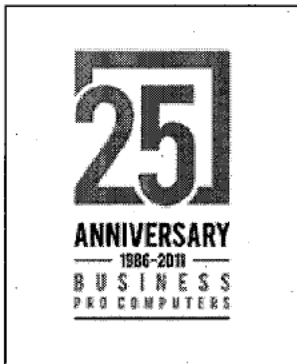
I have been a long term Yaletown resident and have greatly enjoyed the views offered by Emery Barnes Park. It's an oasis in an increasingly crowded city.

508 Helmcken is a tall building and is going to block the views to the park. It is significantly out of scale to most of the buildings in Yaletown.

Please consider scaling this project back so the current residences don't have to compromise as much and can enjoy a better sightline.

Best Regards,

Monica Noren
Director of Sales



Business Pro Computers

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