

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 9:12 AM
To: Landon Hoyt
Subject: RE: Public Comment regarding Beach & Howe Development

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.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Landon Hoyt s 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 7:48 AM
To: Correspondence Group, City Clerk's Office
Subject: Public Comment regarding Beach & Howe Development

19 October 2013

Dear Mayor and Council,

I am writing to express my full support for the development proposal at Beach and Howe under several conditions. I am graduate student in the Urban Studies program at SFU nearing the end of my research. My area of research focuses on the Granville Street Mall and an analysis of the variety of uses that have been imposed on the street and the role the street plays in our downtown core. From my hours of observations on the Mall as well as extensive document analysis and interviews with City, police, transit, and public space officials, I have noted the challenges with the Mall and will be suggesting improvements that could be made.

One challenge with the Granville Street Mall is the southern blocks leading up to the bridge. There is a lack of street activation in this portion, as well as a lack of connectivity with the surrounding neighbourhood and Sea Wall. I believe that the Beach and Howe development would help to build these connections and activate the street both above and below the bridge. This is only possible with the additional support for projects like the proposed Granville Street greenway that will cross the bridge into downtown, as well as the public realm activation options proposed in this development. This includes things like the beer garden, gallery space, market

space, and aerial performance space. These spaces would only help to build on the potential that Granville Street has as a "Great Street" designated by the City's downtown street network.

I do not believe the Granville Street Mall is perfect. There is still much work to be done. This project has the potential to strengthen our current infrastructure. I recommend that the development of the Beach and Howe tower and other buildings only be approved if there is commitment behind the full activation of the public realm below the bridge and a commitment from the City to support and construct a greenway across the bridge and into the Granville Street Mall, connecting it with the below public space and Sea Wall. There is huge potential for a strong connection from the Sea Wall to the Granville Street Mall in this project. This is the perfect opportunity to take advantage of that.

Thanks for your consideration.

Sincerely,
Landon Hoyt

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landon hoyt

s 22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 9:14 AM
To: Mark Sommer
Subject: RE: 1400 Howe St

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*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Mark Sommer s 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 4:31 AM
To: Correspondence Group, City Clerk's Office
Subject: 1400 Howe St

Hello Mayor And Council,

as a long time resident of Vancouver I just wanted to state my outright SUPPORT for the 1400 Howe St project that is before council.

not only does it look amazing and respond well to the area its proposed for it will be the kind of great density we need to make the city as livable as possible.

thanks and I hope you all support the project.

Cheers,

--

Mark Sommer

s 22(1) Personal and Confidential

This email is only intended for the person(s) to whom it is addressed and may contain information that is privileged and confidential. Any unauthorized use, distribution, copying or disclosure by any person other than the addressee(s) is strictly prohibited.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 9:44 AM
To: brad westerop
Subject: RE: Westbank/Granville Bridge Support

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*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: brad westerop § 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 9:39 AM
To: Correspondence Group, City Clerk's Office
Subject: Westbank/Granville Bridge Support

To Mayor Robertson and Council,

I'm writing this letter in support of Westbank's mixed-use development proposed near the north end of the Granville Street Bridge.

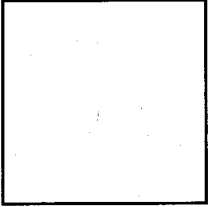
I'm a young entrepreneur and business owner, and I also have a background in the commercial real estate industry. From this perspective, I feel that the project will provide a much needed boost of commercial space to the area. With an adequate supply of community level retail and services and new office space, the surrounding neighbourhood will become much more vibrant and dynamic.

I also admire the project's plans to increase public space in the neighbourhood by making use of the dark, underutilized area under the bridge. The idea of having a beer garden and food trucks sounds like a great way to revitalize this space and draw people to the area. I could see my clothing company wanting to hold multiple events in this area, especially under the bridge where shelter from the weather is offered.

Overall, this is a great project and exactly the type of development I'd like to see in Vancouver's core. I urge the Mayor and Council to vote to approve this development proposal. I will do my best to be at the hearing in support of this development.

Regards,

Brad Westerop



s 22(1) Personal and Confidential



Isfeld, Lori

From: CAMRA President s 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 10:44 AM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Fwd: Speaker Confirmation - RE: Beach and Howe

Please find below the comments I plan to make on Thursday at the Beach and Howe public hearing on Thursday:

Councillors,

Thank you for the opportunity to speak to you on behalf of CAMRA BC – Vancouver Branch about the Beach and Howe development, in particular the space under the Granville Bridge.

CAMRA BC is a volunteer-run independent craft beer advocacy group with strong community ties and over 1000 members in

At present this is not an attractive area, it is only metres away from Granville Island – one of the city's tourist treasures and iconic locations but it is part of the seawall path that most people don't think about, and have been known to avoid.

We would love to see this area developed into a multi-purpose community space with the opportunity for temporary pop-up events. There are a very few covered yet open air venues in the city and having something downtown with links to transit would be an excellent use of the space.

Events such as art installations, concerts, film screenings, dance parties, markets as well as food and drink festivals would all be very welcome and benefit from being in a rain-proof location, reclaiming this space for the people of Vancouver during times in the year when people tend to hibernate and outdoor events are less frequent.

CAMRA BC – Vancouver Branch would love the opportunity to run craft beer festivals in the renovated space similar to the ones which bring in tens of thousands of people to Victoria, Portland and Seattle.

Consequently we would like you to approve the development as long as there is a provision for renovating under the bridge into an open air community area for events.

Thank you for this opportunity.

Adam Chatburn,

President, CAMRA BC – Vancouver Branch

----- Forwarded message -----

From: Public Hearing <PublicHearing@vancouver.ca>

Date: Wed, Oct 9, 2013 at 11:42 AM

Subject: Speaker Confirmation - RE: Beach and Howe

To: CAMRA President <pres@camravancouver.ca>

Thank you for your request to speak at the Public Hearing commencing on October 24, 2013, at 6 pm pm, regarding 1400 Howe Street. You are speaker no. 12 on the citizens section of the speakers list for this agenda item.

Please confirm - are you representing CAMRA?

For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

The website also provides links to the following:

- vancouver.ca/councilmeetings (agendas and minutes for all Council meetings, including Public Hearings - please note any updates for the public will be posted on the agenda of the Public Hearing)
- vancouver.ca/councilvideo (live video stream of the Public Hearing)
- vancouver.ca/rezapps (details regarding this and other active rezoning applications)

City Clerk's Office

City of Vancouver

Phone: 604-829-4238

Email: publichearing@vancouver.ca

Website: vancouver.ca/publichearings

From: CAMRA President

s 22(1) Personal and Confidential

Sent: Wednesday, October 09, 2013 10:24 AM

To: Public Hearing

Subject: Beach and Howe

Please may I be registered to speak for the Beach and Howe public hearing on October 24th.

Thank you

Adam

--
Adam Chatburn
President
CAMRA BC, Vancouver Chapter

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Campaigning for Real Ale, Pubs and Drinkers' Rights

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Adam Chatburn
President
CAMRA BC, Vancouver Chapter

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[Web](#) | [Newsletter](#) | [Facebook](#) | [Twitter](#)
Campaigning for Real Ale, Pubs and Drinkers' Rights

October 22, 2013

Mayor and Council,

Please accept this correspondence as official comment and support for the proposed rezoning at 1412-1460 Howe Street, 1410 and 1429 Granville Street, and 710 Pacific Street.

I have had an opportunity to review the proposal as presented by Bjarke Ingles Group and Westbank, and I am impressed with several aspects of the project. I am pleased to see the innovative and creative design of this project which will hopefully be an inspiration for the architectural community in Vancouver. Overall, the design of the building represents a good shift away from the more typical point tower we find in the downtown skyline.

I am very pleased and excited to see the attention being paid to the public realm and pedestrian experience around the base of the tower as well as underneath the Granville Street Bridge. There is no doubt many people will view the tower as the most impressive part of this development, but I believe it is how the pedestrian experiences their urban environment that is the most important part of any development, and Beach and Howe does an excellent job of producing something that is not only attractive, but also functional for the average Vancouverite. The availability and quality of the public space, the proposed public art, and the potential for street closures and public event space for special events is the kind of thing we need to see more of in this city. The proposal offers a significant improvement to a part of Vancouver that evolved in an era of auto-centric development, and I for one would like to see even more of it – both in this neighbourhood and elsewhere in the city.

As such, I hope you will approve this project, but also use it as an example for other rezoning proposals and how they can be tied in to creating a more vibrant, attractive urban realm that will encourage pedestrians to use the space surrounding future developments.

Best,

Andrew Jones

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Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 11:55 AM
To: Joe Lousa
Subject: RE: Oct 24th council meeting Re: Beach and Howe

Thank you for your comments.

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Thank you.

From: Joe Lousa s 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 11:50 AM
To: Correspondence Group, City Clerk's Office
Subject: Oct 24th council meeting Re: Beach and Howe

Mayor and Council,

Please note my strong support for the BIG proposal at Beach and Howe. The Bjarke Ingels design proposed for the Granville bridgehead is a truly striking building that will push architecture in this city to the next level. I feel the best part of the project isn't just the tower itself but the public realm improvements at ground level. This proposal will not just bring some life to a currently barren area, but will be a magnet for vitality and become a destination. I encourage the city to ensure whatever ends up being done with the neighbouring property along Seymour be complementary to this design so that we can have a true gateway to our beautiful core.

Joe Lousa

Mayor Gregor Roberson and Vancouver City Council,

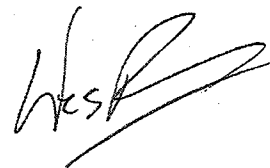
I am writing you today in support of Westbank's proposed project, designed by the Bjarke Ingels Group, at 1412-1460 Howe Street, 1410 and 1429 Granville Street, and 710 Pacific Street. I write not in any official capacity as Executive Director of Hastings Crossing BIA or as an independent community economic development consultant but as an urbanist. One who appreciates the positive impact that good urban design, architecture and other aesthetic improvements can have on a community and city. I'm pleased to see that Vancouver will be host to a building designed by one of the most renowned architects in the world, and home to some world class architecture that will enhance the profile of our city. The proposed project, known as Beach & Howe, is a bold design, both in terms of the building itself and the urban realm at the base and surrounding the tower where the developer and architect have clearly taken time to think innovatively and cleverly about how to animate an underutilized space.

I would like to specifically mention that I am particularly happy to see the proposed programming for the new public realm space underneath the Granville Street Bridge. Vancouver lacks public spaces that can be used for public gatherings, we have to maximize use of smaller spaces like this thanks in part to our density. Public space like this fosters the social capital necessary to building strong communities. The fact that this proposal includes this in a location that is in desperate need of any public realm improvements, given it is effectively a dead zone in-between the West End and Yaletown, only makes this project stronger.

I would like to also take this opportunity to ask that city also try to work with Westbank and the applicant team to try and design the proposed commercial retail unit spaces in a way that can house and is affordable to small businesses in particular. As someone who has worked in economic development since 2009 I am a strong believer in promoting and supporting small and medium sized businesses in Vancouver. Helping small scale entrepreneurs create new and exciting business ventures is a key to the city's economic future, and this is a great opportunity to create a new space in a completely different part of Vancouver that can help accommodate that. A large floor plate filled with another large corporate chain would represent to me another lost opportunity to promote affordable smaller and medium scale commercial space for locally owned SMEs. Vancouver has to get better at connecting its built environment and what we develop to our local economy and the needs and wants of businesses and residents.

I hope that you will agree with me that Westbank and BIG have a world class project, one that raises the bar for cleverness, innovation and design in Vancouver. I hope that you will strongly consider the positive precedent this project would set.

Thank you.
Wes Regan



s 22(1) Personal and Confidential



Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 3:03 PM
To: Maggie Low
Subject: RE: Letter of Support for Beach and Howe

Thank you for your comments.

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Thank you.

From: Maggie Low s 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 2:15 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter of Support for Beach and Howe

Dear Mayor Gregor Roberston and Vancouver City Council:

I hope this finds you well. My name Maggie Low, I am a graduate student and researcher at UBC and an active resident of the City of Vancouver. I am emailing you today to provide my support for the project proposed at Beach & Howe. As a person in their late 20's, as well as an avid cyclist and pedestrian, it is vitally important to me that the city not only create urban spaces that are safe for cycling and walking, but to do so in a way that encourage people to use both modes. Vancouver, while a beautiful city, has a lack of high quality public spaces that encourage social gathering or for use for special events.

The proposed Beach & Howe project offers an opportunity to not only create a space that is desperately needed in the downtown core, but a space that is needed in this city. While the building itself is attractive, I find we spend a lot of time caring how about buildings look from afar, rather than how they are viewed by pedestrians on the ground. This is what makes the Beach & Howe project a great project; it pays attention to both the Vancouver skyline but also the ground plane and the public realm. I especially like the addition of **public art, the potential for performance space, and the great potential for food trucks and an outdoor beer garden**. All of these are extra qualities I have never seen from other developments in the city and ones I would like to see encouraged in future developments.

Vancouver City Council endorsed creating a more vibrant public realm with motions related to patios, public art, and special event licenses. I hope you will continue to build on this good work and encourage future developments to meet or exceed the qualities being proposed by this project, and I hope you will approve this rezoning as a start.

Many thanks for your time and consideration.

Best regards,

Maggie Low

s 22(1) Personal and Confidential

A grey rectangular redaction box covers the text below the signature.

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 22, 2013 4:59 PM
To: Peter Odegaard
Subject: RE: 1412 - 1480 Howe Street Rezoning

Thank you for your comments.

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Thank you.

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

From: Peter Odegaard s 22(1) Personal and Confidential
Sent: Tuesday, October 22, 2013 4:38 PM
To: Correspondence Group, City Clerk's Office
Subject: 1412 - 1480 Howe Street Rezoning

Good afternoon Mr. Mayor and Council:

I will be speaking at Thursday's public hearing for the proposed development at Beach and Howe but I also wanted to submit my comments in writing. I am an Architect and a resident of the s 22(1) Personal and Confidential. I will be present as both a homeowner in the neighbourhood but also as an advocate for great architecture and urban design in Vancouver.

I sympathise with those who may have concerns regarding increased density in our neighbourhood - but I also accept that traffic, noise, and a bit less morning light are part of choosing to live in a vibrant, interesting and engaging urban environment. I could not feel more fortunate to have such a high quality project that offers so much to our neighbourhood.

I look forward to the day when I can walk across the street to pick up groceries, rather than getting into our car as we do now.

I support this rezoning and urge Council to do the same.

Thank-you.

Peter Odegaard
s 22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 23, 2013 9:38 AM
To: Mike Smith
Subject: RE: Beach & Howe

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Thank you.

From: Mike Smith s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 9:22 AM
To: Correspondence Group, City Clerk's Office
Subject: Beach & Howe

Hello,

I am writing in support of the proposed tower at Beach and Howe. I think the project would be a long-term benefit to the City of Vancouver. The tower is architecturally interesting, significant, and would bring a critical mass of people to an area that is lacking an active street life. In particular, I support the proposed designs for the street and public space under the bridge.

Sincerely,

Mike Smith

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 23, 2013 1:14 PM
To: Jen Stuart
Subject: RE: Letter of Support - 1412-1460 Howe St., 1410 and 1429 Granville St., and 710 Pacific Street

Thank you for your comments.

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Thank you.

From: Jen Stuart s 22(1) Personal and Confidential
Sent: Wednesday, October 23, 2013 12:19 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter of Support - 1412-1460 Howe St., 1410 and 1429 Granville St., and 710 Pacific Street

Dear Mayor & Council,

I am writing regarding my support for the proposed developments at 1412-1460 Howe St., 1410 and 1429 Granville St., and 710 Pacific Street.

In particular, I think that the proposed developments have high quality architecture which would stand out in a city that generally follows a typical design. The public realm under the Granville St. bridge would be a big improvement to the bare land that is currently there, and would attract people and build a better sense of community in the area, not to mention increased safety in the area as well.

As a renter in Vancouver, I am happy that they have included nearly 100 rental units. Any addition of rental units in this city is appreciated, especially in locations that are attractive to live in given the location, the new services, and the public realm all included in the proposal.

I hope you consider the thoughts above in regards to approving this rezoning.

Thank you kindly,

Jen Stuart

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Jen Stuart
s 22(1) Personal and
Confidential

Dear Mayor Gregor Roberson and Vancouver City Council

I am emailing you to express my support for Westbank's proposed development located near the intersection of Beach & Howe. I graduated from the Masters of Urban Studies program at SFU, where I conducted my thesis research on the use of public space. My research in public space has given me a keen interest in developing new and interesting urban spaces in Vancouver, and is why I feel the Beach & Howe project is one that should be supported.

From the proposal that I have seen, the developer intends to create robust and attractive public realm underneath the Granville St. Bridge. I feel that area of downtown is currently unattractive and unfriendly to pedestrians. With the proposed public realm, there is the potential to create a great community feel, one that that could support new food carts and potentially even performance space for special events. The new amenities, public art, and addition of some restaurants to an area almost completely devoid of them will create a space that is much more attractive to pedestrians, and improve that part of downtown for local residents as well as Vancouverites utilizing the seawall.

I would also like to note my support for the addition of nearly 100 rental units to an area of Vancouver that has very little purpose built rental housing. As a renter, it is great to see the creation of new rental units anywhere in the city, but is particularly nice to see the developer looking to add a decent number of units to an area of town that I typically would not have imagined living in given it consist of almost all condo units for purchase.

I hope you will view the Beach & Howe project as one that will create not only a new and interesting building for Vancouver's skyline, but also for what will truly be an improve public realm and pedestrian experience for all Vancouverites. Thank you.

Hala Nugent

To: Vancouver Mayor, Gregor Robertson & Council
Subject: Rezoning at Howe, Beach and Granville Street by Westbank

Dear Mayor Robertson and Council,

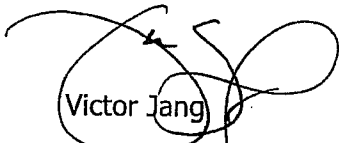
It is with enthusiasm that I write to support the proposal before you requesting to redevelop the properties at 1412-1460 Howe, 1429 Granville and 710 Pacific, and 1410 Granville Street. These sites, which are an eyesore, sit in the middle of my community and I whole heartedly welcome the face-lift!

I have owned at s 22(1) Personal and Confidential for over 9 years – this is one block away from the proposed development sites. I believe the new amenities, grocer, restaurants, etc, as well as the significant improvements to Granville Street under the Bridge, will bring new life and activity to this area which is currently avoided by all, or certainly most, in our neighborhood. I think the repurposing of the area under the Bridge has the potential to become a popular, new gathering place for locals to sit and visit over coffee on the weekends, and dine in the evenings. If programmed properly, I think it could become a real attraction for the whole downtown community.

Lastly, I am impressed and proud that Vancouver has attracted such a worldly renowned architect to our downtown. I congratulate the architect for his clever, yet striking building design which seems to make good use of oddly-shaped lots.

I look forward to seeing the final product.

Sincerely,



Victor Jang

s 22(1) Personal and Confidential

BT | A

23rd October 2013

Dear Mayor and Council,

Please accept this letter in support of the proposed Westbank project at 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street, and 1410 Granville Street.

Our office has been located in this area for over 30 years and we are absolutely delighted at the prospect of seeing additional restaurant and commercial uses in the vicinity. Also, as architects in Vancouver we are heartened at the quality of the project's architecture and sincerely hope that this raises the bar in terms of design quality for residential development projects in the City.

Yours sincerely,

BING THOM ARCHITECTS INC



Bing Thom
Founding Principal
CM, MAIBC, FRAIC, AIA, LLD



Michael Heeney
Principal
Architect AIBC, FRAIC