

Hildebrandt, Tina

s. 22(1) Personal and Confidential

From: Randal Helten
Sent: Monday, July 13, 2015 4:28 PM
To: Public Hearing
Subject: Public Hearing, 1754-1772 Pendrell. OPPOSED, 13-Jul-2015

Dear Mayor and Council,

I am writing to express OPPOSITION to the rezoning at 1754-1772 Pendrell Street in the West End, due to

- (1) urban design concerns and
- (2) the failure for the applicants to have a best-practices plan to mitigate disruptions from demolition and construction.

I know from direct experience that the same developer and architect caused significant disruptions to the neighbourhood when constructing a 22-storey tower at Nelson and Comox, and violated City bylaws repeatedly (location of fencing, excessive noise, parking, hours of construction, etc.), resulting in a large number of complaints, as well as major disruptions of the quality of life of neighbours for many months.

Though a 19-storey tower was originally proposed at the 1754 Pendrell site in 2007, it was rejected at the time due to strong public concern about excessive height, density, shadowing, loss of views, un-neighbourliness, and negative impacts on the neighbourhood. A town hall meeting at the Coast Plaza Hotel in 2008 attracted nearly 500 people to express their concerns.

Revised to 21 storeys and even greater than the original density, it was rejected in 2010. In fact, the Urban Design Panel voted "non-support" almost unanimously in 2010. Now it is coming back with even greater density, but this time being justified for being rental units. The urban design considerations and negative impacts on livability of the neighbourhood are being wrongly downplayed by the planning department and applicants.

Moving forward, regarding construction disruptions, **I also urge Council to review the entirety of development applications** in the West End (currently proposed, approved, or even those still in the pre-application phase). I encourage you to create a short-term special committee including residents and industry, facilitated by City staff, to address these issues.

This image below shows just some of the projects on their way to construction as of today. The biggest circles show the "impact zone" for seven towers that are 20 storeys or higher. A conservative estimate of 20 trucks per day for 500 days suggest that West Enders are looking at 70,000 truck visits from these projects alone over the next few years. Better policies are needed to reduce disruptions from vibration, noise, dust, parking, traffic, and other problems. Vancouver can do better to respect existing residents. I know from experience, for example, that some of the heavy equipment used in the construction industry is incapable of operating within the legal limits for noise emissions. The City has failed to consider requirements for monitoring ground vibrations, and in contrast to other jurisdictions, has no policy regulating them. Perhaps the West End should also be considered as a special zone for hours of permitted construction noise.

To mitigate the disruptions from demolition and construction, I recommend Council immediately initiate a quick process to establish special standards in the West End, due to the high density of the pre-existing population that will soon be host to these major construction projects. The effort could start by the applicants on this project.

Sincerely,
Randy Helten

