

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, October 22, 2013 2:55 PM  
**To:** Darlene  
**Subject:** RE: Public Hearing

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](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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For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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

**From:** Darlene s 22(1) Personal and Confidential  
**Sent:** Tuesday, October 22, 2013 1:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing

Dear Mayor Robertson and councillors

I was hoping to attend the public hearing on Thursday evening, related to the redevelopment proposal for Howe, Granville and Pacific. Unfortunately, I was not able to reschedule another meeting for that evening so am expressing my concerns this way, as I already have to the planning department.

My husband and I live at s 22(1) Personal and Confidential and we are afraid that a redevelopment of the scale being proposed will have a huge negative impact on us and our neighbors in the "between the bridges" neighbourhood.

Our first major concern is the impact on traffic flow. I count 16 multi-unit high and low-rise complexes dependent on vehicular access (unless coming from the West End or North Shore) via the intersection of Pacific and Howe. Some of these complexes - such as 1000 Beach or 1500 Howe - are large. The neighbourhood is also home to quite a few businesses which draw their own traffic - a preschool, a store-front Montessori school, 6 restaurants, 2 convenience stores, a bakery, coffee shop, produce store, garden and clothing store, distillery, spa, gym, hairdresser, dental office, and professional service offices including real estate, lawyers, accountants and engineers. This intersection is also the preferred entry point for many visitors to the Aquatic Centre and Sunset Beach. As well as personal vehicles, these roads are congested with delivery and service vehicles during the day. If returning home by vehicle during the day, it is not uncommon to sit through 3 traffic signal changes before gaining access to Howe from Pacific. These streets simply cannot absorb the additional traffic that will be created by 500 more residential units, plus retail, service and office traffic - even if only half the units are occupied or many own no personal vehicles (they still require service vehicles and taxis or co-op cars on a regular basis).

The increased density of this little corner of the city is also of concern. We moved into this neighbourhood for the very reasons that this developer is promoting - a healthy lifestyle of walking, running or cycling and community activities nearby. We have found, however, that the seawall is very congested; people from all over the city and tourists flock here, adding to the neighbourhood users. On a nice day, unless you go out very early, the pace is only a stroll because

so many people saunter along in groups. The cycle path is downright dangerous because there are so many users and most don't follow bike etiquette. There is little room to lay out a picnic blanket. The community centres seem to be used to capacity already. I've heard from friends that the elementary schools are filled to capacity and I've seen parents walking their school children across the Burrard Bridge to the school in Kits - and how many parents drive children to schools outside the downtown area?

How can so many additional residents be absorbed into this already crowded area? Three new towers on Pacific and Drake streets are soon to open; there is a proposal for another huge redevelopment in the block of Drake, Hornby and Burrard. These will probably have little impact on the traffic situation for our area but they will bring many more users into the parks and community centres, onto the seawall, and more children on school wait lists. There is a point at which quality of life is seriously impacted by high density and I believe we are fast approaching it, if we haven't already realized it. There is something wrong when people drive out of the downtown to take their children to school or to find a place to walk or ride bikes on a nice day, but many of us are doing it already. Please don't encourage this outflow by increasing our density so drastically. This "Gateway" development is unnecessary - the commercial building might have benefit for the local residents, especially if storage units and an auto service shop remain, but the redevelopment as proposed will have considerable negative impact. Please turn down this proposal.

Respectfully,

Darlene Johnson

s 22(1) Personal and Confidential

Sent from my iPad

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, October 23, 2013 1:13 PM  
**To:** L.Sheff  
**Subject:** RE: 1412-1460 Howe Street Public Hearing Thursday October 24

Thank you for your comments.

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Thank you.

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**From:** L.Sheff s 22(1) Personal and Confidential  
**Sent:** Wednesday, October 23, 2013 12:29 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1412-1460 Howe Street Public Hearing Thursday October 24  
**Importance:** High

Hello,

Regarding the application to allow the building of this 52-storey tower + a 10-storey podium, I strongly urge you to reconsider the enormity of such structure and DENY this request. While indeed unique and attractive in design, with OVER 60 floors and 500 SUITES, this skyscraper is severely out of proportion to existing structures as it more than TRIPLES the area average of 23 storeys. This is unreasonable density in an already very dense area with THREE very tall residential towers nearing completion in the immediate vicinity.

Anyone who would allow such enormous proportions has clearly overlooked the already-stressed infrastructure in this area, not to mention the traffic problems CURRENTLY on Howe Street. Since Hornby Street was made one-way and with Granville Street (here) effectively being one-way, the congestion of vehicles is absurd. It cannot possibly accommodate such an increased influx.

For example, the vast majority of drivers doing pick-up/drop off @ Pomaria DO NOT use the alley to the west as was initially planned for, instead they stop directly in front, causing huge traffic jams on the ONLY street

providing access with 2-way traffic. How will the same not occur with this new building? How are the planners going to alleviate such traffic congestion and unsafe exhaust fumes?

More importantly, the infrastructure is not adequately supported in this vicinity NOW. There are not enough schools, fire, emergency or medical services at present to serve this congested area and its residents – it would be irresponsible to foist 800-1500 new residents here. Despite the CoV higher heights/density reports, you all know this skyscraper FAR exceeds those recommendations and may well stress this neighbourhood beyond belief. This issue is much more than “impacts of views” as noted on the CoV website.

I reside at s 22(1) Personal and Confidential and fully understand new housing units will and should be added to the downtown core. However, their planning must be done carefully and in a well-thought out manner versus foisting as many units possible regardless of very serious impacts.

I urge you to deny this application.

Thank you,

L. Sheffield

s 22(1) Personal and Confidential