

Kelly, Melissa

From: Hoese, Karen
Sent: Monday, September 15, 2014 2:31 PM
To: Kelly, Melissa
Subject: FW: 601 West Hastings Street rezoning application

Hi Melissa – Please find attached post referral correspondence received regarding 601 W Hastings, for the Public Hearing.

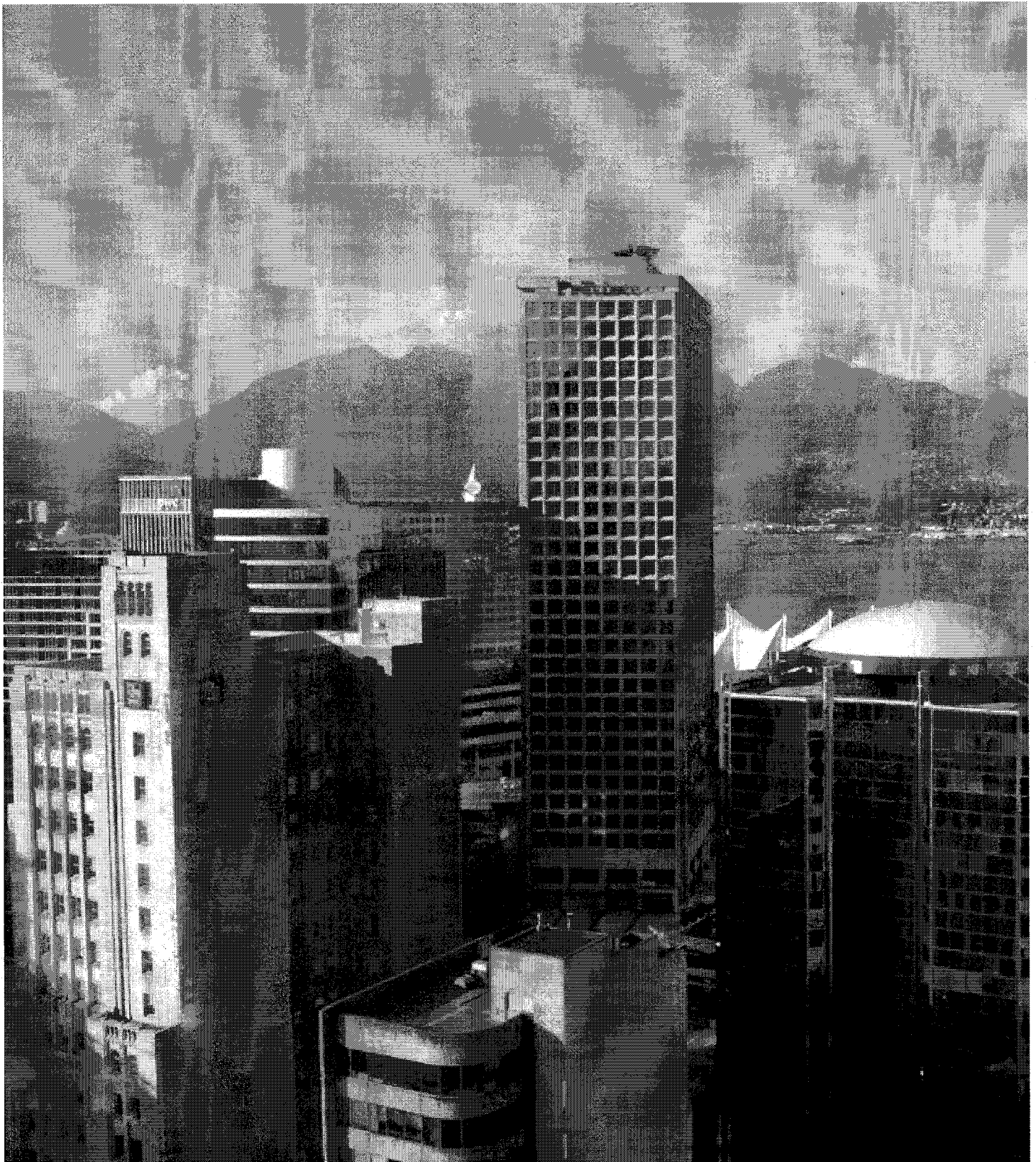
Karen

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From: Richard Wittstock s.22(1) Personal and Confidential
Sent: Friday, September 05, 2014 11:24 AM
To: Hoese, Karen; Black, Sailen
Cc: s.22(1) Personal and Confidential
Subject: 601 West Hastings Street rezoning application

Karen / Sailen,

I am writing as an owner of suites in The Residences at Conference Plaza, 438 Seymour Street, and on behalf of six tenants whose views will be significantly impacted by the proposed office tower. The view from suite #2605 is attached below:



As you can see, much of the view over top of the existing 333 Seymour Street tower will be eliminated by the proposed application. The floor plate of the tower occupies nearly 100% of the site, with no setback from the north, south, east or west. This does not seem like a reasonable approach for a small site such as this. It will block not only significant private views, but by having no relief from Seymour Street it will significantly impact the experience of people on the Seymour between Georgia and Pender by significantly narrowing the street-end and lessening views of the mountains and

sky. This is not good urban design; the site is far too small to take a tower of this size. It also precludes the development of the mid-block sites between it and the Royal Bank building. The developer should be required to acquire these two properties, which would make for a much better and more efficient site.

Failing that, however, I would like to see some recognition shown to the residents in 438 Seymour in the massing of this tower. I have been involved in a number of developments in Vancouver over the past 15 years as the proponent wherein the City required us to sculpt our building to minimize the impact on neighbouring residents. I would expect no less from this proponent. Some sculpting of the northeast corner of the floorplate would seem to have significant benefits to both private and public views and liveability.

Regards,

Richard Wittstock
438 Seymour Street, Vancouver

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