

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, April 10, 2015 12:18 PM
To: Public Hearing
Subject: FW: 1. REZONING: CD-1 Rezoning – 508 Helmcken Street

From: Jillian Skeet s.22(1) Personal and Confidential
Sent: Friday, April 10, 2015 10:40 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: 1. REZONING: CD-1 Rezoning – 508 Helmcken Street

Re: 1. REZONING: CD-1 Rezoning – 508 Helmcken Street Public Hearing, 14 April 2015

Please register this letter as opposed to the rezoning of 508 Helmcken. The actions of the City of Vancouver pertaining to this matter are manipulative, deceptive and in clear contempt of both a court ruling and the public.

Jillian Skeet
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Friday, April 10, 2015 10:05 AM
To: Public Hearing
Subject: FW: Response to public hearing CD-1 Rezoning – 508 Helmcken Street

From: Lynne Kent s.22(1) Personal and Confidential
Sent: Thursday, April 09, 2015 7:39 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: Response to public hearing CD-1 Rezoning – 508 Helmcken Street

I'd like to be recorded as opposed to the CD-1 Rezoning of 508 Helmcken St. which will be at public hearing before City Council on April 14, 2015.

I'd say more but you're not listening to community reason anymore.

Lynne Kent
Vancouver

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:19 AM
To: Public Hearing
Subject: FW: Public Hearing 508 Helmcken Street

From: Lyle Dickson s.22(1) Personal and Confidential
Sent: Sunday, April 12, 2015 8:15 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing 508 Helmcken Street

To the Mayor and Council
City of Vancouver

We would like to register our disapproval of the proposal for a 36 story building at 508 Helmcken Street. We feel that a building of the proposed size and height is just too large for the area. Most of the other buildings in the area are about 25 stories or less and with this building being right on the park it will be just so dominating there will never be any sun on the park and it will spoil the ambience of the park and neighborhood. It will also stand out as out of place in the neighborhood. The social housing site across the street is a good addition but too much has been given away to the developer to get it.

We are property owners at s.22(1) Personal and Confidential who will end up looking at this proposed skyscraper every day and not liking it.

Lyle and Fern Dickson

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:23 AM
To: Public Hearing
Subject: FW: OPPOSED to 508 Helmecken Rezoning

From: Dorothy D. Barkley **s.22(1) Personal and Confidential**
Sent: Monday, April 13, 2015 11:18 AM
To: Correspondence Group, City Clerk's Office
Subject: OPPOSED to 508 Helmecken Rezoning

To Mayor & Council,

I would like it recorded that I am opposed to the rezoning of 508 Helmecken and, while in support of the Jubilee House tenants and their care, cannot agree to the CofV's planning department's wholesale redefinition of social housing, their attempts to circumvent public consultation and complete lack of integrity in their approach to neighbourhood involvement. It appears they represent the interests of the developers and not the citizens or neighbours within Vancouver.

Dorothy D. Barkley

s.22(1) Personal and Confidential



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If forwarding this message on, please delete any personal email addresses.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:18 AM
To: Public Hearing
Subject: FW: I oppose the rezoning Application of 508 Helmcken

From: Art Green s.22(1) Personal and Confidential
Sent: Sunday, April 12, 2015 4:18 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning Application of 508 Helmcken

I feel strongly in this matter. Your response will dictate my vote in the next civic election
Sincerely
Art Green

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:13 AM
To: Public Hearing
Subject: FW: I oppose the developments at 1099 Richards and 508 Helmcken

From: Destination Highways **s.22(1) Personal and Confidential**
Sent: Saturday, April 11, 2015 4:09 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,
Brian Bosworth
Vancouver

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:09 AM
To: Public Hearing
Subject: FW: REZONING: CD-1 Rezoning – 508 Helmcken Street Public Hearing, 14 April 2015

From: Rand Chatterjee s.22(1) Personal and Confidential
Sent: Saturday, April 11, 2015 9:32 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: CD-1 Rezoning – 508 Helmcken Street Public Hearing, 14 April 2015

Redefining the English language as a means to amend the Vancouver Charter is illegitimate, an abuse of process, and a heinous act of moral turpitude.

Please register this letter as opposed to the rezoning of 508 Helmcken.

Rand Chatterjee
Vancouver

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:09 AM
To: Public Hearing
Subject: FW: REZONING: CD-1 - 508 Helmcken Street Public Hearing, 14 April 2015

From: s.22(1) Personal and Confidential
Sent: Saturday, April 11, 2015 9:36 AM
To: Correspondence Group, City Clerk's Office
Subject: REZONING: CD-1 - 508 Helmcken Street Public Hearing, 14 April 2015

Social housing, aka Council Housing in its original and correct meaning, is not strata condos and market rentals. Vancouver Council is becoming the brunt of political jokes around the world.

Please register this letter as opposed to the rezoning of 508 Helmcken.

Brian Green
Nottingham

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, April 13, 2015 11:10 AM
To: Public Hearing
Subject: FW: Rezoning – 508 Helmcken

From: The 99 s.22(1) Personal and Confidential
Sent: Saturday, April 11, 2015 9:52 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning – 508 Helmcken

We are strongly opposed to the rezoning of 508 Helmcken.

This not George Orwell's dystopian 1984, and public housing has a real and enduring meaning through history. The Vancouver Council cannot rewrite the history of mankind with such reckless and cynical abandon.

The People of Vancouver
Ane Adnan, Chair

April 13, 2015

To: Mayor and Councilors, City of Vancouver

Re: ***Procedural Fairness for the Proposed Re-zoning Application at 508 Helmcken Street (RTS No.10912)***

Dear Mayor and Council,

We are a group of Vancouver urban planners and academics including former City of Vancouver planners who are concerned about the future planning direction in the city. Our concerns relate to both the need for an overall planning framework for the city but also many individual project approvals which ignore long held planning values about the need for new developments to fit in with their surroundings.

In this regard we are very concerned that the proposed development at 508 Helmcken Street is out of scale with its surroundings. This was confirmed by the initial Urban Design Panel (UDP) review which rejected it 7-0. It is our understanding that the UDP panel reluctantly approved the project 5-3 when it was considered a second time, following very minor modifications, and only after an extraordinary intervention by the General Manager of Development Services who urged approval.

While we acknowledge this project is in a unique situation we believe the current application warrants another review by the UDP prior to consideration at Public Hearing. This will provide the panel an opportunity to assess whether earlier concerns have been addressed. It will also allow new panel members to comment.

This review will also hopefully provide guidance to Council and staff on how far the city should deviate from accepted zoning and planning guidelines in order to achieve much desired affordable housing and other amenities.

We therefore respectfully urge city staff and Council to refer this application back to the UDP prior to another formal Public Hearing.

Thank-you for your consideration of this request.

Yours sincerely,

Ken Cameron, Former Manager of Policy and Planning, Greater Vancouver Regional District;
Adjunct Professor of Urban Studies, Simon Fraser University

Patrick Condon, Chair, Master of Urban Design Program, UBC

Frank Ducote, former Senior Urban Designer, City of Vancouver Planning Department

Michael Geller, President, The Geller Group; Adjunct Professor, SFU Centre for Sustainable Community Development

Dr. Penny Gurstein, Director, School of Community and Regional Planning, UBC

Colleen Hardwick, CEO, PlaceSpeak

Scot Hein, Urban Designer, Campus and Community Planning; Adjunct Professor of Urban Design, SALA, UBC

Michael Kemble, Former Planner, City of Vancouver Planning Department

Ray Spaxman, Former Director, City of Vancouver Planning Department; Principal, Spaxman Consulting Group

Erick Villagomez, Principal, Metis Design Build