

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 15, 2015 11:46 AM  
**To:** Public Hearing  
**Subject:** FW: 998 Expo Boulevard (Concord Area 5B West) - Public Hearing

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

**From:** MCH s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 15, 2015 11:35 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 998 Expo Boulevard (Concord Area 5B West) - Public Hearing

Dear Mayor and Council

I just found out about the public hearing from my friend. I did not get notified by the city.

The building is too big, it is really a wall that is 29 storeys high, it looks so long and big compare to all other buildings in the area, it is out of place. Please go out and see what they are building east side of Cambie bridge, the building is already too long; it is a wall next to the bridge.

This new building is even longer and taller, with more balcony space, it will look even bigger; too massive, it is not acceptable. They should go back to the drawing board.

They should build more storage space because the units are too small. but if they are selling or renting out the storage space, they should pay more to the city too, we can always use more amenities in the neighbourhood.

I oppose to the development.

Mary

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 15, 2015 11:42 AM  
**To:** Public Hearing  
**Subject:** FW: 998 Expo Boulevard - Public Hearing tonight

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**From:** E.B. **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, December 15, 2015 10:29 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Public Hearing  
**Subject:** 998 Expo Boulevard - Public Hearing tonight

Mayor and Council

I have just found out from my neighbour that there is a public hearing on a text amendment application for 998 Expo Blvd.

I request that this public hearing be postponed as I did not receive any notices and there is no opportunity to find out more about the proposal.

I oppose to this application as I believe more balcony space will make the building even larger than it should be.

The building in the proposal is so bold, it does not work as part of the fabric of the neighbourhood. The form is too strong. It does not look like a residential building. I don't think this design is suitable for the gateway to downtown. It is just another glass wall building; it is not interesting. I also think it is too close to the bridge.

A good building at the gateway should be very "green" in order to align with the city's goal to become the greenest city. Look at buildings from Singapore, they have green walls and lots of open space on the upper floors. I suggest that the podium (skybridge) be located back to the ground instead of putting it at the top of the building. The podium should be built up to the bridge deck and have a green roof on top of the podium. In this way, when vehicle entering the city center, people will be looking at a park like scenery instead of someone's home (I don't think it would be very livable if the units are facing the bridge deck). Residential units in the podium should be setback from the bridge deck.

I also want to see different building height at this gateway so that we have a more interesting skyline. A large building is not suitable at this location.

Eric B.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 15, 2015 11:42 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing December 15, 2015 Item 4 TEXT AMENDMENT: 998 Expo Boulevard

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**From:** E L s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 15, 2015 10:24 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing December 15, 2015 Item 4 TEXT AMENDMENT: 998 Expo Boulevard

Mayor and Council

I want to express my opposition to this application as the increase of balcony space and storage space provide no additional benefit to the community but the developers. (Concord is selling the tiny storage lockers at thousand of dollars)  
The developer can sell the spaces but what are they providing extra to the city beyond what they have promised at the Rezoning?

If they need more balcony space to mitigate the impact of the building design, this is not the right building design for this location.

I believe they should provide more parking spaces on site including commercial parking spaces in their buildings instead of more storage space. Public parking is getting harder to find in this neighbourhood when all these parking lots are redeveloped and our transit system really cannot support the demand of convenience at this point.

Thank you.

Regards,  
Ed

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, December 15, 2015 11:42 AM  
**To:** Public Hearing  
**Subject:** FW: Development At Great Northern Way

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**From:** mike burak s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 15, 2015 10:02 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Development At Great Northern Way

Dear Mayor Robertson + Members of Council,

Please accept my comments below with regards to PCI's 565 GNW text amendment in front of Council on Tuesday for consideration.

My wife and I have lived in the False Creek community for many years; recently moving from s.22(1) Personal and Confidential to a duplex just off Clarke at s.22(1) Personal and Confidential.

Having reviewed the proposal, I understand that this text amendment does not request any variances to the density currently permitted under the zoning, but instead proposes a decrease of the maximum height on the western part of the property, in exchange for an increase in height at the eastern edge of the property in order to create a larger public open space with more access to sunlight – I see this as a fair trade off which will benefit Emily Carr and the greater community.

The applicant has proposed a well-designed building which, in my opinion, will make better use of the site without great impacts on the neighbourhood. In fact, I see the pedestrian experience along Great Northern Way being improved under this scheme with better visibility into the Campus and the new Emily Carr Institute.

Michael Burak

## Ludwig, Nicole

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**From:** E L s.22(1) Personal and Confidential  
**Sent:** Tuesday, December 15, 2015 10:17 AM  
**To:** Public Hearing  
**Subject:** Re: Rezoning Application - 998 Expo Boulevard

Hi Nicole

I note that the public hearing for the subject application is on tonight. I didn't receive any notices.

I want to express my opposition to this application as the increase of balcony space and storage space provide no benefit to the community but the developers.

If they need more balcony space to mitigate the impact of the building design, this is not the right building design for this location.

I believe they should provide more parking spaces on site including commercial parking spaces in their building instead of more storage space. Public parking is getting harder to find when all these parking lots are redeveloped and our transit system really cannot support the demand of convenience at this point.

Please kindly present this to Mayor and Council tonight as I am not able to attend the public hearing tonight.

Thank you.

Regards,  
Ed

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**From:** Public Hearing <[PublicHearing@vancouver.ca](mailto:PublicHearing@vancouver.ca)>  
**To:** E L s.22(1) Personal and Confidential  
**Sent:** Friday, November 27, 2015 2:56 PM  
**Subject:** RE: Rezoning Application - 998 Expo Boulevard

Hi Ed,

Thank you for your email. This item is tentatively slated for the Public Hearing on December 15. Please note this will be confirmed once the public notices go out late next week.

If you wish to sign up to speak, you can do so by sending a request to this email address after the public notices are published.

Nicole

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**From:** E L s.22(1) Personal and Confidential  
**Sent:** Wednesday, November 25, 2015 9:57 PM  
**To:** Public Hearing  
**Subject:** Re: Rezoning Application - 998 Expo Boulevard

Hi,  
Can you tell me when is the Public Hearing for the subject rezoning application?  
Ed

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**From:** "Hill, Zane" <[Zane.Hill@vancouver.ca](mailto:Zane.Hill@vancouver.ca)>  
**To:** E L s.22(1) Personal and Confidential  
**Sent:** Wednesday, November 25, 2015 11:04 AM  
**Subject:** RE: Rezoning Application - 998 Expo Boulevard

Hi Ed,

Thank you for your email. As this item has been referred to Public Hearing, all correspondence and feedback regarding this item should be directed to Mayor and Council.

You can submit your comments via:

Email: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)  
Or Mail: City of Vancouver, City Clerk's Office,  
453 West 12th Avenue, Third Floor,  
Vancouver, BC V5Y 1V4

In regard to the Public Hearing date, please contact City Clerks at [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

Kindly,  
Zane.

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**From:** E L s.22(1) Personal and Confidential  
**Sent:** Monday, November 23, 2015 9:01 AM  
**To:** Hill, Zane  
**Subject:** Rezoning Application - 998 Expo Boulevard

Hi Zane  
Can you tell me when is the Public Hearing and how to submit comments/concerns?  
thank you.  
Ed

## Tuerlings, Leslie

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**From:** No Name 5.22(1) Personal and Confidential  
**Sent:** Tuesday, December 15, 2015 3:50 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** TEXT AMENDMENT: 998 Expo Boulevard - public Hearing

To Mayor and Council,

I oppose to the proposed development/amendment:

1. Have you heard of "screen-like buildings"? This is an issue in cities like Hong Kong where private developers seeking to maximize revenues building screen-like buildings on waterfront sites to give all units unrestricted view. However, this "wall effect" adversely impact air circulation and public hygiene.
2. I question why the new wall-like design can be reviewed and approved by Development Permit Panel without another public hearing and open house/consultation taken place prior to the Development Permit Panel reviewed the new design. The Rezoning was approved based on the design shown at Rezoning. It is not right to approve a totally different design and then ask for a text amendment to allow for the changes.
3. Adding more balcony space will make the building looks even bigger. If the developer wants to have more balcony space, they need to reduce the size of the building. Cut the building shorter. They have increased the building height of the south tower from 28 storeys to 29 storeys in the new design, they should cut the floor and use the density for the balcony.
4. If the developer needs more storage space, they can redesign the building to accommodate that. I don't understand how could the developers keep coming back and ask for more density and exemptions to allow for more square footage for them to sell. There is no benefit to the neighbours but adverse impacts. The developer can make more profits by selling units with larger balconies and storage lockers.
5. I only found out about this text amendment today. There was no consultation. No mail out like the when the site was being rezoned. I request that this proposal be rejected.

Thank you for reading and your consideration.

Ernie Tse