

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 11:08 AM  
**To:** Ludwig, Nicole  
**Subject:** FW: Objection to proposal for 508 Helmcken St.

**Categories:** Red Category

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**From:** Edith Healy s. 22(1) Personal and Confidential  
**Sent:** Thursday, July 18, 2013 6:17 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Objection to proposal for 508 Helmcken St.

To Mayor Gregor Robertson and Council,  
City of Vancouver

I wish to register my opposition to the development proposed for 508 Helmcken for the following reasons:

1. The proposed 36 storey building at 508 Helmcken is much too high for the area. The existing buildings in the area are 18 and 19 storeys high.
2. The 36 storey building will block the sun for the buildings in the area while keeping the side of their building which edges on Emery Barnes Park free of obstructions and airy for the residents of 508 Helmcken.
3. The architecture and style of the present older building at 508 Helmcken is in keeping with the heritage feel of Yaletown.
4. The introduction of 800 new people and 400 vehicles will seriously strain the infrastructure of the Yaletown area.

Edith Healy

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 11:23 AM  
**To:** Ludwig, Nicole  
**Subject:** FW: 508 Helmcken rezoning

**Categories:** Red Category

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**From:** Phil Leung s. 22(1) Personal and Confidential  
**Sent:** Thursday, July 18, 2013 9:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken rezoning

I own a unit at 1088 Richards Street (kitty-corner to 508 Helmcken) and am writing to oppose the rezoning of 508 Helmcken. The proposed massive 36-storey tower will dwarf several of the nearest towers adjacent to it.

If one were to propose to build a massive tower right next to Queen Elizabeth Park or Stanley Park I am sure it would never get approved. Towers there would simply be out of place. A huge tower in front of Emery Barnes Park is also simply out of place. The unique openness of the park will be forever lost.

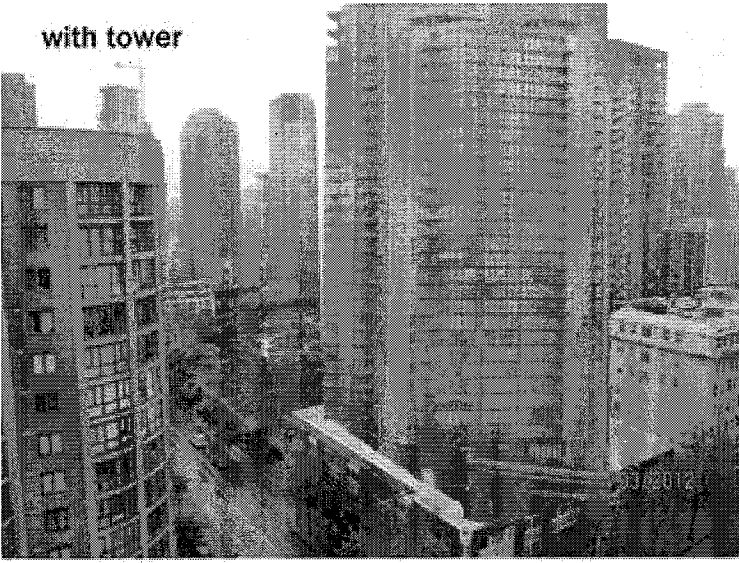
If the developer truly has good intentions to provide social housing I am sure they will be able to secure another suitable lot to enable them to follow through, but please not in front of our lovely park.

Regards,

Phil Leung

Attached is a rough depiction with and without a tower.

**with tower**



**without tower**



## Ludwig, Nicole

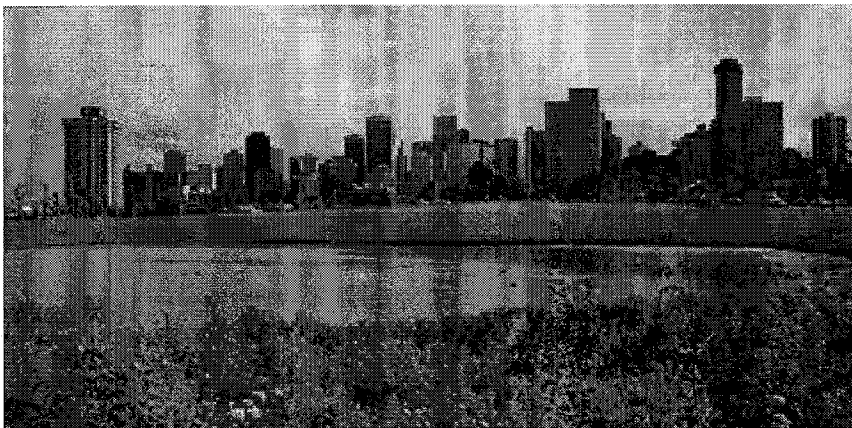
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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 11:25 AM  
**To:** Ludwig, Nicole  
**Subject:** FW: Mega Tower @ 508 Helmcken St

**Categories:** Red Category

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**From:** Sabir s.22(1) Personal and Confidential  
**Sent:** Thursday, July 18, 2013 10:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Mega Tower @ 508 Helmcken St



Dear Mr. Mayor and Members of Council,

I am a resident on Seymour St and I am writing you regarding the site of this proposed high-rise building. I am a young and a healthy person, I am a resident of Vancouver, and I like to watch the sun and the free sky from walking on the street.

Developers just build to get a building up without any sense of design or impact on the neighborhood. I have slowly watched how our parks and places are sold to rich out-of-towners for building sky liners.

Keeping the quality of life in Vancouver is crucial to the city's character and livability. Overcrowding in residential neighborhoods will change the character of this beautiful area forever.

I lived in Bucharest, Romania for some years and I do not want to see Vancouver become like Bucharest. In Bucharest I missed all the greenery we have here. What happened to limiting the growth?

Please Mr. Mayor stop the changes and preserve the Emery Barnes Park and a better quality of life for the city present and future- and for the taxpayers and people who vote.

Is time to take control of the developers, land use codes, and our communities — we live there not them. This is our time to do what is best for us / our community.

See you at the public hearing! Thank you.

Sincerely,

Savin Birlan

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 11:48 AM  
**To:** Ludwig, Nicole  
**Subject:** FW: Rezoning Application for 508 Helmcken Street

**Categories:** Red Category

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

**From:** Carmelita & Patrick Nangle s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 11:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application for 508 Helmcken Street

Dear Sir,

I am TOTALLY opposed to the development of an enormous building constructed beside the beautiful Emery Barnes Park. Why are you destroying the beauty of such a well attended, magnificently designed and sunny park? If something must be built in this site, then make it a building that does not block sunlight and is not an eyesore to the rest of Yaletown. European style low structures that allow plenty of sunlight to the street, parks, etc. and do not create wind tunnels are what are needed in the downtown area, not monstrous buildings that we all have to look at on a daily basis.

Regards,

Carmelita Nangle

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 11:38 AM  
**To:** Ludwig, Nicole  
**Subject:** FW: 508 Helmcken

**Categories:** Red Category

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

**From:** AS77 s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 9:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

>> To whom it may concern, I live around the Emery Barns park, where I go daily to walk my dogs. I want to show my support against the rezoning application for 508 Helmcken. I personally think the architecture does not match the other buildings. It will increase the traffic, the number of people using the park will escalate and the peaceful atmosphere will be gone.

>> Also the school that is already there will be closed for the time of construction and opening again just when the building is completed. Not good for the students neither their families.

>>

>> Andre Siqueira

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 4:19 PM  
**To:** Ludwig, Nicole  
**Subject:** FW: Rezoning of 508 Helmcken

**Categories:** Red Category

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**From:** J Ballz s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 3:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

You have got to be kidding me? An FSR over 17 and a height over 300 feet?  
Is this a joke? You are going to create shadows at the dog park.

You must stop this in its tracks and not approve the rezoning. You will destroy the setting of the park.

On top of that we don't need more social housing in the area. There are enough already on Helckem, how many more units of social housing can we take? NO MORE!

Jason



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 4:19 PM  
**To:** Ludwig, Nicole  
**Subject:** FW: 508 Helmcken

**Categories:** Red Category

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**From:** Andrew Taylor s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 3:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

I'm writing to voice my objection to the 508 Helmcken proposal. It is far too dense and tall for the site. You will ruin the park but having this giant tower dominate the park. Have the courage to finally turn down a rezoning proposal.

The land at 508 should be used to further increase the size of the park. Emery Barnes Park is constantly full and needs to be bigger to accomodate more people. The current residents at 508 can move into the new social housing that will be built at 1107 Seymour Street.

Thank you,

Andrew

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 4:18 PM  
**To:** Ludwig, Nicole  
**Subject:** FW: 508 HELMCKEN

**Categories:** Red Category

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**From:** Laurie Warner s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 2:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: 508 HELMCKEN

To Mayor Gregor Robertson and Council,  
City of Vancouver

I wish to register my opposition to the development proposed at 508 Helmcken St.

1. The building is much too tall for the area and will be an eye sore. I am assuming that you have been out to look at the area and have come to this conclusion yourself.
2. Adding that many more people and cars to an already crowded area will not make for enjoyable living for anyone involved.

I am trusting that you are an enlightened group and realize that this proposed development is NOT a good idea. You must consider the impact on the neighbourhood and the quality of life for everyone. With that said I sincerely hope that you vote against a building of this size. I am sure all of you would if you were living in the area.

Thank you for your consideration.

Laurie Warner  
s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 4:57 PM  
**To:** Ludwig, Nicole  
**Subject:** FW: 508 Helmcken street

**Categories:** Red Category

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

**From:** Maria Helena s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 4:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken street

I am writing to oppose the proposal on 508 Helmcken Street. I do not think the city should allow a construction of that size and density in the neighborhood!

We have districts and laws for a reason and it should not be changed to benefit the developer using social housing as an excuse!

Maria Bertoni

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, July 19, 2013 11:27 AM  
**To:** Ludwig, Nicole  
**Subject:** FW: Development at Helmcken and Richards

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**From:** Sérgio Matos s. 22(1) Personal and Confidential  
**Sent:** Thursday, July 18, 2013 11:56 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Development at Helmcken and Richards

An enormous building in that area will bring some troubles to the residents nearby. First the area is not so big for such kind of building contrasting to other buildings nearby. Second maybe 1000 new residents will arrive to the area which is not big enough to them; people who usually go to Emery Barnes Park will be seriously affected by it. Third Such big building will prevent other residents from the view and the sun light, which will be terrible.

I am against the project.

Antonio Matos

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:30 AM  
**To:** Kamila Kurpan  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken...

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

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Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

**From:** Kamila Kurpan s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 10:49 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken...

This tower is much too dense for the park. Shangri-la floor-plate is 7500 square feet and is the tallest building in the city. This floor plate calls for over 10,000 square feet! Worse, this is not on a major street like Georgia but instead on Helmcken and a park!

You will forever ruin the park if you allow this to go through. We need more park space and not another tower.

Kamila Kurpan

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:30 AM  
**To:** Toby  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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

**From:** Toby S. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 10:53 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

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

I oppose the rezoning of 508 Helmcken. This is a SMALL SITE that City guidelines for consideration of taller structures and higher density do not apply to. Keep Vancouver the world's greenest and most livable city by sending this outrageous proposal back to the drawing board on July 23

- The proposal violates too many of the city's own goals, policies, and guidelines for Downtown South
- 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc
- I am NOT voting against social housing, or replacement of Jubilee House
- This application goes too far, and negatively affects the livability of new Yaletown in too many ways

Regards,  
Toby Low

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:31 AM  
**To:** Sérgio Matos  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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**From:** Sérgio Matos s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 11:46 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

I am NOT voting against social housing, or replacement of Jubilee House. It's no sense to do that causing troubles to some other people. I believe the proposal violates too many of the city's own goals, policies, and guidelines for Downtown South. 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and such a high building with too many apartments.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:31 AM  
**To:** Evon Chiong  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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

**From:** Evon Chiong s:22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 2:46 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

To Gregor Robertson, Mayor and Council – City of Vancouver,

I am writing to voice my strong opposition to the rezoning of 508 Helmcken Street.

1. The size of the proposed high-rise besides the Emery Barnes Park is simply too large for a SMALL SITE which according to the City guidelines do not qualify for additional density, height and floor-plan size.
2. The proposal violates too many of the City's own goals, policies, and guidelines for Downtown South.
3. Everyone should abide by the same rule, what good is it otherwise.
4. This proposal will add density to an already congested area and negatively affects the livability of new Yaletown in too many ways.
5. The size of the proposed high-rise will destroy what the city has



worked so hard to accomplished – expansion and revitalization of Emery Barnes Park.

I experienced the park in the previous condition – dwarfed by buildings around, dark and sinister. Council members revitalized the park from its previous drug filled condition to its current vibrant park. Ever since the expansion of the park the neighborhood have completely changed. People have truly claimed back their neighborhood park. Everyone (even those visiting from outside the neighborhood) always comment on how lovely the park is. On any given day and time, the park is already filled to the brim with people enjoying the park – old, young, able and disable. The sense of community and joy is palpable. Lets complete the vision and complete the expansion of the park.

Please, I implore council member to reject the current proposed rezoning and save what little green space we have in the city. After all, Vancouver is one of the world's greenest and most livable city. I for one am extremely proud of our reputation. Please vote NO on July 23.

Sincerely,

Evon Chiong  
Concern Resident by Emery Barnes Park

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:31 AM  
**To:** User  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** User s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 4:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

I am opposed to the rezoning of 508 Helmcken:

- The proposal violates too many of the city's own goals, policies, and guidelines for Downtown South
- 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc
- This application goes too far, and negatively affects the livability of new Yaletown in too many ways.
- The height of this building is inconsistent with the height of neighbouring buildings and overwhelms its neighbours.
- The density is way too high and will result in much higher traffic volume in this stretch of Richards Street.

Signed  
Sharon Low

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:33 AM  
**To:** Lee Harvey  
**Subject:** RE: 508 helmcken

Thank you for your comments.

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Thank you.

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

**From:** Lee Harvey s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 7:36 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 helmcken

To whom it may concern,

I am writing with concerns of the development proposed at 508 Helmcken.

As a parent of a young child, resident at s. 22(1) Personal and Confidential and a prominent user of the local park, I am already troubled by the amount of drinking and drug taking that occurs prevalently in the area, often witnessing these acts and trying to avoid users that have simply passed out in the park when I visit it in the early mornings with my 15 month old son. Recently I found a needle in the park, fortunately it was me that found it and not my son.

I have further concern that there is already limited out door space and another large tower is simply going to further overcrowd this beautiful city and pose as an eyesore to the area.

I disapprove of this development.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:32 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** RE: 508 Helmcken Development

Thank you for your comments.

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Thank you.

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**From:** s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 7:35 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Development

Mayor and Council

I would to formally provide my concerns to the proposed 508 Helmcken street development. Countless times, residents in the area have raised their concerns and complaints at open houses yet none have been adequately addressed. The proposed building right in the corner of emery banes park does not fit into the landscape of the community and surrounding area.

- it is an eye sore to the surrounding area with its oversized floor plate
- its height is too high with the surrounding buildings near the park. Especially with it being actually on the same block as the park.
- the mayor and council have been focuses on an agenda to provide more park spaces and better access to it. This building does not do that. Situated on the corner. This monstrous tower does not compliment the park but inhibits its use

by creating almost a barrier to the park.

- the number of parking spots allowed in this building is not comparable by a significant number to the surrounding area and will create a significant increase in traffic and once again degrade the surrounding peacefulness of the park  
- to "land swap" with another building and provide additional social housing to an area that has recently seen the influx and approval of many social housing projects. This area will house too many low income individuals and create another east Hastings within yaletown.

there are obvious concerns and obvious disagreements with this project in the public majority. The residents in the area feel that their comments are not being addressed as behind the scenes a deal may have been struck. Please realize these residents will be the ones evaluating the mayor and council on their performance and their ability to listen to their voters on issues that matter. Please address accordingly and I ask the mayor to and council to address how just a few of the issues I listed above are being addressed.

Thank you for your time.

-Anthony Cheung

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**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:24 AM  
**To:** Eric Ponton  
**Subject:** RE: 508 Helmcken St.

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)*

**From:** Eric Ponton s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 7:05 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken st.

Dear Mayor and Council,

I oppose the rezoning of 508 Helmcken. It looks like the City only care about it's free Jubilee House and is absolutely unfair for the population living around in Yaletown.

This is a SMALL SITE that City guidelines for consideration of taller structures and higher density do not apply to. Keep Vancouver the world's greenest and most livable city by sending this outrageous proposal back to the drawing board on July 23.

Sincerely,

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:25 AM  
**To:** Nicole Hayduk  
**Subject:** RE: Vote No to Rezoning 508 Helmcken Street

Thank you for your comments.

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**From:** Nicole Hayduk s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 7:10 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Vote No to Rezoning 508 Helmcken Street

Hello,

I am opposed to the rezoning of 508 Helmcken Street. This proposal violates a number of Vancouver's community planning goals, policies, and guidelines for Downtown South, including the development of the Helmcken-Comox greenway both during and after building construction.

508 Helmcken is a small site which, under City guidelines, does not qualify for additional density, height, floor-plate size, etc. Additionally, the increase in density will have a negative impact on the yaletown community; the current infrastructure cannot support the increase in population to this area.

Once this land is sold, the city will never get it back. Any development on this parcel of land should focused on expanding Emily Barnes park.



**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:28 AM  
**To:** Renata Bellentani  
**Subject:** RE: 508 Helmecken

Thank you for your comments.

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

s. 22(1) Personal and Confidential

**From:** Renata Bellentani  
**Sent:** Saturday, July 20, 2013 4:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmecken

Dear Mayor and council,

This is an email to oppose the rezoning of the 508 Helmcken street.

The requirement for transportation plan 2040 is:

"Designs should ensure sufficient visibility at intersections and driveways, and minimize the potential for conflicts with car doors, pedestrians, and other cyclists."

The driveway lane on Helmcken is a blind corner. Buildings on both sides of the lane have zero setback and directly abut the sidewalk, creating blind corners in both directions.

It is unsafe to place a driveway across this sidewalk and the Comox-Helmcken Bike Route.

Over 450 cars will cross the blind corner, the sidewalk and bike route twice daily. Accidents would be frequent. Visibility for drivers, pedestrians and bicyclists would be at risk of collisions. Violating this requirement would create a significant safety risk.

This is a vote regarding a specific proposal that repeatedly and significantly violates the city's own goals, policies, and guidelines. The proposal should be rejected on these grounds.  
The public benefits are simply not worth the public costs of these numerous violations of public policy. Please vote No.  
Sincerely,

Renata Bellentani

Sent from my iPhone

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:29 AM  
**To:** Grace Lin  
**Subject:** RE: Opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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**From:** Grace Lin s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 9:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to the rezoning of 508 Helmcken

To whom it may concern:

I am writing to oppose the rezoning application of 508 Helmcken to be such a gigantic structure sitting on a small building site.

508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc

This application goes too far, and negatively affects the livability of new Yaletown in too many ways. Please vote no on July 23 for the size and height of this proposed new building plan at 508 Helmcken.

Yours,

Grace Lin  
- Yaletown residence

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:21 AM  
**To:** Jeff Broster  
**Subject:** RE: I oppose the rezoning of 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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**From:** Jeff Broster s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 10:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

Vancouver Mayor and Council,

I oppose the rezoning of 508 Helmcken.

The proposed building will ruin the Emery Barnes Park and surrounding neighbourhood. I visit that park at least three (3) times per day for my dog and personal enjoyment.

Obviously, my vote in the next city election will be influenced by your decision. I urge you to do the right thing for this neighbourhood.

Thank you,

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:21 AM  
**To:** Alexandra Tsourpis  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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---

**From:** Alexandra Tsourpis s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 10:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

Dear Mayor and Council,

The proposal violates too many of the city's own goals, policies and guidelines for Downtown South and negatively affects the liveability of new Yaletown in too many ways.

Sincerely,

Alex Tsourpis  
Owner and resident in s. 22(1)  
Personal  
and

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:21 AM  
**To:** Michael Wicks  
**Subject:** RE: 508 Helmken -Comment

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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**From:** Michael Wicks s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 10:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Hoese, Karen  
**Subject:** 508 Helmken -Comment

To the honourable Mayor and Councillors of Vancouver.

I have studied this permit application and commented in writing at the open houses and by e-mail to the city planners involved, as I always do to take my part as citizen.

I do not fight the developments in the city, but only attempt to guide and make observations from the point of view of a resident living with the results.

***Having said that, it may be all that more obvious to you all how important my request to you for absolute rejection of this entire project is:***

This developer has manipulated and cleverly marketed this based on a swap that is supposed to benefit the city; however, has cynically proposed a much greater square footage and height than it should in order only to maximize profit. They also knew that the view cone had been violated somewhere else and so even overstepped that and presented a design that expected a variance to be allowed!!!

That is not the bad part though; the building as designed will totally dominate a park that already has been impacted by shade from other tall buildings, it will impose itself on the park. That is the cynical part; the developer swapped a useless (not-profitable) lot that cannot be built high as it is part of the view corridor in order to get a much more profitable lot that will use the fact of being on a park as a marketing device - It's own "private park"

Please reject this whole application, unless you want to reward this arrogant attempt to start a new phase of development that will make Vancouver less livable.

What I will accept is this developer swapping back, putting the social housing and market housing at 508 and developing their original lot to the best of their ability.

This development is simply not right in so many ways that I have already communicated to the proponent and Karen Hoese.

Please - outright rejection! Bear in mind my initial comments.

Michael Wicks



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:23 AM  
**To:** Luke Aulin  
**Subject:** RE: Opposed to High Rise at 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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

**From:** Luke Aulin s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 11:07 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to High Rise at 508 Helmcken

Hello,

I've been a Yaletown resident for 8 years, 5 of which as a home owner on Richards & Drake street.

I'm surprised and disappointed to learn that, rather than expanding Emery Barnes Park as originally contemplated, the city is considering a 36 floor high rise with 10 levels of underground parking.

Please do NOT move forward with this project. Instead, build a bigger park. It's the right thing to do.

Thank you.

Luke Aulin

p.s., great job on the development of emery Barnes park so far. It looks awesome. But needs to have its promise fulfilled. Please make it bigger.

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:23 AM  
**To:** [REDACTED]  
**Subject:** FW: 508 Helmcken Street, Vancouver, please do not approve the rezoning

Thank you for your comments.

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---

**From:** Chan, Wendy [REDACTED]  
**Sent:** Sunday, July 21, 2013 11:15 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street, Vancouver, please do not approve the rezoning

Hello,

I hope you are having a good day.

We live on the 4th floor of [REDACTED] I am hoping the Vancouver City Council keeps the current zoning for 508 Helmcken. Here are my reasons:

1. **Property Values** - I am concerned with the increase density, reduced views and congest airspace have a negative effect on our building as well as the surrounding buildings. Robinson Towers is right next to the proposed 36 storey building. Our building will be most affected!
2. **Green Space** - We were made to believe Emery Barns Park will be expanded to occupy a whole block. Green space promote health and wellness. We need more green space within the downtown/yaletown Vancouver area. I am very

disappointed if you agree to put a huge 36 storey building on the proposed site instead of expanding the Emery Barns Park.

3. **Established Vancouver City Zoning Bylaws** - It is very difficult for me to understand why you want to change YOUR zoning bylaws. I am not sure if this can be chalked up to progress? A 36 storey building will be totally out of place in the Yaletown area where the surrounding buildings are much much smaller and shorter.

Please reconsider.

Your truly,

Wendy Chan

s. 22(1) Personal and Confidential



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## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:24 AM  
**To:** eileen bartels  
**Subject:** RE: rezoning 508 Helmcken

Thank you for your comments.

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**From:** eileen bartels s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 11:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning 508 Helmcken

Dear Mayor and Council:

Please say no to the rezoning application of 508 Helmcken to high density (FSR 17) as requested by the developer. This building will truly dwarf over Emery Barnes Park and ruin the feel of Yaletown. As someone who lives in the neighbourhood, I feel this would be a huge mistake.

Why not rebuild Jubilee House- perhaps twice the size to provide much needed social housing at this site and place this proposed tower downtown which has buildings this size?

Thank you  
Elsina Bartels

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:24 AM  
**To:** Robert Herrmann  
**Subject:** RE: Development at 508 Helmcken (Emory Barnes Park)

Thank you for your comments.

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**From:** Robert Herrmann 5.22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 6:50 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Development at 508 Helmcken (Emory Barnes Park)

Dear Mayor and City Council,

I would just like to add my voice the many others regarding the building of a new tower at 508 Helmcken St. at Emory Barnes Park. I would urge you to reconsider the size of this development and truly consider the real impact it will have on the neighborhood. I think that all the development that went into the park over the last few years will be ruined if you allow the construction of a huge tower on one corner of this block. It will dwarf the park and buildings next to it. I urge you to listened to your constituents and reconsider this development.

Sincerely yours,

Robert Herrmann and Deigo Zapata

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:04 AM  
**To:** EB  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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Thank you.

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

**From:** EB s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 3:54 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Dear Mayor and Council of our city,

This email is to oppose the rezoning proposal of the 508 Helmcken street. The city owns the land at 508 Helmcken and this land would make a welcome addition to the minimal parkland in the area. The city's own planning process envisioned the future use of this site as an extension to Emery Barnes park.

If the city swaps away this land, it would forever prevent the completion of Emery Barnes park. The city is currently ahead of its own 2014 targets for social housing in the area, and behind in its 2014 targets for park space. The city's social housing goals can be met on property the developer already owns; it doesn't require scarce parkland to provide this public benefit.

This is not a vote for or against social housing.

This is not a vote for or against replacing Jubilee House.

This is a vote regarding a specific proposal that repeatedly and significantly violates the city's own goals, policies, and guidelines. The proposal should be rejected on these grounds.

The public benefits are simply not worth the public costs of these numerous violations of public policy. Please vote No.

Best regards,  
Emerson Bellentani

Sent from my Motorola® PT300



**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:04 AM  
**To:** Brad McRae  
**Subject:** RE: 508 Helmcken is illegal

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**From:** Brad McRae s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 4:15 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken is illegal

As the current site does not meet the minimum frontage and site area requirements for achieving the maximum height and FSR within existing zoning regulations, why is it being considered through for more height and density than the zoning allows?!"

B Mcrae  
Annoyed taxpayer

*Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank-you.*

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## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:05 AM  
**To:** Vanessa Shanks  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

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

**From:** Vanessa Shanks s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 5:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

I am writing to express my concern regarding the 36 storey high rise that is to be built at 508 Helmcken. I was totally unaware of this building proposal nor were we as residents consulted. We were made aware of the 15 storey building with social housing just across the street. This proposed high rise is not appropriate in this location. We are just starting to fully enjoy the enlarged Emery Barnes park and now this building will threaten all the local residents enjoyment.

Another matter is the concern regarding even more social housing in this area! There is already plenty of social housing in this area!! Why were the residents not aware of the correct information in the public comment cards??

This mega tower is an awful idea for this area and we a residents and homeowners as well as city tax payers, deserve to be given the right to discuss this further!!

Vanessa Shanks

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:18 AM  
**To:** Amedeo D'emanuele  
**Subject:** RE: rezoning of 508 Helmcken St adjacent to Emery Barnes Park

Thank you for your comments.

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

**From:** Amedeo D'emanuele s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 7:57 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning of 508 Helmcken st adjacent to Emery Barnes Park

I oppose the development of the 36 storeys, 320' high building adjacent to Emery park it will have a negative impact on livability and sustainability in the "new yaletown"

MARIA DEMANUELE : s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:18 AM  
**To:** Erin  
**Subject:** RE: 508 Helmcken building plans

Thank you for your comments.

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Thank you.

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**From:** Erin § 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 8:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken building plans

**A young woman stopped me and my husband today and told us about plans to replace Jubilee House with a very large apartment complex. A concern she brought up was its planned capacity of 400 parking spots.**

**For such a "green" city, this is quite tragic. Not only the additional parking and therefore cars in downtown but the amount of waste from tearing down Jubilee House and then the epic amount of materials and natural resources to build yet another complex is completely contradictory to a green initiative.**

**I feel justified in complaining about this because it won't be a building "for the people". The condos will be extremely expensive and I'm assuming the complex will not replace the low income units being lost. This will attract foreign investment and remove the people who work in Vancouver from living in Vancouver.**

**The original plan seems to of been to expand the park. I say continue on this course or spend a fraction of the material and resource cost of building a new complex to update Jubilee House.**

**We were taught as kids to reduce, reuse and recycle. I feel like we should have actually been taught reduce, reuse and recycle...unless it costs something.**

**If I have been misinformed on these plans, please let me know.**

**Vancouver is so beautiful but as of late looks more and more like an endless construction site.**

**Thank you for your time,**

**Erin Flanagan**

s. 22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:19 AM  
**To:** Diana Leon  
**Subject:** RE: 508 Helmcken development

Thank you for your comments.

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Thank you.

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

**From:** Diana Leon s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 7:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken development

Hi,

I recently find out about the 508 Helmcken development project and I would like to share my concerns about it as it seem it is not following the proper regulation in terms on size and density and it seems it will use space from the Emery Barnes park, a park very important for the community as there are not other parks around.

I would appreciate if you let me know what steps do I have to follow to file a formal concern.

Thank you,  
Diana Leon

Sent from my iPhone

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:19 AM  
**To:** Hill Yue  
**Subject:** RE: oppose to rezoning of 508 Helmcken St

Thank you for your comments.

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Thank you.

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**From:** Hill Yue s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 8:58 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** oppose to rezoning of 508 Helmcken St

Dear Mayor and Council

we are residents at the neighborhood of Seymour St and Helmcken St, we are strongly opposing the rezoning project at 508 Helmcken as this will certainly influence and damage our present residential environment and decrease our property value because our building will become a city canyon after the rezoning is done.

thank you.

Sincerely  
residents  
JingCai Yue  
MinJuan Su

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:20 AM  
**To:** Shannon Bloxam  
**Subject:** RE: opposed to the rezoning of 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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**From:** Shannon Bloxam s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 9:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** opposed to the rezoning of 508 Helmcken

The proposal violates too many of the city's own goals, policies, and guidelines for Downtown South. 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc... I am NOT voting against social housing, or replacement of Jubilee House. This application goes too far, and negatively affects the livability of new Yaletown in too many ways.

Thank you  
Shannon Bloxam

s. 22(1) Personal and Confidential



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:20 AM  
**To:** drylander@  
**Subject:** RE: 508 helmken St

Thank you for your comments.

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Thank you.

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**From:** drylander@  
**Sent:** Sunday, July 21, 2013 9:57 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 helmken st

Hello,

I would like to make some further comments about the 508 Helmcken St. tower. I say no. My main concern is with the design of the tower. It has an appearance more akin to an office building rather than residential and would not fit in with the neighbourhood. I object to the curtain wall glass exterior because it is void of texture. The surrounding buildings have more interest with varying materials, set-backs and asymmetrical roof lines.

How about more plants growing on the building especially up and down the elevation that faces the park? As proposed there is only a single tree on the roof. The purpose of a green south-facing elevation would not be to camouflage the building but to add a textural element that would relate with the park and would be way more interesting to look at. Maybe even to marvel at.

My impression of the project is that the developer's interest is in profiting from selling open views of the park by appropriating this site for a tower. I don't get any sense of the project giving back to the neighbourhood culturally by celebrating architecture with such a strategic location. Why not an architectural wonder rather than the generic flat topped tower? A notch in the roof with a tree is not enough. I thought the city has set higher standards for taller towers. ***This tower is uninspiring with minimum being given back to the community.***

Also, it should not intrude into the view corridor. Perhaps this is their way of getting more height in exchange for the intrusion which they have no right to at all. Also, as in the past, I am afraid that council will feel an obligation to the developer to approve the project rather than listen to the overwhelming opposition of the local citizens.

Council a few years ago said no to a casino proposal for the waterfront between Canada Place and Gastown because of the opposition to it then, you can also say no to the 508 project as well. A kindergarten and social housing cannot ever compensate for the visual imposition of an over-scaled tower.

Peter Sysoev.

Seymour St. resident.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:20 AM  
**To:** Luciane Giuli  
**Subject:** RE: 508 Helmcken proposal

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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**From:** Luciane Giuli s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 10:02 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken proposal

I am writing this email to oppose the 508 Helmcken proposal.

I counted up the current residential units I would describe as contiguous to the park in an effort to estimate the true effect on the particular block. I included in my numbers The Brava, Park Place, Robinson Tower, Park Lofts and The Eden as they are all removed from the park only by a street . In other words they could be described as on the park.

By my count there are approx 916 private residential units currently on the park. The new development would add 448 or approx 50% more residential units on a piece of land less than 1/6 the size of the land that all the other buildings occupy !

Even If I add the current residential units at Jubilee House it is still a net gain in residential units to that corner

of of 45% plus a privately owned pre-school on a tiny piece of land.

This is a vote regarding a specific proposal that repeatedly and significantly violates the city's own goals, policies, and guidelines. The proposal should be rejected on these grounds.

The public benefits are simply not worth the public costs of these numerous violations of public policy. Please vote No.

Sincerely,

Luciane Stocco

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:33 AM  
**To:** Natalie Lavie  
**Subject:** RE: Opposition to 508 Helmken rezoning

Thank you for your comments.

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**From:** Natalie Lavie s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 8:47 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposition to 508 Helmken rezoning

Hello,

I would like to express my opposition to 508 Helmken project. I can't imagine a 36 storey building rising so close to heritage Yaletown area. It will change the landscape of Yaletown forever. In addition, it will completely block Emery Barnes Park, let alone the view from the neighborhood buildings. It will change the surrounding streets into a constant traffic jam and will add to a parking problem in the area, given the increase of density of the residents that will add to the neighborhood. That will affect our quality of life and the value of our properties.

I would like to stress that I only oppose the high rise project and do not in any way oppose the rezoning of the social housing that is planned in that same intersection.

Thank you for your time.

I really hope you vote 'no' on July 23, 2013.

Best regards,  
Natalie Lavie

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:34 AM  
**To:** Jim Duncan  
**Subject:** RE: My oppose to zoning change for 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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**From:** Jim Duncan s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 9:11 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** My opposition to zoning change for 508 Helmcken

Thank you for your time,

I am opposed to the rezoning of 508 Helmcken, as it violates too many of the City's own guidelines for density, height and footprint. I am not against social housing, but this whole change is too much for the small site. Please vote "NO" to this rezoning on July 23rd.

James Duncan  
s. 22(1) Personal and Confidential

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:34 AM  
**To:** Sally Phaphon  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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**From:** Sally Phaphon s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 9:20 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Hello Mayor and Council,

I oppose the construction of the highrise at 508 Helmcken St. Rezoning the property is unfair for surrounding residents. Emery Barnes park took a long time to finally completely, it will be less enjoyable during the construction of this mega building. The park and surrounding areas will remain unenjoyable after completion becoming an eyesore for the surrounding area. Please revise the plan to rezone and have the contractor follow existing zoning requirements.

Sally



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:35 AM  
**To:** scott mcinroy  
**Subject:** RE: 508 Helmcken Street Rezoning

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

---

City Clerk's Office  
City of Vancouver  
Phone: 604-829-4238  
Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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

**From:** scott mcinroy s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 9:41 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street Rezoning

I oppose the rezoning of 508 Helmcken Street in its current format. While I believe that there needs to be some development with regards to social housing, retail space, and rental property on the proposed area, the key is proportion. The current proposal is not in line with surrounding buildings, and is playing 'fast and loose' with the City's own by-laws. For instance the FSR is not in line with what would be considered rational use of density. In my mind it is not just the proposal that needs to be looked at, but the City of Vancouver's apparent willingness to cherry pick its own bylaws.

In addition, there seems to be a complete lack of awareness with regards to the overall housing situation regarding condos in Vancouver. A recent article in the Globe and Mail discussed how as many as one in four condos in Coal Harbour are now empty. Are we creating more development for the sake of property taxes, with no consideration if these units will actually be filled? We need communities, not empty glass monoliths. As someone who is very familiar with Toronto, I see disturbing parallels between projects such as this, the Mark, and other large density towers. Density only works if people actually live in the condos, and even within my own tower, I wonder what the actual number of

occupied units is. Interest rates could change the condo situation in Vancouver in a heartbeat. This is NOT the time for more 36 story towers.

As an owner in the south tower of the Brava, I am not affected by this proposal in terms of view. However I do have issues with regards to the various hypocritical arguments the city is prepared to make. What is the point of green space if it is in the shade? What is the point of 'sight lines' if a new building eliminates them? If I was an owner on the corner of Richards and Helmcken I would be outraged at this. Many of the individuals that I talked to purchased on the promise that there would never be a development like this.

In summary, I highly recommend that you review the majority of posts opposed to this project. You will find one theme that is consistent. Those opposed do not have an issue with development of the area. They are not NIMBY's. They just want FAIR development, and development in accordance with the City of Vancouver's own bylaws. A tower of 20-25 stories, that caters to all parties involved (retail, social, rental, condo) is very feasible. This is a reasonable request, and one that I have no qualms with. However as it stands, the current proposal IS NOT reasonable and should be sent back for review.

Thank you for your time,

Scott McInroy  
MBA,PMP

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 9:56 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken

Thank you for your comments.

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

**From:** Metta Skolrood s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 6:00 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

To whom it may concern,

I live at 1082 Seymour Street and have a dog that visits the Emery Barnes dog park numerous times a day. I am 100% opposed to having a 36 story high rise built by the park. The Emery Barnes dog park is a part of our life and we would be devastated to see it go. I'm opposed to both developments on either side of Helmcken Street there as they will intrude on our neighborhood. Thanks for your time.

Please think of the environment before printing this message.

Metta Skolrood | Acklands-Grainger Inc. | Account Manager

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 9:57 AM  
**To:** Deirdre Logan  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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

**From:** Deirdre Logan s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 8:45 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Mayor Robertson and Council,

I oppose the rezoning of 508 Helmcken.

Sincerely,

Deirdre Logan  
s. 22(1) Personal and Confidential

Sent from my iPad

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 9:59 AM  
**To:** Gary Routley  
**Subject:** RE: 508 Helmcken rezoning

Thank you for your comments.

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**From:** Gary Routley s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 9:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken rezoning

Gary Routley  
s. 22(1) Personal and Confidential

City of Vancouver  
City Clerk's Office  
453 West 12th Avenue, Third Floor  
Vancouver, BC, V5Y 1V4

Dear Vancouver City Council;

I am writing you in opposition to the rezoning of 508 Helmcken Street. My wife Karlene and I bought the condo we live in two years ago as our retirement home. With the view we have looking over Yaletown and the close proximity to Emery Barnes Park as very important reasons for the purchase, we are very concerned with the negative impacts of the proposed developments.

As an owner of a South facing condo we will be forced to view the monster tower out our windows, lose our sense of privacy when enjoying the use of our balcony and have the tower's shadow cast across our entire living space!

We spend a lot of time in the Emery Barnes Park and know that the current level of use makes this a busy place. An additional 800 - 1000 people living on the edge of the park will make a busy park unbearably so. In addition, Helmcken Street already backs up between Richards and Seymour during rush hour and it simply does not have the capacity to accommodate an additional 400 + cars that would come with the proposed new tower.

Social housing is part of life in the best City in the world, but the area already has a high level of it and we feel that the City should leave the zoning as it is. Build a development to fit the existing zoning, a 70 foot limit and the neighbourhood would maintain the appeal that brought us to it initially.

Sincerely  
Gary & Karlene Routley

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 9:59 AM  
**To:** Vicki Tong  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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---

**From:** Vicki Tong s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 10:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

I want to express my opposition to the current proposal to build the massive 36 floor high-rise adjacent to Emery Barnes Park. While I understand the need for additional housing in Vancouver, I do not feel that this is the right location for such a large project. The proposed building is well beyond the current zoning regulations for the site in every aspect. Ideally, I think this area would be better used to enlarge the existing adjacent park. Emery Barnes Park is a busy park and the downtown core could use more green space. At the very least, the land occupied by 508 Helmcken should remain zoned for a low density, low rise building.

Sincerely,  
Vicki Tong

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:00 AM  
**To:** Kuniyuki Kou  
**Subject:** RE: rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Kuniyuki Kou s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 11:33 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning of 508 Helmcken

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

I oppose the rezoning of 508 Helmcken

Sincerely,  
David Hung



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:00 AM  
**To:** kasia dziurdziak  
**Subject:** RE: Rezoning of 508 Helmcken

Thank you for your comments.

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**From:** kasia dziurdziak s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 11:54 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

The proposed 36 tower is far too big for the site! You are going to ruin the park. Additional 400 more cars to Helmcken street is insane. Have you seen how busy Helmcken is during rush hour? Have you undertaken a traffic study? Why is this city providing playgrounds for private schools? That is not your job. I am VERY against this tower.

Please do not approve this tower. It will honestly ruin this great park and it's surrounding features.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:01 AM  
**To:** Michelle Cohen  
**Subject:** RE: The Proposal for 508 Helmcken

Thank you for your comments.

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**From:** Michelle Cohen s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 12:07 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** The Proposal for 508 Helmcken

The rezoning application for 508 Helmcken is ridiculous. The Downtown Self Guidelines state that a corner site with frontage less than about 150 feet should be no more than 70 feet tall. So why is the city ignoring these guidelines with this 320 foot tower??? Absolutely dumb! It is far too tall and dense for this site.

Michelle Cohen

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:01 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** RE: 508 Helmcken Street rezoning

Thank you for your comments.

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Thank you.

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**From:** s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 3:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street rezoning

I am opposed to the 508 Helmcken Street rezoning application. Among all the other issues, I wonder how this monstrous building could in any way be considered "green". There will be ten floors of underground parking. How much exhaust is created from all the vehicles and how much energy will be consumed trying to remove the fumes?

Raymond Young

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:02 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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

**From:** s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 11:08 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Dear Mayor and Council,

I am an owner and resident at s. 22(1) Personal and Confidential across from Emery Barnes Park and I am completely opposed to the development plans on the site at 508 Helmcken St. This is one of the only City parks within the downtown core not on the waterfront, it is becoming more and more popular and is already in need of additional expansion. I am supportive of the Mayor's and Council's goals of creating more rental and social housing and making Vancouver the Greenest City, but there are many other locations where the housing targets can be achieved and surpassed without sacrificing vital green space that is much harder to create within the downtown core. Please do not be forced into thinking that you have to sacrifice one of your goals to achieve the other!

I also do not like the optics of this deal. The City spent tax dollars to purchase land for the park on the South side, forcing longtime landowners to sell their properties to expand the park. Now the City is going to trade away valuable land that it owns on the North side of the park so that other landowners can make a huge profit?

I am not going to comment on the size or design of the proposed building because I don't believe it should be approved or built at all, no matter what changes are made. Any building allowed on this potential park space would be a huge step backwards for the City and it's liveability.

Please also consider that a large proportion of the residents in this Yaletown neighbourhood own dogs and the small, smelly, dirty gravel dog park (with one little tree and no plants) in Emery Barnes Park is not sufficient to meet their needs. These dog owners support many local businesses in the neighbourhood and the growing dog population needs a larger green space in the neighbourhood to exercise and play. There are increasing conflicts occurring between park users and dog owners on the grassy areas of this popular park that need to be addressed. I think the proposed site would be a perfect area to expand and create a world class green and grassy dog park that will meet the needs of this large and growing population of neglected Vancouver "residents".

Thank you for your consideration,

David Yacht

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:02 AM  
**To:** Andrew Evertt  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

**From:** Andrew Evertt s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 2:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

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

I vehemently oppose the rezoning of 508 Helmcken.

This is your opportunity to take a stand for keeping Vancouver the world's greenest and most livable city. Allowing this monstrosity of a structure to commence moves Vancouver one GIANT step closer to become just like every other city in North America: oversized, uncommitted to its values, and run by those who are easily swayed by the almighty dollar.

Please, prove the U.S. wrong... stand for what we hold near and dear, our beautiful city!

DON'T SELL US OUT! Send this outrageous proposal back to the drawing board on July 23.

Sincerely,

Andrew Evertt - s. 22(1) Personal and Confidential and Proud Vancouverite

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:03 AM  
**To:** Rick Gannon  
**Subject:** RE: 508 Helmcken Street proposal

Thank you for your comments.

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**From:** Rick Gannon  
**Sent:** Sunday, July 21, 2013 3:22 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street proposal

CONSULT: to ask for advice or an opinion.....while I "think" that Vision Vancouver are aware of the definition (although I'm sceptical because to date you have failed to demonstrate that you do), you CLEARLY are not aware of the full intent of consultation. It's one thing to ask for opinion.....but you actually have to LISTEN to those who put you in office!! This is the part of the concept that is completely lost on Visionless Vancouver, as evidenced by the Hornby bike lane and numerous other special interest (read Mayor Moonbeam) initiatives.

This proposed re-zoning and tower construction is about as hypocritical as you folks have been able to get....and that is saying something! Your intent is to allow Richards Street to once again get gridlocked with idling vehicles while construction lumbers-on (check Telus Park ), while you fence-in the lone green space in our neighbourhood. There are very few wide-open sunny spaces downtown and you seem intent on blocking-out this one, in return for developer fees and incremental taxes. The only thing "green" about this initiative is the MONEY!!!!



You are typical of councils with no business experience, so here's a no-charge lesson in economics for you.....cash-in must exceed cash-out.....if that is not the case, then before you take a price-increase (taxes and fees up), you look first for efficiencies in existing operations.....Moonbeam and this crew of Socialists do the reverse....raise fees to cover costs, irrespective of the efficiencies that exist. Give me half a day in your books and I will find money! And I would start with your city workers union which is an utter sham. I didn't spent my life producing goods and services in order for me to support 8 guys leaning on shovels on Richards Street, which is what I witness EVERY DAY.

My wife and I have almost reached the end of our rope with Moonbeam and the rest of you after 6 or so years of lack of vision. We currently have our Richards Street penthouse listed for sale, and while we would like to stay in Vancouver, if you push this project through against the will of the residents (which is your track record), then we will look outside the City of Vancouver and pay taxes to someone who respects our money.

OPINION: do NOT proceed with the proposed development at 508 Helmcken.

Sincerely,

Rick Gannon

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:37 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken - Urban Design Analysis  
**Attachments:** 508 Helmcken - Urban Design Analysis.pdf

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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**From:** Peter Ostafichuk s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 11:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken - Urban Design Analysis

Dear Mr. Mayor and Council,

It was noted by residents surrounding Emery Barnes Park that an urban design analysis on the park was conspicuously absent in the materials for the 508 Helmcken rezoning application. Multiple residents from surrounding buildings have taken it upon themselves to quickly have the attached analysis prepared. I am submitting this analysis on behalf of those concerned residents.

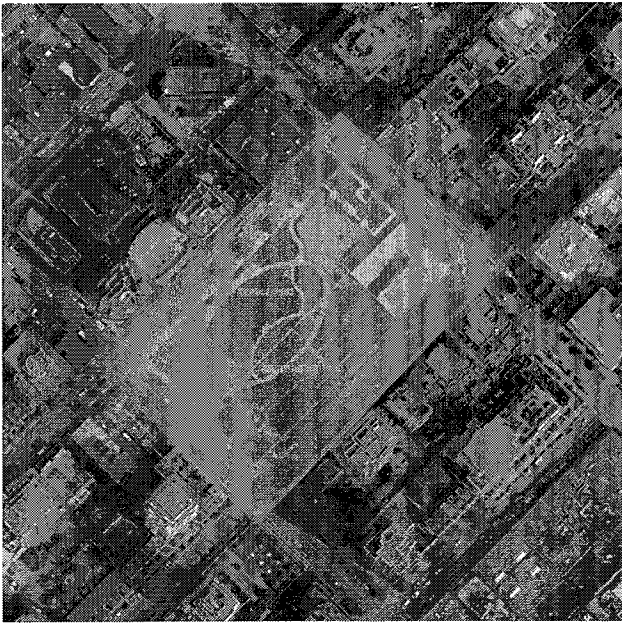
Best regards,

## Urban Design Analysis – 508 Helmcken Street

Regarding the proposed development at 508 Helmcken Street, The developer opted to not include an actual urban design analysis. It is conspicuously absent. This analysis is essential for Council to be able to assess the visual experience and spatial quality of Emery Barnes Park. We, the neighbourhood, believe Council would have wanted to review this before making a decision, so we took it upon ourselves to have one quickly prepared. Obviously this is a draft, and we encourage council to seek an independently produced analysis for their own reference.

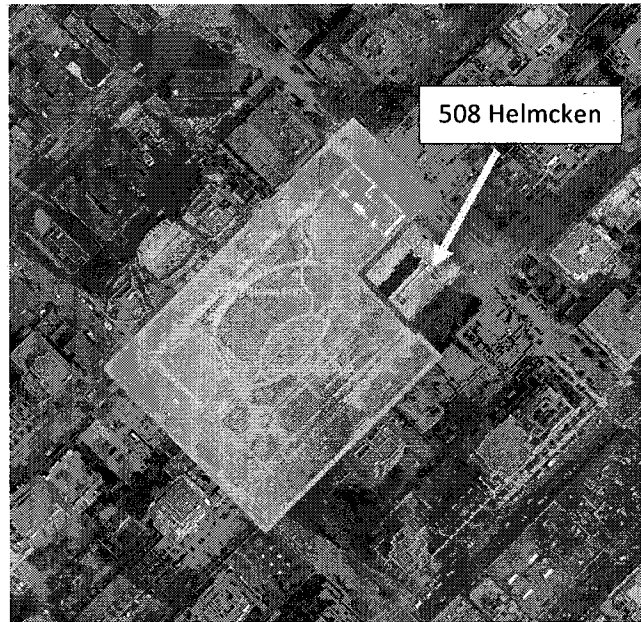
The comparative images below show the impact of the rezoning of 508 Helmcken Street to allow a 36-storey tower in the corner of Emery Barnes Park. The park is currently framed by 11 buildings over 70 feet (21 m), and two planned developments. The park and surrounding space form an enclosure or 'room' defined by the facades of the surrounding towers. Note that none of these buildings encroach upon the park block (between Seymour and Richards, Helmcken and Davie) and the park 'room' extends to all of these streets (left image). The proposed tower would significantly encroach into that room and diminish the breadth and depth of the perceived park room. If the rezoning is permitted, the entire east corner of Emery Barnes Park will be lost (right image).

Existing



- Buildings above 70ft  
(including DE applications)
- Park 'room' before

Proposed



- Park 'room' after

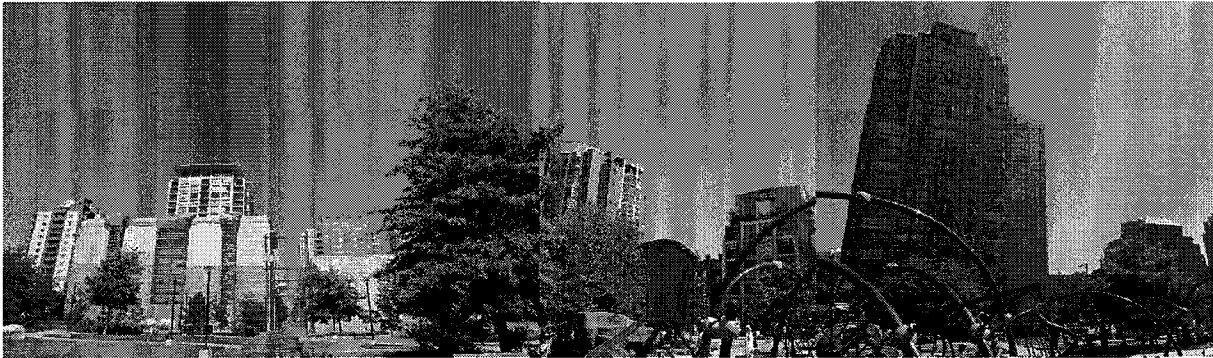
Also to note, the tower would block the morning sun and put the north/west portions of park in shadow. There is a guideline which discourages development that casts shadow on 'public open space' (something which was closely considered regarding the shadow impact of Patina, above new YMCA upon Nelson Park).

Was advice of Park Board planners sought in this current instance as was for Patina proposal?

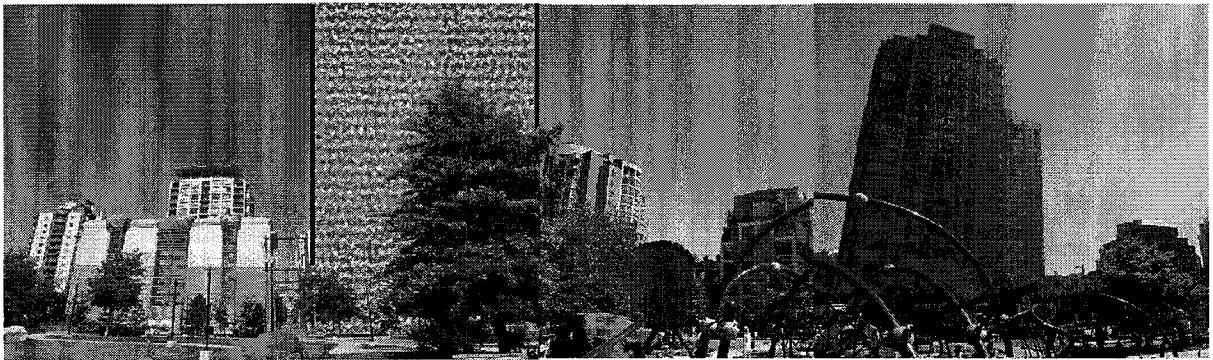
More generally, the guidelines seek to achieve a character of neighbourhood development, a 'look and feel', generally consisting of 4 towers per block, with towers above podium, and slim towers with floorplate proportionate to site size and no floorplate exceeding 6,500 sq. ft. The proposed development is wholly out of character, with a floorplate more appropriate to an office building than an apartment tower. Even the Shangri-la, Vancouver's biggest apartment building, has a typical floorplate not exceeding 7,500 sq. ft. The proposed building doesn't look like a Downtown South building, and the impact of its incongruity will be made still worse by its prominence at the north-east corner of the park.

Continued with park impact images on next page

**Existing buildings (and proposed development applications)**



**Impact of Proposed Rezoning**



Clearly this rezoning, if approved, would have a permanent and negative impact on Emery Barnes Park and the surrounding neighbourhood. The urban design analysis is an important aspect of many pieces of information for Council to consider and it is disheartening that the developer did not provide this information. To reiterate, we strongly encourage Council to seek an independently produced analysis for their own reference and to do so prior to making any decision regarding rezoning of this piece of land in the 'small urban oasis' and jewel of New Yaletown.

July 22, 2013

City of Vancouver  
City Clerk's Office  
453 West 12<sup>th</sup> Avenue, Third Floor  
Vancouver, BC, V5Y 1V4

Dear Vancouver City Council:

I am writing to express my opposition to the rezoning of 508 Helmcken Street. As a homeowner and resident of the neighbourhood I am deeply concerned with the negative impacts these developments will bring, some of which are the following:

- **The development is not a good fit for the neighbourhood.** The height allowed by current zoning is 21 m (70 feet) and proposed building is 97.5 m (320 feet) tall. This is almost five times the height currently allowed. At 36 storeys, the building is much taller than surrounding buildings (Freesia is 18 storeys, Donovan is 18 stories, Richards Living is 18 storeys, and Robinson Tower is 16 storeys). To see how different the currently allowed building size ("outright zoning") and proposed building are, see: [http://former.vancouver.ca/commsvcs/planning/rezoning/applications/508helmcken/documents/outrightzoning\\_rev26apr13pdf.pdf](http://former.vancouver.ca/commsvcs/planning/rezoning/applications/508helmcken/documents/outrightzoning_rev26apr13pdf.pdf)
- **Increased crowding of Emery Barnes Park.** The buildings immediately encircling the park (Brava 1 and Brava 2, Eden, Park Place, Park Lofts, Robinson, Jubilee, and Brookland) have approximately 1081 units while this new development alone has 464 units. That is an increase of 43% to an entire neighbourhood coming from a single building. The park is already busy but new development will add roughly 800-1000 people to the neighbourhood. Most of those people will have the park right outside their door. The private Montessori currently behind Freesia will move to the new building and will no longer have a playground – the public park will become the playground for the private school.
- There will be a **loss of view** for surrounding residents as well as impacts on **privacy** and **natural light**. Some units will lose their entire view (i.e. not see the sky). Some buildings, such as Freesia will be completely in the shadow of the 36-storey tower at midday, and lower floors will be in shadow from roughly 9 am to 1 pm. (See [http://former.vancouver.ca/commsvcs/planning/rezoning/applications/508helmcken/documents/shadowanalysis\\_rev26apr13pdf.pdf](http://former.vancouver.ca/commsvcs/planning/rezoning/applications/508helmcken/documents/shadowanalysis_rev26apr13pdf.pdf) for more information.)
- There will be an increase in the already **high concentration of social housing** on Helmcken. As part of a land swap with the City, the existing 88 units of Jubilee House (currently at 508 Helmcken) along with 76 additional units will move to a new 13-storey tower at 1099 Richards. The lower seven floors will be under 16 m (52.5 feet) from the Freesia tower.
- **Increased traffic.** The proposed development at 508 Helmcken will have 10 floors of parking and 434 parking spaces. The cars will enter from the lane off Helmcken Street.

Helmcken already backs up during rush hour. This traffic will also need to compete with pedestrian traffic on the proposed Helmcken Greenway (<http://vancouver.ca/files/cov/Comox-Helmcken-Greenway-Map-Sect2-2012-09-28.pdf>). Cars entering and leaving 508 Helmcken will need to compete with service vehicles (garbage trucks) and emergency vehicles.

- **Potential financial impact** through reduced property values. All of the above will reduce property values for owners in surrounding buildings.

The forgoing being the case, I do not believe this development is appropriate for the neighbourhood and I ask that the City not allow it to move forward. I believe a more reasonable development would abide by the current zoning of the site. An appropriate building height for this site would be 70 feet.

[mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca).

Sincerely,

Emily Hedayat  
Barrister & Solicitor



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:34 AM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken Street - Possible Development

Thank you for your comments.

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Thank you.

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**From:** s. 22(1) Personal and Confidential **On Behalf Of Jason Lyle**  
**Sent:** Monday, July 22, 2013 7:59 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street - Possible Development

To Whom This May Concern,

I would like to express my concern with building a massive apartment tower at 508 Helmcken Street.

You have gone to the huge undertaking of removing all of the other buildings within a city block to give us a much needed green space/park, over the past 5-6 years. So, why would you put a massive tower on that same city block? It would make sense, if anything, to move the low income housing to another location and demolish that building completely to expand the park into an actual full size city block park/green space.

Thousands of people in the Downtown area/Yaletown area make use of this park everyday; either by using the dog park (off leash area), sunbathing on the grass, picnics on the grass, exercise, and most importantly the

massive playground for children and families to come and play in an area that is not all concrete like the rest of Vancouver's downtown.

If Vancouver is trying to densify the downtown core they also need to accommodate the fact that young families will remain in the downtown core and will need some green spaces to raise their families in; kids cant grow up on concrete their whole life, its just not right. Think back to when you were kids and did you want to go play in a busy street? or at the park?

I am directly involved in the construction industry (own a renovations company) and I am disgusted by the fact that the City of Vancouver wants to build a massive high rise building directly on the same land that a park sits on so we can all stare at a concrete monstrosity while trying to make use of the park. Not to mention that will kill a lot of the days sunshine on the park, which will in turn prevent people from using it as often and will require more maintenance from the Parks board to maintain the plant life and grass without enough sun.

It is a huge mistake to develop that plot of land when there is so many better uses for it that would keep Vancouverites happy for many years to come and provide a lasting legacy as the greenest city in north America, if thats what we are trying to do with all the other environmental initiatives you are taking on around the city.

I am very much so against the 508 Helmcken Street Development. Let the record show.

Regards,

Jason Lyle

5.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:35 AM  
**To:** Eran Lavie  
**Subject:** RE: Rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Eran Lavie s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 10:03 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

Hello,

I would like to express my opposition to 508 Helmcken project. I believe this massive tower will have huge impact on the neighborhood and on our quality of life.

This project will have a negative effect on every strata in the area: density, traffic, overloading amenities and services are some of the negative results we can expect. In addition this is the only open space remaining in this part of the neighborhood and this project will change the characteristics of this part of Yaletown forever. Such huge building will also have significant impact on the value of all the properties in its surroundings.

I am not against the replacement of the social housing or the development on the area but as a taxes paying resident of the neighborhood I am expecting the concise to follow its own guidelines and to take under serious consideration the current residents' concerns!

Please reconsider and vote against this initiative.

Thank you kindly

Eran

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:37 AM  
**To:** Michael Leksinski  
**Subject:** RE: Rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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s. 22(1) Personal and Confidential

**From:** Michael Leksinski  
**Sent:** Monday, July 22, 2013 11:26 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

Dear city of Vancouver,

My wife and I bought a condominium apartment near 508 Helmcken. We have a small baby boy and make use of Emery Barnes park daily. It is our favourite place to go year round and it was one of the reasons we purchased our apartment. We are noticing that this park is getting very crowded. We need more parks in the area for the growing young family population in this neighbourhood.

It has come to our attention that a development project is being pushed through which grossly disrespects the height restrictions and living densities established for our neighbourhood. Please DENY or REJECT the rezoning proposal for 508 Helmcken, and build more parks in our area instead! We NEED them!

Thank you,  
Michael Leksinski

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:35 AM  
**To:** Jo-Anne Chia  
**Subject:** RE: Opposed to 508 Helmcken

Thank you for your comments.

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Thank you.

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

s. 22(1) Personal and Confidential  
**From:** Jo-Anne Chia  
**Sent:** Monday, July 22, 2013 11:08 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to 508 Helmcken

This email is to notify council of my opposition to the proposed development at 508 Helmcken. I believe the allowable density, floor plate and height exceeds reasonable development in the area for promoting a livable environment in the neighbourhood. The proposed development will be a monstrosity and undoubtedly will affect the already vibrant and yet peaceful nature of the neighbourhood. The negative effects of the proposed development will result in, without limitation: chaos, unreasonable noise, over crowdedness and frustration in what is now an energetic and calm neighbourhood. The existing neighbourhood strikes a good balance between high density living in a tranquil setting. The proposed development will disrupt the existing nature of the neighbouring turning it into a crowded and undesirable place to live and visit. I urge council to reconsider the plans submitted by the developers and revise them to downsize the density, floor plate and height.

Please feel free to contact me to discuss.

Sincerely,

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:57 AM  
**To:** Meaghan Taylor  
**Subject:** RE: opposition to building 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Meaghan Taylor s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 6:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** opposition to building 508 Helmcken

Please note I oppose the building of 508 Helmcken.



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:58 AM  
**To:** Janet Katalinic  
**Subject:** RE: Oppose to the rezoning of 508 Helmcken!!

Thank you for your comments.

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Thank you.

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

**From:** Janet Katalinic 5.22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 7:17 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposal to the rezoning of 508 Helmcken!!

To City Council...

I am opposed to the proposal above. In my opinion it violates too many of the city's goals, policies and guidelines for Downtown South.

For instance, it is proposed to be along a "greenway". That in itself is a total contradiction. ( to propose a building with 36 floors and 10 floors of parking alone to be along that corridor)

The traffic congestion will be bad as it is already is very congested in this area with all the feeder traffic from the lanes coming onto Helmcken especially as Nelson is only one way.

Furthermore, the building is proposed on the edge of a park which is already very busy (I have noticed the population triple or more in the past couple of years as more young families take to the park) leaving many others with their dogs having to go elsewhere Where there was once peacefulness and tranquility in this park with it's lovely water feature.. it has completely disappeared.

I understand that the school situation is abysmal in this area..forcing many residents to have to move once their kids become ready to enrol...where will they all go?

As well...I understand that the City guidelines for additional density, height and so on do not apply to such a small site...It is very suspicious that some "maneuvering" is being done by the City in order to allow this "land swap deal" to go through...I think that there could be some better viable options that the City could consider. This application goes way too far and in my opinion completely negatively affects the livability of Yaletown in many ways...Note that I did not even mention the effect on the skyline or blocking a view (which it would in my case) but I think there are far more serious issues that are at hand that bother me a lot more...

Lastly, please note that I am NOT voting against social housing or replacement of the Jubilee House..it is in a state of disrepair and a new building is indeed necessary for its residents...

Thank you for your consideration,

Lifetime resident of Vancouver (and hope it stays that way!!)

Sincerely,

Janet Katalinic,

Resident, The Domus

s. 22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 11:59 AM  
**To:** Clara Li  
**Subject:** RE: opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

**From:** Clara Li s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 11:18 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** opposed to the rezoning of 508 Helmcken

Dear Mayor,

I am opposed to the rezoning of 508 Helmcken, the proposal violates many of the city's own goals, policies, and guidelines. 508 Helmcken is a small site which should not be rezoned in order to allow for additional density, height and floor-plate size.

As a resident in Yaletown, I feel that the proposal negatively affects the livability of Yaletown and such an imposing building does not match well with the neighbourhood. The proposed building will interfere with the use and enjoyment of Emery Barnes Park. It is a busy park and already dwarfed by towers.

Regards,  
Clara Li

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 12:04 PM  
**To:** Ensom, Mary  
**Subject:** RE: Opposition to EXCESSIVELY LARGE building at 508 Helmcken St.

Thank you for your comments.

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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.

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Thank you.

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---

**From:** Ensom, Mary s. 22(1) Personal and Confidential  
**Sent:** Friday, July 19, 2013 9:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposition to EXCESSIVELY LARGE building at 508 Helmcken St.  
**Importance:** High

Dear Mayor Robertson and Council Members:

The purpose of this letter is to express my **strong opposition** to the proposed 36-storey **monstrosity** at 508 Helmcken St.

Please understand that I am **in favour of social housing** and would welcome the affiliated 13-storey building across the street that would house the current residents of Jubilee House and others. It is the monolith at **508 Helmcken St.** that I am **dead against**.

That's why I was confused and disappointed during the open hearing I attended with my husband on Tuesday, July 16 that the supporters of this monstrosity were speaking as if just because they support social housing, then naturally they support this high-rise or better said, this "building that does not belong" (or as one speaker appropriately put it, "a building that makes the rest of the condos in the neighborhood look like pimples on a dog's butt")!

I am a naturalized Canadian citizen and use my right to vote—hoping and expecting that the Mayor and Council members I trusted would work in the best interest of my neighbors and me. How would YOU feel if you were promised by the city planner 16 years ago before you purchased your condo that there would be a city park built next to Jubilee House someday and that it would not be and thus would not be replaced with a high-rise?....Only to find out that now the city wants to rezone (again) to allow this high-rise to be built, blocking any view you have remaining, robbing you of natural light for a significant portion of the day, making you feel claustrophobic and like a prisoner in your own home, and causing unimaginable traffic congestion on an already busy street?!? I would think that you would not like it one bit and would hope that your collective voice would be able to be heard by the Powers-That-Be.

As my husband said at the hearing, "While I support the social housing objectives of the proposal, I feel that the city is being influenced by the offer of free money for social housing but the **price the surrounding residents are being asked to pay is much too high**. The applicants need to be asked to **scale the building down in a very substantial way**, not just a token reduction." Alternatively, as another speaker suggested, this should be put out for as a Request For Proposal so that the desired social housing can be achieved with the **minimum adjustment to the existing building codes**.

I respectfully ask you to put yourself in our shoes and hear our collective voice.

Sincerely,

Mary H H Ensom

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 12:57 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Request to Stop development on Helmcken

Thank you for your comments.

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Thank you.

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**From:** Patricia Maiato s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 11:55 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Request to Stop development on Helmcken

To whom it may concern ,

Please kindly accept this email and submit my name to refuse acceptance of the condo that is meant to be developed at Emery Barnes Park.

Kind Regards,

Patricia Maiato,

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 1:03 PM  
**To:** Ensom, Mary  
**Subject:** RE: Opposition to EXCESSIVELY LARGE building at 508 Helmcken St.

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

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**From:** Ensom, Mary s. 22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 2:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: Opposition to EXCESSIVELY LARGE building at 508 Helmcken St.  
**Importance:** High

Dear Mayor Robertson and Council Members,

This is an addendum to my email from last night (July 19) as I cannot get the unfairness of the proposed 508 Helmcken St building out of my mind.

I wish to make 2 additional points:

1) If the people in Jubilee House were moving to the proposed new location but it was not contingent on the MONSTROUS building planned for 508 Helmcken St, I believe that they too would be opposed to the size of

the structure and the negative impact it will have on the Park and the Neighborhood. As it stands, they can't get one without the other. So, of course, they are supporting it! If they don't, they won't get their new home!

2) I believe you are selling off a wonderful opportunity and the future of Emory Barnes Park far too cheaply. While in the short term, it might be politically expedient to say that you doubled the capacity of social housing and solved the problem of the run-down Jubilee House. Yet, once people see the size of the MONSTROSITY which is built overhanging the Park, they will remember who betrayed them!

Again, I respectfully ask you to seriously consider these points as you deliberate the fate of the Park and Neighborhood.

Thank you,  
Mary H H Ensom

---

**From:** Ensom, Mary  
**Sent:** July 19, 2013 9:47 PM  
**To:** [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)  
**Subject:** Opposition to EXCESSIVELY LARGE building at 508 Helmcken St.  
**Importance:** High

Dear Mayor Robertson and Council Members:

The purpose of this letter is to express my **strong opposition** to the proposed 36-storey **monstrosity** at 508 Helmcken St.

Please understand that I am **in favour of social housing** and would welcome the affiliated 13-storey building across the street that would house the current residents of Jubilee House and others. It is the monolith at **508 Helmcken St.** that I am **dead against**.

That's why I was confused and disappointed during the open hearing I attended with my husband on Tuesday, July 16 that the supporters of this monstrosity were speaking as if just because they support social housing, then naturally they support this high-rise or better said, this "building that does not belong" (or as one speaker appropriately put it, "a building that makes the rest of the condos in the neighborhood look like pimples on a dog's butt")!

I am a naturalized Canadian citizen and use my right to vote—hoping and expecting that the Mayor and Council members I trusted would work in the best interest of my neighbors and me. How would YOU feel if you were promised by the city planner 16 years ago before you purchased your condo that there would be a city park built next to Jubilee House someday and that it would not be and thus would not be replaced with a high-rise?...Only to find out that now the city wants to rezone (again) to allow this high-rise to be built, blocking any view you have remaining, robbing you of



natural light for a significant portion of the day, making you feel claustrophobic and like a prisoner in your own home, and causing unimaginable traffic congestion on an already busy street?!? I would think that you would not like it one bit and would hope that your collective voice would be able to be heard by the Powers-That-Be.

As my husband said at the hearing, "While I support the social housing objectives of the proposal, I feel that the city is being influenced by the offer of free money for social housing but the **price the surrounding residents are being asked to pay is much too high**. The applicants need to be asked to **scale the building down in a very substantial way**, not just a token reduction." Alternatively, as another speaker suggested, this should be put out for as a Request For Proposal so that the desired social housing can be achieved with the **minimum adjustment to the existing building codes**.

I respectfully ask you to put yourself in our shoes and hear our collective voice.

Sincerely,

Mary H H Ensom

s. 22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any other text that might have been present.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:45 PM  
**To:** Sharon Promislow  
**Subject:** RE: Please reconsider bulk and density of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Sharon Promislow  
**Sent:** Monday, July 22, 2013 3:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Please reconsider bulk and density of 508 Helmcken

Mayor Robertson and Councillors:

I am against the rezoning only on the basis that there must not be a mega highrise built that does not honour the development guidelines established for the area.

The bulk and density of the proposed mega highrise at 508 Helmcken would create a travesty of scale, throwing off the sense of proportion of this area of Yaletown, which has been created by previous developers honouring the area's current urban redevelopment zoning restrictions of a four or five story podium, "eyes on the street" townhouses, and a slim tower. The Council's

massive gift of additional SFR will be seen as an underhanded pay-off to the developer for constructing of the nearby social housing tower – an example of Vision Council saying "yes" to anything a developer requests as a reward for aiding your own agenda at any cost, even if it ruins the very zoning principles that made "Vancouverism" famous as a model for urban redevelopment.

We do NOT want to end up like Shanghai or Beijing, with inhuman, bulky towers staring into each other's windows. Also, the city voted to allow tall mega towers only as gateways into the city, or in the heart of the business district: it is not fitting to dwarf an already established residential neighbourhood.

"Vision" council, please show true vision, and reconsider the height, bulk and density of the 508 Helmcken design, only approving rezoning when a scaled down version is presented. Please do not destroy the vision for which we are famous – proportional in scale, pleasing to the eye, and allowing some sunlight to shine on our urban sidewalks, rather than creating canyons.

Thank you for your consideration.

Sharon Promislow

s. 22(1) Personal and Confidential



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:57 PM  
**To:** glyn jones  
**Subject:** RE: don't build it. they won't come

Thank you for your comments.

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Thank you.

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**From:** glyn jones s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 4:55 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** don't build it. they wont come

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 5:00 PM  
**To:** Neil Gold  
**Subject:** RE: 508 Helmcken Street and 1099 Richards Street

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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**From:** Neil Gold s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 6:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street and 1099 Richards Street

I register my opposition to these developments that do not comply with the City's planning intent respecting green space, appropriate building size, set backs, park creation, vehicular (including bicycle) and pedestrian traffic management, safety and community comfort and convenience, and architectural coherence and which unduly intrude upon privacy and views.

The receipt of substantial compensation from a developer should not lead to the City's derogation from its fundamental planning policies and principles.

Neil Gold

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 5:02 PM  
**To:** J.Brian McClelland  
**Subject:** RE: Proposed Development at 508 Helmken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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

**From:** J.Brian McClelland s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 4:59 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Development at 508 Helmken

J Brian McClelland

s. 22(1) Personal and Confidential

To Whom It May Concern,

I am E-mailing to express my concerns regarding the proposed 36 storey development at 508 Helmken. I am opposed to this development due to the size. It will block a lot of the natural light that we able to get. I live on the back of the Freesia and this development will block out any light that we now get. The complex due to the size will also increase the population density to an already highly populated area. It will also effect traffic which is already a problem.

Sincerely,

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:12 PM  
**To:** Alan Albert s. 22(1) Personal and Confidential  
**Subject:** FW: Proposed Rezoning, 508 Helmcken (with attachment)  
**Attachments:** Letter to Council re 508 Helmcken 2013.pdf

Thank you for your comments.

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**From:** Alan Albert s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 2:42 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Rezoning, 508 Helmcken (with attachment)

As I understand it, Council must approve a rezoning proposal if it substantively complies with the city's existing goals, policies, and public benefit strategies.

I am attaching a letter that documents some of the ways that the proposed rezoning significantly and substantively *violates* the city's existing bylaws, plans, goals, policies, and public benefit strategies.

The city bylaws, plans, goals, and public benefit strategies place limits on development. These city documents also outline acceptable public benefit reasons for exceeding these limits. And they document the *maximums* that can be allowed *in exchange for those public benefits*.

The proposed rezoning at 508 Helmcken violates not only the standard limits, but also exceeds, by far, many of the maximums that can be allowed *in exchange for public benefits*.

What is the point of having bylaws setting maximums that can be allowed *in exchange for public benefits*, if these explicit public-benefit maximums *themselves* can be so easily overridden?

I hope that the attached document provides sufficient valid reasons to enable you to vote "No" on the proposed rezoning.

Respectfully,  
Alan

--

Alan Albert

s. 22(1) Personal and Confidential



To the Mayor and Council:

I am writing to document why the proposed rezoning of 508 Helmcken in New Yaletown should be rejected or *very* significantly scaled back.

In numerous and significant ways, the proposed building contravenes the city’s own bylaws, plans, goals, policies, and guidelines. The city’s plans, goals, policies, and guidelines for this site are clearly documented in the Downtown South Goals and Policies, the Downtown South Guidelines, the Downtown Official Development Plan Bylaws, the Transportation 2040 Plan and the Greenest City 2020 Action Plan Implementation Update.

The following four tables illustrate some of the more significant violations of the city’s bylaws, plans, goals, policies, and guidelines.

Please excuse the length of this letter. The long length is due to the large number of violations in the proposal.

**Table 1** illustrates the ways in which the proposed rezoning and the proposed building contravene the **Downtown South Goals and Policies**. The “Requirement” column cites directly from this document.

Topic	Requirement in Downtown South Goals and Policies	Violation
<p><b>Floor Space Ratio (FSR)</b></p> <p>FSR is the total floor area of the building, divided by the area of the plot.</p>	<p>“3 FSR maximum” for small scale sites.</p> <p>As reference, here are some other cities’ <i>actual</i> central downtown FSR maximums:</p> <p>Manhattan: 15            Los Angeles: 13            Hong Kong: 12            Chicago: 12            San Francisco: 9            Bangkok: 8            Paris: 3            Singapore: 2.8</p>	<p>An FSR of 17 violates the maximum 3 FSR in New Yaletown.</p> <p>At over three times the allowable FSR, this violation is vastly out of scale of any of the buildings in the area – and of most major cities in the world.</p> <p>High FSRs create city canyons with limited light, air, and circulation, and are hostile to pedestrians.</p> <p>Does the city really want FSRs denser than Manhattan?</p>

<b>Topic</b>	<b>Requirement in Downtown South Goals and Policies</b>	<b>Violation</b>
<b>Tower Height</b>	"limited towers" are called for in the New Yaletown sub-area.	At 300 feet high, the proposed tower is anything but "limited". This block already has several towers existing or approved. Adding another tower is not "limited".
<b>Tower Width &amp; Depth</b>	"The maximum horizontal tower width or depth dimension is 90 feet. Generally, optimum tower widths to the fronting streets -- typically north-south streets -- should be in the range of 75 -85 ft."	The proposed building is 125 ft by 99 ft -- exceeding the guidelines in both width and height.
<b>Maximum Floor Plate</b>	"The maximum floor plate of any tower will be limited to 6,500 square feet."	The proposed building is claimed to have a floor plate of 10,100 sq. ft -- vastly exceeding the guidelines. The actual area of the proposed tower at grade is 12,375 sq. ft. (125' x 99'), more than <i>double</i> the allowed maximum.

Topic	Requirement in Downtown South Goals and Policies	Violation
<p><b>Tower Width and Floor Plate Size</b></p>	<p>“For sites with frontages up to and including 300 feet, the maximum floor plate size is further guided by the parameters outlined in Table 1, which are based on the premise that as height increases on a given site, tower width/floor plate should decrease.”</p> <p>“Table 1: Guide to Maximum Typical Floor Plate Size “ shows a table of floor plates decreasing with height. For the smallest listed frontage (175 ft) – the closest match to the proposed development – the maximum floor plates range from a maximum of 5,000 sq. ft. at a height of 200 ft, down to 3,500 sq. ft. at a height of 300 ft.</p>	<p>The proposed building’s floor plate remains an almost constant 10,100 sq. ft. at all heights. Contrary to the guidelines, the floor plate does not decrease as building height increases. This results in the appearance of a massive slab, rather than an attractive edifice.</p> <p>The proposed 300 ft. tower doesn’t have the minimum pedestal width to even appear on the guideline’s table of maximum floor plate sizes. So for comparison we need to use the maximums closest (smallest) pedestal base.</p> <p>The proposed floor plate of 10,100 is more than double the guideline at the lower levels, and nearly <i>triple</i> the guideline at the upper levels. The proposal significantly flaunts these guidelines.</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Setbacks (Front)</b>	<p>“The front setback is the most public aspect of the site...”</p> <p>“Front setbacks for buildings in New Yaletown should be 12 ft. minimum...”</p> <p>“Exceptions may be considered to the minimum setback <i>only</i> to allow transition to existing permanent or heritage buildings.”</p>	<p>The proposed building has only a 6 ft. setback facing Helmcken St. -- half of the required distance.</p> <p>In calculating these setbacks, the developer is measuring to the narrowest part of the building face; Nearly half of the proposed building facing Helmcken St. provides <i>no setback whatsoever. Zero.</i></p> <p>Exceptions such as the one proposed are <i>explicitly disallowed</i> by the Guidelines.</p>
<b>Setbacks (Side Yard)</b>	<p>“Interior side yard setbacks for buildings in New Yaletown over 70 ft. should be 30 ft. minimum” -- not counting the lane width.</p>	<p>The proposed building side yard setbacks are 9 ft. and 0 ft. -- not counting the lane width, seriously contravening the guidelines.</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<p><b>Streetscape Setbacks</b></p>	<p>“In New Yaletown, the minimum required 12 foot building setback should accommodate the second row of trees and the display gardens. The first 2 feet adjacent to the property line should permit a clear at-grade extension of the sidewalk, the next 4 feet permits the second row of trees and the remaining 6 feet allows for the display garden which may include some useable outdoor space.”</p> <p>See the illustration in “Figure 37. Streetscape Dimensions in New Yaletown”.</p> <p>“On sites affected by approved view cones, variation from the setback guidelines may be considered subject to livability standards, with the exception of the 12 foot front yard setback in New Yaletown, “</p>	<p>The proposed building lacks the minimum required 12 foot setback.</p> <p>There is no second row of trees.</p> <p>There are no display gardens.</p> <p>On much of the streetscape, the building directly abuts the sidewalk, leaving no room for any extension of sidewalk, row of trees, or display garden, let alone any useable outdoor space.</p> <p>The proposed streetscape looks <i>nothing</i> like the illustration in the guidelines, contravening the guidelines in almost <i>all</i> respects.</p> <p>The guidelines <i>explicitly exclude variation from these guidelines</i> in New Yaletown.</p> <p>What are the Goals and Policies for? What does an explicit restriction of variation mean?</p>

<b>Topic</b>	<b>Requirement in Downtown South Goals and Policies</b>	<b>Violation</b>
<b>Open Space</b>	<p>“Residential developments should provide, exclusive of minimum setback areas, semi-private open space at grade or preferably on a roof having an aggregate size of fifty square feet per unit or more.”</p>	<p>The proposed building has no semi-private open space at grade. And with 448 proposed units, the roof-top open space required is 22,400 sq. ft. Even if the entire roof were dedicated to semi-private open space for residents, it would provide less than 10,000 sq. ft.—less than half the required amount per unit.</p> <p>Even secured market rental residents deserve better treatment than this.</p>
<b>Neighbourhood and Streetscape Character</b>	<p>“An animated and interactive street edge definition is critical to making Downtown South a lively residential community. The objective is to create safe, active, attractive streets with visual interest “</p>	<p>The nonexistent and/or minimal setbacks <i>prevent</i> the creation of an “animated and interactive street edge.”</p> <p>The insufficient setbacks preclude anything that’s safe, active, or attractive.</p>
<b>Greened Streetscape</b>	<p>“In New Yaletown, a double row of trees will be provided.”</p> <p>“Another important pattern is a heavily “greened” streetscape. In New Yaletown, a double row of trees within an expanded public realm ensures that the streets become attractive “living rooms”“</p>	<p>The proposed building allows room for only a single row of trees -- half the required amount.</p> <p>Where is the double row of trees called for in the Guidelines?</p> <p>Is this the way to reach the Greenest City targets of 15,000 trees?</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Graffiti</b>	<p>“Graffiti generally occurs on blank, exposed surfaces “</p> <p>“Opportunities for graffiti can be mitigated by reducing areas of blank wall, “</p>	<p>The large expanses of blank wall, at grade, with minimal or zero setback, are practically an invitation for graffiti.</p> <p>Who will pay for the increased maintenance costs? How will this cost increase affect rental costs?</p>
<b>Private Views</b>	<p>“Development, in accommodating the functional necessities of the uses being provided, should be massed as compactly as possible, both in height and width.”</p> <p>“The massing of any project should be configured and situated so that significant distant views can be shared between a proposed project and existing and future developments on surrounding sites. This can be achieved with slim, compact towers that maximize views between buildings rather than wide towers that block views”</p> <p>“New developments should be designed and landscaped to provide for attractive near views for existing adjacent development”</p>	<p>The proposed building is not compact in height or width, as called for in the Goals and Policies.</p> <p>The project is not situated so that “distant views can be shared.”</p> <p>This proposed tower is neither slim nor compact – it minimizes, rather than maximizes, the views between buildings, and significantly blocks views for residents in existing buildings (as well as already-approved buildings not yet constructed), contravening the guidelines.</p> <p>The proposed building does not “provide for attractive near views for existing adjacent development – in fact it <i>blocks</i> those views.</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Sidewalk Furniture &amp; Bicycle Racks</b>	<p>“Within the setback area of the streetscape, sidewalk furniture should be provided by the owners of new buildings. “</p> <p>“Bicycle racks are to be provided. “</p>	<p>Within the minimal (half 6 ft., half 0 (zero) ft. setback along the Helmcken St. bikeway, there is insufficient room for bike racks, let alone any sidewalk furniture.</p>

**Table 2** illustrates some ways in which the proposed rezoning and the proposed building contravene the **Downtown South Guidelines**. The “Requirement” column cites directly from this document.

Topic	Requirement in Downtown South Guidelines	Violation
<b>Setbacks</b>	<p>“12 foot setbacks on the streetscape with a double row of trees, and other landscape, furnishing and paving features, in the New Yaletown sub-area”</p>	<p>Zero-foot and 6 foot setbacks on Helmcken St., a single row of trees on Richards St. and Helmcken St., and no room for “other landscape, furnishing, or other paving features”.</p>
<b>Towers</b>	<p>“limited towers, with minimum site size”</p>	<p>The tower is not “limited”. It is the maximum permissible height, with no podium, occupying almost the entire property. Width and depth significantly violate the Guidelines.</p>



**Table 3** illustrates some ways in which the proposed rezoning and the proposed building contravene the **Downtown Official Development Plan Bylaws**. The “Requirement” column cites directly from this document.

Topic	Requirement in Downtown Official Development Plan Bylaws	Violation
<p><b>Floor Space Ratio (FSR) for Social Housing</b></p>	<p>(For area L1):            “The maximum density for all uses shall be floor space ratio 3.00, except that:             the maximum density for all uses <i>for a site with social housing</i> shall be floor space ratio 5.00 provided that social housing comprises more than two-thirds of the floor space ratio”             (Emphasis added)</p>	<p>The Official Plan sets limits for maximum density, and allows specific exceptions for social housing. Exempting the building from these FSR limits makes no sense, for two reasons:</p> <ol style="list-style-type: none"> <li>1) The Official Plan <i>already includes a social housing exception, and places limits on the exceptions.</i></li> <li>2) There is <i>no social housing proposed at 508 Helmcken</i>. The social housing to replace Jubilee House units (x 2) would be provided across the street, and is <i>not part of this rezoning application.</i></li> </ol> <p>The proposed building violates the limits on density, <i>even for a site with the public benefit of social housing.</i></p> <p>The proposed 17 FSR exceeds the allowable density not just for area L1, but for <i>all</i> areas of the city.</p> <p>Why have an Official Development Plan, that outlines allowable exceptions, if even these exceptions can be exceeded?</p>

Topic	Requirement in Downtown Official Development Plan Bylaws	Violation
<b>Corner Site</b>	"the maximum density for all uses on a corner site with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet shall be floor space ratio 5.00"	<p>To qualify for an exception <i>up to</i> 5 FSR, a corner site must have a minimum frontage of 175 feet.</p> <p>Even when the two city-owned lanes are added to the frontages, this property has a frontage of only 145 feet – well under the 175 foot requirement.</p> <p>This site, zoned at 3 FSR, does not even qualify for the exception allowing 5 FSR.</p> <p>Why violate the Official Plan's allowable exceptions?</p>
<b>Minimum Frontage</b>	"the maximum density for all uses on an interior site with a minimum frontage of 200 feet and a minimum site area of 24,000 square feet shall be floor space ratio 5.00"	<p>Even if the site were not on a corner, it doesn't meet the minimum frontage requirements. , Even when the two city-owned lanes are added to the frontages, this property has a frontage of only 145 feet – well under the 200 foot requirement.</p>

**Table 4** illustrates some ways in which the proposed rezoning and the proposed building contravene the city’s **Transportation 2040 Plan**. The “Requirement” column cites directly from this document.

<b>Topic</b>	<b>Requirement in Transportation 2040 Plan</b>	<b>Violation</b>
<b>Child Safety</b>	“Improve safety and neighbourhood livability by prioritizing measures around neighbourhood bike routes, schools and other key pedestrian generators.”	<p>Placing a Montessori School entrance in a lane that over 430 cars and over 400 bikes will enter and exit twice daily during rush hour will place children in danger.</p> <p>Drop-off and pickup times at the Montessori School would occur at the same time as hundreds of cars and bikes hurriedly exit and enter the garage.</p> <p>The blind corners on both sides of the lane on Helmcken and on one side of Richards would make car-child accidents likely.</p>

Topic	Requirement in Transportation 2040 Plan	Violation
<p><b>Pedestrian Safety</b></p>	<p>“Pedestrians will continue to be the City’s top transportation priority.”</p> <p>“People on foot are the most vulnerable users of our streets. They are more likely to be injured or killed when collisions occur.”</p> <p>“Minimize the width and number of new driveways that cross sidewalks and other walking paths. “</p> <p>“[Require] setbacks in new development.”</p>	<p>This proposal places automobile transportation above pedestrian safety. Adding 10 levels of parking for over 430 cars is inconsistent with policy.</p> <p>Situating the huge garage on Helmcken St. places pedestrians at unnecessary risk. The setbacks on Helmcken St. violate the city’s Guidelines. 12 feet are required; the proposed building has frontage with <i>no</i> setback next to the laneway exit, and a planned tree further obstructs sightlines.</p> <p>This violation is especially dangerous for seniors and children in the building.</p> <p>Cars using the driveways on Helmcken would directly cross the new Comox-Helmcken Greenway, connecting Stanley Park to False Creek.</p> <p>With pedestrians as the city’s top transportation priority, why allow this unsafe violation?</p>

Topic	Requirement in Transportation 2040 Plan	Violation
<p><b>Bike Safety</b></p>	<p>“This plan aims to make cycling safe, convenient, comfortable, and fun for people of all ages and abilities. To achieve this, it is essential to improve and expand the existing network with low-stress, high quality bike routes.”</p> <p>“Minimize the width and number of new driveways that intersect bike routes.”</p>	<p>Cars using the on Richards St. would directly cross the new Richards St. protected bike lane.</p> <p>These driveways would see over 430 cars enter and exit each day, with concentrated driveway traffic occurring during rush hours when bicycle traffic is greatest.</p> <p>Positioning a garage for over 430 cars directly across the bike lane flagrantly violates the “essential” objective of “low-stress, high quality bike routes”.</p> <p>This too is a public safety issue.</p>
<p><b>Visibility at Driveways</b></p>	<p>“Designs should ensure sufficient visibility at intersections and driveways, and minimize the potential for conflicts with car doors, pedestrians, and other cyclists.”</p>	<p>The driveway lanes on Helmcken and Richards are blind corners. Buildings on <i>both</i> sides of the Helmcken lane have <i>zero</i> setback and directly abut the sidewalk, creating blind corners in both directions.</p> <p>It is unsafe to direct so much traffic across these sidewalks and the Comox-Helmcken and Richards St. Bike Routes.</p> <p>Over 400 cars will cross the blind corners twice daily. Visibility for drivers and pedestrians is poor. Accidents would be frequent. Pedestrians and bicyclists would be at risk of collisions.</p>

Topic	Requirement in Transportation 2040 Plan	Violation
<p><b>Excessive Parking</b></p>	<p>“Ensure that upgrades and replacement infrastructure do not increase capacity for general motor vehicle traffic.”</p> <p>“Parking adds a significant expense to development, particularly when it means additional levels of underground parking that go unused. These costs are passed on to homeowners and renters, as well as businesses and customers. One way to address this is to build less parking per unit of floor space. “</p> <p>“Parking maximums are also important since they eliminate the risk that developers will build parking in excess of City objectives.”</p>	<p>The proposed addition of over 430 parking spaces directly violates the intent and direction of the Transportation 2040 plan.</p> <p>The required parking for this site is 236 spaces. The proposal grossly exceeds the required parking.</p> <p>Especially for a building targeted for low-cost rental, the excessive number of parking spaces is particularly costly, driving up rental rates for those who can least afford it.</p>

Last, the city owns the land at 508 Helmcken. This land would make a welcome addition to the minimal parkland in the area. The city’s own planning process envisioned the future use of this site as an extension to Emery Barnes park.

If the city swaps away this land, it would forever prevent the completion of Emery Barnes park. The city is currently ahead of its own 2014 targets for social housing in the area, and behind in its 2014 targets for park space.

The city’s **Greenest City 2020 Action Plan 2012-2013 Implementation Update’s** “Highest Priority Actions” are to “Increase access to nature in priority neighbourhoods by working to acquire new parks or through streets-to-parks changes.” – and is only at 30% of its target. And also *far* behind in its targets for 15,000 new trees.

The city's social housing goals can be met on property the developer already owns; it doesn't require the city's scarce parkland to provide this public benefit.

This is *not* a vote for or against social housing.

This is *not* a vote for or against replacing Jubilee House.

This *is* a vote regarding a specific proposal that repeatedly and significantly **violates the city's own plans, goals, policies, and guidelines**. The proposal should be rejected on these grounds.

The public benefits are simply not worth the public costs of these numerous violations of public policy. Please vote No.

Sincerely,

Alan Albert

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:12 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

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Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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**From:** Pam Zayadi s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 2:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Hello,

I am writing to say I am strongly opposed to the 36 storey high rise in Emery Barnes park  
As a resident and Owner of s. 22(1) Personal and Confidential I am NOT at all in favour of this new building .

Pam Zavadi  
s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:13 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken and 1099 Richards Street  
**Attachments:** Donovan Letter of Objection 508 Helmcken and 1099 Richards Streets.doc

Thank you for your comments.

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Thank you.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

**From:** Neil Gold s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Christie Oreskovic; Edna Olsen; Michael Chubb; Neil Gold; Philip Pincus; s. 22(1) Personal and Confidential Terry Li; Toni Scott; Terry Li; Vicky Kao  
**Subject:** 508 Helmcken and 1099 Richards Street

The Strata Council  
The Donovan  
s. 22(1) Personal and Confidential

July 22, 2013

Attn: Mayor and Council  
City Clerk's Office

453 West 12th Avenue, Third Floor  
Vancouver, BC, V5Y 1V4

The Donovan Strata Council <sup>s. 22(1) Personal and Confidential</sup> wishes to formally register its opposition to the proposed by-law amendments and subsequent proposed development of 508 Helmcken Street. In addition the Council also opposes the development of 1099 Richards, DE416775. These proposals involve an exchange of property between the city and a private landowner requiring the city to approve a rezoning of its own land. Overall these developments, each on its own and especially in combination, do not serve Vancouver's Downtown South in the specific location planned.

The original rejected proposal for 508 Helmcken was revised April 24, 2013 with only very minor changes to size and density. The thirty-six level proposed development clearly violates City guidelines for a 'small site', which 508 Helmcken is, and it does not conform to the existing City building parameters: the height and floor plate far exceed the usual, sensible requirements. The result of this proposed excessive use of the site would be a marked increase in shadow and decrease in view and light to the surrounding buildings. The high density will create increased traffic and impact negatively on the safety of the use of the Emery Barnes Park.

The Emery Barnes Park is a major contribution of green space to the City and is well used. It enhances the entire area and should be a major focus of any plan considered in the development of the 508 Helmcken site. This is not the case with the present proposal. The ideal would be for the City to retain ownership of this land for further development of Emery Barnes Park or permit a much scaled down project; because once the land is relinquished to the proposed use the opportunity to enhance the park is lost virtually forever. Thus, the erection of this building will result in a bulky design that is neither in keeping with the architecture of the surrounding buildings and neighbourhood nor an appropriate complement to the park that would be adjacent to it.

The existing Jubilee House situated on the 508 Helmcken site is said to be deteriorating. The proposed 1099 Richards Street development of thirteen floors is planned to allow for the relocation of Jubilee House residents and for additional long-term market price rental housing. There is a significant quantity of social housing and amenities for the poor in the Yaletown and Downtown South area. One can see this plainly from the online diagrams showing the distribution of social housing and amenities available in Vancouver. While the City appears to be nearing its objectives for social housing it is not nearly the case for green space. To address the need for lower priced housing the answer is not necessarily to situate housing in the most expensive areas of the city, risking the investments made by current owners. Also the proposed building for the 1099 Richards site totally disregards the impact on light and the infringement on the privacy of occupants of the neighbouring buildings.

We fear that the City may make the choice to permit these two developments because of the promised significant capital exchange offered by the developer. We question whether this reason is sufficient to permit the city to deviate from its commitments to green space, neighbourhood safety and minimal congestion while the new project will likely lead to potential danger to cyclists, motorists and pedestrians

The Strata Council for the Donovan <sup>s. 22(1) Personal and Confidential</sup> asks you to reconsider the rezoning and development proposals for 508 Helmcken and 1099 Richards Street and to either reject them or restrict their size and impact so that negative effects do not eventuate. In doing so we ask that you continue to be diligent in your efforts to preserve the commitments you have made to maintain the regulations you have enacted for the benefit of residents of and visitors to the city, despite the handsome payment that has been offered. We do not believe that the values you have espoused for our neighbourhood should be sacrificed.

Sincerely,

Neil Gold  
Vice-President <sup>s. 22(1) Personal and Confidential</sup> (The Donovan)  
<sup>s. 22(1) Personal and Confidential</sup>

The Strata Council  
The Donovan

s. 22(1) Personal and Confidential

July 22, 2013

Attn: Mayor and Council  
City Clerk's Office  
453 West 12th Avenue, Third Floor  
Vancouver, BC, V5Y 1V4

The Donovan Strata Council <sup>s. 22(1) Personal and Confidential</sup> wishes to formally register its opposition to the proposed by-law amendments and subsequent proposed development of 508 Helmcken Street. In addition the Council also opposes the development of 1099 Richards, DE416775. These proposals involve an exchange of property between the city and a private landowner requiring the city to approve a rezoning of it's own land. Overall these developments, each on its own and especially in combination, do not serve Vancouver's Downtown South in the specific location planned.

The original rejected proposal for 508 Helmcken was revised April 24, 2013 with only very minor changes to size and density. The thirty-six level proposed development clearly violates City guidelines for a 'small site', which 508 Helmcken is, and it does not conform to the existing City building parameters: the height and floor plate far exceed the usual, sensible requirements. The result of this proposed excessive use of the site would be a marked increase in shadow and decrease in view and light to the surrounding buildings. The high density will create increased traffic and impact negatively on the safety of the use of the Emery Barnes Park.

The Emery Barnes Park is a major contribution of green space to the City and is well used. It enhances the entire area and should be a major focus of any plan considered in the development of the 508 Helmcken site. This is not the case with the present proposal. The ideal would be for the City to retain ownership of this land for further development of Emery Barnes Park or permit a much-scaled down project; because once the land is relinquished to the proposed use the opportunity to enhance the park is lost virtually forever. Thus, the erection of this building will result in a bulky design that is neither in keeping with the architecture of the surrounding buildings and neighbourhood nor an appropriate complement to the park that would be adjacent to it.

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We fear that the City may make the choice to permit these two developments because of the promised significant capital exchange offered by the developer. We question whether this reason is sufficient to permit the city to deviate from its commitments to green space, neighbourhood safety and minimal congestion while the new project will likely lead to potential danger to cyclists, motorists and pedestrians

The Strata Council for the Donovan (BCS 3395) asks you to reconsider the rezoning and development proposals for 508 Helmcken and 1099 Richards Street and to either reject them or restrict their size and impact so that negative effects do not eventuate. In doing so we ask that you continue to be diligent in your efforts to preserve the commitments you have made to maintain the regulations you have enacted for the benefit of residents of and visitors to the city, despite the handsome payment that has been offered. We do not believe that the values you have espoused for our neighbourhood should be sacrificed.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:47 PM  
**To:** Kristin  
**Subject:** RE: Opposed 508 Helmcken Street to be 36 storey high-rise

Thank you for your comments.

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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.

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Thank you.

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

**From:** Kristin s.22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 4:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed 508 Helmcken Street to be 36 storey high-rise

To whom it may concern,

I am one of the home owners of 1133 Homer street, I have a dog and we use Emery Barnes Park a lot. I am writing this letter to opposed the new project of 36 storey high rise in Emery Barnes Park on 508 Helmcken Street. 36 Storey high rise is too high to be right in Emery Barnes Park and right next to a social housing.

In my opinion this 36 storey high rise in Emery Barnes Park will have negative affect our community's quality of life. Size of Emery Barnes Park is already not big, lots of families, elders and dog owner use the park because it is so convenience. And Lot of building are facing the park which give them a peaceful park view instead of city view. This is one of the reason why people choose to buy that location. However if a 36 storey high rise build in Emery Barnes Park, The park will look smaller and building on Richard will not have the park view anymore.

It will have huge negative affect on the social housing right beside it and I think it is so not fair for our elders. The new building to be so high will totally block off huge amount of natural light which now goes in the social housing suite.

I am strong opposed the new proposal of 508 Helmcken Street to become a 36 Storey high rise. I suggest we should make sure the 508 Helmcken Street proposal will not block off natural light which goes in to the social housing next to it and the Emery Barnes Park itself.

As a home owner in this neighbourhood, actually I would rather to see Emery Barnes Park be bigger than smaller. As I see in the area we already have lots and lots of apartment and high-rise being build. All the high-rise are mostly close to the water side or more in the centre of downtown. It will be really valuable to keep this Emery Barnes Park to be an very enjoy park. By having a high rise in the park just kills the neighbourhood in my opinion.

If in any case you would like to reach me and I can reach by email all time. My name is Kristin, Asian, 33 years old and a home owner of s. 22(1) Personal and Confidential. Thanks for your time.

Regards,  
Kristin

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:48 PM  
**To:** Steven Mac  
**Subject:** RE: Rezoning of 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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**From:** Steven Mac s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 4:44 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

I'm opposed to this rezoning for a number of reasons. Transportation issues are paramount for this city as we transition to a greener city. My friend helped put this table together and I wanted to share it with you again to ensure you received it.

Specifically the proposed rezoning and the proposed building contravene the city's Transportation 2040 Plan. The "Requirement" column cites directly from this document.

Topic	Requirement in Transportation 2040 Plan	Violation
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<p><b>Child Safety</b></p>	<p>"Improve safety and neighbourhood livability by prioritizing measures around neighbourhood bike routes, schools and other key pedestrian generators."</p>	<p>Placing a Montessori School entrance in a lane that over 430 cars and over 400 bikes will enter and exit twice daily during rush hour will place children in danger. Drop-off and pickup times at the Montessori School would occur at the same time as hundreds of cars and bikes hurriedly exit and enter the garage. The blind corners on both sides of the lane on Helmcken and on one side of Richards would make car child accidents likely.</p>
<p><b>Pedestrian Safety</b></p>	<p>"Pedestrians will continue to be the City's top transportation priority."  "People on foot are the most vulnerable users of our streets. They are more likely to be injured or killed when collisions occur."  "Minimize the width and number of new driveways that cross sidewalks and other walking paths. "  "[Require] setbacks in new development."</p>	<p>This proposal places automobile transportation above pedestrian safety. Adding 10 levels of parking for over 430 cars is inconsistent with policy. Situating the huge garage on Helmcken St. places pedestrians at unnecessary risk. The setbacks on Helmcken St. violate the city's Guidelines. 12 feet are required; the proposed building has frontage with <i>no</i> setback next to the laneway exit, and a planned tree further obstructs sightlines. This violation is especially dangerous for seniors and children in the building. Cars using the driveways on Helmcken would directly cross the new Comox-Helmcken Greenway, connecting Stanley Park to False Creek. With pedestrians as the city's top transportation priority, why allow this unsafe violation?</p>
<p><b>Bike Safety</b></p>	<p>"This plan aims to make cycling safe, convenient, comfortable, and fun for people of all ages and</p>	<p>Cars using the on Richards St. would directly cross the new Richards St. protected bike</p>



	<p>abilities. To achieve this, it is essential to improve and expand the existing network with low-stress, high quality bike routes.”</p> <p>“Minimize the width and number of new driveways that intersect bike routes.”</p>	<p>lane. These driveways would see over 430 cars enter and exit each day, with concentrated driveway traffic occurring during rush hours when bicycle traffic is greatest. Positioning a garage for over 430 cars directly across the bike lane flagrantly violates the “essential” objective of “low-stress, high quality bike routes”. This too is a public safety issue.</p>
<p><b>Visibility at Driveways</b></p>	<p>“Designs should ensure sufficient visibility at intersections and driveways, and minimize the potential for conflicts with car doors, pedestrians, and other cyclists.”</p>	<p>The driveway lanes on Helmcken and Richards are blind corners. Buildings on <i>both</i> sides of the Helmcken lane have <i>zero</i> setback and directly abut the sidewalk, creating blind corners in both directions.</p> <p>It is unsafe to direct so much traffic across these sidewalks and the Comox-Helmcken and Richards St. Bike Routes. Over 400 cars will cross the blind corners twice daily. Visibility for drivers and pedestrians is poor. Accidents would be frequent. Pedestrians and bicyclists would be at risk of collisions.</p>
<p><b>Excessive Parking</b></p>	<p>“Ensure that upgrades and replacement infrastructure do not increase capacity for general motor vehicle traffic.”</p> <p>“Parking adds a significant expense to development, particularly when it means additional levels of underground parking that go unused. These costs are passed on to homeowners and renters, as well as businesses and customers. One way to address this is to build</p>	<p>The proposed addition of over 430 parking spaces directly violates the intent and direction of the Transportation 2040 plan.</p> <p>The required parking for this site is 236 spaces. The proposal grossly exceeds the required parking. Especially for a building targeted for low-cost rental, the excessive number of parking spaces is particularly costly, driving up rental rates for those who can least afford it.</p>

less parking per unit of floor space. “ “Parking maximums are also important since they eliminate the risk that developers will build parking in excess of City objectives.”	
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Thank you,

Steve

s. 22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:19 PM  
**To:** EM C  
**Subject:** RE:

Thank you for your comments.

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---

**From:** EM C s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 4:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:**

To Gregor Robertson, Mayor and Council – City of Vancouver,

I am writing to voice my strong opposition to the rezoning of 508 Helmcken Street.

1. The size of the proposed high-rise besides the Emery Barnes Park is simply too large for a SMALL SITE which according to the City guidelines do not qualify for additional density, height and floor-plan size.
2. The proposal violates too many of the City's own goals, policies, and guidelines for Downtown South.
3. This proposal will add density to an already congested area and negatively affects the livability of new Yaletown in too many ways. This project is located between a busy park, Highway 99 one of the busiest

routes into Vancouver, Richard Street one of the busiest routes out of Vancouver and a new Greenway. On top of that a designated emergency route.

4. The size of the proposed high-rise will destroy what the city has worked so hard to accomplish – expansion and revitalization of Emery Barnes Park.

Everyone that I encounter express how lovely and vibrant the park is and I truly believe that the expansion of the park will complete the city vision of Vancouver Downtown core. Let preserved the little green space that left for the next generation.

Please, I implore council member to reject the current proposed rezoning and save what little green space we have in the city. Please vote NO on July 23.

Sincerely,

Emily Chiong  
Resident by Emery Barnes Park

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:19 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Rezoning application of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Josephine Lee s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 4:01 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Rezoning application of 508 Helmcken

Josephine Lee  
s. 22(1) Personal and Confidential

July 21, 2013

City of Vancouver  
City Clerk's Office  
453 West 12th Avenue  
Vancouver, BC, V5Y1V4

Dear Vancouver City Council:

I am a resident in the neighbourhood of Emery Barnes Park and I am writing to express my strong opposition to the proposed rezoning of 508 Helmcken. I have lived in this neighbourhood for seven years and I have watched Emery Barnes Park develop into the wonderful “urban oasis” (as it is described on the City of Vancouver website). I have a young son and two dogs, and my husband and I regularly take all of them to the park.

We have watched the park grow and become increasingly used as more and more people have moved into the neighbourhood. Now, the park is extremely busy, from morning to evening, and on weekdays and weekends. There are many times I must line up in order to put my son on the swings because there are so many parents and children there. I no longer take my dogs to the dog park either, because it is often too crowded and I do not feel safe with all of the dogs in there. Put simply:

**Emery Barnes Park is already at capacity!**

I was appalled to hear about the proposal to put a 36-storey monstrous tower in the corner of the Park block. With 464 units, this building is larger than Brava 1 (230 units) and Brava 2 (187 units) combined! Those are massive towers and I cannot believe that the City would even entertain the thought of something so much larger right on the park. It just doesn't fit. The other nearby buildings are 16-18 storeys – why not build something that size? This building would bring between 800 and 1000 people right into the Park. The park will become unusable. In short,

**This building does not fit the neighbourhood and it is not compatible with the design and feel of the existing buildings.**

In this neighbourhood, it has always been understood that as buildings were removed from that block that the Park would expand. Upon hearing about this proposed development I began researching this and individuals in the neighbourhood who contacted Parks and Rec Commissioner have confirmed that the original plans indeed were to expand the park. I was particularly appalled to learn that the Parks Board was never consulted about this development. There is a brand new social housing building being constructed at 1107 Seymour which would house the residents of Jubilee House nicely, and then the park could be expanded right to Helmcken Street.

**This is a once-in-a-lifetime opportunity for the City to leave a meaningful legacy and expand the park – once the land is turned over to the developer the opportunity is lost.**

Lastly, as a taxpayer I want to say that I think it is outrageous that the private Montessori now at 515 Helmcken would move into a new building without a playground. At the public hearing on July 16, the owner of the Montessori talked about how nice it would be to have the playground right outside the door; however, I must emphasize it is not the public's responsibility of providing playground facilities to private schools. To add further insult, the children from the private school will be occupying the playground and making it even more difficult for people in the neighbourhood to take their children to the park. Who is that park and playground for – the public or a private for-profit school?

In summary, I am strongly opposed to the rezoning application for 508 Helmcken. I hope the City can see the proposed building has no business in this neighbourhood and it would negatively impact the area for as long as it stood. Please uphold the original promise and use 508 Helmcken to expand Emery Barnes Park. The extra park space is sorely needed, especially in the Downtown core! Please vote NO to the rezoning application.

Sincerely,  
Josephine Lee

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:18 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Monica Noren s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:49 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

Hello Mayor and Council,

The proposal violates too many of the city's own goals, policies, and guidelines for Downtown South. 508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc. I am NOT voting against social housing, or replacement of Jubilee House.

This application goes too far, and negatively affects the livability of new Yaletown in too many ways. With the new greenway and such an influx of people we are going to see traffic patterns effected dramatically for the neighborhood.

Please vote no on July 23

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:17 PM  
**To:** Goodman, Nicole  
**Subject:** RE: Opposed to 508 Helmcken rezoning application

Thank you for your comments.

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In addition, these public comments will also be posted on the City's website

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Thank you.

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

**From:** Goodman, Nicole s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Opposed to 508 Helmcken rezoning application

Nicole Goodman  
s. 22(1) Personal and Confidential

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Sent from my BlackBerry handheld.  
Envoyé à partir de mon BlackBerry.

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

**From:** Goodman, Nicole  
**Sent:** Monday, July 22, 2013 03:41 PM  
**To:** 'mayorandcouncil@vancouver.ca' <[mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)>  
**Subject:** Opposed to 508 Helmcken rezoning application



Dear Mayor and Council,

I am writing to express my opposition to the 508 Helmcken rezoning application.

This proposed development violates the city's own policies, guidelines and plans. I am asking the City abide by the rules set in place. The site does not meet the minimum frontage and site area requirements for the height and FSR within existing regulations (FSR 3.0). The 508 Helmcken proposal is located on a small site according to city guidelines. I do not understand why this site is being considered for more height and density than current zoning allows - FSR 17.2 is a significant leap and unacceptable on a "small site".

The building is far too large for this area and will dominate the park. It is also incompatible with surrounding buildings that have smaller towers with podiums that are offset allowing space and access to light. I note that the drawing renditions and models do not encapsulate the neighbourhood towers. The larger towers are highlighted and sadly the towers that are the "norm" in the area do not exist in the developer's renditions.

Furthermore, I am very perplexed by the competing priorities of a green city/green space and dropping 488 units and a 10 level garage on the edge of a park. Future plans on the Helmcken corridor include a green way and bike lanes. I am very concerned about the traffic congestion on the street and lane ways and how they will relate to the bike lanes on both Helmcken Street and Richards Street. This is not consistent with the goals and policies of Vancouver Downtown South being an environmentally conscious community.

If development is required or Jubilee House needs updating, then the development should be in compliance with existing zoning - that is why we have rules and guidelines - to protect the community. If the city does this land swap and allows the rezoning, we have forever lost the opportunity to expand the park in the future. Furthermore, the size of this building is obnoxious in this setting and will affect the quality of life for residents of the Emery Barnes Park and neighbourhood.

Please vote No to this rezoning.

Sincerely,

Nicole Goodman

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Sent from my BlackBerry handheld.  
Envoyé à partir de mon BlackBerry.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:15 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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**From:** Graham Mitchell s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

To whom it may concern

508 Helmcken is a small site which City guidelines do not qualify for additional density, height and floor-plate size, etc regards

Graham Mitchell  
s. 22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:14 PM  
**To:** Courtney Normann  
**Subject:** RE: 508 Helmcken Rezoning

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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---

**From:** Courtney Normann  
**Sent:** Monday, July 22, 2013 3:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Rezoning

Dear Mayor and Council of Vancouver,

We do not need any more density in this area. Our neighbourhood is becoming full of low income housing and we do not need any more of this going into our neighbourhood, as we spend a lot of money to be able live in the area. My partner and I bought two years ago, and I feel that if we plan to stay this will damage the value on our property. Plus is a huge eye sore for something that large.

Kind Regards,

Courtney Normann

Owner of : s. 22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:14 PM  
**To:** Peggy Duncan  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

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**From:** Peggy Duncan S. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:14 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Mayor & Vancouver City Council.

Re: 508 Helmcken.

This email is to voice my objection to the construction of a 36 storey tower at 508 Helmcken.

This is a residential area of Vancouver & skyscrapers do not belong here. They belong in the financial district in downtown Vancouver, where people work, not in a residential area. Emery Barnes Park is well used by people living in the area & a 36 storey tower would not compliment the park as it would block out the sunshine for most of the day. Many businesses in Yale Town have invested time & money to make the area a trendier place for people to enjoy & a 36 storey tower does not fit into that picture.

Please do not allow this application to proceed.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:10 PM  
**To:** corey cubric  
**Subject:** RE: 508 Helmcken Proposed Tower

Thank you for your comments.

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

**From:** corey cubric s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 2:11 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Proposed Tower

I frequently use Emery Barnes Park and I'm very angry that such a dense tower is being considered at 508 Helmcken. A tower with a floor-plate over 10,000 square feet is ridiculous considering the frontage of the corner lot is only 125 feet. Adding 800+ residents to the park will over crowd it as will 400+ cars to Helmcken. I take my dog to the park and this tower will cast shadows all over the dog portion of the park.

If you approve the proposal you will forever ruin the dynamics of the park.

Corey Cubric

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:10 PM  
**To:** Chris Wieser 5. 22(1) Personal and Confidential  
**Subject:** RE: Subject: 508 Helmcken

Thank you for your comments.

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**From:** Chris Wieser 5. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 2:00 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Subject: 508 Helmcken

Subject: 508 Helmcken

The city is out of touch if they approve the proposed tower at 508 Helmcken. It is far too dense and tall which will have negative consequences for the park. Don't destroy what makes Emery Barnes so special - the distance between the park and neighboring towers. If approved the tower will dominate the park. It is my understanding that a corner lot that is only 125' should not exceed 70 feet in height so why is this proposed tower over 300'?

The city should not be in the business of providing public playgrounds to private schools.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:10 PM  
**To:** Kerry Corlett  
**Subject:** RE: Inaccurate summary of opposition at 508 Helmcken Public Hearing July 16

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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City Clerk's Office  
City of Vancouver  
Phone: 604-829-4238  
Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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**From:** Kerry Corlett s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 2:00 PM  
**Subject:** Inaccurate summary of opposition at 508 Helmcken Public Hearing July 16

Dear Mayor and Councillors

At the public hearing on this matter on July 16/13, the "Summary of Correspondence Council received" was misleading to Council and comes nowhere near represent the true numbers of persons opposed.

The problem is with the technical wording, which can be referenced in the minutes of the July 16 meeting, where it is stated:

"Summary of Correspondence Council received was the following since the application was referred to Public Hearing and prior to the close of the speakers list" was stated to be

- 29 letters and emails in support
- 25 letters and emails opposed

The neighbourhood was never informed that only comments received “since the application was referred to Public Hearing” would be counted and summarized at the July 16 Council meeting. The record shows that many more responses in opposition were received prior to that date [eg: after the first Open House], and many more have been sent since the Public Hearing.

Unfortunately, this sort of thing only serves to contribute to a feeling of unfairness around this entire application process

Kerry Corlett

s. 22(1) Personal and Confidential





## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:09 PM  
**To:** Brent Laoun  
**Subject:** RE: Rezoning of 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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**From:** Brent Laoun 5.22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:58 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

I can't believe the city is considering selling off land that is adjacent to Emery Barnes Park to a developer to build a 36 story tower. We need more park space in this city and not another tower. The city has a once in a lifetime opportunity to increase the size of the park and thus the useability of it, in fact it would be perfect for the Comox/Helmcken Greenbelt. Do the right thing and reject this rezoning proposal!

Brent Laoun

5.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:45 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Letter to Mayor and Council Outlining Violations  
**Attachments:** Letter to Council re 508 Helmcken, 2013(3).pdf

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

**From:** Gord Harding  
**Sent:** Monday, July 22, 2013 3:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Fwd: Letter to Mayor and Council Outlining Violations

Ladies and Gentlemen

I write to register that **I am against this project** and its associated deal from being approved by City Council.

The reasons are many and are well-articulated in the attached document. Please take the time to review each item and the noted considered reasons that we see this deal as being both "offside" and outside the parameters of acceptable development!

Thank you for your consideration.

To the Mayor and Council:

I am writing to document why the proposed rezoning of 508 Helmcken in New Yaletown should be rejected or *very* significantly scaled back.

In numerous and significant ways, the proposed building contravenes the city’s own bylaws, plans, goals, policies, and guidelines. The city’s plans, goals, policies, and guidelines for this site are clearly documented in the Downtown South Goals and Policies, the Downtown South Guidelines, the Downtown Official Development Plan Bylaws, the Transportation 2040 Plan and the Greenest City 2020 Action Plan Implementation Update.

The following four tables illustrate some of the more significant violations of the city’s bylaws, plans, goals, policies, and guidelines.

Please excuse the length of this letter. The long length is due to the large number of violations in the proposal.

**Table 1** illustrates the ways in which the proposed rezoning and the proposed building contravene the **Downtown South Goals and Policies**. The “Requirement” column cites directly from this document.

Topic	Requirement in Downtown South Goals and Policies	Violation
<p><b>Floor Space Ratio (FSR)</b></p> <p>FSR is the total floor area of the building, divided by the area of the plot.</p>	<p>“3 FSR maximum” for small scale sites.</p> <p>As reference, here are some other cities’ <i>actual</i> central downtown FSR maximums:</p> <p>Manhattan: 15            Los Angeles: 13            Hong Kong: 12            Chicago: 12            San Francisco: 9            Bangkok: 8            Paris: 3            Singapore: 2.8</p>	<p>An FSR of 17 violates the maximum 3 FSR in New Yaletown.</p> <p>At over three times the allowable FSR, this violation is vastly out of scale of any of the buildings in the area – and of most major cities in the world.</p> <p>High FSRs create city canyons with limited light, air, and circulation, and are hostile to pedestrians.</p> <p>Does the city really want FSRs denser than Manhattan?</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Tower Height</b>	"limited towers" are called for in the New Yaletown sub-area.	At 300 feet high, the proposed tower is anything but "limited". This block already has several towers existing or approved. Adding another tower is not "limited".
<b>Tower Width &amp; Depth</b>	"The maximum horizontal tower width or depth dimension is 90 feet. Generally, optimum tower widths to the fronting streets -- typically north-south streets -- should be in the range of 75 -85 ft."	The proposed building is 125 ft by 99 ft -- exceeding the guidelines in both width and height.
<b>Maximum Floor Plate</b>	"The maximum floor plate of any tower will be limited to 6,500 square feet."	The proposed building is claimed to have a floor plate of 10,100 sq. ft -- vastly exceeding the guidelines. The actual area of the proposed tower at grade is 12,375 sq. ft. (125' x 99'), more than <i>double</i> the allowed maximum.

Topic	Requirement in Downtown South Goals and Policies	Violation
<p><b>Tower Width and Floor Plate Size</b></p>	<p>“For sites with frontages up to and including 300 feet, the maximum floor plate size is further guided by the parameters outlined in Table 1, which are based on the premise that as height increases on a given site, tower width/floor plate should decrease.”</p> <p>“Table 1: Guide to Maximum Typical Floor Plate Size “ shows a table of floor plates decreasing with height. For the smallest listed frontage (175 ft) – the closest match to the proposed development – the maximum floor plates range from a maximum of 5,000 sq. ft. at a height of 200 ft, down to 3,500 sq. ft. at a height of 300 ft.</p>	<p>The proposed building’s floor plate remains an almost constant 10,100 sq. ft. at all heights. Contrary to the guidelines, the floor plate does not decrease as building height increases. This results in the appearance of a massive slab, rather than an attractive edifice.</p> <p>The proposed 300 ft. tower doesn’t have the minimum pedestal width to even appear on the guideline’s table of maximum floor plate sizes. So for comparison we need to use the maximums closest (smallest) pedestal base.</p> <p>The proposed floor plate of 10,100 is more than double the guideline at the lower levels, and nearly <i>triple</i> the guideline at the upper levels. The proposal significantly flaunts these guidelines.</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Setbacks (Front)</b>	<p>“The front setback is the most public aspect of the site...”</p> <p>“Front setbacks for buildings in New Yaletown should be 12 ft. minimum...”</p> <p>“Exceptions may be considered to the minimum setback <i>only</i> to allow transition to existing permanent or heritage buildings.”</p>	<p>The proposed building has only a 6 ft. setback facing Helmcken St. -- half of the required distance.</p> <p>In calculating these setbacks, the developer is measuring to the narrowest part of the building face; Nearly half of the proposed building facing Helmcken St. provides <i>no setback</i> whatsoever. Zero.</p> <p>Exceptions such as the one proposed are <i>explicitly disallowed</i> by the Guidelines.</p>
<b>Setbacks (Side Yard)</b>	<p>“Interior side yard setbacks for buildings in New Yaletown over 70 ft. should be 30 ft. minimum” -- not counting the lane width.</p>	<p>The proposed building side yard setbacks are 9 ft. and 0 ft. -- not counting the lane width, seriously contravening the guidelines.</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<p><b>Streetscape Setbacks</b></p>	<p>“In New Yaletown, the minimum required 12 foot building setback should accommodate the second row of trees and the display gardens. The first 2 feet adjacent to the property line should permit a clear at-grade extension of the sidewalk, the next 4 feet permits the second row of trees and the remaining 6 feet allows for the display garden which may include some useable outdoor space.”</p> <p>See the illustration in “Figure 37. Streetscape Dimensions in New Yaletown”.</p> <p>“On sites affected by approved view cones, variation from the setback guidelines may be considered subject to livability standards, with the exception of the 12 foot front yard setback in New Yaletown, “</p>	<p>The proposed building lacks the minimum required 12 foot setback.</p> <p>There is no second row of trees.</p> <p>There are no display gardens.</p> <p>On much of the streetscape, the building directly abuts the sidewalk, leaving no room for any extension of sidewalk, row of trees, or display garden, let alone any useable outdoor space.</p> <p>The proposed streetscape looks <i>nothing</i> like the illustration in the guidelines, contravening the guidelines in almost <i>all</i> respects.</p> <p>The guidelines <i>explicitly exclude variation from these guidelines</i> in New Yaletown.</p> <p>What are the Goals and Policies for? What does an explicit restriction of variation mean?</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Open Space</b>	“Residential developments should provide, exclusive of minimum setback areas, semi-private open space at grade or preferably on a roof having an aggregate size of fifty square feet per unit or more.”	<p>The proposed building has no semi-private open space at grade. And with 448 proposed units, the roof-top open space required is 22,400 sq. ft. Even if the entire roof were dedicated to semi-private open space for residents, it would provide less than 10,000 sq. ft.—less than half the required amount per unit.</p> <p>Even secured market rental residents deserve better treatment than this.</p>
<b>Neighbourhood and Streetscape Character</b>	“An animated and interactive street edge definition is critical to making Downtown South a lively residential community. The objective is to create safe, active, attractive streets with visual interest “	<p>The nonexistent and/or minimal setbacks <i>prevent</i> the creation of an “animated and interactive street edge.”</p> <p>The insufficient setbacks preclude anything that’s safe, active, or attractive.</p>
<b>Greened Streetscape</b>	<p>“In New Yaletown, a double row of trees will be provided.”</p> <p>“Another important pattern is a heavily “greened” streetscape. In New Yaletown, a double row of trees within an expanded public realm ensures that the streets become attractive “living rooms””</p>	<p>The proposed building allows room for only a single row of trees -- half the required amount.</p> <p>Where is the double row of trees called for in the Guidelines?</p> <p>Is this the way to reach the Greenest City targets of 15,000 trees?</p>



Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Graffiti</b>	<p>“Graffiti generally occurs on blank, exposed surfaces “</p> <p>“Opportunities for graffiti can be mitigated by reducing areas of blank wall, “</p>	<p>The large expanses of blank wall, at grade, with minimal or zero setback, are practically an invitation for graffiti.</p> <p>Who will pay for the increased maintenance costs? How will this cost increase affect rental costs?</p>
<b>Private Views</b>	<p>“Development, in accommodating the functional necessities of the uses being provided, should be massed as compactly as possible, both in height and width.”</p> <p>“The massing of any project should be configured and situated so that significant distant views can be shared between a proposed project and existing and future developments on surrounding sites. This can be achieved with slim, compact towers that maximize views between buildings rather than wide towers that block views”</p> <p>“New developments should be designed and landscaped to provide for attractive near views for existing adjacent development”</p>	<p>The proposed building is not compact in height or width, as called for in the Goals and Policies.</p> <p>The project is not situated so that “distant views can be shared.”</p> <p>This proposed tower is neither slim nor compact – it minimizes, rather than maximizes, the views between buildings, and significantly blocks views for residents in existing buildings (as well as already-approved buildings not yet constructed), contravening the guidelines.</p> <p>The proposed building does not “provide for attractive near views for existing adjacent development – in fact it <i>blocks</i> those views.</p>

Topic	Requirement in Downtown South Goals and Policies	Violation
<b>Sidewalk Furniture &amp; Bicycle Racks</b>	<p>“Within the setback area of the streetscape, sidewalk furniture should be provided by the owners of new buildings. “</p> <p>“Bicycle racks are to be provided. “</p>	<p>Within the minimal (half 6 ft., half 0 (zero) ft. setback along the Helmcken St. bikeway, there is insufficient room for bike racks, let alone any sidewalk furniture.</p>

**Table 2** illustrates some ways in which the proposed rezoning and the proposed building contravene the **Downtown South Guidelines**. The “Requirement” column cites directly from this document.

Topic	Requirement in Downtown South Guidelines	Violation
<b>Setbacks</b>	<p>“12 foot setbacks on the streetscape with a double row of trees, and other landscape, furnishing and paving features, in the New Yaletown sub-area”</p>	<p>Zero-foot and 6 foot setbacks on Helmcken St., a single row of trees on Richards St. and Helmcken St., and no room for “other landscape, furnishing, or other paving features”.</p>
<b>Towers</b>	<p>“limited towers, with minimum site size”</p>	<p>The tower is not “limited”. It is the maximum permissible height, with no podium, occupying almost the entire property. Width and depth significantly violate the Guidelines.</p>

**Table 3** illustrates some ways in which the proposed rezoning and the proposed building contravene the **Downtown Official Development Plan Bylaws**. The “Requirement” column cites directly from this document.

Topic	Requirement in Downtown Official Development Plan Bylaws	Violation
<p><b>Floor Space Ratio (FSR) for Social Housing</b></p>	<p>(For area L1):            “The maximum density for all uses shall be floor space ratio 3.00, except that:             the maximum density for all uses <i>for a site with social housing</i> shall be floor space ratio 5.00 provided that social housing comprises more than two-thirds of the floor space ratio”             (Emphasis added)</p>	<p>The Official Plan sets limits for maximum density, and allows specific exceptions for social housing. Exempting the building from these FSR limits makes no sense, for two reasons:</p> <ol style="list-style-type: none"> <li>1) The Official Plan <i>already includes a social housing exception, and places limits on the exceptions.</i></li> <li>2) There is <i>no social housing proposed at 508 Helmcken</i>. The social housing to replace Jubilee House units (x 2) would be provided across the street, and is <i>not part of this rezoning application.</i></li> </ol> <p>The proposed building violates the limits on density, <i>even for a site with the public benefit of social housing.</i></p> <p>The proposed 17 FSR exceeds the allowable density not just for area L1, but for <i>all</i> areas of the city.</p> <p>Why have an Official Development Plan, that outlines allowable exceptions, if even these exceptions can be exceeded?</p>

Topic	Requirement in Downtown Official Development Plan Bylaws	Violation
<b>Corner Site</b>	“the maximum density for all uses on a corner site with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet shall be floor space ratio 5.00”	<p>To qualify for an exception <i>up to</i> 5 FSR, a corner site must have a minimum frontage of 175 feet.</p> <p>Even when the two city-owned lanes are added to the frontages, this property has a frontage of only 145 feet – well under the 175 foot requirement.</p> <p>This site, zoned at 3 FSR, does not even qualify for the exception allowing 5 FSR.</p> <p>Why violate the Official Plan’s allowable exceptions?</p>
<b>Minimum Frontage</b>	“the maximum density for all uses on an interior site with a minimum frontage of 200 feet and a minimum site area of 24,000 square feet shall be floor space ratio 5.00”	<p>Even if the site were not on a corner, it doesn’t meet the minimum frontage requirements. , Even when the two city-owned lanes are added to the frontages, this property has a frontage of only 145 feet – well under the 200 foot requirement.</p>

**Table 4** illustrates some ways in which the proposed rezoning and the proposed building contravene the city's **Transportation 2040 Plan**. The "Requirement" column cites directly from this document.

<b>Topic</b>	<b>Requirement in Transportation 2040 Plan</b>	<b>Violation</b>
<b>Child Safety</b>	"Improve safety and neighbourhood livability by prioritizing measures around neighbourhood bike routes, schools and other key pedestrian generators."	<p>Placing a Montessori School entrance in a lane that over 430 cars and over 400 bikes will enter and exit twice daily during rush hour will place children in danger.</p> <p>Drop-off and pickup times at the Montessori School would occur at the same time as hundreds of cars and bikes hurriedly exit and enter the garage.</p> <p>The blind corners on both sides of the lane on Helmcken and on one side of Richards would make car-child accidents likely.</p>

Topic	Requirement in Transportation 2040 Plan	Violation
<p><b>Pedestrian Safety</b></p>	<p>“Pedestrians will continue to be the City’s top transportation priority.”</p> <p>“People on foot are the most vulnerable users of our streets. They are more likely to be injured or killed when collisions occur.”</p> <p>“Minimize the width and number of new driveways that cross sidewalks and other walking paths. “</p> <p>“[Require] setbacks in new development.”</p>	<p>This proposal places automobile transportation above pedestrian safety. Adding 10 levels of parking for over 430 cars is inconsistent with policy.</p> <p>Situating the huge garage on Helmcken St. places pedestrians at unnecessary risk. The setbacks on Helmcken St. violate the city’s Guidelines. 12 feet are required; the proposed building has frontage with <i>no</i> setback next to the laneway exit, and a planned tree further obstructs sightlines.</p> <p>This violation is especially dangerous for seniors and children in the building.</p> <p>Cars using the driveways on Helmcken would directly cross the new Comox-Helmcken Greenway, connecting Stanley Park to False Creek.</p> <p>With pedestrians as the city’s top transportation priority, why allow this unsafe violation?</p>

Topic	Requirement in Transportation 2040 Plan	Violation
<b>Bike Safety</b>	<p>“This plan aims to make cycling safe, convenient, comfortable, and fun for people of all ages and abilities. To achieve this, it is essential to improve and expand the existing network with low-stress, high quality bike routes.”</p> <p>“Minimize the width and number of new driveways that intersect bike routes.”</p>	<p>Cars using the on Richards St. would directly cross the new Richards St. protected bike lane.</p> <p>These driveways would see over 430 cars enter and exit each day, with concentrated driveway traffic occurring during rush hours when bicycle traffic is greatest.</p> <p>Positioning a garage for over 430 cars directly across the bike lane flagrantly violates the “essential” objective of “low-stress, high quality bike routes”.</p> <p>This too is a public safety issue.</p>
<b>Visibility at Driveways</b>	<p>“Designs should ensure sufficient visibility at intersections and driveways, and minimize the potential for conflicts with car doors, pedestrians, and other cyclists.”</p>	<p>The driveway lanes on Helmcken and Richards are blind corners. Buildings on <i>both</i> sides of the Helmcken lane have <i>zero</i> setback and directly abut the sidewalk, creating blind corners in both directions.</p> <p>It is unsafe to direct so much traffic across these sidewalks and the Comox-Helmcken and Richards St. Bike Routes.</p> <p>Over 400 cars will cross the blind corners twice daily. Visibility for drivers and pedestrians is poor. Accidents would be frequent. Pedestrians and bicyclists would be at risk of collisions.</p>

Topic	Requirement in Transportation 2040 Plan	Violation
<b>Excessive Parking</b>	<p>“Ensure that upgrades and replacement infrastructure do not increase capacity for general motor vehicle traffic.”</p> <p>“Parking adds a significant expense to development, particularly when it means additional levels of underground parking that go unused. These costs are passed on to homeowners and renters, as well as businesses and customers. One way to address this is to build less parking per unit of floor space. “</p> <p>“Parking maximums are also important since they eliminate the risk that developers will build parking in excess of City objectives.”</p>	<p>The proposed addition of over 430 parking spaces directly violates the intent and direction of the Transportation 2040 plan.</p> <p>The required parking for this site is 236 spaces. The proposal grossly exceeds the required parking.</p> <p>Especially for a building targeted for low-cost rental, the excessive number of parking spaces is particularly costly, driving up rental rates for those who can least afford it.</p>

Last, the city owns the land at 508 Helmcken. This land would make a welcome addition to the minimal parkland in the area. The city’s own planning process envisioned the future use of this site as an extension to Emery Barnes park.

If the city swaps away this land, it would forever prevent the completion of Emery Barnes park. The city is currently ahead of its own 2014 targets for social housing in the area, and behind in its 2014 targets for park space.

The city’s **Greenest City 2020 Action Plan 2012-2013 Implementation Update’s** “Highest Priority Actions” are to “Increase access to nature in priority neighbourhoods by working to acquire new parks or through streets-to-parks changes.” – and is only at 30% of its target. And also *far* behind in its targets for 15,000 new trees.



The city's social housing goals can be met on property the developer already owns; it doesn't require the city's scarce parkland to provide this public benefit.

This is *not* a vote for or against social housing.

This is *not* a vote for or against replacing Jubilee House.

This *is* a vote regarding a specific proposal that repeatedly and significantly **violates the city's own plans, goals, policies, and guidelines**. The proposal should be rejected on these grounds.

The public benefits are simply not worth the public costs of these numerous violations of public policy. Please vote No.

Sincerely,

Alan Albert

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:56 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken - Downtown Official Development Plan Bylaws  
**Attachments:** Letter to Council re 508 Helmcken - Table 3 (Downtown Development Plan Bylaws).pdf

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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*Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)*  
*Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)*

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**From:** Peter Ostafichuk [<mailto:ostafich@mail.ubc.ca>]  
**Sent:** Monday, July 22, 2013 4:54 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken - Downtown Official Development Plan Bylaws

Dear Mr. Mayor and City Councillors,

In exploring the issues surrounding the 508 Helmcken rezoning application and as part of a larger work, a colleague has prepared the attached table highlighting the numerous violations of the proposed development to the Downtown Development Plan Bylaws. This was done with input and consultation from other concerned residents of the neighbourhood.

I thought it was important to share with you.

Best regards,  
Peter Ostafichuk

**Table 3** illustrates some ways in which the proposed rezoning and the proposed building contravene the **Downtown Official Development Plan Bylaws**. The “Requirement” column cites directly from this document.

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<p><b>Floor Space Ratio (FSR) for Social Housing</b></p>	<p>(For area L1):            “The maximum density for all uses shall be floor space ratio 3.00, except that:             the maximum density for all uses <i>for a site with social housing</i> shall be floor space ratio 5.00 provided that social housing comprises more than two-thirds of the floor space ratio”             (Emphasis added)</p>	<p>The Official Plan sets limits for maximum density, and allows specific exceptions for social housing. Exempting the building from these FSR limits makes no sense, for two reasons:</p> <ol style="list-style-type: none"> <li>1) The Official Plan <i>already includes a social housing exception, and places limits on the exceptions.</i></li> <li>2) There is <i>no social housing proposed at 508 Helmcken</i>. The social housing to replace Jubilee House units (x 2) would be provided across the street, and is <i>not part of this rezoning application.</i></li> </ol> <p>The proposed building violates the limits on density, <i>even for a site with the public benefit of social housing.</i></p> <p>The proposed 17 FSR exceeds the allowable density not just for area L1, but for <i>all</i> areas of the city.</p> <p>Why have an Official Development Plan, that outlines allowable exceptions, if even these exceptions can be exceeded?</p>

Topic	Requirement in Downtown Official Development Plan Bylaws	Violation
<b>Corner Site</b>	“the maximum density for all uses on a corner site with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet shall be floor space ratio 5.00”	<p>To qualify for an exception <i>up to</i> 5 FSR, a corner site must have a minimum frontage of 175 feet.</p> <p>Even when the two city-owned lanes are added to the frontages, this property has a frontage of only 145 feet – well under the 175 foot requirement.</p> <p>This site, zoned at 3 FSR, does not even qualify for the exception allowing 5 FSR.</p> <p>Why violate the Official Plan’s allowable exceptions?</p>
<b>Minimum Frontage</b>	“the maximum density for all uses on an interior site with a minimum frontage of 200 feet and a minimum site area of 24,000 square feet shall be floor space ratio 5.00”	<p>Even if the site were not on a corner, it doesn’t meet the minimum frontage requirements. ,</p> <p>Even when the two city-owned lanes are added to the frontages, this property has a frontage of only 145 feet – well under the 200 foot requirement.</p>

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:06 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Letter of opposition  
**Attachments:** 508 Helmcken.docx

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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*Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)*  
*Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)*

**From:** M Basir-Kazerooni s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:24 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Carr, Adriane  
**Subject:** Letter of opposition

Hello,

Please attached find my letter of opposition to two purposed developments on Helmcken and Richards.

Thank you!

Best,

Mo Kazerooni

Mo Kazerooni

s. 22(1) Personal and Confidential

July 18, 2013

City of Vancouver  
City Clerk's Office  
453 West 12<sup>th</sup> Avenue, Third Floor  
Vancouver, BC, V5Y 1V4

Dear Vancouver City Council:

I am deeply concerned about the two developments currently proposed at Helmcken and Richards, and the negative impacts these developments will have on the surrounding neighbourhood if the City allows it to proceed.

As a homeowner and resident of the neighbourhood I am deeply concerned with the following negative impacts these developments will bring:

- **The development is not a good fit for the neighbourhood.** The height allowed by current zoning is 21 m (70 feet) and proposed building is 97.5 m (320 feet) tall. This is almost five times the height currently allowed. At 36 storeys, the building is much taller than surrounding buildings (Freesia is 18 storeys, Donovan is 18 stories, Richards Living is 18 storeys, and Robinson Tower is 16 storeys).
- **Increased traffic.** The proposed development at 508 Helmcken will have 10 floors of parking and 434 parking spaces. The cars will enter from the lane off Helmcken Street. Helmcken already backs up during rush hour. This traffic will also need to compete with pedestrian traffic on the proposed Helmcken Greenway. Cars entering and leaving 508 Helmcken will need to compete with service vehicles and emergency vehicles.
- **Increased crowding of Emery Barnes Park.** The park is already busy but the 464 units in the 36-storey tower plus the 76 new social housing units in the 13-storey tower will add roughly 800-1000 people to the neighbourhood. Most of those people will have the park right outside their door. The private montesorri currently behind Freesia will move to the new building and will no longer have a playground – the public park will become the playground for the private school.
- **Potential financial impact** through reduced property values. All of the above will reduce property values for owners in Freesia and surrounding buildings.

July 18, 2013

Page 2

I do not believe this development is appropriate for the neighbourhood and I ask that the City not allow it to move forward. I believe a more reasonable development would abide by the current zoning of the site. An appropriate building height for this site would be 70 feet.

Sincerely,

Mo Kazerooni

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:04 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: 508 Helmcken Rezoning

Thank you for your comments.

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Thank you.

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**From:** Matt Thomas  
**Sent:** Monday, July 22, 2013 1:01 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Rezoning

I oppose the rezoning of 508 Helmcken.

There is too much social housing in this area. I bought my property 2 years ago and have seen nothing but social housing developments since. Why do I have to pay SOOO MUCH to buy when my neighbors pay nothing at all. By adding such a large floor plate to such a small site you are going to destroy this area that I once loved so much.

Stop being lured by cash incentives and start doing what's right for the community.

Send this shameful proposal back to the drawing board on July 23



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:03 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Rezoning Application for 508 Helmcken Street - Additional Comments  
**Attachments:** Donovan Unit 709 - Errors in GBL View Study.docx

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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**From:** Tyler Thomson s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 12:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application for 508 Helmcken Street - Additional Comments

Dear Mayor and Council,

I have previously submitted comments regarding this rezoning application on Tuesday July 16th, 2013 in addition to voicing my concerns and opposition to the rezoning application, however, additional information has come to my attention that I would like you to be aware of as well.

GBL architects have conducted a view impact study for the 1099 Richards St Development Application which is directly connected to the Rezoning Application for 508 Helmcken St as 1099 Richards St is being funded by the sale of the land for 508 Helmcken St. Further, GBL are the architects for both projects.

I would like to bring to your attention inaccuracies reported in the view study as demonstrated by Mr. Peter Ostafichuk (see attached) as they relate to my unit <sup>s. 22(1) Personal and Confidential</sup> [REDACTED]. The GBL study noted that my view loss would be 22-degrees, however as demonstrated by Mr. Ostafichuk, the actual loss is 45-degrees which is a 105% greater loss of view than reported by GBL.

Further, and most importantly, GBL architects have shown the photo taken from my balcony at the very eastern part of our suite which is not an accurate vantage point to note the views impacted as our den, and both bedrooms are west of here and have a much greater loss of view to the south which is reflected in Mr. Ostafichuk's plan.

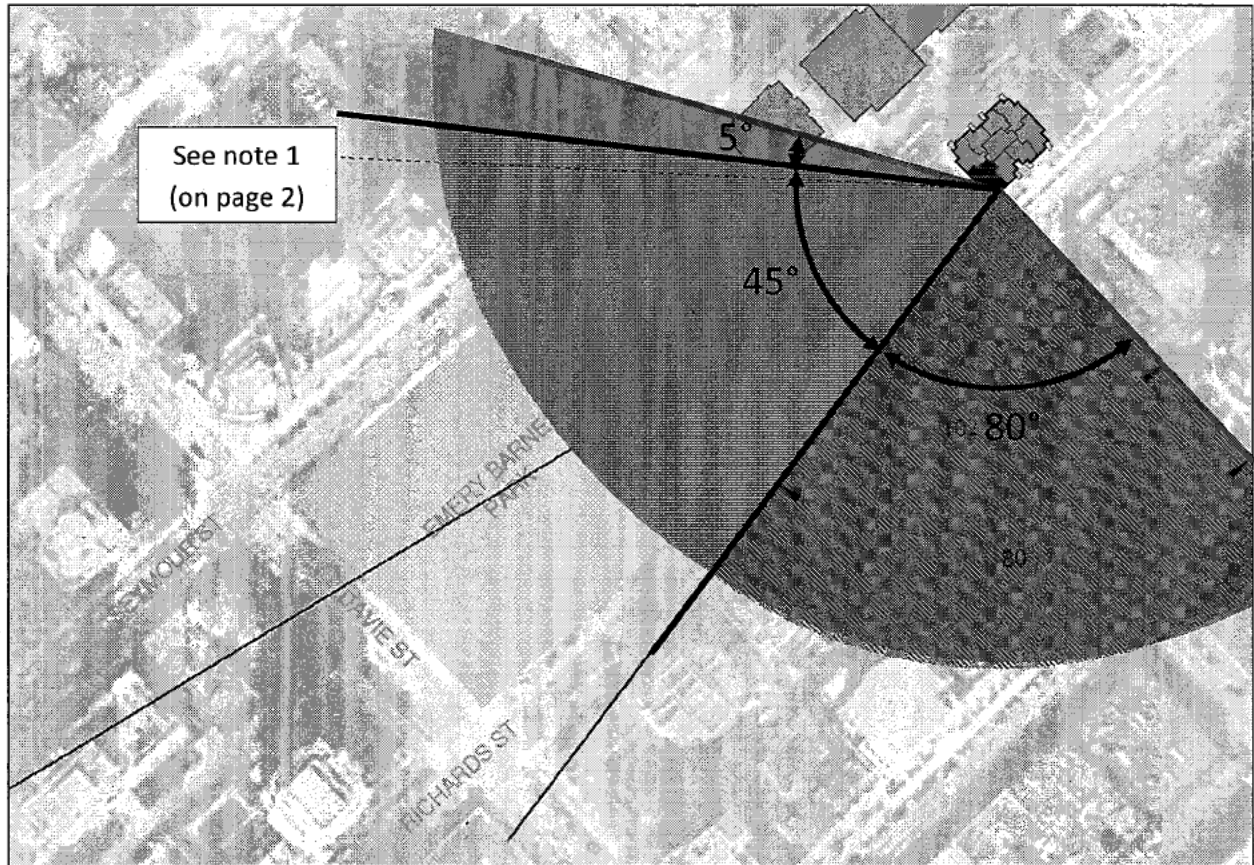
Please consider that the information being provided by GBL architect is a misrepresentation of information (whether deliberate or not) and should be considered unreliable in this regard.

Sincerely,

Tyler Thomson

**Donovan** s. 22(1) Personal and Confidential - **Errors in GBL View Study**

Corrected Image with GBL View Cones Superimposed and Adjusted to Match Photograph

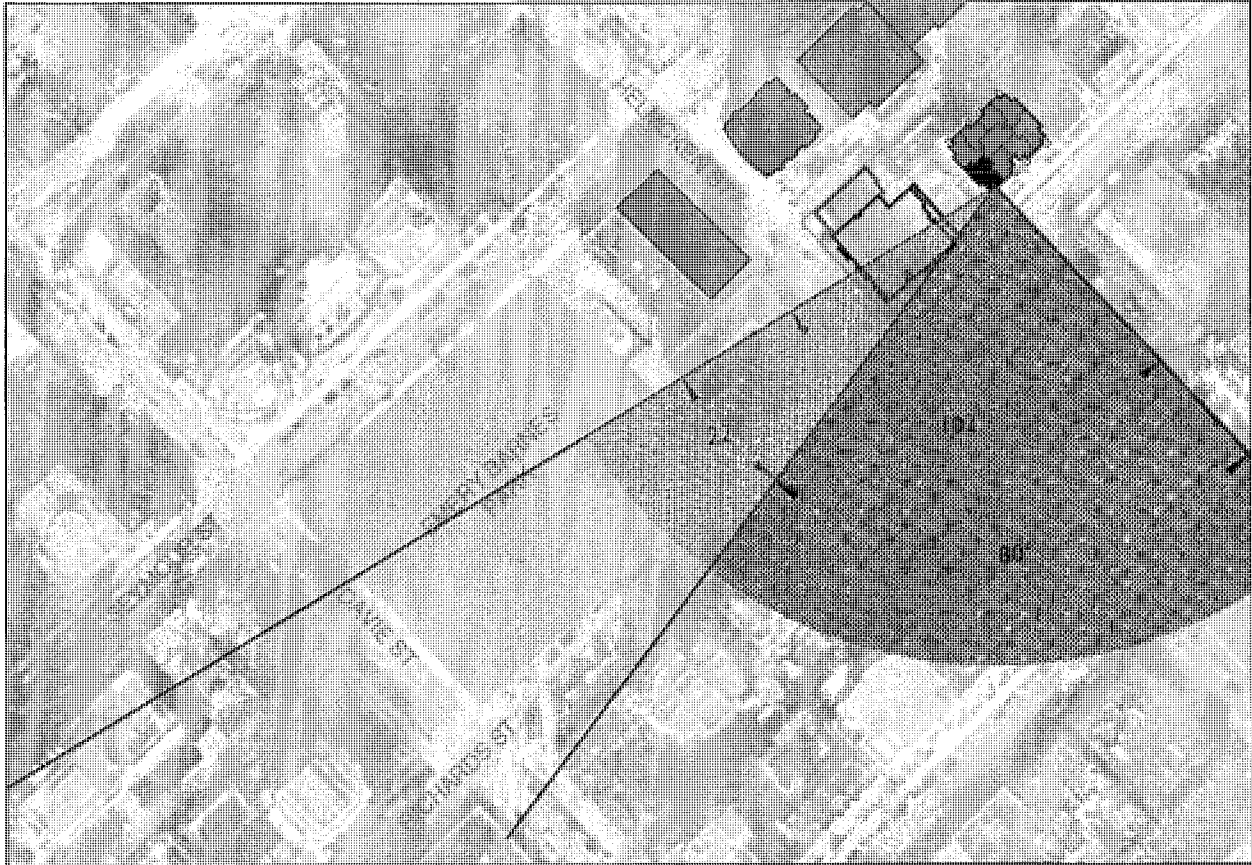


**Discrepancy between actual view angles and GBL View Study**

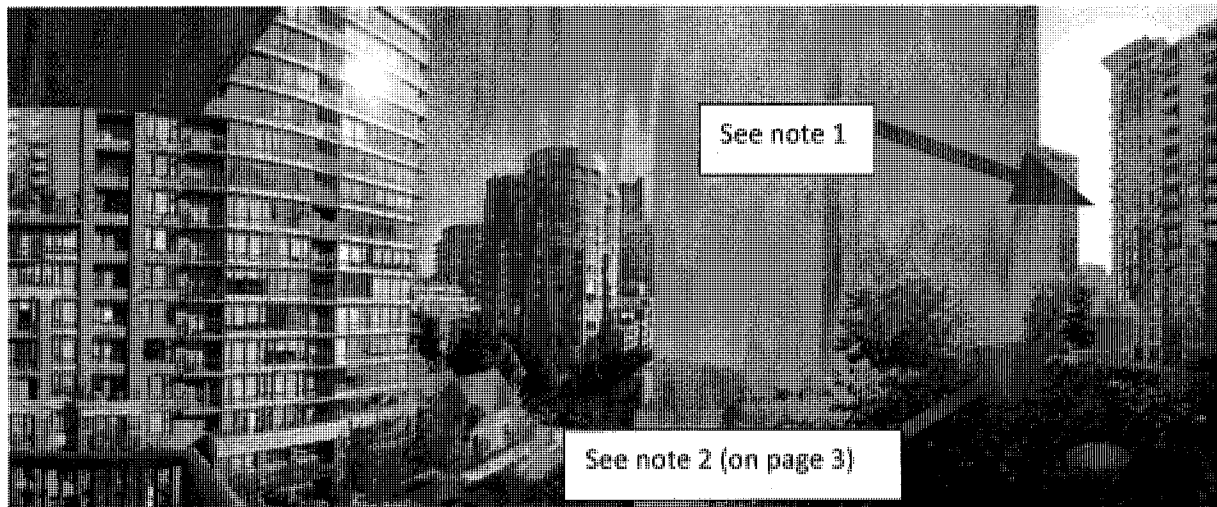
Item	Original GBL View Study	Actual Values	Discrepancy
Total View Angle	102°	130°	27%
Existing View Angles Retained	80°	85°	6%
Existing View Angles Interrupted	22°	45°	105%
Percentage of View Interrupted	22%	35%	59%

Note: The original GBL view study images appear on the next page.

Original GBL View Cone Drawing ("1099 Richards Street – View Impact Study.pdf", page 2)



Original GBL Composite Massing Image ("1099 Richards Street – View Impact Study.pdf", page 2)

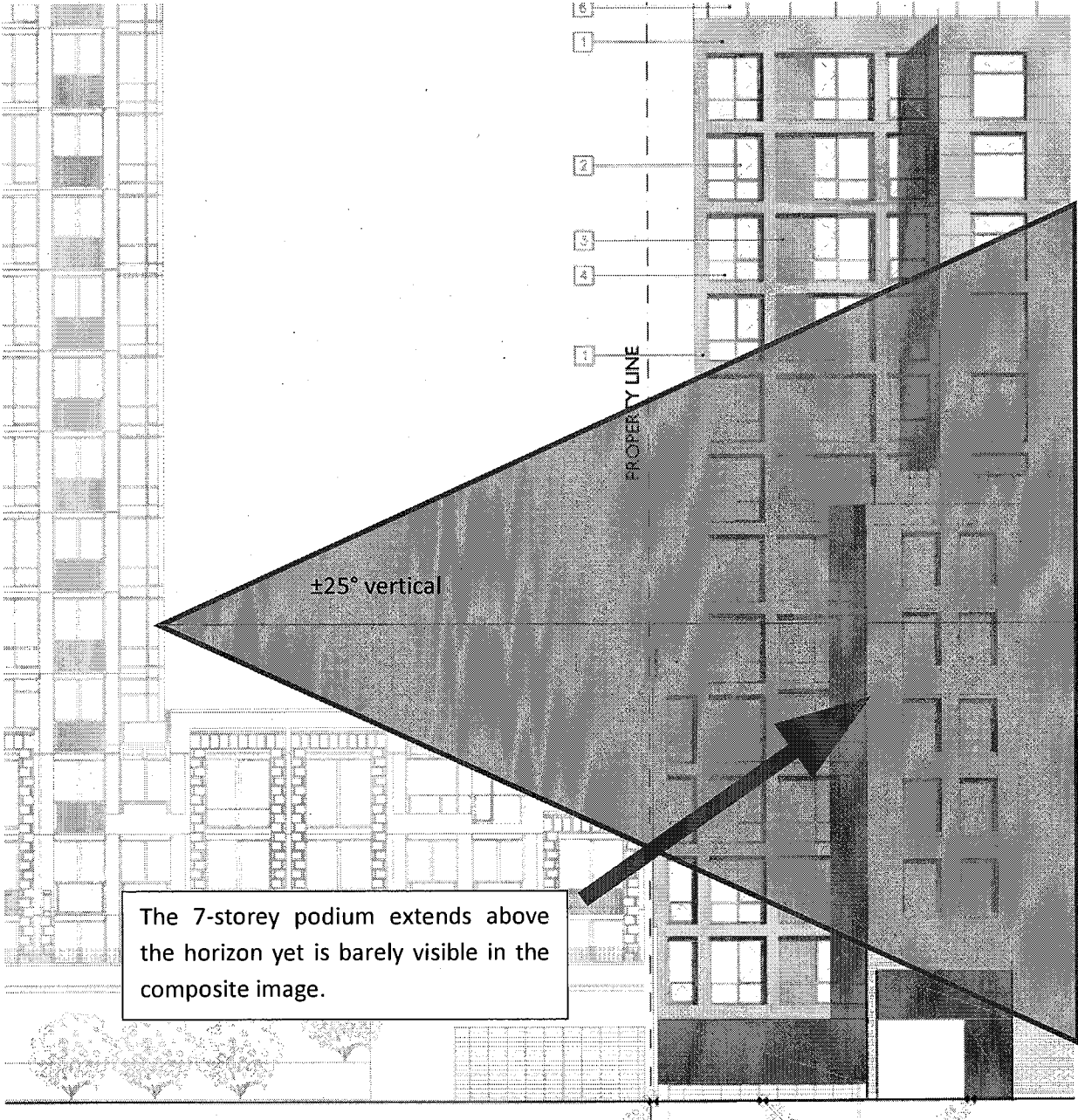


Composite with massing of 1099 Richards Street

Note 1: the site view drawing (page 1) clearly shows from the vantage point depicted in the GBL study (i.e. the apex of the view cone) a gap between the 1099 Richards (both tower and podium sections) and

the Freeisa building to the right should not be visible. In the composite image with massing, a substantial gap is present, indicating the 1099 Richards building is drawn undersize on the composite image.

Note 2: there is a discrepancy in the composite image above based on the site elevation drawing (GBL A-5.04). The view study photograph is from Suite 709 (sixth floor). The podium should be larger in the GBL composite massing image.



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:01 PM  
**To:** Harvey, Christine  
**Subject:** RE: Emery Barnes Park/ Social housing concerns

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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s. 22(1) Personal and Confidential  
**From:** Harvey, Christine  
**Sent:** Monday, July 22, 2013 10:53 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Emery Barnes Park/ Social housing concerns

Hello,

I am a resident of the 1000 block of Richards street where I live with my 15 month old son and husband. We use Emery Barnes Park daily along with hundreds of other families from the neighbourhood. There are several social housing complexes within blocks of this park, and as a result, I too often feel threatened by the people loitering around these buildings and their disregard for the families and children in the neighbourhood. Only this weekend, a young girl stepped on a dirty syringe in the park and far too often there is open drug use outside of these buildings. There is absolutely no reason that these social housing complexes need to be in the same location where families are paying top dollar to live. It is unfair to those people who take great pride and care for their neighbourhood. We are opposed to the new development at 508 Helemecken as this means that the existing social housing complex will be moved right outside of our front door and will be increased greatly in size. This would be a direct threat to my family. Furthermore, a 36 story

tower in Emery Barnes park will destroy the sunlight that the park receives. Vancouver is supposed to be a green city, why would an application to destroy an existing park even be considered? The proposed development would be a scar on our city.

Sincerely,

Christine Harvey  
Concerned mother and resident of Richards Street

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## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:03 PM  
**To:** Laurence Bayzand  
**Subject:** RE: 508 Helmcken Street

Thank you for your comments.

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---

**From:** Laurence Bayzand 5. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 12:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street

Dear Mayor and Council,

I am writing to express my objections to the proposed new tower at 508 Helmcken Street. They are:

1. The building is too tall and does not allow a smooth transition from Emery Barnes park.
2. The proposed design lacks creativity, it is simply a tower, or more aptly, a big wall.
3. The View Cone Analysis provided in the Rezoning Application is irrelevant to the local residents living in the immediate surrounding area, since they were from the locations of Choklit Park and Laurel Land Bridge.



4. The negative impacts due to the building shadows are substantial because of the height and the size of the building; has the architect considered other creative design that may be effective in retaining the height but minimizes the shadow, such as a pyramid- or cone-shaped building?
5. The proposed plan has not addressed the light pollution from the glare of the building windows.
6. The proposed building height will have a negative impact on surrounding residents' privacy.
7. The social sustainability of the project has only been addressed from the perspective of providing more social housing units and a school. This proposed plan fails to address the issues that will be created as a result of this development. Only the developers and those requiring social housing will benefit, at the cost of the existing residents.
8. With the existing traffic load, the bike lane, the ever-growing number of pedestrians, what studies have been done to ensure no further traffic congestion will result?

This development will result in many negative impacts for the neighbourhood. In particular, the shading, noise, and impact on views. Why does the City consistently show no regard for the view corridors of downtown residents?

Regards,

Laurence Bayzand

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:04 PM  
**To:** Stefan Wozniak  
**Subject:** RE: Rezoning of 508 Helmcken

Thank you for your comments.

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**From:** Stefan Wozniak s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 12:45 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

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

I oppose the rezoning of 508 Helmcken. This is a SMALL SITE that City guidelines for consideration of taller structures and higher density do not apply to. Keep Vancouver the world's greenest and most livable city by sending this outrageous proposal back to the drawing board on July 23.

Sincerely,  
Stefan Wozniak

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:05 PM  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Tower at Emery Barnes Park

Thank you for your comments.

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---

**From:** s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Tower at Emery Barnes Park

Hi there,

After seeing the amount of kids playing in the playground, dogs running around in the off-leash park and people enjoying the sunshine at Emery Barnes Park, it will be an absolute disappointment to see that that will no longer be a viable option during construction of this tower.

Just read the yelp reviews for the park: <http://www.yelp.ca/biz/emery-barnes-park-vancouver> I highly doubt that these reviews would be the same when construction is going on and a large tower will be shielding the park from the sunshine.

I also have concerns that building such a large tower, which includes social housing, will aid in making the area of Helmcken between Richards and Granville, a ghetto. There are already a number of social housing units within this area and I don't want the city to sacrifice park space for this tower to be built.




I highly oppose the project and hope you do too.

Natasha

Natasha Carpio  
Sales Manager

HYATT REGENCY VANCOUVER

s. 22(1) Personal and Confidential

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## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:05 PM  
**To:** Irene Chia  
**Subject:** RE: I'm opposed to the proposed rezoning of 508 Helmcken St

Thank you for your comments.

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---

**From:** Irene Chia s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I'm opposed to the proposed rezoning of 508 Helmcken St

I cannot support the rezoning as proposed. Any rezoning to exceed current guidelines to the extremes proposed would only be an insult to current guidelines and the people who defined them in the first place. Please stay closer to current guidelines if there is any need to differ from them at all. Thank you.

Sincerely,  
Irene Chia  
Vancouver, BC

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 3:02 PM  
**To:** Brad Drozda  
**Subject:** RE: 508 Helmcken and 1099 Richards opposition

Thank you for your comments.

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([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.

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Thank you.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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

**From:** Brad Drozda s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 11:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken and 1099 Richards opposition

Dear Mayor and Council,

I am deeply upset about the two proposed developments. I spent my life savings on one of several tiny condos on the south east side of the s. 22(1) Personal and Confidential. I chose to live here because I can walk to work, to the store, and pretty much everywhere downtown. I don't have to own a car and contribute to green house gases. One thing that is extremely important for downtown condo residences like myself is to have at least some natural light. (especially in the dark Vancouver winter months) With the two new proposed developments, nearly 80% of the south east side of the Freesia building will be without any natural sunlight.

Please refer to GBL Architects Shadow Analysis which includes the new 1099 social housing building and 508 Helmcken. Inside my miniature downtown condo, I always look forward to and depend on sunshine in the mornings. Downtown south city guidelines section 2.6.3 states that new developments should generate no more than 2 hours of shadow on neighbouring developments between 10 and 4pm. And for good reason! With the north west side of the 1099 building (including the 1099 common

area) just outside the living rooms of the south east side of the freesia building, I suspect that side of the social housing building will also be cast in shadow for all of or most of the day. Not a very healthy situation for anyone, especially seniors living in that complex.

Unfortunately I am unable to afford to sell my place and move somewhere else, as my doctor and real estate agent have suggested I do to maintain my health and personal well being.

As several people may already have mentioned, the view analysis for both developments have not taken into consideration BOTH buildings. Both of these buildings are a package and BOTH of them combined will cause much hardship for myself and numerous residences in the neighbourhood.. Our privacy and our views will be eliminated, and our property values will plummet. If I chose to live in the CBD, then such developments are more likely to occur since those restrictions are much more relaxed. However, I chose to live in downtown south. Almost ALL buildings are residential with real people like me and many families living here.

I understand that there is probably nothing that I can do to stop these developments but if there is ANYTHING that can be done to mitigate the loss of privacy and lack of sunshine, please do consider..... any other possibilities.

Thank you for reading my message.

Brad Drozda.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 2:57 PM  
**To:** Inesha V  
**Subject:** RE: Extended Deadline - Oppose Rezoning of 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

---

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**From:** Inesha V s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 9:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Extended Deadline - Oppose Rezoning of 508 Helmcken

Dear Mayor and Council,

I am writing as a concerned citizen to oppose the rezoning that has come to my attention. I understand that there is consideration of 2 new developments, 508 Helmcken and 1099 Richards.

As an owner of a condo in the Freesia tower I don't believe that adding roughly 800 people and over 400 cars to an already well populated neighbourhood will be beneficial to us existing residents.

Both the 36 storey tower and the 13 story tower will minimize the skyline view, minimize the amount of natural sunlight into my condo, and reduce the property value as the limited view will become even further reduced.



I hope that my voice along with the other residents of our community do not go unrecognized.

Sincerely,

Inesha Viswakula

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 2:57 PM  
**To:** Norm Drewlo  
**Subject:** RE: 36 storey high-rise in Emery Barnes park

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

---

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**From:** Norm Drewlo s. 22(1) Personal and Confidential  
**Sent:** Sunday, July 21, 2013 9:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 36 storey high-rise in Emery Barnes park

please honour the City's original commitment to include this property in the park and Do Not approve application to build a 36 storey high-rise

Thanks  
Norm

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 2:27 PM  
**To:** Suryea Smith  
**Subject:** RE: Emery Barnes Park

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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

**From:** Suryea Smith s.22(1) Personal and Confidential  
**Sent:** Saturday, July 20, 2013 5:59 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Emery Barnes Park

Hello,

I live in the neighbourhood of Emery Barnes Park and I would like to express my views about the new 36 story sky scraper being proposed. I come to this park daily to use the dog park and love to spend time in the park. By building this new sky scraper I believe it would disrupt the sense of serenity the park provides in the middle of downtown. It is a one of a kind park, and by allowing this project to be completed you are taking away from the beauty of the park. I am strongly against the building and have spoken to many others who agree.

Thank you for your time,

Suryea Smith

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:00 PM  
**To:** Cher Johnson  
**Subject:** RE: Emery Barnes park

Thank you for your comments.

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Thank you.

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

s. 22(1) Personal and Confidential  
**From:** Cher Johnson  
**Sent:** Monday, July 22, 2013 7:49 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Emery Barnes park

We are emailing in regards to plans for a 36 story high rise in emery Barnes park. We visit the park daily with our daughter and are STRONGLY opposed to the high rise Cheryl Johnson and Jeff Gillis

Sent from my iPad

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:43 PM  
**To:** Mike Archibald  
**Subject:** RE: STRENUOUSLY OBJECT TO CONSTRUCTION NEAR EMERY BARNES PARK

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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**From:** Mike Archibald s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** STRENUOUSLY OBJECT TO CONSTRUCTION NEAR EMERY BARNES PARK

This email is my expression of strong objection to the proposed construction of a 36 storey tower next to a park in which friends and families gather. Vancouver already suffers from a lack of public spaces and a surfeit of condo towers; it's a sad dynamic, and this addition to it is most unwelcome. Please understand that concerned citizens--including myself--are prepared to resist this development at every stage. Make no mistake: there will be a fight.

Thank you for your attention,

-Mike Archibald.

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:44 PM  
**To:** Shahrzad Hojabrzadeh  
**Subject:** RE: Emery Barnes Park

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

---

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

**From:** Shahrzad Hojabrzadeh s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 3:24 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Emery Barnes Park

I have reviewed your plan for 508 Helmcken and oppose this plan. Please accept this email as my submitting to petition against this plan.

Thank you kindly!

Shaz s. 22(1) Personal and Confidential

Sent from my iPhone

Peter Ostafichuk

s. 22(1) Personal and Confidential

July 21, 2013

City of Vancouver  
City Clerk's Office  
453 West 12<sup>th</sup> Avenue, Third Floor  
Vancouver, BC, V5Y1V4.

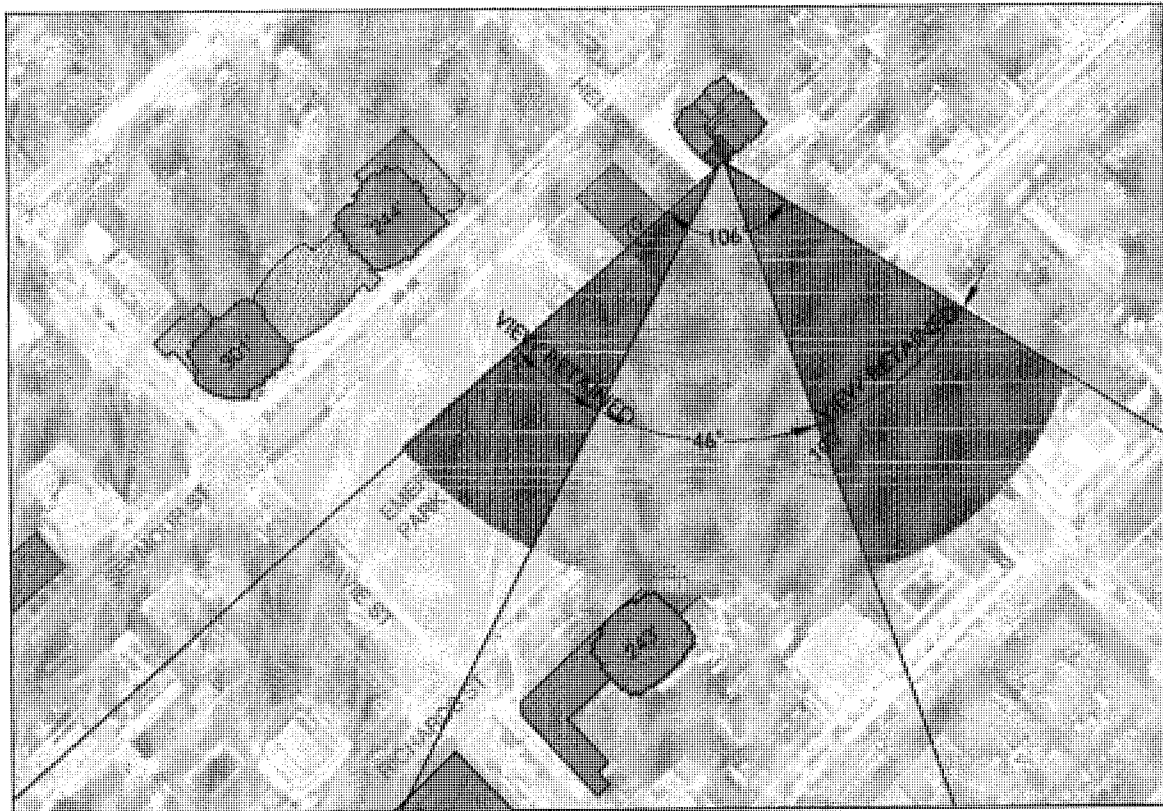
Dear Vancouver City Council,

I live in the Freesia building at 1082 Seymour Street and I am strongly opposed to the proposed rezoning and development at 508 Helmcken Street. There are many reasons I oppose this development but, in the 1,500 words I'm allotted to address you, I will focus on three:

- The materials GBL Architects and Brenhill Developments have prepared are plagued with gross deficiencies and errors. This information has been provided to residents and to Council. Surely, **if an informed decision on this rezoning is to be made based on the architect's submissions, there is a responsibility that these materials be factually accurate and fairly represent the true impacts of this development.**
- The true view impacts from this development have gone unreported. While they suggest, for example, the Freesia building will be impacted with a 43% loss in view, this is only true for the few residents of this building living on the uppermost floors. In truth, for most of the Freesia residents with the view described by the architect, **the true view impact is a 90-100% loss of view.** With this will come extreme **shadowing**, an absolute loss of **privacy**, a loss of **sense of space**, and an **oppressive feel** to the entire neighbourhood.
- **The traffic infrastructure of Helmcken Street and the proposed parking entry through the lane on the south of Helmcken Street are insufficient to handle the 434 cars that would be added to the neighbourhood.** These problems will be compounded by the upcoming conversion of Helmcken to a greenway. This section of street is already choked with traffic during peak hours. Cyclists, greenway pedestrians, and cars cannot safely compete, and how are emergency vehicles expected to be able to respond on the congested roads.

## Architect Deficiencies, Errors, and Misrepresentations

The numerous documents submitted by the architects contain deficiencies, errors, and misrepresentations. As one example, the view impact study submitted by the architect, <http://former.vancouver.ca/commsvcs/planning/rezoning/applications/508helmcken/index.htm>, shows the following view analysis for Freesia.



**FRESIA**  
Height 183'

—— Outright zoning height 70'  
—— Proposed tower height 320'

43% of 106 degree view interrupted by proposed development



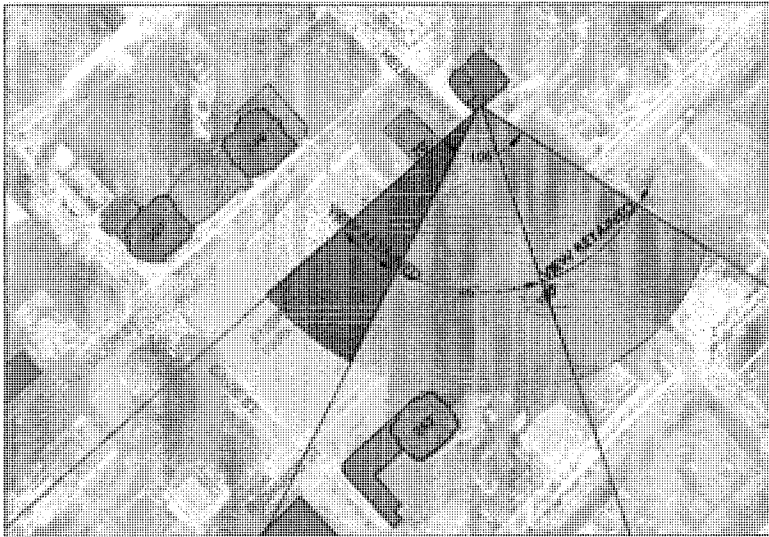
Existing view angles retained



Existing view angle interrupted

This is representative for those few residents in the uppermost floors. For most residents (floors 16 and lower), the development at 1099 Richards Street will completely obstruct their "retained view" to the south-east. And for those on floors 7 and lower, the Brookland Court building (540 Helmcken) already completely blocks their view to the south-west. Realistic view cone images are shown below. (Note: the architect has strangely chosen "green" to represent interrupted view.)

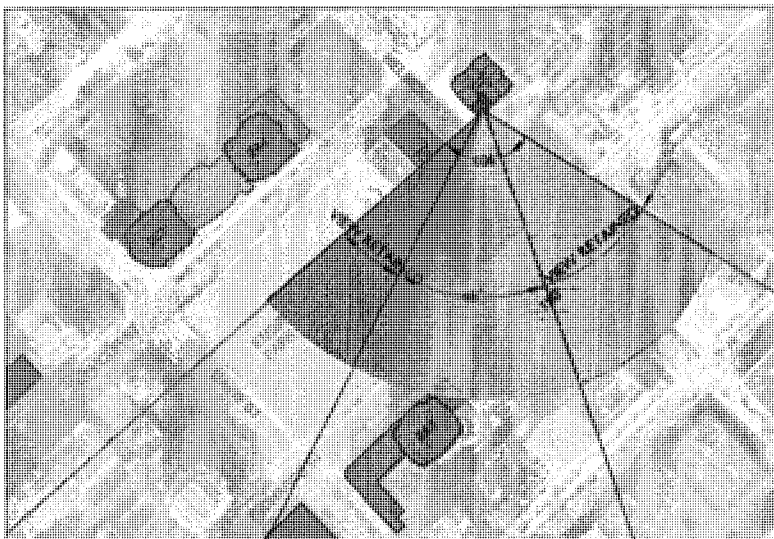
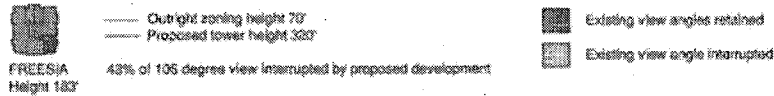




Freesia, floors 8-16,

View retained: 21°

View interrupted: 80%

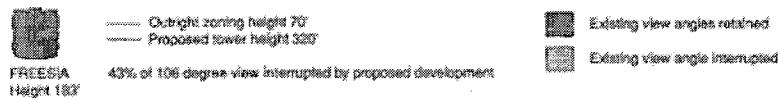


Freesia, floors 2-7,

Original view: 76%

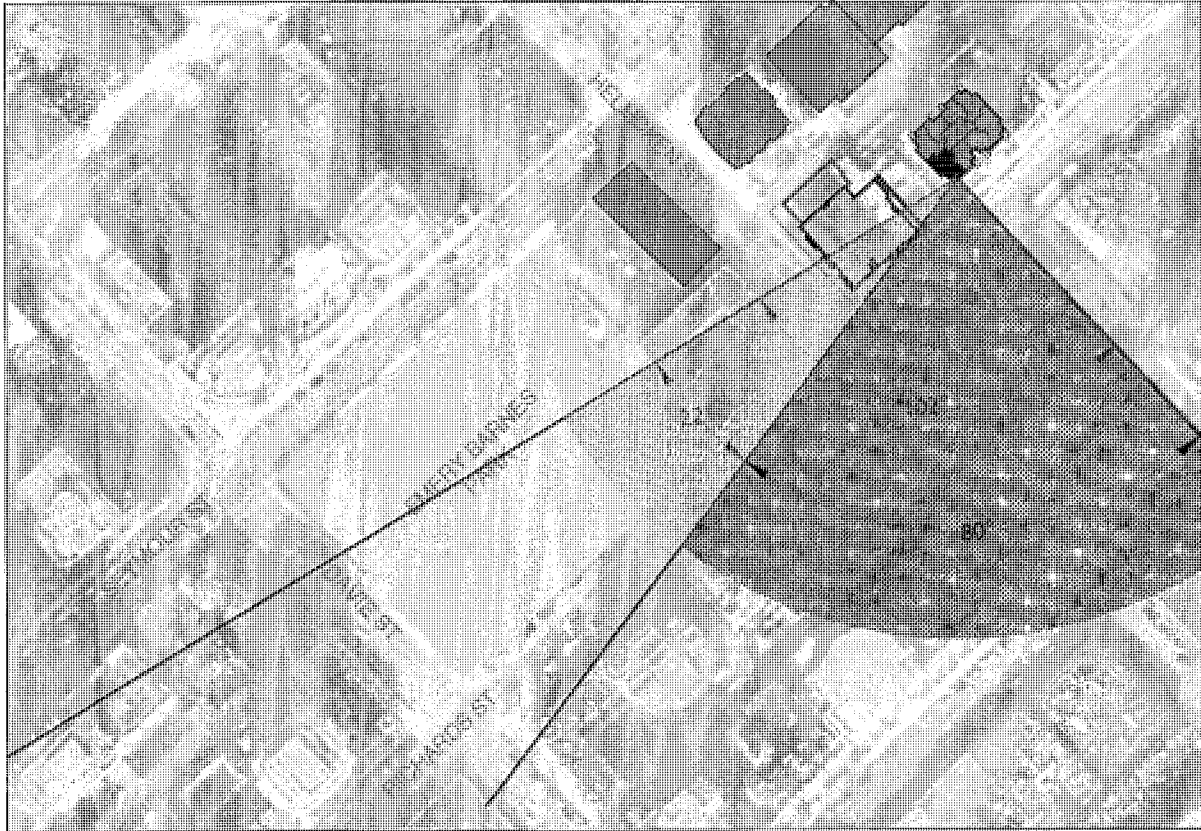
View retained: 0°

View interrupted: 100%

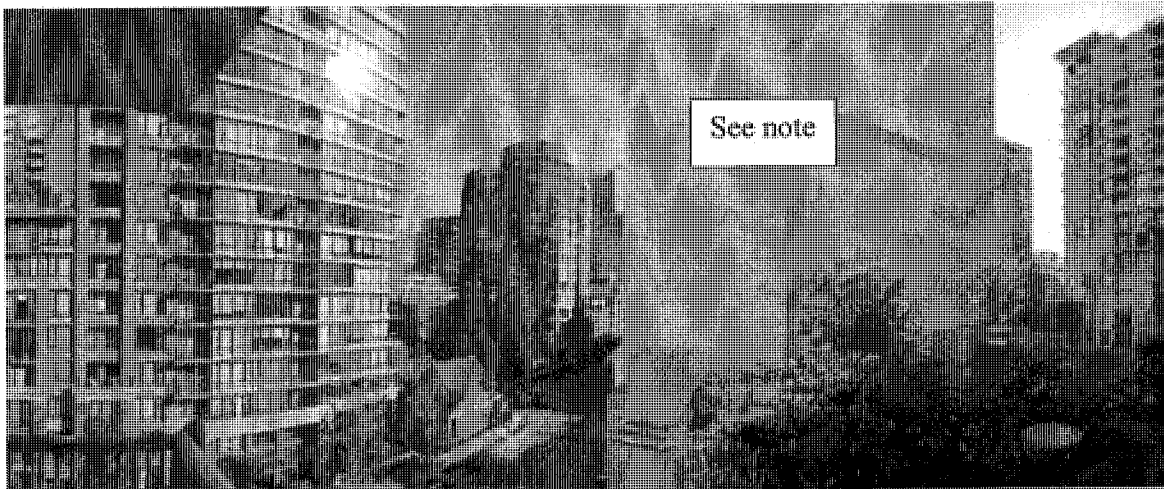


In addition, GBL Architects was asked to prepare a view study for several residents of Freesia and Donovan buildings for the 1099 Richards Street portion of this application. These view cone images are also error-plagued. For example, the architect's drawing for Donovan unit 709

is shown below followed by the composite massing image (both from p. 2 of GBL document "1099 Richards Street – View Impact Study.pdf").



Original GBL View Cones



Composite with massing of 1099 Richards Street

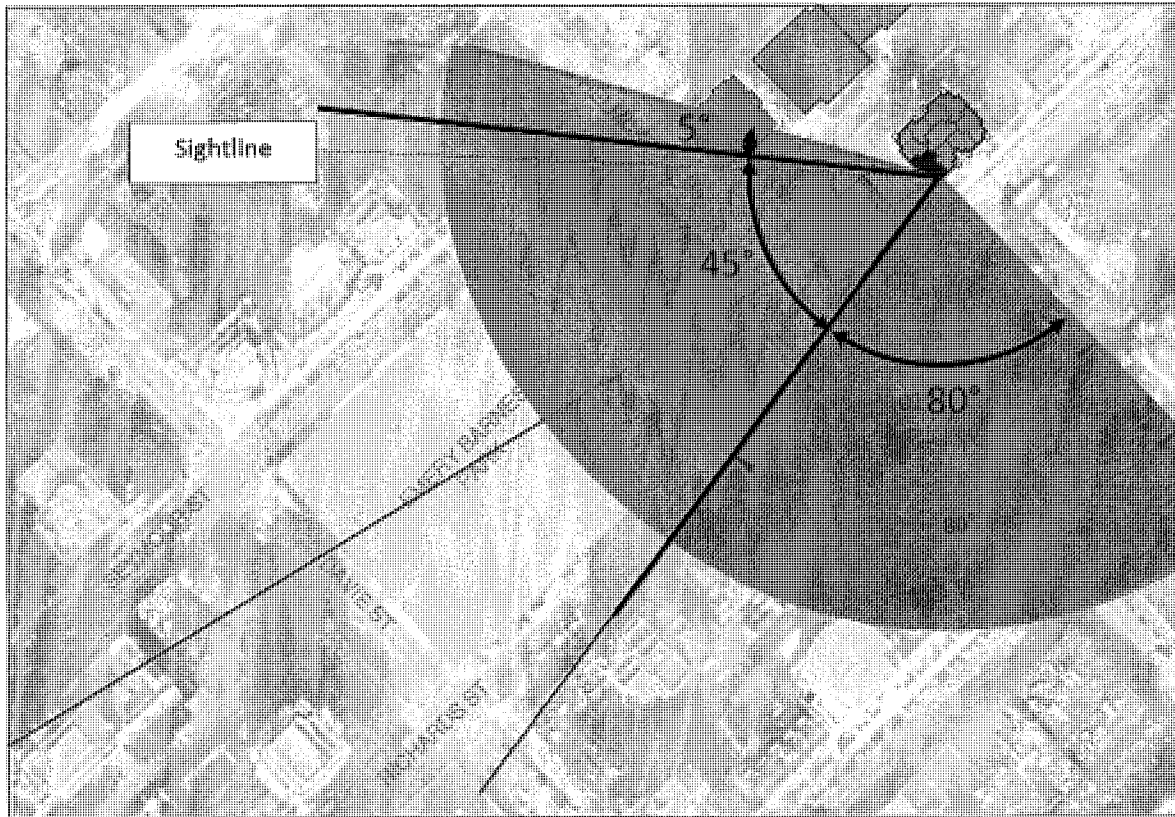
GBL Composite Massing Image

Referring to the note in the image below, the gap between Freesia and the new building should not be visible (refer to the dashed line marked "sightline" in the next image). In other words, the building has been drawn to a narrower width which downplays the true view impact.

Most egregiously, the view cone does not even match the photograph and the reported impacts are grossly incorrect. Based on the view cone drawing to match the photograph (next page), the table below quantifies the scale of discrepancy. The error in the percentage of view interrupted is underreported by almost 60% and the view angles interrupted are underreported by over 100%.

**Discrepancy between actual view angles and GBL View Study**

Item	Original GBL View Study*	Actual Values	Discrepancy
Total View Angle	102°	130°	27%
Existing View Angles Retained	80°	85°	6%
Existing View Angles Interrupted	22°	45°	105%
Percentage of View Interrupted	22%	35%	59%



Existing View Angles Retained



Existing View Angles Interrupted

Corrected View Cone Image to Match GBL Composite Massing Photograph

These are just two examples but they illustrate the issues with the materials the architect prepared for review.

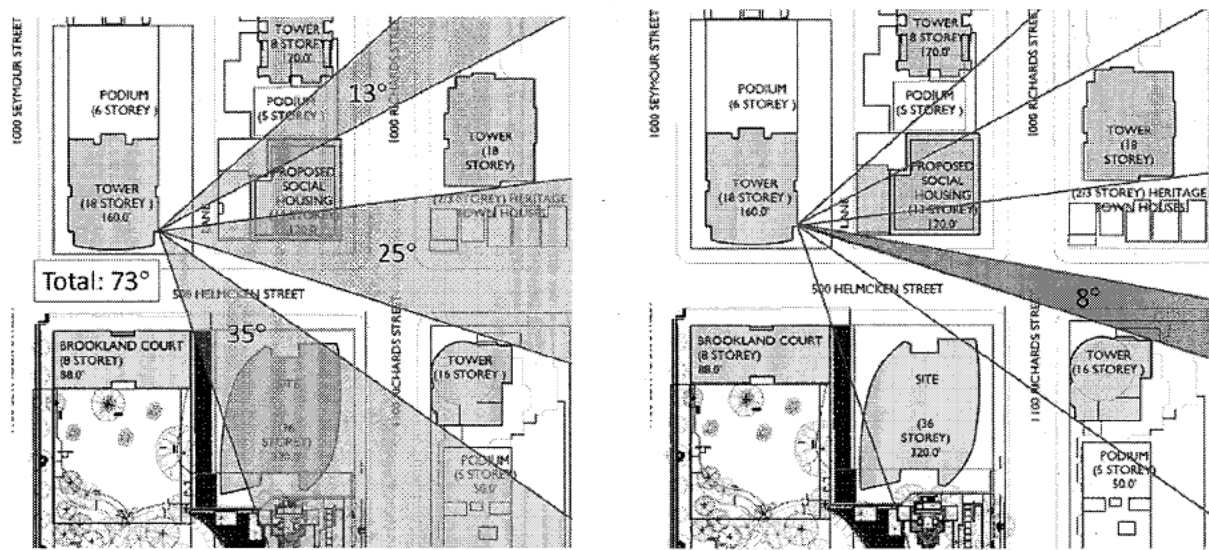
**How can residents understand the true impacts of the proposed developments and how can Council make informed decisions with such misleading and error-filled material. This points to either sloppiness on the part of the architect, incompetence, or an intentional effort to deceive. None of these should be expected or tolerated from a reputable architect.**

## True View Impacts

Before and after images I can expect from my unit at s. 22(1) Personal and Confidential are below. Not only will this impact view, but it will impact privacy (with the closest units less than 53 feet away and looking directly into my suite), light (with extreme and total shadowing through the midday hours), and the sense of openness and space that defines the world-renowned Vancouver style.

As shown, the existing view cone defined by surrounding buildings is 73°. With development, this view will be reduced to a mere 8°.

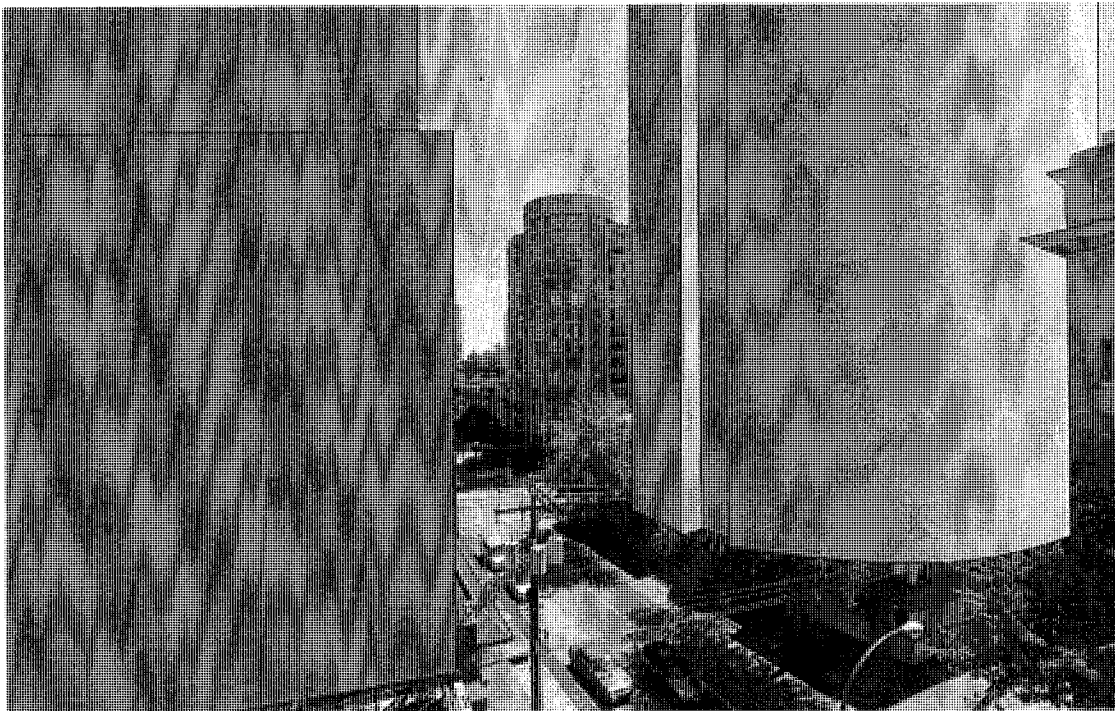
**This is a loss of 90% of view. The City guidelines and zoning by-laws are in place to prevent such extreme impacts.**



The accompanying photographs depict the impact.



Current View



Obstructed View

## Negative Impacts of 508 Helmcken on Traffic and Safety

The entrance to the 10-storey, 434-461<sup>1</sup> car parking facility for proposed 508 Helmcken Street development is through the lane on Helmcken Street between Richards and Seymour Streets (between 508 and 540 Helmcken). Traffic routinely backs up between Richards and Helmcken Streets, as shown in the images that follow. **This road is not sufficient to accommodate the additional capacity of 434 cars with the proposed development.** Even with a moderate estimate, this development would bring one more car every 20 seconds (180 per hour) during rush hour. With the street already at capacity, cars wishing to turn onto Helmcken from Richards will not be able to, and this will result in a queue of cars on Richards Street in conflict with the bike lane.

As shown in the images that follow, the current traffic on Helmcken Street includes a wide mix of vehicle types, including passenger vehicles, motorcycles, cyclists, buses, and pedestrians – all at the same time. In addition, during many hours of the day, including weekends, Seymour Street backs up through most of the Downtown core from Drake to Georgia Streets. **All of these issues on Helmcken Street will be further exacerbated with the introduction of the Comox-Helmcken Greenway.**

Allowing the proposed mega-tower at 508 Helmcken to proceed will directly contravene a number of the Directions the City of Vancouver has adopted with the **Transportation 2040 Plan:**

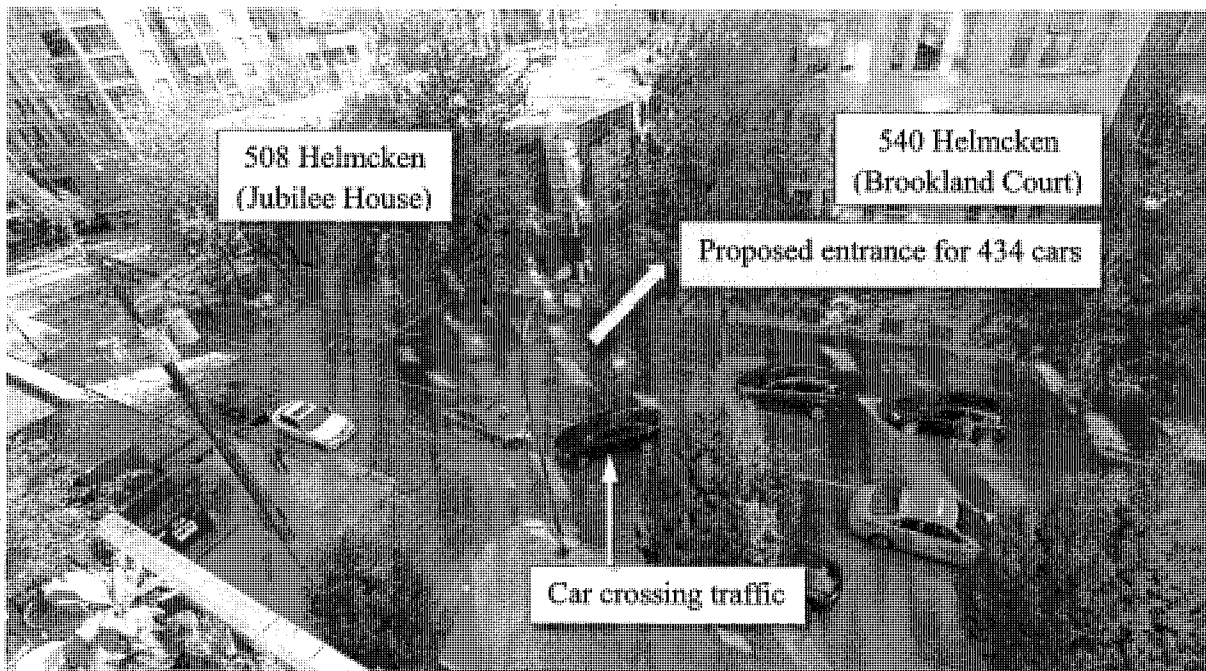
- W 1.1 make streets safer for walking (p. 20): how can a greenway be safer when up to 868 cars will cross it each day? (434 cars × return trip).
- W 1.2. Provide generous, unobstructed sidewalks on all streets and W 1.2.3 c. Requiring setbacks in new development. (p. 21): not only will this extremely busy entrance cross the sidewalk and Greenway, but the setbacks on the proposed Helmcken 508 development are minimal or non-existent, leaving no room for any extension of sidewalk. (This also contravenes setback guidelines in the Downtown South Goals and Policies, Section 3.4, p. 3).
- Make cycling safe, convenient, comfortable, and fun for people of all ages and abilities (p. 25): the route is already heavily used by cyclists and the added traffic demand due to the proposed 508 Helmcken development will reduce safety, convenience, and comfort. With traffic backing up onto Richards Street, the Richards bike lane will be intermittently blocked or exposed to high volumes of crossing right-turn traffic.

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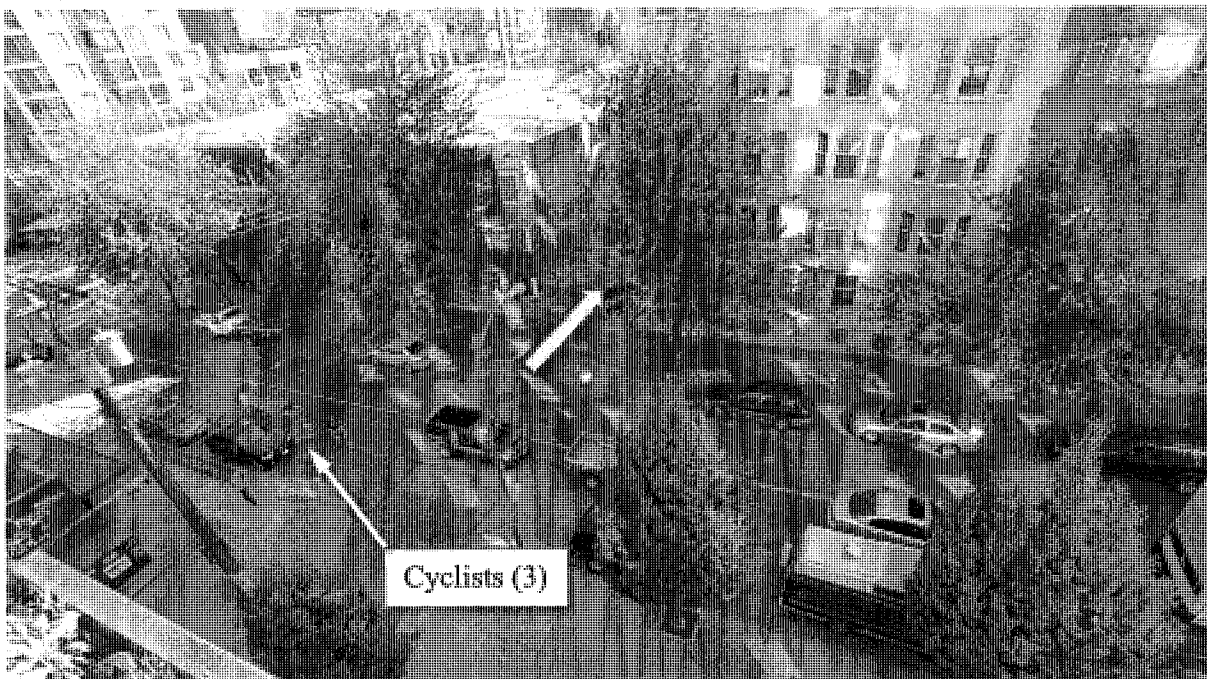
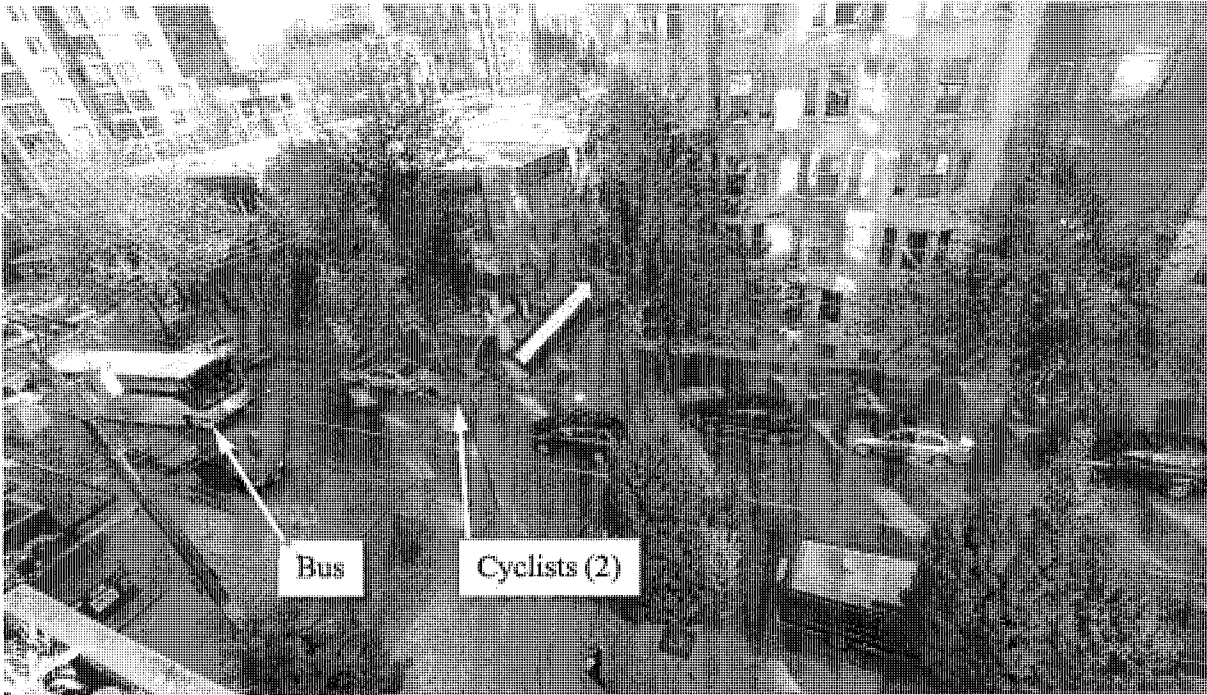
<sup>1</sup> Depending to which documents you look, the proposed parking varies from 434 to 461 spaces. I've used the more conservative 434 figure in my letter but the actual impact could be much worse.

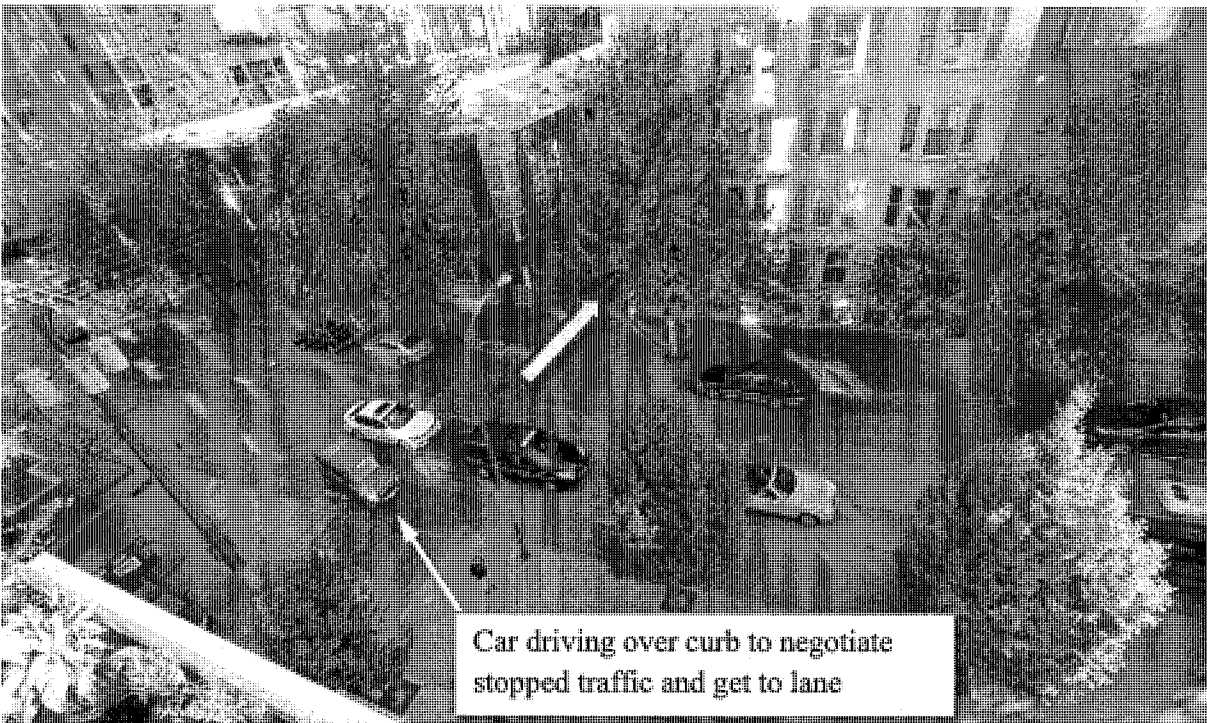
- M1.3.1 d ensuring neighbourhood access for emergency responders (p. 42): with Helmcken Street becoming a Greenway, emergency response vehicles will not be able to park on Helmcken and will need to park in the lane – how will the 434 cars in 508 Helmcken get in and out? Do the emergency vehicles park on Helmcken instead, blocking traffic? Do they park on the Greenway impacting pedestrian traffic and putting pedestrians at risk? (This is also cited as one of the biggest concerns for the Greenway, <http://vancouver.ca/streets-transportation/comox-helmcken.aspx>, Background section.)

The following images were taken from Wednesday, July 17 to Friday, July 19, at approximately 5:30pm each day. The proposed 508 Helmcken parking entrance is highlighted relative to traffic on each image. Note that stopped traffic (without the additional 434 cars) routinely extends beyond the laneway entrance of the proposed development, often along the entire block.











I am not opposed to development or density, but this project does not fit the neighbourhood and cannot be allowed to proceed as proposed. The architect has not provided accurate information for Council to form a decision, the view/privacy/space impacts are beyond extreme, and the traffic infrastructure does not have the capacity for such a large development.

**Please vote "NO" to the rezoning application and demand a better fit for New Yaletown.**

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ostafichuk".

Peter Ostafichuk

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:09 PM  
**To:** John McCabe  
**Subject:** RE: 508 Helmcken St rezoning.

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

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Thank you.

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*Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)*

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**From:** John McCabe § 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken St rezoning.

Mayor and Councillors,

I am strongly against this rezoning application for the following reasons.

### Emery Barnes Park:

Those of us who have owned and lived in that neighbourhood for 10/15 years and attended Public Meetings about the development of the Park were led to believe the following. The two Social Housing sites remaining on the block may be rebuilt in the future or if not the land they stand on would be added to the Park. Also, If they were rebuilt they would retain roughly the same massing treatment.

We do not have documentation to back up this belief but any long time resident of the area you talk to would confirm that belief. It has taken over a decade of teething problems to realize the vision of previous City fathers and Parks Board staff and today we have achieved most of that vision. The Park is vibrant, busy and well used by all demographics represented in the area.

I note that the building of Parks is included in the so called " Public Benefits" section of the development guidelines for this area. I find it unbelievable that the City should acquire the rest of the Park block by purchase or appropriation only to allow City owned land and lanes to be developed in a way that runs contrary to all the principles contained in the official development guidelines for the neighbourhood. How can that be good stewardship of the City and by default public assets?

## The Development:

The massing, setbacks and scale of the proposal run contrary to the Downtown District development guidelines and in no way are sympathetic to the location. The fundamental guiding principles of the DD guidelines, those of Tower and Podium assembly providing an atmosphere of Light, Air and Open Space are rejected outright in this proposal. The idea that such development could be planted in the only green space in the Downtown interior between Davie St and Gastown beggars belief. To put the size of this development in perspective this one development alone will add an additional 50% of residential units to the existing housing adjacent to the park. Consider for a moment the effect of an additional 50% more homes on a piece of land 1/6th the size of the surrounding developed land. All this on a lot that by the guidelines do not allow an FSR above 3.0 or 5.0 on the site!

The Developers presentation of facts and supporting graphics of view cones, massing context and factors detrimental to the community are seriously and cynically flawed. They are little more than a fiction designed to mitigate the true effect the project will have on existing structures and their inhabitants, by the simple manipulation of perspective to adjacent buildings. For example view 2 of the " view impact analysis, north east from Davie St" shows 1188 Richards St as almost similar in size to the project. The proposed development will in fact be 15 floors higher than 1188 Richards St. The view cone from the Domus and Robinson Tower are equally disingenuous through the simple expedient of completely leaving out 1088 Richards St and the proposed development at 1199 Richards St.

The net effect of these projects (508 Helmcken and 1199 Richards) on the corners of Helmcken/Richards and Helmcken/Seymour will be to create an Urban canyon of up to eight buildings looking directly into each others windows and completely abandoning the DD design principles of " light, air and open space. 1082 Seymour will find itself completely surrounded by Social or rental housing.

## The Community:

Despite the Developer, Planning and Urban Design Panel assurances that this project will be good for the community and EB Park I believe it will be extremely detrimental to the community. Adding 50% more dwellings to a small corner lot, up to 500 cars exiting onto a Greenway and a commercial enterprise facing right onto the park does not appear to benefit this Councils stated goals of Greening Vancouver. For the record I have no grievance against Social Housing, I have lived next to it for over a decade. Having said that I believe the concentration of it on this particular block is an abuse of the neighbourhood, spread it around.

While I see that there will be some who would undoubtedly gain from such a development I have heard no compelling evidence to support the theory that the majority of the local community, property owners and property tax payers would benefit from the project. Quite the contrary in fact.

In conclusion I feel this site should not be rezoned unless it is to add more greenspace to one of the most densely populated parts of Vancouver. It is the wrong project in the wrong place not because it may have an adverse effect on my property but simply because it does not fit the neighbourhood nor the design principles the City of Vancouver is justly famous for.

Mr. Mayor and Councillors, I urge you to have the courage to vote this down, it is bad for the Park, the Community and ultimately for the City of Vancouver.

Thank you,

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:07 PM  
**To:** DON NAFZIGER  
**Subject:** RE: Emery Barnes

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. 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.

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Thank you.

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City Clerk's Office  
City of Vancouver  
Phone: 604-829-4238  
Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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

**From:** DON NAFZIGER s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Emery Barnes

To whomever it may concern

And that could be anyone who has the money and is initiating the changes proposed. It is all a joke - You want a green city and you get it by erecting these sunshine robbing buildings .

At least let the children have some sunshine. Also a cleaner environment for the children to enjoy/ More parking, more people but also more than our share of the disadvantaged .

You want a green city - kidding are you not? when you add cars and build a huge number of parking areas.

-Just because they are underground these vehicles have a habit of coming up and adding their pollutants to the air.


The ones who are riding bicycles will continue -= the bike plan will fail - those who want to ride are riding now.

After the first lawsuit comes along it will be too late but all of you will be tucked away on some paradise beach enjoying fat public service pensions. The tax payer will be paying off the lawsuit and also the cost of the failed bicycle venture.

We are surrounded totally by ?? Green? joke joke - it is all about money not health and also back room deals - as bad as the Senate as bad as Quebec's' political corruption. Canada is fading fast on world stage and we deserve it. We treat our own citizens with no respect - no legacies here but who will care when it is all too late?

Don Nafziger

s. 22(1) Personal and Confidential

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## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:08 PM  
**To:** Eric Chia  
**Subject:** RE: I am opposed to the rezoning of 508 Helmcken

Thank you for your comments.

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Thank you.

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s. 22(1) Personal and Confidential  
**From:** Eric Chia  
**Sent:** Monday, July 22, 2013 1:49 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I am opposed to the rezoning of 508 Helmcken

Any hope of a future expansion of Emery Barnes Park to meet the Helmcken Greenway would be doomed forever if the rezoning goes ahead. Please keep 508 Helmcken as is for social housing now, and convert to green space in future when more social housing becomes available at nearby sites to resettle the current tenants. We will need more public outdoor space as the population of Downtown South increases.

Sincerely,  
Eric Chia  
Vancouver, BC



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 4:08 PM  
**To:** mmpainter  
**Subject:** RE: proposed development of 508 Hemlcken

Thank you for your comments.

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Thank you.

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**From:** mmpainter s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 1:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** proposed development of 508 Hemlcken

Mayor and Council,

As an owner and resident of s. 22(1) Personal and Confidential I am opposed to the 36 storey highrise planned for 508 Helmcken maily because of the increase to the allowable height but also to the increase in allowable density. Although this proposed building will not affect my immediate view, it will affect the ambiance of the neighborhood. When i purchased my condo six years ago i anticipated the neighborhood would see more high rises, which it has, but i also expected that they would all conform to the current height and density standards that were set then.

Please do not give permission for the proposal.

Maureen Painter  
s. 22(1) Personal and Confidential