

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 23, 2013 5:35 PM
To: Christopher Erdman
Subject: RE: Letter of Support - Beach and Howe Development

Thank you for your comments.

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Thank you.

From: Christopher Erdman s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 5:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter of Support - Beach and Howe Development

Dear Mayor Robertson and Council,

I am pleased to write to you in full support of the re-zoning application of Beach and Howe development from DIALOG / Westbank.

I strongly believe that the Vancouver needs design representation of our diversity.

We seem to lack a certain limberness when it comes to our identity; we are on the edge of suffering from and benefiting from our 'brand' – the city of glass. For a number of reasons founded on good intentions Vancouver reproduces a remarkable amount of sameness in design. I am delighted to see that the Beach and Howe project is challenging the paradigm which Vancouver has created for itself.

I feel as if it is critical to encourage lateral thinking in the way we design and build our City. First of all the momentum that the Beach and Howe project could bring to the methods of design in Vancouver is an unparalleled opportunity. If we hinder this project through restrictions and fear of change we will lose that momentum and the project would likely fall into the slew of contemporary projects that are uniformly Vancouver - reaffirming the generic.

We need this project to be different, and we need this project to act as an architectural icon for that difference. The Beach and Howe Project will re-frame the context of building in Downtown Vancouver, serving as a representation of Vancouver's imagination; stretching the scope of what is possible. This project will be a precedent for creativity in design which will be replicated by future projects, creating a ripple effect of diversity and uniqueness in our urban landscape.

Sincerely,

Chris Erdman,

Master of Architecture Candidate, University of British Columbia SALA

October 23, 2013

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:25 AM
To: s 22(1) Personal and Confidential
Subject: RE: 1400 Howe Street

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Thank you.

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

From: s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 8:28 PM
To: Correspondence Group, City Clerk's Office
Subject: 1400 Howe Street

Honourable Council,

I have been a Vancouver resident for 15 years and I believe that this proposal is so important, that I actually took the time to voice my opinion with this e-mail. I have never spoken out to council about anything before. I believe that we have the unique opportunity to build a landmark building in the downtown core and to create a market and neighbourhood that will thrive for generations. The extension of Granville Market to the "other" shore is brilliant. I support this endeavour with all of my belief that it will be good for the city of Vancouver. Please approve this tower and the amenities that are proposed.

Sincerely,

Jeff Drabik

s 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:27 AM
To: Steve Chen
Subject: RE: 1412 - 1460 Howe Street

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Thank you.

From: Steve Chen s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 8:58 PM
To: Correspondence Group, City Clerk's Office
Subject: 1412 - 1460 Howe Street

I am writing this email to support the rezoning application located at 1412 - 1460 Howe Street. I am a commercial landlord in the area and I strongly feel that the proposed application will be a tremendous benefit to the residents, business owners, and landlords in the area.

The immediate area surrounding the proposed rezoning application has been in need of additional retail space ever since the residential towers were first built in the area approx. 20 years ago. As the population in the area grew, more and more residents began clamouring for local coffee shops, grocery stores, and other day to day shopping needs.

I believe that the proposed application addresses the retail need and will bring residents to shop where they live and more importantly support local businesses in the area.

This rezoning application is very welcome in the area and I would encourage the city council to support it as well.

Thank you,

A YI Chen
s 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:28 AM
To: s 22(1) Personal and Confidential
Subject: FW: Beach and Howe

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Thank you.

From: Hannah Teicher s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 9:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach and Howe

Dear Mayor and Council,

I am aware that a public hearing is scheduled for the Beach and Howe development proposal for tomorrow. Before the hearing, I wanted to express my unconditional support for the project in its current form. While the City of Vancouver can rightly take pride in many urban planning and design moves, that is less the case when it comes to architecture. The city could benefit tremendously from embracing this bold design proposal which would add intrigue and vitality from a distance, within the immediate project precinct, and within the building itself. The building promises to add not only an iconic form which would benefit the skyline, but much needed integration with surrounding urban elements including the Granville Bridge, both over and under the bridge deck, and potentially Granville Island. Given its unconventional form, it could also provide space for unique local shops and businesses. Allowing a project such as this to proceed would enrich the city and help move it toward the world-class status it seeks. More importantly, it would enrich the everyday encounter for the average person who just happens to come into contact with it, whether from near or far. I hope to see the project move forward.

Regards,
Hannah Teicher

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Hannah Teicher
s 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:31 AM
To: Avery Titchkosky
Subject: RE: Oct 24 Meeting, REZONING (a) 1412 - 1480 Howe Street, 1429 Granville Street and 710 Pacific Street (b) 1410 Granville Street

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Thank you.

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

From: Avery Titchkosky s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 11:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Oct 24 Meeting, REZONING (a) 1412 - 1480 Howe Street, 1429 Granville Street and 710 Pacific Street (b) 1410 Granville Street

To Mayor Gregor Robertson and City Councillors,

I speak as a Masters of Architecture student with a vested interest in the future of the built environment in our City.

This site is a special anomaly in the generally rigid grid that blankets Vancouver. The ambitions of Westbank and the Architect team have taken what a lesser developer would consider a liability, and leveraged it to create a destination in a neighbourhood that is at present an undefined space between Yaletown and the West End.

Since attending the original Urban Design Panel meeting for this project, I have followed its iterative improvement in response to environmental considerations through more specific facade articulations, and a stronger connection to the groundplane through transparency and form. From the creatively graceful form of the tower in response to the triangular site, to the thoughtful activation of the rain-protected space under the bridge deck, the project demonstrates fresh ideas against a respectable fabric skyline.

This project has come to be with a humble local architect's suggestion to seek international creativity, a past planner making introductions, and a developer willing to take a BIG risk. These small connections have come together to create a project that represents a new generation in architectural invention in Vancouver.

Thank you for listening.

Sincerely,
Avery Titchkosky

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:32 AM
To: Alysia Baldwin
Subject: RE: Letter of Support - Beach and Howe Development

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Thank you.

From: Alysia Baldwin s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 11:58 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter of Support - Beach and Howe Development

I am writing today to express my support for the proposed Westbank development of the Beach and Howe site. Our city is viewed by architects and planners around the world as an icon of an urban planning style that emphasizes mixed use and transit-oriented density. However, while our planning is praised, when it comes to architectural style, Vancouver is often described as uncreative, plain and homogenous.

The Beach and Howe project would serve to change this reputation, creating an iconic gateway to the downtown core. The building innovatively uses the site's constraints in order to maximize density. The resulting "growing" form would stand as a significant contribution to our city's skyline. The building actively embraces the design principles that Vancouver is known for. It uses the downtown blueprint – the podium tower – and turns it into something truly special. A project of this calibre would push the norm, forcing future projects to aspire to a higher design standard.

The true strength of the design is the fact that it has taken an awkward and under-utilized space under the bridge and transformed it into desirable real estate. The combination of amenities, community spaces, commercial and residential development will convert the area into a dynamic hub of activity and serve as a catalyst for the neighbourhood.

As a renter in, what I'm sure we all can agree, is an expensive and difficult market, especially for young professionals, I can honestly say this is one of the few buildings in Vancouver that I feel would be worth the expense. It provides something different, while adding to the rental so desperately needed in the downtown area.

I hope the Mayor and Council approve the rezoning application for this project as it will bring greater density, beauty and global recognition to our city.

Regards,

Alysia Baldwin

s 22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:32 AM
To: Rajesh Soni
Subject: RE: 1400 Howe St

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Thank you.

From: Rajesh Soni s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 12:46 AM
To: Correspondence Group, City Clerk's Office
Subject: 1400 Howe St

Dear Mayor and Council

I am Rajesh Soni emailing you about a project on 1400 Howe St. This project represents something very important to me therefore I feel it is important that I send my support in for this project and hope you approve this project in the current state. Vancouver has a problem in that we build too many condos of the same design. If you go to Downtown you always see condos of the same exact design making Vancouver in terms of architecture very unappealing. This project changes this. It's innovative in terms of design and represents something you see in the big cities like Dubai or Toronto. As a student it is important that Vancouver improves its stature in terms of becoming a world class city that can compete with the Toronto and New Yorks of the World. There are many things that go into this and Architecture is one of those things. So therefore I implore you to approve this project and allowing us to see witness one of the nicest buildings in Vancouver be built. I thank you for your time and consideration.

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 9:34 AM
To: s 22(1) Personal and Confidential
Subject: FW: Letter of support for Beach and Howe from Director of UBC School of Architecture and Landscape Architecture
Attachments: Letter of support for Beach+Howe.pdf

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Thank you.

From: Van Duzer, Leslie s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 9:12 AM
To: Correspondence Group, City Clerk's Office
Subject: Letter of support for Beach and Howe from Director of UBC School of Architecture and Landscape Architecture

Dear Mayor Robertson,

Please find attached a letter of support for Westbank's Beach+Howe project.
I hope the public hearings go well tonight!

Best regards,
Leslie Van Duzer



a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

School of Architecture & Landscape Architecture
402 - 6333 Memorial Road
Vancouver, BC Canada V6T 1Z2

Phone 604 827 7252
Fax 604 822 3808
www.sala.ubc.ca

Gregor Robertson, Mayor
3rd Floor, City Hall
453 West 12th Avenue
Vancouver BC V5Y 1V4

October 23, 2013

Dear Mayor Robertson,

Unfortunately I am unable to attend the public hearing tonight for the Beach+Howe Street project, so I would like to express my strong support for this new development with this letter.

I came to Vancouver from the United States three years ago to direct the UBC School of Architecture and Landscape Architecture. Like many newcomers, I realized immediately the positive effects of decades of wise urban planning. I also realized immediately the stunning dearth of notable architecture, with a few exceptions. The Westbank buildings by architects Gregory Henriquez and James Cheng—Woodwards, Shangri-La, Fairmont Pacific Rim Hotel—are, in my opinion, by far the most significant additions to the city in recent years.

It is therefore not surprising that Westbank is at it again with their new Beach+Howe proposal. Ian Gillespie's vision to take on a complicated and apparently undesirable site, his willingness to hire a spunky young maverick from Denmark (Bjarke Ingels), and his passion for raising the bar on the quality of architecture in Vancouver are all greatly appreciated. I don't think it is an overstatement to call Ian Gillespie a "city builder" akin to the likes of Chicago architect and urban designer Daniel Burham who famously said: "Make no little plans." Visionaries like Gillespie—whether architects, city planners or developers—don't come along very often.

I wholeheartedly support the Beach+Howe project. It has the very real potential to catalyze higher expectations for innovation in architecture, something Vancouver is sorely lacking. The project is cleverly planned, making good use of the awkward sites between the bridge off-ramps and providing (at least) half a gateway to the city. The welcoming gesture to downtown is great: the curtain has been pulled! I think Westbank should develop the other half of the gateway as well. Hopefully that will come to pass.

Thank you for your time and consideration.

Sincerely,

Leslie Van Duzer, Director and Professor
UBC School of Architecture and Urban Design

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 10:48 AM
To: s 22(1) Personal and Confidential
Subject: FW: Beach and Howe

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Thank you.

From: Paul Albrighton s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 10:32 AM
To: Correspondence Group, City Clerk's Office
Subject: Beach and Howe

Hello,

I'm a resident of 1451 Howe St, living across from the proposed Beach and Howe Development. I understand there is a public hearing this evening. I wanted to write a quick note about how I believe this development will improve the quality of life, scenery and culture for this neighbourhood.

I believe the architecture, design, and amenities proposed by Westbank, the developer, seem very in-line with what this neighbourhood is currently lacking. High-quality added density and unique architecture will improve land values, the art instalments will improve culture, adding much needed shopping will improve convenience and access for the current residents.

Since I have lived on Howe St, I have been waiting patiently for a neighbourhood improvement for this site. The current site is in disrepair and seems like a deserted neighbourhood, modern improvement are well overdue.

I have studied the traffic plans Westbank has designed, this will help the flow and access to the area.

Thank you,

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 11:16 AM
To: Scott Duffus
Subject: RE: Beach and Howe

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Thank you.

From: Scott Duffus s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 11:05 AM
To: Correspondence Group, City Clerk's Office
Subject: Beach and Howe

I 100% support the Westbank development at Beach and Howe!!!

For far too long the COV has been allowing banal, homogenous, developer driven architecture to thrive across Vancouver! PLEASE COV, let this project be the beginnings of a new way forward in the way our local planners & designers think about and approach urban form giving, and development and architectural standards in general.

Design excellence and a higher standard in architectural expression and place making should be the FIRST priority in any large, dense urban development such as this and others, in such a beautiful city.

Thank you Mr Gillespie!

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 12:26 PM
To: David Godin
Subject: RE: 1400 Howe Street - Support

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Thank you.

From: David Godin s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 12:21 PM
To: Correspondence Group, City Clerk's Office
Subject: 1400 Howe Street - Support

To Mayor Robertson and Vancouver City Council,

I am writing to convey my support for the proposed mixed-use development at 1400 Howe Street (officially, 1412-1480 Howe Street, 1429 Granville Street, 710 Pacific Street, and 1410 Granville Street) and I respectfully recommend that its rezoning application be approved in today's hearing.

I am an urban planner, and I have been fortunate to have had the opportunity to serve for three years on the Urban Design Panel (2009-11) as the representative for the Vancouver City Planning Commission, and for four years as a Commissioner on that body (2008-11). In my time on the UDP I saw more than 160 rezoning and development permit projects and I can say without reservation that 1400 Howe is unique and the finest example of expressive modern architecture that has been proposed in Vancouver during my time on the Panel or since.

Not only does the building appear to defy physics while creating a memorable new addition to the downtown skyline, most importantly it has a well thought-through program of uses that complements the neighbourhood, all while meeting the street well. The combination of market rental and market ownership units is right on the mark and the inclusion office in the project will increase employment opportunities in the downtown core while increasing the viability of retail in the vicinity. Furthermore, the inclusion of childcare space and the intent to program the space beneath the Granville Street Bridge are both very welcome attributes of the project and will contribute to the livability and conviviality of the neighbourhood.

In addition to these programmatic elements of the project, it appears that the City's green building requirements

have been well-considered and particular attention has been paid to the energy performance of the building; a piece frequently given too little consideration in the LEED scorecard system. The ability to interface, in time, with a district energy system is of particular importance to me and I feel that Council should make the planning of a city-wide network of district energy systems a priority in the near future.

With that, I respectfully repeat my support for this project and thank you for taking the time to consider my opinion and recommendation.

Best regards,

David Godin, M.P.I

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 24, 2013 3:40 PM
To: s 22(1) Personal and Confidential
Subject: FW: Beach and Howe Development

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Thank you.

From: Tyler Macdonald s 22(1) Personal and Confidential
Sent: Thursday, October 24, 2013 3:35 PM
To: Correspondence Group, City Clerk's Office
Cc: Isfeld, Lori
Subject: Beach and Howe Development

To whom it may concern,

I follow this group on twitter and came across this blog/article:

<http://cityhallwatch.wordpress.com/2013/10/23/westbank-52-storey-tower-howe-granville-pacific-public-hearing/>

I met with a member of the project team because as a downtown realtor I was interested in the project and wanted to learn more about it as I believe it will be beneficial to the community. I brought the development up in one of my weekly sales meetings (we are encouraged to discuss all new projects and developments that are up and coming) as I thought it would be informative for my colleagues. The above blog post is inaccurate in it's description of how this proposal for Beach and Howe was discussed at our meeting. I brought it up on my own accord with no representation from the project team nor were any of them present. It was my idea to bring this development to light in the meeting. Regardless, my presentation was very well received and the realtors in my office are excited to see the progress of this project.

Thanks again for your time!

Kind regards,

Tyler MacDonald
Sales Associate
Century 21 In Town Realty