

Jao, Wendy

From: Alain-Daniel Bourdages s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 1:10 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmken

Dear Madam, Sir,

I can't quite fathom what possessed the city to plan for such a building at the stated location. The current building is already pretty big, but is a dwarf in comparison to the proposed one. The parking entrance itself would be three quarters for of the building foot-print, I supposed. How is it even possible?

I am quite opposed to this structure going up at that location, it just doesn't work. A new building, no problem, but let's be reasonable!

In addition, I suspect that the park would be quite affected by the massive construction zone, which is not a plus.

So count me in the opposition as far as this building is concerned.

Best,
Alain-Daniel Bourdages

s. 22(1) Personal and Confidential

Jao, Wendy

From: Greg Wasney s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 2:35 PM
To: Correspondence Group, City Clerk's Office
Cc: s. 22(1) Personal and Confidential
Subject: 506 Helmcken St Condo Proposal

Dear City of Vancouver,

I want to relate my thoughts to you on the development proposal at 508 Helmcken St. in Yaletown. I am strongly opposed to this development proposal for several reasons. In general to allow this structure on this site would be very poor urban design especially compared to such wonderful and thoughtful designs being build all across Vancouver including Yaletown. In my opinion and probably for anyone who has visited the site, the development is far too tall and bulky to fit into such a small area. As a result it will have a very negative impact on Emery Barnes Park in terms of looming over the park uncomfortably while casting shadows on the park in the morning. It will be at odds with the park as the park is too small to balance such a large building. The city must decide to continue to nurture the park with a more suitable structure or unfortunately repress the park with this type of building. The building is so much taller than other buildings in the neighborhood that it will create a precedent for other out-of-proportion and poorly designed buildings being built which will ultimately lead to the degradation of Vancouver's urban landscape. Vancouver's urban design is one of the amazing things that makes it such a wonderful place to live in. I understand that we will get a nicely designed building for social housing in return but there will be other opportunities to obtain more social housing units in the future. The creation of this building will be a permanent mistake degrading the livability of Yaletown as the park enjoyment will be greatly reduced. I previously spent 12 years living and working in downtown Toronto (Young and Dundas) and have witnessed these types of poor urban designs moving forward. They have harmed Toronto's downtown urban landscape dramatically and there is no undoing these mistakes. This development is very similar to those poor quality and thoughtless developments seen in Toronto. I usually consider Vancouver as the model for good urban design, but in this case the development will do far more harm than good in the long term. Please do not blemish the good urban and landscape design of such a wonderful and special part of the city. Please make the correct and thoughtful decision by not allowing this proposal to move forward.

Thank-you very much.

Sincerely,

Greg Wasney

Jao, Wendy

From: gord bradford s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 3:39 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street - Rezoning

To:
Gregor Robertson, Mayor and Council - City of Vancouver

I oppose the rezoning of 508 Helmcken

Although this is an attractive exchange with many advantages for the city and the displaced residents, it will be a wrong doing to place a monolithic tower on the site of the park. This proposed tower will stand for many many decades to come as a precedence of how this and other developers on the perimeter of the park can wall it in, blocking out the sunshine in winter, fall and spring months from park users and restricting the view from neighbouring apartment buildings of viewing this showcase parks beauty.

The park is a beautiful achievement and gift to the residences of downtown/Yaletown. My wish is that the two existing buildings on this block be removed and the park be extended to cover the whole block. Remember when the earthquake comes the parks are one of the main sites for rescue and outreach services for all surviving residences to use.

Sincerely,
Gordon Bradford

Bengston, Kathy

From: Buckley Lisa s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 9:11 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street rezoning

Dear Mayor and Council,

Regarding the application to change the zoning and build a 36-storey tower next to Emery Barnes Park, I am very concerned about the impact this will have on our neighbourhood.

We moved into our home at s. 22(1) Personal and Confidential in 1998, and like many residents, waited a long time for the park to be completed. The neighbourhood has grown and so has our family -- the park is now a well-used, beautiful space that our children play in almost every day, sometimes twice a day.

I am concerned that the "minimal early morning shadow" referred to in the development plan seems to plunge a significant portion of the park into shadow at 10 a.m. for most of the summer! Not exactly my definition of "early morning".

I'm all in favour of more density, but such a tall building next to the park seems excessive. The smaller buildings adjacent to the park, and the wonderful residents of Jubilee House, keep our neighbourhood on a human scale.

On a related point, do we really need another condo tower with teeny units? It seems ironic to build a school beneath what will inevitably be only 1 and 2 bedroom units (looks like some 3 bedrooms on the "penthouse" levels, which I don't imagine will be that affordable).

Like many families, we have no idea where we are going to live in 5 years when our kids get a little bigger and need their own rooms (we have a boy and girl). Finding a 3 bedroom condo west of Main for a reasonable price is almost impossible. We'd love to stay downtown and live a "green" lifestyle, but the City is not requiring developers to build family housing, so the prices of 3 bedroom units keep climbing, while that of 1 and 2 bedroom units is stalling due to a glut of supply.

Thank you for your consideration of my comments. We live in a beautiful neighbourhood and I do appreciate the work of Council and City staff that goes into planning and maintaining it, as well as the opportunity to voice my thoughts on how it should grow.

Sincerely,

Lisa Buckley
s. 22(1) Personal and Confidential

Bengston, Kathy

From: eona hortensius s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 4:59 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken street

I oppose this permit application. A 36 story building is beyond ridiculous on the edge of a public park. there would be less controversy if it was set across the street but in the same block...come on. view corridors everywhere will be affected. it will look so out of place, the 36 storeys is also 14-24 floors taller than any other building around it. the park would have a very uncomfortable closed in feeling. you want to make yaletown a livable neighbourhood, well this is not the way to go about it. once again the only people that will be happy are the developers who make all the money at our expense and quality of life. i am disgusted by this.

Sincerely, Eona Hortensius

Bengston, Kathy

From: Brooks Johnson s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 9:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Mega-Tower at 508 Helmcken

Importance: High

Dear Mr. Mayor and Council Members,

I live at ground zero at the site and within shadow of this monstrous proposed skyscraper. Our neighborhood still has some sense of a human scale (dwindling as it might be). This is thanks in large part to concerned citizens who preserved numerous buildings before developers got their hands on them. I implore you to keep this neighborhood a livable and pleasant part of Vancouver! Please have an eye to the future and your legacy. If you allow this tower to be built you will do a great disservice to all the individuals who fought to create Emery Barnes Park -- including we taxpayers and voters -- and the many people who now enjoy it.

Do not change the zoning! Hope to see you at the public hearing. Thank you.

Sincerely, Brooks Johnson

Brooks Johnson
s. 22(1) Personal and Confidential



Bengston, Kathy

From: Byron Houston s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 11:51 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken

Mayor and Council

I am writing to discuss my feelings on the 508 Helmcken proposal. I own a condo across the street at #503 488 Helmcken. I bought a few years ago largely due to the location. With George Emery park just getting finished, it was a gem in the city. I am saddened to find out that the city is considering blemishing this gem. This new proposal is way too large to fit in with the neighbourhood. It would greatly take away from the beauty of the park. If anything this property should be added to the size of the park. Vancouver is trying to be the "Green City" and yet there is no other park between Yaletown and Coal Hr.

I am concerned with the social housing component as well. I was the founder of the Launching Pad in South Surrey and sat on the board of directors for 12 yrs. It is a Drug and Alcohol Recovery House. In my experience it is important for social housing to be spread out. Our success rate is much higher than any house in Whalley. We always felt that this was because we weren't in a high density of other social development and people would feel a part of the good community. There are 6 buildings for social housing existing or proposed for a two block radius. These need to be spread out the city more.

I also looked into the zoning of the proposed development and can not figure out how this building is even legal with existing by-laws in place in Vancouver. It makes me think that council might be getting bought out by big business.

If you are going to build this building it needs to be scaled back considerably or not build at all!

Byron Houston

Bengston, Kathy

From: Tyler Thomson s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 10:21 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Rezoning

I am an owner at s. 22(1) Personal and Confidential and I would like to submit some comments regarding the proposed rezoning application for 508 Helmcken Street. The proposed 36-storey tower directly impacts me as an owner and a taxpayer in the following ways:

1. **Financial impacts** - The proposed tower will result in lower property values for myself and other owners in my building and adjacent buildings by negatively impacting our views, privacy, natural light, and with an over-saturation of social housing (as it is tied to the 1099 Richards Street Development Application), all of which would impact resale value and limit potential buyers.
2. **Privacy impacts** - The proposed tower will face into both of our bedrooms (including the baby's room), our den, our living room and our balcony. This is a major infringement on the privacy of our home and family.
3. **Saturation of social housing in the neighbourhood** - as the tower is tied to the 1099 Richards Street Development Application (and along with the new proposed development at 1107 Seymour), this development would add a further 76 units of social (or at least low cost) housing to the immediate neighbourhood on top of the overload we already have. This will impact the overall character of the neighbourhood, and the resale potential of our condo.
4. **Natural light impacts** - The proposed 36-story tower at 508 Helmcken St will obstruct natural light to our condo. As our natural light is already limited on our only other window facing east, this will essentially restrict all natural light from our suite.
5. **View impacts** - Being on the 7th floor on the south side of 1055 Richards we face directly towards the proposed tower at 508 Helmcken from every room in our condo, including both bedrooms, the den, the living room, and also the balcony. This will effectively take away the view from every room. Our view, and natural light is already limited on the only other window our condo which faces east due to two towers on the east side of Richards.

Further, it is my opinion that the City has a remarkable and unique opportunity to create an invaluable public asset if they are to preserve the space for the future expansion of Emery Barnes Park. There are currently a very limited number of internal parks downtown (i.e. away from the waterfront) and the City needs to consider the value of creating a "block park" which can enhance the accessibility, visibility and connectivity of the park with the surrounding neighbourhood. Building a 36-storey tower on this site will preclude this from ever happening, and the City will be extremely hard pressed to find another opportunity to create a park like this in the downtown core.

Sincerely,

Tyler Thomson

Bengston, Kathy

From: Jason Chiang s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 9:22 AM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning of 508 Helmcken

I adamantly oppose the rezoning of 508 Helmcken.

Jason Chiang

s. 22(1) Personal and Confidential

Bengston, Kathy

From: Alexandra Tsourpis § 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 8:52 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street

Dear Mayor and Council,

It has come to my attention that you are considering rezoning 508 Helmcken Street to allow a 36 storey tower and 10 levels of underground parking to be built. I am opposed to this and concerned that it's even being proposed for this site. The current zoning is much more appropriate in size for this small site than what is being proposed in the rezoning. Why is a mega building even being proposed for this site? This structure is larger and sits on a smaller site than other towers in the area. Also, it's location next to Emery Barnes Park will put the park in the building's shadow for a portion of the day. Why would you build the park just to build a massive tower right next to it? I don't see how you could change the zoning in good conscience.

Alexandra Tsourpis
Resident and owner in § 22(1) Personal and Confidential