

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 17, 2013 6:14 PM
To: 'Randal Helten'
Subject: RE: Public Hearing 17-Dec-2013: OPPOSED - REZONING - Burrard Gateway (a) 1262-1290 Burrard Street, (b) 1229-1281 Hornby Street

Thank you for your comments.

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Thank you.

*City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings*

From: Randal Helten s.22(1) Personal and Confidential
Sent: Tuesday, December 17, 2013 5:31 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: Public Hearing 17-Dec-2013: OPPOSED - REZONING - Burrard Gateway (a) 1262-1290 Burrard Street, (b) 1229-1281 Hornby Street

Dear Mayor and Council,

I am writing to OPPOSE the rezoning for Burrard Gateway (1262-1290 Burrard Street, 1229-1281 Hornby Street) agenda #1 at Public Hearing on December 17, 2013.

My main reasons for opposition are:

- The proposed 550 skyscraper project will result in a significant erosion of view protection of North Shore Mountains, hurting views from Vancouver.
- The tower will also set a precedent for tall buildings away from Vancouver's Central Business District.
- Despite what appear to be renderings/images from the applicant that are questionable in accuracy and truthfulness, City staff have allowed these rendering/images to be part of the application to City Council.
- The underlying policies (Vancouver Views policy) enabling this application were adopted through questionable processes in 2010 and 2011 that circumvented proper public consultation at the time.

Reference: <http://cityhallwatch.wordpress.com/2011/10/02/view-from-spanish-banks-end-of-dome-shaped-skyline-policy/>

This design, if built, would have a significant impact on views of the North Shore and effectively break Vancouver's "dome shaped skyline" policy (see View from Spanish Banks? End of Dome Shaped skyline policy?). If towers are built in locations formerly protected by the Queen Elizabeth Park view cone, they will affect many of the public views around the city.

I have three additional requests regarding this application.

1. VOLUNTARY RECUSAL FROM VOTING, BASED ON GIFTS/DONATIONS RECEIVED

If Council proceeds to voting on this application, I urge any members of Council or their political organizations who have received gifts or donations from the applicant or related parties hereby declare the said facts in Council, and voluntarily recuse themselves from voting on this application. Quoting from a motion passed by North Vancouver City Council in November 2013: *"... the appearance of a conflict of interest is created when developers and unions that make significant contributions to election campaigns of candidates for Council also have matters that come before Council and that whether or not these conflicts are permitted in law, they harm the reputation of Council and impair the legitimacy of its decisions."*

(Note: I believe that a party related to the applicant donated over \$25,000 to one of Vancouver's civic parties in the 2011 election. Note that besides donations during civic elections, Vancouver appears to have no procedures in place for auditing or independent review of gifts received during or between civic elections.)

2. DEMOLITION/CONSTRUCTION - MAKE BURREARD GATEWAY APPLY NORTH AMERICAN BEST PRACTICES

If Council does vote to approve of this application, based on experience at a Westbank/Peterson/Henriquez/ICON project in the West End, I urge Council to impose the following conditions upon the applicant prior to issuing a development application, in order to minimize the disturbance upon the thousands of Vancouver citizens living, working, or travelling near the site over the course of demolition and construction:

- Establish a formal, open process for communication with the public during the course of demolition/construction. Include daily posting of work schedules online. Consider creation of a community liaison committee to communicate between the developer and the community in order to mitigate negative impacts on local livability and quality of work/life/transportation during the project.
- Establish policies/practices to minimize the following disturbances, over and above the absolute minimum required by City of Vancouver bylaws:
 1. Ground vibration (Vancouver currently has no policies or bylaws in place, but the applicant should refer to examples in other jurisdictions, such as Toronto, and voluntarily apply best practices)
 2. Parking - experience in the West End has been that workers violate parking regulations, resulting in reduced parking availability for local residents
 3. Noise - experience in the West End has been that demolition/construction has exceeded legislated noise limits, and even when complying with bylaws, contractors have failed to adequately mitigate noise impacts on the community. The contractors can do a better job with timing, techniques, and equipment
 4. Lighting - avoid light pollution
 5. Visual blight
 6. Traffic - this site is in a busy transportation corridor. Communication processes need to involve not only the applicant and the City but also the drivers, cyclists, pedestrians, and transit users.

3. DETERMINATION OF COMMUNITY AMENITY CONTRIBUTIONS - ENSURE AN OPEN, TRANSPARENT PROCESS

If Council does vote to approve of this application, please instruct City staff to review and redo parts of the process for allocation of the Community Amenity Contributions. It is my understanding that the written staff recommendations already imply that there is a fairly high degree of certainty as to which entities are to receive millions of dollars of CACs, yet there has not yet been an open and transparent public process as to the use of those funds.

Sincerely,
Randy Helten

s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Public Hearing
Sent: Wednesday, December 18, 2013 10:06 AM
To: s.22(1) Personal and Confidential
Subject: Additional Correspondence: Burrard Gateway 500ft & 550ft comparisons
Attachments: 500_vs_550_compare1.jpg; 500_vs_550_compare2.jpg; a4_corners.jpg; a4_photo2.jpg; BurGw_plan_outline_rad.jpg; a5_lines1.jpg

Importance: High

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From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Tuesday, December 17, 2013 8:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Burrard Gateway 500ft & 550ft comparisons

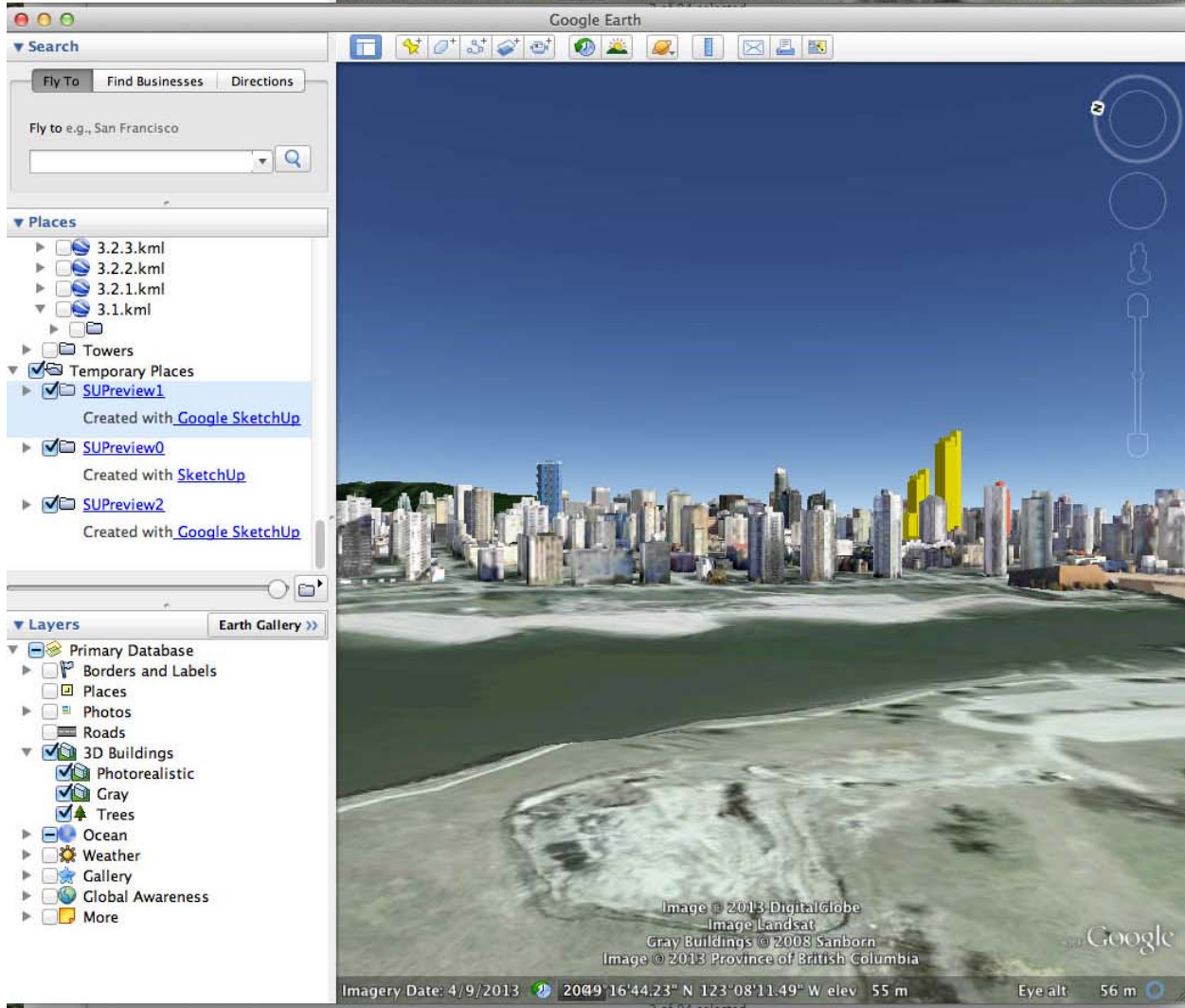
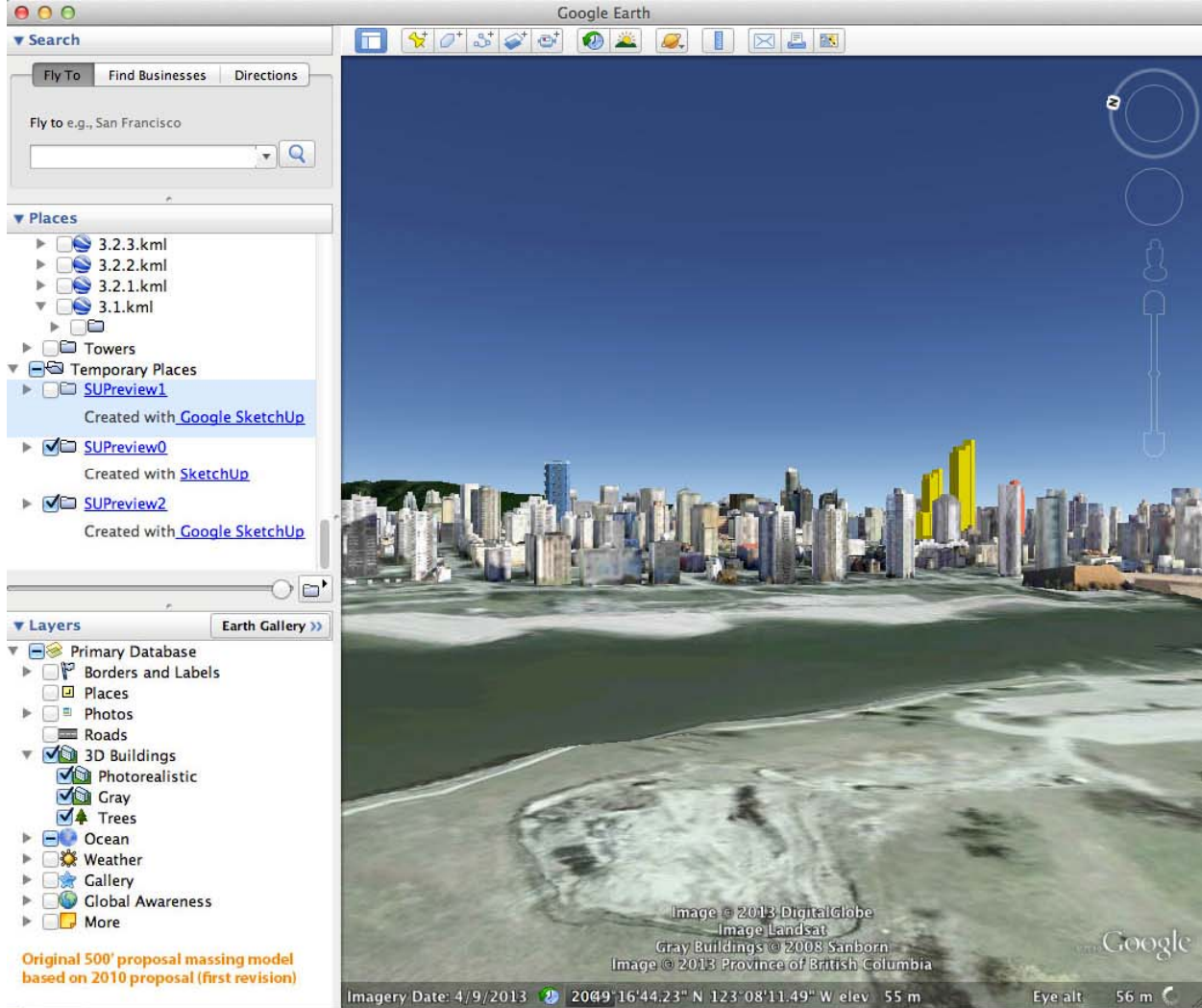
Dear Mayor & Council,

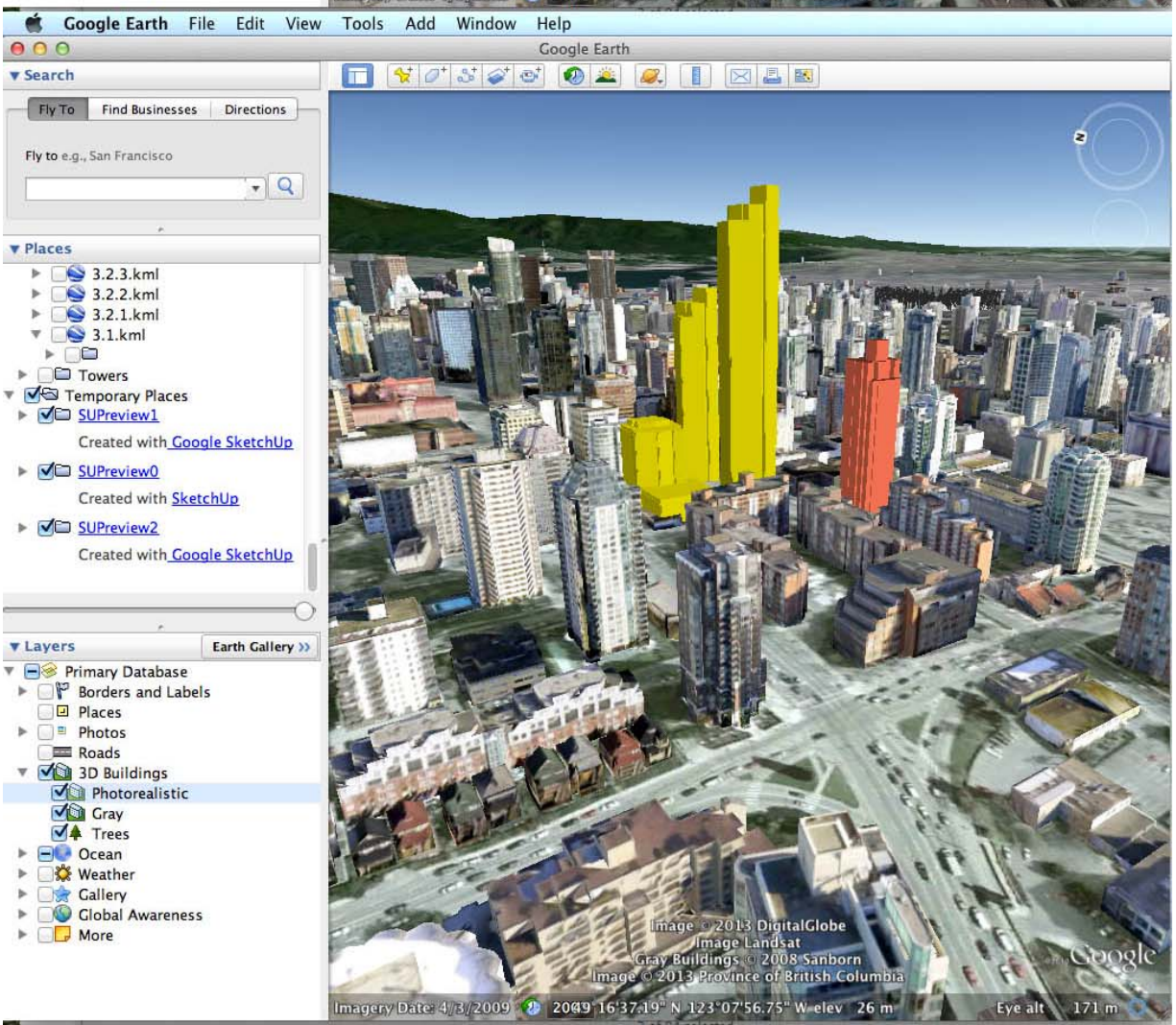
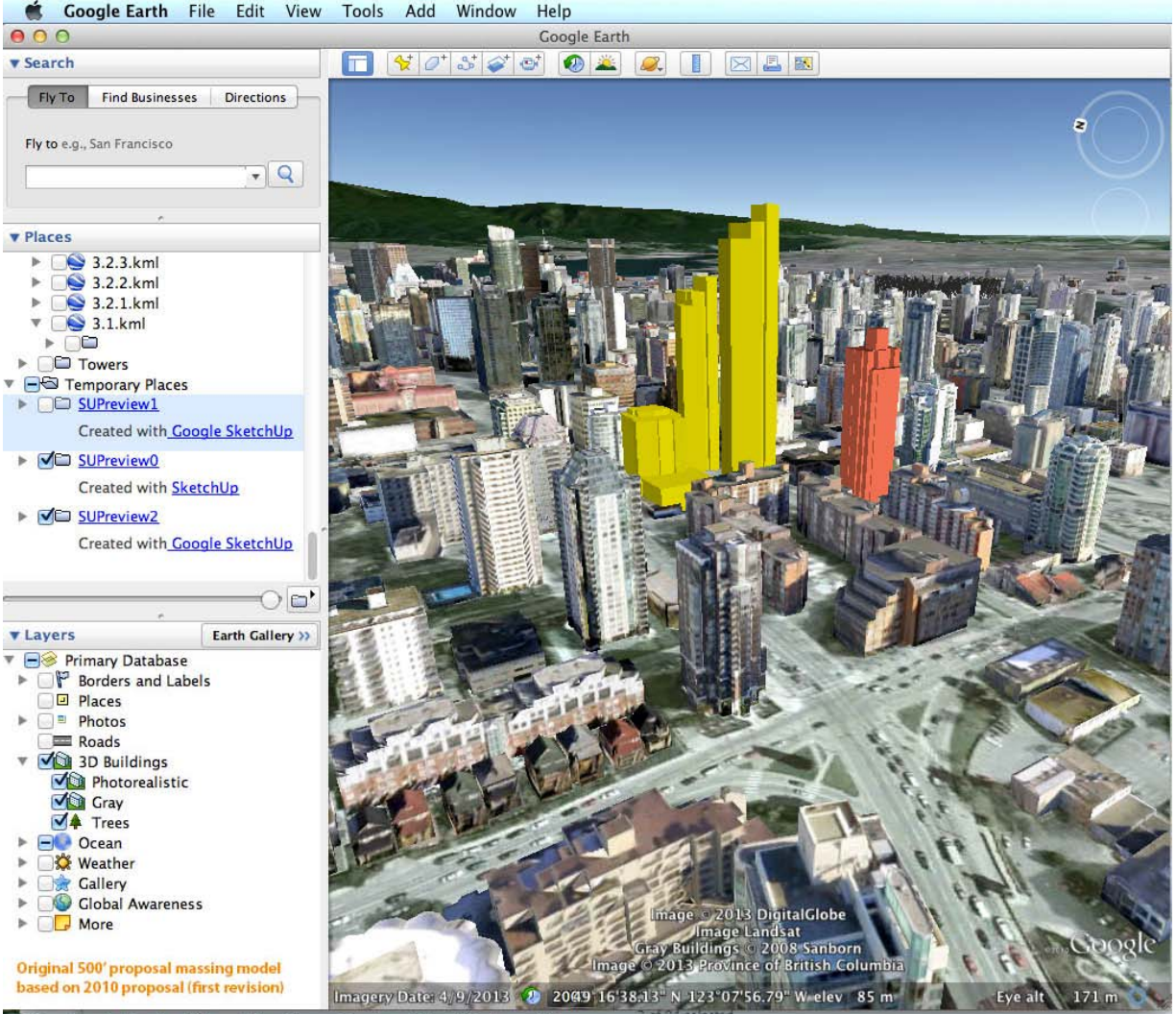
In response to a question raised by Councillor Carr after my presentation, I am submitting two comparative images to show the relative differences in height of a 500' and 550' tower on the Burrard Gateway site.

Both of the models are based on an approximate massing model from the first version of the design.

Please also find attached a few of the illustrations that I used for my presentation in the analysis of the accuracy of a rendering provided the applicant.

Sincerely,
Stephen Bohus, BLA



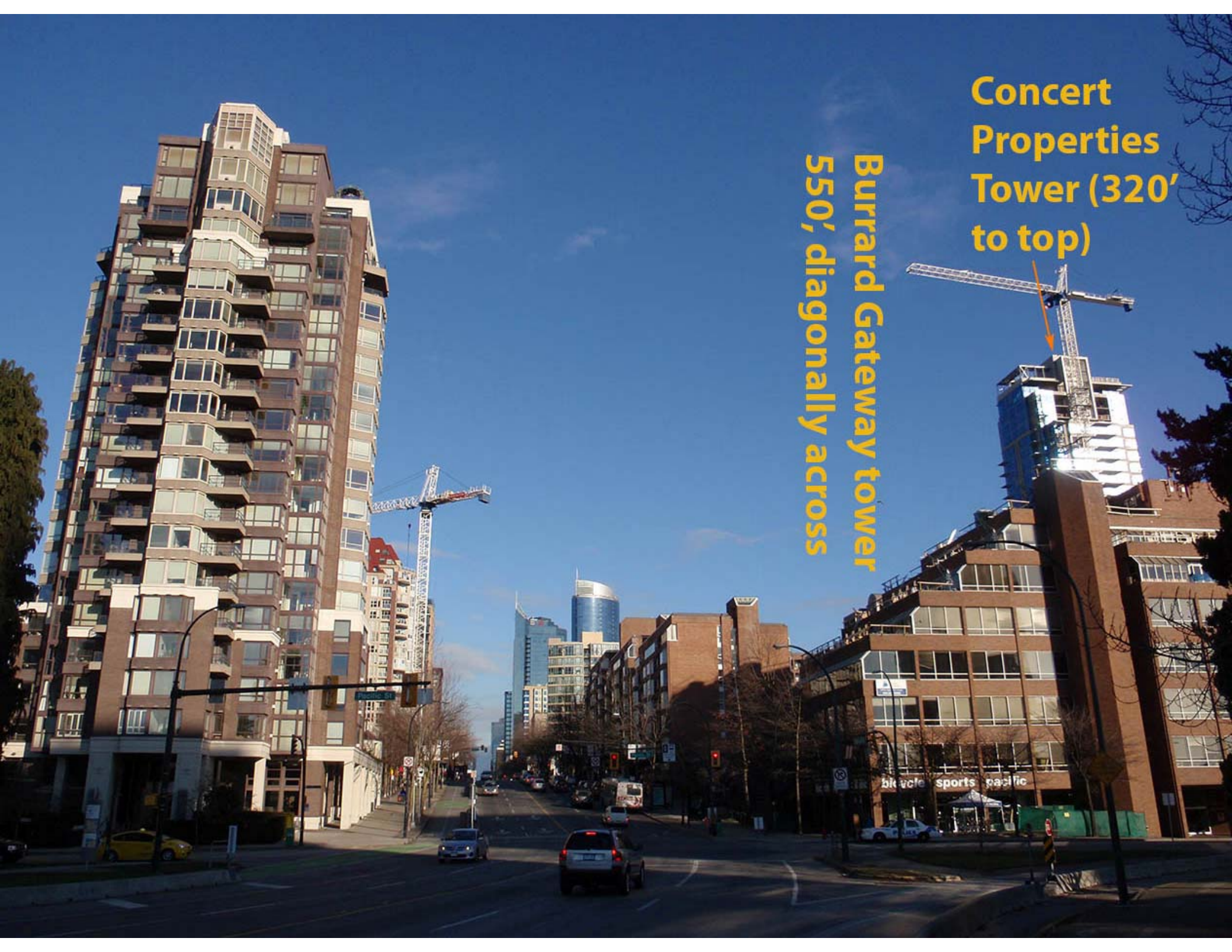


Corner lines up with the corner of building in the foreground (approx)

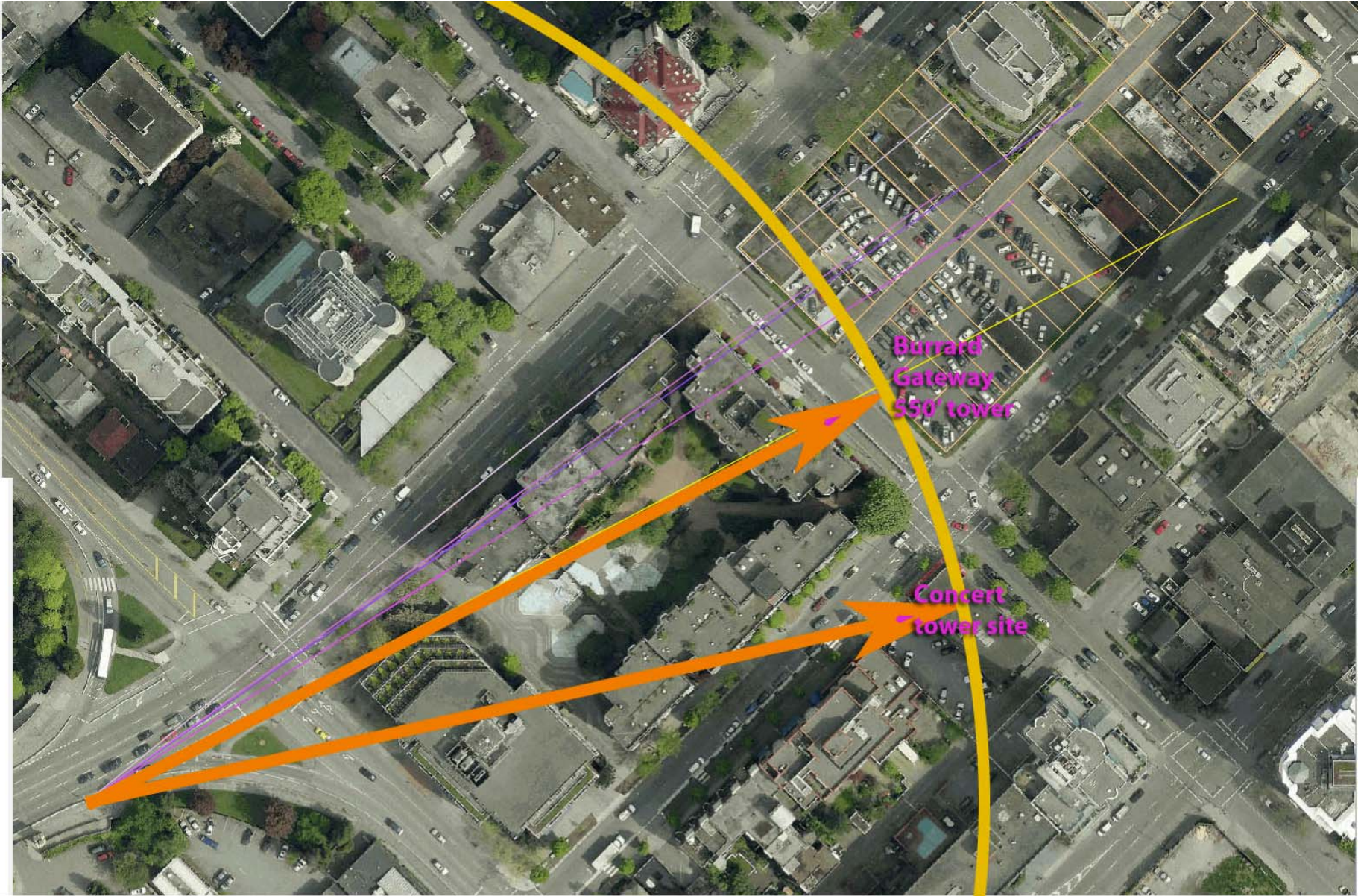


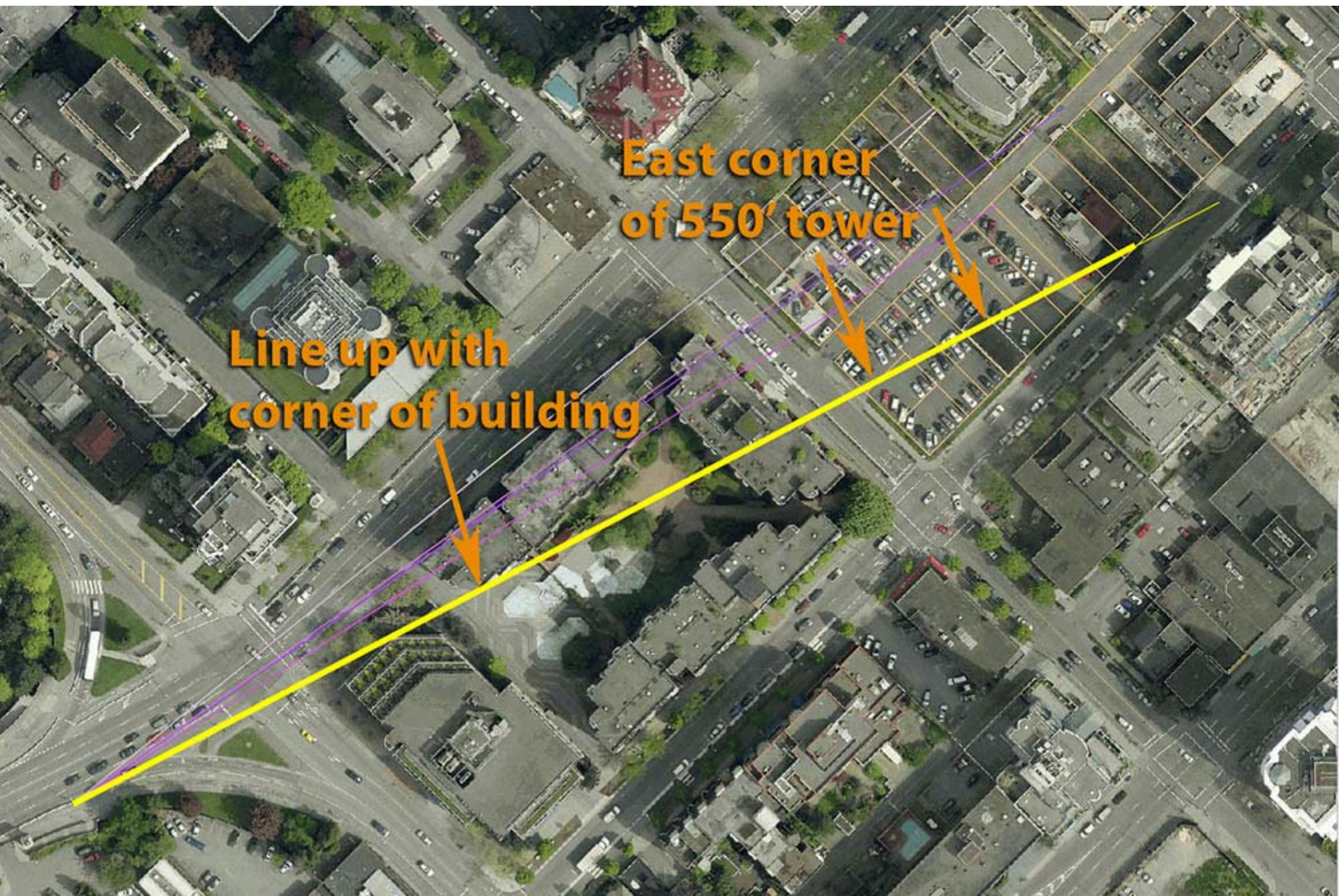
**Concert
Properties
Tower (320'
to top)**

**Burrard Gateway tower
550'; diagonally across**



- 60m - 80m
- 80m - 100m
- 100m - 120m
- 120m or Higher
- Districts and Areas
- Zoning District Labels
- Subdivision Categories
- Zoning Districts Types
- Zoning Districts
- Noise Control Areas
- Local Areas
- View Cones
- School Catchments
- Engineering Districts
- Administrative Districts
- Facets
- Postal Codes (FSA only)
- Property Information
- Active Survey Control Monuments
- HPN
- ISA
- Secondary BM
- Graffiti
- Property Address Numbers
- BC Assessment ParcelNO
- Split Zones
- Multiple Buildings
- Easement Labels
- Easements
- Legal Lot Numbers/Airspace
- Hooked Sites





**Line up with
corner of building**

**East corner
of 550' tower**

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 17, 2013 1:49 PM
To: s.22(1) Personal and Confidential
Subject: RE: CD-1 public hearing CD-1 1200 blocks burrard and hornby Opposed

Follow Up Flag: Follow up
Flag Status: Completed

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From: s.22(1) Personal and Confidential
Sent: Tuesday, December 17, 2013 10:45 AM
To: Correspondence Group, City Clerk's Office
Subject: CD-1 public hearing CD-1 1200 blocks burrard and hornby Opposed

I am registered as speaker 9 in the public section.

Opposed.

Attached is a .doc summarizing a few of the most obvious reasons.

This will be presented in hard copy at the hearing

Frank Jameson

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

info@

s.22(1) Personal and
Confidential