

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 4:22 PM
To: Randal Helten
Subject: RE: Public Hearing Oct 25 for 1400 Howe Street -- OPPOSED

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

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.

Thank you.

From: Randal Helten s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 4:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing Oct 25 for 1400 Howe Street -- OPPOSED

Mayor and Council:

I am opposed to the rezoning application at 1400 Howe Street, subject of the Public Hearing today.

Westbank is asking City Council to approve a project with significant increases in height and floorspace on this site, a large proportion of the land being owned by the City of Vancouver. There are many aspects to this complex application. Not enough information has been provided to the public about the land deal, and the City's evaluation of Development Cost Charges and Community Amenity Contributions is far too low. It is an exceedingly good deal for Westbank, while the public interest is not getting commensurate value in return.

I feel that the public deserves more transparency of this deal and that many issues deserve independent review (arms length with no direct or indirect interests), with the conditions of the project re-evaluated before the project comes back to Council.

Here are several concerns that require in-depth review:

1. What are the exact details of the land deal? And did the public get a fair deal? It appears not.
2. Are Development Cost Charges (DCCs) high enough? It appears not.
3. Are Community Amenity Contributions (CACs) high enough and being used fairly for the local community? It appears not.
4. Are the negative impacts on public views given adequate consideration? No.
5. Is the tower structure truly safe enough in a megathrust earthquake zone? Probably not. Inconclusive evidence.
6. The \$6 million of in-kind CAC's includes both on-site and off-site work. It would be fairer for the community if those funds were used only for off-site work, and the on-site work paid for separately by the developer — not counted as a CAC.
7. Is City Council aware of lobbying activity apparently being sponsored by Westbank? Just for clarity, please ask the applicant to explain in detail how paid consultants have been promoting the project, particularly targeting the public hearing. And please inquire with supporters if they have been influenced by those activities.
8. Are the elected officials who benefited from election campaign contributions from Westbank and associated entities able to make a truly arms-length and objective decision on this application? I do not think so. At the very least, at the Public Hearing, acknowledgement should be made of any contributions from the applicant to elector organizations or their representatives in the past few years, including prior to the 2011 civic election. I would like to see any such organizations or individuals recuse themselves from voting on this project.

Sincerely,
Randy Helten

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