

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 31, 2015 5:24 PM
To: Public Hearing
Subject: FW: Objection to Proposed Rezoning: 508 Helmcken Street

From: Golnaz Elahi s.22(1) Personal and Confidential
Sent: Tuesday, March 31, 2015 5:06 PM
To: Correspondence Group, City Clerk's Office
Subject: Objection to Proposed Rezoning: 508 Helmcken Street

I am a resident of the 508 Helmcken area, in Vancouver. I have serious concerns about the proposed rezoning for development of a 36 stories high rise in the area my family and I live:

- 1) It is higher than any other building on the block south and north of Helmcken; for example 1055 is only 18 floors.
- 2) The neighborhood and community does not have the capacity for the population of a 36 stories high rise, and it will change the dynamic of the area; making it overpopulated, noisy, and less family friendly.
- 3) There is a park south of the building, with children playground; is there any plan to add more playgrounds and green areas when the population of a high rise moves in? Obviously not ! There is no space left to do so.
- 4) The area is already super saturated. At least new 700~1000 residents will move into the new high rise and it will cause traffic, parking issues, waste, and noise into a neighborhood that is very family oriented.
- 5) We cannot add more street parking and parks to this area, so before sacrificing everything for commercial gain, we would like the City and council actually consider the residents of the Richards and Helmcken area and the community already living there.
- 6) I believe a new development, with the purpose and size of current building at 508 Helmcken, with appropriate facilities, is a great move; but a 36 stories giant building, only seems a greedy corporate money-oriented move that does not provide benefits to the area.
- 7) This rezoning is a green light to change this family-oriented area into a crowded noisy neighborhood, which will force families to move out. Definitely, if this building and rezoning moves forward, I will have my family live somewhere else. Before that, I will contact every single media outlet I can, and I'd explain how the City is only after monetary gains, and does not care about integrity of community.
- 8) What's the City next move? Put the park at the corner of Davie and Richards on sale?

Thanks for your consideration

Golnaz Elahi, PhD
Risk and Security Specialist

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 24, 2015 9:58 AM
To: Public Hearing
Subject: re Jubilee & 508 Helmcken FW: March 24th agenda

From: Georgina Black **s.22(1) Personal and Confidential**
Sent: Tuesday, March 24, 2015 9:33 AM
To: Correspondence Group, City Clerk's Office
Subject: March 24th agenda

To Whom it may Concern:

As Policy Report #4 is 112 pages long, and the rezoning of 508 Helmcken Street and 1099 Richards Street have caused so much controversy, I would hope the council would see the value in once again presenting the project in a public hearing rather than pushing it through in a closed meeting on March 24th. I am a resident on Richards Street, and I want assurances that the residents of Jubilee House will be able to move into the proposed housing. I see housing will be "held" for them, but it will not matter if they cannot afford it.

1099 Richards Street planning appears to be held at the moment, and I cannot help but feel that is due to the other upcoming proposed changes the council is looking to make to the DODP. I do not have a problem with social housing in this area. I have a problem with a high density tower overwhelming the neighbourhood. I have a problem with it being sold as containing "social housing", when the numbers I am seeing reported for rentals are far outside any person on benefits, or low income families monthly allowance.

It is safe to say that with controversy over the lack of transparency when these projects were first passed, combined with the court injunction and the upcoming proposed amendments to the term "social housing" - and how that might effect these projects - a public meeting or open house in this area discussing the changes in these two lots would go a long way to rebuilding the publics trust in our council. Perhaps one that is longer than 3 hours - as the session for the proposed DODP changes was.

I have received a notice of public hearing in regards to the proposed amendments to the DOPD, and the notification of reconsideration of the April 26 th, 2013 rezoning of 508 Helmcken Street. I see that the 1099 Richards Street is "in progress". As these three appear related to each other, I already feel something is amiss with the way they are currently being presented.

To put it succinctly, I feel to pass the rezoning of 508 Helmcken Street and 1099 Richards street without an additional public information hearing would be a continuation of the behaviour that has brought about the councils previous approved projects to be brought up for court action.

If this could be noted as my comment for the upcoming rezoning meeting, that would be greatly appreciated.

Regards,
Georgina Black

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:47 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane; Autiero, David
Subject: FW: I oppose destroying Richards street and emery park

From: Naaz Parmar s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 9:47 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose destroying Richards street and emery park

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

I own 3 properties in Yaletown and have lived here for 8 years. Please do not destroy my neighbourhood for the unreasonable wants of a developer.

Naaz

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:47 AM
To: Public Hearing
Subject: FW: I OPPOSE THE REZONING APPLICATION OF 508 HELMCKEN.

From: Gayle Mann **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 9:56 PM
To: Correspondence Group, City Clerk's Office
Subject: I OPPOSE THE REZONING APPLICATION OF 508 HELMCKEN.

THE OBVIOUS DISPLAY OF "DECEIT" TO THE PEOPLE OF VANCOUVER AS WELL LOWERING YOURSELF TO THIS LEVEL AS A MAYOR WILL ONLY CONFIRM THE LOSS OF FAITH THE PEOPLE HAVE TOWARD OUR GOVERNMENT. I HAVE NO FAITH IN YOU OR YOUR COUNCIL TO DO THE RIGHT THING NO MATTER WHAT IT IS AS YOUR DECISION TO LOWER YOURSELF TO THE LEVEL OF SHEER GREED IS ENOUGH TO OPEN THE EYES OF VANCOUVERITES TO YOUR TRUE PERSONA.

SINCERELY,
G. MANN

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:46 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the rezoning Application of 508 Helmcken St

From: Gordon Duddridge **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 10:15 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the rezoning Application of 508 Helmcken St

To: Mayor Robertson, Members of City Council and City Planners:

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Gordon Duddridge

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:45 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Edward Hillary s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 10:16 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

Subject: I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws. If public consultations could have been held then maybe a better solution could have been worked out.

Sincerely,

Edward Hillary
Vancouver

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:44 AM
To: Public Hearing
Subject: FW: Opposing 508 Helmcken Application

From: Eric Levy s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 10:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Opposing 508 Helmcken Application

Dear Mayor and Council:

I oppose the rezoning Application of 508 Helmcken.

Of course, Vision Vancouver will persist in its effort to enrich the developers who fund its campaigns. The motto of your party is "Enrich developers at any cost, even though the habitability of the city is destroyed in the process. **Squeeze, densify, congest,** and waste as many tax-dollars as possible fighting a BC Supreme Court ruling that insists on adequate neighbourhood input and notification."

Sincerely,

Eric Levy

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:43 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane; Autiero, David
Subject: FW: A strong no vote re developments at 1099 Richards and 508 Helmcken

From: Linda Light **s.22(1) Personal and Confidential**

Sent: Monday, April 06, 2015 10:45 PM

To: Correspondence Group, City Clerk's Office; Robertson, Gregor; geoff.meggs@gmail.com; Reimer, Andrea; Stevenson, Tim; Deal, Heather; Ball, Elizabeth; Affleck, George; Carr, Adriane

Subject: A strong no vote re developments at 1099 Richards and 508 Helmcken

Dear Mayor and Councillors:

Please add my voice to the great many others strongly opposed to the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It also violates numerous provisions of the DOPD.

The combined impact of these two buildings is much too large for the neighbourhood and must be considered as a single development as per the recent court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.


These efforts to push these developments through despite the very strong message delivered by the recent court case bespeak of a continuing blatant lack of consideration of clearly stated community opposition. Vision-dominated Council's intentions to ignore community input, to re-define "social housing" and to provide unwarranted density bonuses to developer contributors to Vision make a mockery of Gregor Robertson's pre-election apology and promise to "do better".

To use the recently amended DODP as a way around re-zoning and genuine public consultation is an example of political cynicism at its worst. These proposals constitute contempt not only for the New Yaletown court judgment but for democracy itself.

Please, Mr. Mayor and Councillors, do what you surely know to be the right thing.

Sincerely,
Linda Light

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:43 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane; Autiero, David
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Lau, Jason **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 11:03 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

Dear City of Vancouver Mayor, City Planners, and Council,

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Regards,

Jason

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Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:39 AM
To: Public Hearing
Subject: FW: RE 508 Helmcken/1099 Richards Zoning and Development

From: Aram Grigoryan s.22(1) Personal and Confidential
Sent: Sunday, April 05, 2015 10:57 AM
To: Correspondence Group, City Clerk's Office
Subject: RE 508 Helmcken/1099 Richards Zoning and Development

Hello,

Having received so many notices about this rezoning application, I feel compelled to speak out.

My main concern is with the size of the proposed building at 508 Helmcken. I think that a ****36**** storey building right on the park is beyond any reasonable measure, and I would **STRONGLY OPPOSE** such a large building being allowed to be erected here.

One of the very nice things about being in a park is the feeling of openness and freedom. A massive 36 storey building overshadowing a small park is unacceptable.
If anything, I would vote for a ***decrease*** in density requirements for areas immediately adjacent to parks.

The ridiculous size of the proposed building just tells me the developer is being **VERY** greedy - which in my opinion are immediate grounds for rejection. The fact that the city is considering amending its rules to help push this application though is even worse.

While I understand the current Jubilee House at 508 Helmcken is getting too old, I think we should consider more than the one solution on the table at the moment, with the ideal outcome being a new smaller building at 508 Helmcken, eg. a school.

Sincerely,
Aram Grigoryan.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:32 AM
To: Public Hearing
Subject: FW: 508 Helmcken St, Vancouver

From: Rua Mercier s.22(1) Personal and Confidential
Sent: Friday, April 03, 2015 10:04 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken St, Vancouver

I received a notice from the city regarding their application for rezoning of 508 Helmcken St, Vancouver
I am concerned about this and the process by which the city is going about getting this land rezoned.

1. The city was told very clearly by both the local population and the legal system that this project was both unwelcome and came about via a flawed process.
2. The city has been indecently hasty in this reconsideration process. It comes across not only that the city is a poor loser but almost designed to antagonize the locals further.
3. The city has zoning requirements in place already. Why is this project being considered to proceed with a building that far exceeds the story count previously agreed upon for this area? This appears entirely for the benefit of the developer to make more money and has nothing to do with the people who live here. We do not want more super-high rises in this area. Keep the total height of the building in keeping with the surrounding buildings and honour the city's own recommendations.
To do otherwise comes across as arrogant and makes me concerned about back room deals. We need honest land/ building evaluations and a city council that listens to their constituents, not in bed with big business.
4. I have no complaints with the social housing unit on 1099 Richards which has been kept at a reasonable height.

Please reconsider this ill-advised, unwanted application. If it must be built then only allow it to be built to the current height.

Better still, tear down the current building and use the land to add to the beautiful adjacent park. That would earn the respect of all Vancouverites indicating the council is actually committed to making a liveable downtown area.

Thank you,
Rua Mercier

--
Rua Mercier
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 01, 2015 9:32 AM
To: Public Hearing
Subject: FW: 508 Helmcken Street

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

From: Mark Mac Lean s.22(1) Personal and Confidential
Sent: Tuesday, March 31, 2015 7:14 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street

Dear Mayor and Council:

I live on the s.22(1) Personal and Confidential, not far from Emery Barnes Park. I do not support the re-zoning of 508 Helmcken Street to allow a 36 story structure on that site.

I am a great supporter of social housing, including in my neighbourhood. I have no objection to the construction of such social housing as opportunities allow. This would include the construction of social housing on the lot at 1099 Richards Street.

I do object to raising a 36-story structure for any purpose at the north end of Emery Barnes Park. Although on the north side, this imposing structure would impinge significantly on the park to greatly reduce its public utility to the neighbourhood by making it a space that would be overwhelmed by the proximity of a nearly 100 metre tall building.

i also believe that the financial benefits to a private developer created by the proposed land exchange are excessively in favour of the developer and not the citizens of Vancouver. The recent court ruling on this matter has marked out this point. Is there anything in the new proposal seems to address this discrepancy?

I object to the secretiveness of the process that generated the original approval that was recently quashed by the courts. It is unclear that the business officers of Vancouver have acted in the best interests of the city. This current application appears to be an attempt to satisfy in some pro-forma manner some of the objections raised in the court ruling without getting at the substantial issues it identified about the deal as a whole.

This re-zoning application should be rejected outright.

Sincerely,

Mark Mac Lean
Resident of Yaletown

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:05 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Lisa Findlay **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 6:41 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

Good Evening,

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP.

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Lisa Findlay

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:04 AM
To: Public Hearing
Subject: FW: "I oppose the rezoning Application of 508 Helmcken St"

From: Miguel Fernandez **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 6:50 PM
To: Correspondence Group, City Clerk's Office
Subject: "I oppose the rezoning Application of 508 Helmcken St"

To Whom It May Concern:

I am writing this email to express my opposition of the proposed rezoning of 508 Helmcken and the proposed DODP amendments.

Sincerely,

Miguel Fernandez
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:03 AM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken

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

From: Esther L **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 7:15 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning Application of 508 Helmcken

I oppose the rezoning Application of 508 Helmcken and the amendments to the DDOP.

Sent from my iPhone

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:01 AM
To: Public Hearing
Subject: FW: Rezoning of 508 Helmcken

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

From: Patsy McMillan s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 7:41 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of 508 Helmcken

To Mayor and Council
I OPPOSE the rezoning of 508 Helmcken

Sent from my iPhone
Patsy McMillan

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:00 AM
To: Public Hearing
Subject: FW: 508 Helmcken

From: jackson betty s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 7:54 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken

**"I oppose the rezoning Application of
508 Helmcken"**

Betty Jackson

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:57 AM
To: Public Hearing
Subject: FW: I OPPOSE THE REZONING APPLICATION OF 508 HELMCKEN

From: Carol Magnusson **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 8:02 PM
To: Correspondence Group, City Clerk's Office
Subject: I OPPOSE THE REZONING APPLICATION OF 508 HELMCKEN

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:56 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: 1099 Richards St and 508 Helmcken

From: s.22(1) Personal and Confidential **On Behalf Of** Noy Leksinski
Sent: Monday, April 06, 2015 8:25 PM
To: Autiero, David; Hoese, Karen; Correspondence Group, City Clerk's Office
Subject: Re: 1099 Richards St and 508 Helmcken

Hi David and Karen,

I am sending an email to let you know that I oppose of this development permit application. I recently submitted some comments through your not-so-friendly system, and upon reading the staff report, I would like to ensure that my feedback is submitted correctly.

I oppose the 1099 Richards development permit application and the 508 Helmcken rezoning application for the following reasons:

- It should be considered with the 508 Helmcken application. By moving it through separate processes, you are not allowing the public to be fairly consulted.
- The 508 Helmcken site should be used to expand the Emery Barnes Park as was promised to the community, and would allow for a wonderful outdoor amenity to the neighbourhood (as well as Jubilee House residents) whom live in small units.
- The Jubilee House residents should be relocated to **1107 Seymour Street**, which is currently being constructed so that they may also enjoy the park that they have called home.
- This land-swap does not provide enough social housing to be allowed that much of a density increase.
- New Yaletown is a highly dense area and Emery Barnes is the only green space in this "concrete jungle". It deserves to be expanded to accommodate the new residents moving into the area.
- Building a massive tower on the park is bad urban design. It is also a major hazard. In the event of a catastrophe (e.g. such as an earthquake), Emery Barnes Park would be utilized as a triage station. If a tower of that size is built on the park, any damage would render that site useless as a triage station, endangering many lives.

Please confirm that this email will be received for both the 1099 Richards development permit application meeting and the 508 Helmcken rezoning Public Hearing. Lastly, the 1099 Richards meeting should be considered a rezoning since you are going beyond FSR 5.0, it does not provide enough social housing to warrant it, and the courts said they must be considered together. Since this has not been followed, I have to scramble to find a way to attend this meeting since it is scheduled during the day.

I am very disappointed in the Mayor, City Councillors and City Planners. You should take a step back and ask yourself if this is the notion that you had of yourself when you entered civic work. You are ignoring the citizens over developer profits. This project is not creating clever social housing. You

are lying to yourselves and the public if you believe this. And these actions are increasing the socioeconomic divide in our city. Build for people, not for profits.

Best regards,

Noy Leksinski

s.22(1) Personal and Confidential

"I am grateful for rain puddles after the storm."

On Thu, Apr 2, 2015 at 4:53 PM, Autiero, David <david.autiero@vancouver.ca> wrote:
Hello,

As an interested individual to the 1099 Richards Street Development Application, please see the attached link to the Development Permit Board Report for the April 7, 2015, Development Board meeting.

Link: <http://vancouver.ca/home-property-development/development-permit-board.aspx>

Thank you,

David Autiero
Manager, Project Facilitation Group
Planning and Development Services
City of Vancouver
phone: [604.871.6265](tel:604.871.6265)
david.autiero@vancouver.ca<<mailto:david.autiero@vancouver.ca>>

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:53 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Larry Benges.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 8:52 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Cc: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Subject: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly **oppose** the developments at both 1099 Richards St. and 508 Helmcken St.

The proposal for 1099 Richard is too big and too dense for the site, and would be a non-conforming third tower on the block. It also exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

The proposal for 508 Helmcken is far too tall and too dense for the site, and it violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These applications seem to be a strategy by the City to once again attempt to keep these projects separate and confuse or mislead the public. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Larry A. Benges

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:49 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Ben Dishart **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 9:22 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Ben Dishart

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 9:48 AM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken St

From: eileen bartels s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 9:39 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the rezoning Application of 508 Helmcken St

To: Mayor Robertson, Members of City Council and City Planners:

Subject: I oppose the developments at 1099 Richards and 508 Helmcken.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP.

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Elsina Bartels

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:20 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

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

From: s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 5:50 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park.

They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Samantha Tong

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:18 AM
To: Public Hearing
Subject: FW: "I oppose the rezoning Application of 508 Helmcken St"

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

From: dagmar rinkhy s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 5:52 PM
To: Correspondence Group, City Clerk's Office
Subject: "I oppose the rezoning Application of 508 Helmcken St"

I voted for Gregor Robertson but I had no idea at the time that these kind of deals were going on. This is Not what I expect from my mayor! I hope that he and the council reverse the plan to build such a tall building where there really is no room for another one!
Dagmar Rinkhy

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:18 AM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken St

From: Rich Archer **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 5:51 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning Application of 508 Helmcken St

Honourable Members,

I am writing to you today out of concern for my neighbourhood. I worry that an amendment such as this one will set a dangerous precedent for what to this point has been a strictly-zoned heritage area. I sincerely hope that is not the case, but as you have voted to go ahead with this development, what happens when someone wants to re-develop property on Mainland, or Hamilton?

I really hope we're not setting a dangerous precedent here, one that could affect the character of this whole area.

Regards,
Rich Archer

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:17 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken!!!

Importance: High

From: Ensom, Mary s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 6:02 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken!!!
Importance: High

Dear Mayor Robertson, Members of City Council and City Planners:

The purpose of this email is to express my STRONG OPPOSITION to the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is way too big and dense for the site and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is way too tall/humongous (!!!) and dense for the site and also violates a number of the DODP's provisions.

The combined impact of these two buildings is way too large for the neighbourhood and severely compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. As is, these developments provide NO net gain in true social housing and do NOT merit a relaxation of zoning bylaws!!!

I urge you to take our complaints seriously.

Sincerely,

Mary Ensom

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:14 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken!!!

From: Robin Ensom s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 8:04 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken!!!

Dear Mayor Robertson, Members of City Council and City Planners:

The purpose of this email is to express my wife's and my **STRONG OPPOSITION** to the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is way too big and dense for the site and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is way too tall/humongous (!!!) and dense for the site and also violates a number of the DODP's provisions.

The combined impact of these two buildings is way too large for the neighbourhood and severely compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. As is, these developments provide **NO** net gain in true social housing and do **NOT** merit a relaxation of zoning bylaws!!!

We urge you to take our complaints seriously.

Sincerely,

Robin Ensom

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:11 AM
To: Public Hearing
Cc: Pickering, Jane; Jackson, Brian (PDS)
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Patti Russell s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 6:20 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Cc: s.22(1) Personal and Confidential
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Patricia Russell

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:10 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane; Autiero, David
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

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

From: MWaskow **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 6:23 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

I am opposed to the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Micah Waskow

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:07 AM
To: Public Hearing
Subject: FW: Rezoning Application of 508 Helmcken

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

From: Peter Kieser s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 6:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application of 508 Helmcken

I oppose the rezoning Application of 508 Helmcken.

Peter Kieser

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:06 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

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

From: JENNIFER FELLER s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 6:35 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely, Jennifer Feller

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:05 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the rezoning Application of 508 Helmcken

From: Felicity Estrin s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 6:40 PM
To: Correspondence Group, City Clerk's Office
Cc: Autiero, David; Hoese, Karen
Subject: I oppose the rezoning Application of 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Felicity Estrin
Vancouver, BC

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:12 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: RESPECT YOURSELVES!

From: Jan Koncewicz s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 9:56 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: RESPECT YOURSELVES!

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

The proposed development is a **monstrosity** that violates several city bylaws. **THIS HAS BEEN PROVEN IN COURT SO STOP YOUR F..\$%&**...G SHENANIGANS!!!!**

Best regards,

Jan Koncewicz

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:11 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Sarene Bourdages **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 11:14 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Sarene Bourdages

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:11 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Alain-Daniel Bourdages **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 11:39 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Alain-Daniel

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:10 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Melody Mason **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 11:52 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.
1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Melody Mason

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:02 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Marion Jamieson s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 12:13 PM
To: Correspondence Group, City Clerk's Office; Hoese, Karen; Autiero, David
Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Marion Jamieson

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:02 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Tyler McDougall **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 12:04 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighborhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)
- Vancouver Park Board originally was to develop the entire block as park area
- How will the "Comox-Helmcken Greenway" be completed now that an additional 563 units will require vehicles accessing this already congested street, not to mention the proposed daycare/commercial spaces requiring access?

The combined impact of these two buildings is way too large for the neighborhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:32 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

Importance: High

From: Toni Scott s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 1:44 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Cc: Toni Scott
Subject: Stop developments at 1099 Richards and 508 Helmcken
Importance: High

To: Mayor Robertson, Members of City Council and City Planners:

Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Toni Scott

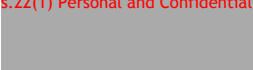
Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:32 AM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken St

From: Kerry Corlett [<mailto:kerry@annexpro.com>]
Sent: Monday, April 06, 2015 2:07 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning Application of 508 Helmcken St

Kerry Corlett

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:31 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Neil Gold **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 2:36 PM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen; Autiero, David
Subject: Stop developments at 1099 Richards and 508 Helmcken

Mayor Robertson, Members of City Council and City Planners:

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

is too big and too dense for the site, and would be a non-conforming third tower on the block.
exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

is far too tall and too dense for the site
violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Neil Gold

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 10:30 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Please reconsider the developments at 1099 Richards and 508 Helmcken

From: Chan, Wendy s.22(1) Personal and Confidential
Sent: Monday, April 06, 2015 3:10 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Please reconsider the developments at 1099 Richards and 508 Helmcken

Dear Mayor and City Councils and Planners,

Hope you are having a good day.

We live across 508 Helmcken. We having been living there for many years now. We are asking you and your team to reconsider the above real estate developments.

1099 Richards

- It is rather big and too dense for the site. What would you do if you were one of the resident living around these two proposed sites? .
- The proposal exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighborhood. Please do not break your own guidelines.

508 Helmcken

- This proposed building is too tall. This building will look odd in this neighborhood. I am hoping you would not allow this to happen.
- You do have the power. I am just hoping you would take another look at this.

I have heard there was a recent court ruling. Please consider what the court has recommended. As you are aware that these two developments provide no net gain in true social housing and do not merit a relaxation of your zoning bylaws.

Sincerely,
Wendy Chan

s.22(1) Personal and Confidential

If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference.

Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 1:11 PM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Tyler McDougall **s.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 11:56 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighborhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)
- Vancouver Park Board originally was to develop the entire block as park area
- How will the "Comox-Helmcken Greenway" be completed now that an additional 563 units will require vehicles accessing this already congested street, not to mention the proposed daycare/commercial spaces requiring access?

The combined impact of these two buildings is way too large for the neighborhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Todd McDougall

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:57 AM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken St

From: Jeff Broster s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 9:30 AM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning Application of 508 Helmcken St

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:54 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Vote NO to 1099 Richards and 508 Helmcken

From: Alan Albert s.22(1) Personal and Confidential

Sent: Tuesday, April 07, 2015 10:03 AM

To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim

Subject: Vote NO to 1099 Richards and 508 Helmcken

I am writing in strong opposition to the development permit application for 1099 Richards (April 7, 2015) as well as the rezoning for 508 Helmcken (April 14, 2015).

- The combined impact of these two buildings is far too tall and too dense for the neighbourhood. Both buildings exceed the density limits for social housing set by the DODP, and exhibit numerous violations of the DODP and downtown development guidelines.
- The land swap appears to be a very bad deal for taxpayers, with over \$44M in land value being given to the developer according to 2015 assessments.
- Public input asking for a reduction in size of these developments, to bring them closer to conformance with downtown development guidelines, has been completely ignored.
- Public input asking for a proper shadow analysis of the combined impact of these two buildings, as required by the downtown development guidelines, has been completely ignored.
- These two projects are inextricably linked as a single development via a land swap agreement. Taken as a single project, the amount of social housing does not reach the 30% threshold required by the DODP. Therefore, no relaxation of density for either building is merited.
- Only one of these developments, 1099 Richards, contains true social housing. Yet additional density is being considered for two buildings. This "double-dipping" of social housing density is not supported by the DODP.
- These developments have been halted by BC Supreme Court, and the City and developers' appeals have yet to be heard. Given that the City is claiming that the ruling is unclear, proceeding at this time despite this "lack of clarity" is very ill advised.

Please vote NO to the 1099 Richards development application.

Please vote NO to the 508 Helmcken rezoning.

Thank you,
Alan Albert

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:48 AM
To: Public Hearing
Subject: FW: Redevelopment 508 Helmcken/1099 Richards

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

From: Eve Munns **s.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 10:58 AM
To: Correspondence Group, City Clerk's Office
Subject: Redevelopment 508 Helmcken/1099 Richards

To Mayor Robertson.

I oppose the rezoning Application of 508 Helmcken. It's time to slow down and think about the appropriateness of this building and the effect it will have on the community before it's too late.

Respectfully

Eve Munns.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:46 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken AND 1107 Seymour Street

From: Chris Adkins **s.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 11:15 AM
To: Correspondence Group, City Clerk's Office; Hoese, Karen; Autiero, David
Subject: I oppose the developments at 1099 Richards and 508 Helmcken AND 1107 Seymour Street

Mayor Robertson, Members of City Council and City Planners:

I oppose the developments at 1099 Richards St. and 508 Helmcken St. and 1107 Seymour Street

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

1107 Seymour Street is MUCH too tall for the area and the proposed kindergarten is not part of the official DODP and violates many provisions of the DODP as well. Keep these buildings to the original restricted heights in the Moratorium, which is in large part the driving force behind what makes Vancouver an appealing place to live.

The combined impact of these three buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Chris Adkins
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:43 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Attention city representatives!

From: Michael Leksinski s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 11:33 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Attention city representatives!

Dear Mayor and Council,

I use Emery Barnes park daily with my son and daughter, including the alley ways in and around the proposed development of 508 Helmcken, which are to be developed over as part of the current proposal (we play street hockey there, catch, teach the kids to ride bikes etc.). We don't need or want a densely populated tower here! We need to expand the park as promised years ago!! Our kids and Vancouver's future kids need space to run around!!

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Michael Leksinski

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:43 AM
To: Public Hearing
Subject: FW: 508 Helmken Development Permit Application

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

From: Paul LaFontaine s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 11:36 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmken Development Permit Application

Dear Mr. Mayor and Councillors - I am disappointed to see a continuing strident effort by the city to advance this poorly thought out project which would jam way too many people (at least 448) into too many closet-sized apartments at the edge of a heavily used park. The existence of the park apparently compensates for the the undersized lot that doesn't meet the Downtown South requirements for a building this dense. Does this mean ultra-high density buildings whenever the city wants to build them adjacent to a park? What had happened to the notion of livability? Emory Barnes is turning in his grave.

I am have been in favour of social housing in this area since I moved here in 1998. I support the city's attempts to create affordable. I do not support a project that has 2 - 3 times the density (at 17.2 FSR) of surrounding properties. I have read the development application carefully and there is a lot of interesting technical information - like the floor plate comparisons to other buildings in the area (all of which are situated on much larger lots), shadow studies and view cones.

Nowhere did I see any thoughtful information about the impact of the density of the building on its residents and surrounding neighbours. From the residents' point of view, 448 suites shoehorned into 36 stories - I doubt these people will be sending their children to the Montessori school that is planned to return. Elsie Roy Elementary on Drake is full with lengthy waiting lists. What happens when residents go to work? Some will have to drive through 10 levels (!!!) of underground parking to get to an alley to get to a city street. This is crazy.

I imagine the developer's lawyers have put the fear of God over the possibility of striking this project down. At a minimum, its density for this site needs to be rethought. The city owns lots of other land in the downtown whose use would help meet the city's goals - no doubt moving the building altogether would be better for the neighbourhood.

One final thought - the city and its taxpayers have spent a lot of time and money devoted to neighbourhood plans. Are we to believe that whenever the city wants a development, it can steamroll these plans for what developers think is best? We elected you to listen to residents and exercise leadership. Please do your job.

Paul LaFontaine
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:13 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Laurence Bayzand **s.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 9:39 AM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

Dear Mayor Robertson, Members of City Council, and City Planners:

I strongly oppose the developments at 1099 Richards Street and 508 Helmcken Street.

1099 Richards:

- is too big and too dense for the site, and would be a non-conforming third tower on the block; and
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken:

- is far too tall and too dense for the site; and
- violates numerous provisions of the Downtown Official Development Plan (DODP).

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Laurence Bayzand

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 11:13 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: opposition to 1099 Richards, 508 Helmcken

From: Kalinka Corlett **5.22(1) Personal and Confidential**
Sent: Monday, April 06, 2015 9:49 AM
To: Correspondence Group, City Clerk's Office
Subject: opposition to 1099 Richards, 508 Helmcken

Mayor and Council,

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

There is a difference in value of \$50 million, which would allow development of innumerable units of social housing.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighborhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighborhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Kalinka Corlett

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:17 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose DP application for 1099 Richards Street and the rezoning application for 508 Helmcken

From: VRhome s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 7:44 PM
To: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Cc: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose DP application for 1099 Richards Street and the rezoning application for 508 Helmcken

I oppose the DP application for 1099 Richards Street and the rezoning application for 508 Helmcken. Despite the fact these are separate applications; they are inextricably linked through a negotiated development agreement between the City and the developers, and should be considered in tandem.

One might also wonder why the City is proceeding with these new applications while the previous ruling is under appeal.

Virginia Richards

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:16 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the rezoning Application of 508 Helmcken St and 1099 Richards

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

From: Philip Calder s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 7:16 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the rezoning Application of 508 Helmcken St and 1099 Richards

To: Mayor Robertson, Members of City Council and City Planners:

I wanted to express my concern with the land swap and the development projects at the above addresses. As I live in the immediate area, I feel the tower at the edge of Emery Barnes park is too tall for that area.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood. 508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP.

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

I truly hope the council and planners listen to the public's concern over these development applications.

Yours sincerely,

Phil Calder

Sent from my iPad

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:03 AM
To: Public Hearing
Subject: FW: Re - Opposition to re-zoning of 508 Helmken

From: Bevis, Richard s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 5:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Re - Opposition to re-zoning of 508 Helmken

To Mayor Robertson and Council:

I oppose the re-zoning of 508 Helmken. It is too dense and tall for the site.
Sincerely,
Vivian Bevis

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 3:21 PM
To: Public Hearing
Subject: FW: 1099 Richards and 508 Helmcken applications -Public Hearing

From: Grace MacKenzie **s.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 2:12 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: 1099 Richards and 508 Helmcken applications -Public Hearing

Dear Mayor and Council

I am opposed.

Please vote NO. RE; 1099 Richards and 508 Helmcken applications.

Thanks

Grace MacKenzie

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 3:21 PM
To: Public Hearing
Subject: FW: 1. REZONING: CD-1 Rezoning - 508 Helmcken Street

From: Grace MacKenzie **5.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 2:00 PM
To: Correspondence Group, City Clerk's Office
Subject: 1. REZONING: CD-1 Rezoning - 508 Helmcken Street

Dear mayor and Councilors

I am opposed to this rezoning project at 508 Helmcken. It's too tall and too dense.

Please vote no on this proposal.

Thank you

Grace MacKenzie

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 3:12 PM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: 1099 Richards St and 508 Helmcken

From: s.22(1) Personal and Confidential On Behalf Of Noy Leksinski
Sent: Tuesday, April 07, 2015 1:21 PM
To: Autiero, David; Hoese, Karen; Correspondence Group, City Clerk's Office
Subject: Re: 1099 Richards St and 508 Helmcken

Hi David,

I also want to address the fact that I was on the 127 Society website and was disappointed to see that they have already started a petition on the third and final stage - the rezoning of 508 Helmcken. It seems the 127 Society already believes that the development permit application for 1099 Richards is a done deal.

<http://www.127society.ca/support/>

Is there something I am not aware of?

Best regards,

Noy Leksinski
noy.leksinski@gmail.com

"I am grateful for rain puddles after the storm."

On Mon, Apr 6, 2015 at 8:25 PM, Noy Leksinski <noy.leksinski@gmail.com> wrote:
Hi David and Karen,

I am sending an email to let you know that I oppose of this development permit application. I recently submitted some comments through your not-so-friendly system, and upon reading the staff report, I would like to ensure that my feedback is submitted correctly.

I oppose the 1099 Richards development permit application and the 508 Helmcken rezoning application for the following reasons:

- It should be considered with the 508 Helmcken application. By moving it through separate processes, you are not allowing the public to be fairly consulted.
- The 508 Helmcken site should be used to expand the Emery Barnes Park as was promised to the community, and would allow for a wonderful outdoor amenity to the neighbourhood (as well as Jubilee House residents) whom live in small units.
- The Jubilee House residents should be relocated to **1107 Seymour Street**, which is currently being constructed so that they may also enjoy the park that they have called home.

- This land-swap does not provide enough social housing to be allowed that much of a density increase.
- New Yaletown is a highly dense area and Emery Barnes is the only green space in this "concrete jungle". It deserves to be expanded to accommodate the new residents moving into the area.
- Building a massive tower on the park is bad urban design. It is also a major hazard. In the event of a catastrophe (e.g. such as an earthquake), Emery Barnes Park would be utilized as a triage station. If a tower of that size is built on the park, any damage would render that site useless as a triage station, endangering many lives.

Please confirm that this email will be received for both the 1099 Richards development permit application meeting and the 508 Helmcken rezoning Public Hearing. Lastly, the 1099 Richards meeting should be considered a rezoning since you are going beyond FSR 5.0, it does not provide enough social housing to warrant it, and the courts said they must be considered together. Since this has not been followed, I have to scramble to find a way to attend this meeting since it is scheduled during the day.

I am very disappointed in the Mayor, City Councillors and City Planners. You should take a step back and ask yourself if this is the notion that you had of yourself when you entered civic work. You are ignoring the citizens over developer profits. This project is not creating clever social housing. You are lying to yourselves and the public if you believe this. And these actions are increasing the socioeconomic divide in our city. Build for people, not for profits.

Best regards,

Noy Leksinski

s.22(1) Personal and Confidential

"I am grateful for rain puddles after the storm."

On Thu, Apr 2, 2015 at 4:53 PM, Autiero, David <david.autiero@vancouver.ca> wrote:
Hello,

As an interested individual to the 1099 Richards Street Development Application, please see the attached link to the Development Permit Board Report for the April 7, 2015, Development Board meeting.

Link: <http://vancouver.ca/home-property-development/development-permit-board.aspx>

Thank you,

David Autiero
Manager, Project Facilitation Group
Planning and Development Services
City of Vancouver
phone: [604.871.6265](tel:604.871.6265)
david.autiero@vancouver.ca<<mailto:david.autiero@vancouver.ca>>

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 3:11 PM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken St

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

From: John Roth **s.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 1:14 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning Application of 508 Helmcken St

To whom it may concern,

I understand that delays cost, but re-submitting essentially the same proposal and then changing the laws to make it legal is not the way to fast track these projects. Accept that the two proposals are not what the community wants and work WITH us to come up with a proposal that is legal and that we can all support. It will cost less in the long run.

Cheers,

John

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 3:10 PM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Peter Ostafichuk s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 1:09 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards Street and 508 Helmcken Street.

1099 Richards

- is too big and too dense for the site, it does not conform to the Development Plan Guidelines, and it would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.
- concerns that were raised during the August 2013 DPB meeting (such as errors in the shadow impact analysis, opportunities for compromises in the development to better fit the neighbourhood, and the metric used to determine “acceptable standard of liveability”) have not been addressed.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws. In spite of strong public opposition to both of these developments, I am upset the City is not engaging with citizens in a consultative process to find a way in which these developments could work for the City and the neighbourhood.

Sincerely,
Peter Ostafichuk

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 3:01 PM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Carly Gray **5.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 1:30 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.
1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighborhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)
- Vancouver Park Board originally was to develop the entire block as park area
- How will the "Comox-Helmcken Greenway" be completed now that an additional 563 units will require vehicles accessing this already congested street, not to mention the proposed daycare/commercial spaces requiring access?

The combined impact of these two buildings is way too large for the neighborhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Carly Gray

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 07, 2015 1:12 PM
To: Public Hearing
Subject: FW: 508 Helmcken

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

From: mark angus s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 11:55 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken

I STRONGLY OPPOSE THE REZONING OF 508 HELMCKEN

M.ANGUS

VANCOUVER TAXPAYER
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:00 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Grace Flores **s.22(1) Personal and Confidential**
Sent: Tuesday, April 07, 2015 4:22 PM
To: Autiero, David; Hoese, Karen; Correspondence Group, City Clerk's Office
Subject: RE: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

Subject: Stop developments at 1099 Richards and 508 Helmcken

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.
1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighborhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)
- Vancouver Park Board originally was to develop the entire block as park area
- How will the "Comox-Helmcken Greenway" be completed now that an additional 563 units will require vehicles accessing this already congested street, not to mention the proposed daycare/commercial spaces requiring access?

The combined impact of these two buildings is way too large for the neighborhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:35 AM
To: Public Hearing
Subject: FW: I oppose the rezoning application of 508 Helmcken

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

From: Richard Cline s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 8:58 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning application of 508 Helmcken

I oppose the rezoning application of 508 Helmcken.

Sincerely,
Richard Cline
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:36 AM
To: Public Hearing
Subject: FW: rezoning application of 508 Helmcken

From: Amy Cher s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 9:05 PM
To: Correspondence Group, City Clerk's Office
Subject: rezoning application of 508 Helmcken

Dear Sir/Madam,

I oppose the rezoning Application of 508 Helmcken!

We need more green space in this neighborhood, and the proposed development of a mega residential tower next to the park just makes it look so odd, and super ugly! Not even to mention all this land swapping deal was done under the table.

Thanks,
Amy

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 10:10 AM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane; Autiero, David
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Mark Mache ^{s.22(1) Personal and Confidential}
Sent: Wednesday, April 08, 2015 8:57 AM
To: Correspondence Group, City Clerk's Office
Subject: Stop developments at 1099 Richards and 508 Helmcken

I STRONGLY OPPOSE the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Mark Mache

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 1:39 PM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane
Subject: FW: I oppose the Developments at 1099 Richards and 508 Helmcken

From: Maureen Charron **s.22(1) Personal and Confidential**
Sent: Wednesday, April 08, 2015 12:59 PM
To: Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen
Subject: I oppose the Developments at 1099 Richards and 508 Helmcken

To Mayor and Council, City Planners

I really am upset with the City's rush to push forward with the developments in the face of the Court ruling. It reinforces the impression that various citizens have, that the Vision's interests will be implemented regardless of the opinions of the court or the citizens of Vancouver.

Perhaps you should have attended an excellent lecture by Ray Spaxman, who spoke eloquently on the immense value and superior planning that come from real collaboration between the elected officials, the technical experts in the Planning Department and the citizens. Input from all is required as each has a different perspective and expertise to bring to the table, and neither of the groups should take precedence or dominance over any of the others.

I oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards is too big and too dense for the site, and would be a non-conforming third tower on the block. It exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken is far too tall and too dense for the site. It violates numerous provisions of the DODP

The combined impact of these two buildings is too large for the neighbourhood and compromises the green space of Emery Barnes Park. They must be considered as a single development as per the BC Supreme Court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,
Maureen Charron

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 1:39 PM
To: Public Hearing
Cc: Jackson, Brian (PDS); Pickering, Jane; Autiero, David
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Philip Pincus s.22(1) Personal and Confidential
Sent: Wednesday, April 08, 2015 1:13 PM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken St.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Philip Pincus

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

**** CONFIDENTIALITY NOTICE **** *This communication and any attachment is confidential. It should only be read by the person to whom it is addressed. If you have received this communication in error, please notify me by reply and delete the communication.*

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 2:05 PM
To: Public Hearing
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

From: Anett Pincus **s.22(1) Personal and Confidential**
Sent: Wednesday, April 08, 2015 1:57 PM
To: 'mayorandcouncil@vancouver.ca'
Cc: 'karen.hoese@vancouver.ca'
Subject: FW: Stop developments at 1099 Richards and 508 Helmcken

To: Mayor Robertson, Members of City Council and City Planners:

I strongly oppose the developments at 1099 Richards St. and 508 Helmcken Street.

1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

Sincerely,

Anett Pincus

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, April 09, 2015 2:24 PM
To: Public Hearing
Subject: FW: "I oppose the rezoning Application of 508 Helmcken" *

From: Miss Judy s.22(1) Personal and Confidential
Sent: Thursday, April 09, 2015 1:08 PM
To: Correspondence Group, City Clerk's Office
Subject: "I oppose the rezoning Application of 508 Helmcken" *

Ludwig, Nicole

From: Joseph Jones 5.22(1) Personal and Confidential
Sent: Thursday, April 09, 2015 4:54 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; De Genova, Melissa
Subject: Re: 1. REZONING: CD-1 Rezoning – 508 Helmcken Street

Re: 1. REZONING: CD-1 Rezoning – 508 Helmcken Street

At public hearing before Vancouver City Council 14 April 2015

Record me as OPPOSED to approval of this rezoning. Further consideration of this development is not appropriate while the matter stands before the courts, especially since a clear judgment has gone against the deplorable autocracy that the Vision Vancouver bloc somehow feels privileged to continue to try to exert.

The election (and the mayor's infamous phony apology) provide the Vision Vancouver bloc no mandate to operate like fascists. The election was not the consultation. Residents of Vancouver do not want this delivery.

Joseph Jones