

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 15, 2015 9:34 AM
To: Public Hearing
Subject: FW: Public Hearing - 1335 Howe Street

From: Rhiannon Wellbelove **s.22(1) Personal and Confidential**
Sent: Monday, December 14, 2015 9:54 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Public Hearing - 1335 Howe Street

Dear Mayor and Council,

Regardless of their height, towers should land well, activate and enliven the streets and spaces, avoid casting harmful shadows on key public places, be separated to allow light access, privacy and views, and generally be designed very well. If they're not, they shouldn't be approved.

-Brent Toderian (Previous Chief planner for Vancouver, BC 2006-2012)

The proposed tower is part of a growing concern with how this community is being developed.

Currently I deal with daily traffic struggles on Drake and Continental street due to the many private, commercial, and tourist vehicles blocking streets and intersections where no stopping is allowed. It is frustrating and makes me question the cities ability to plan for density.

In the coming future the area will also include several more very large towers such as Vancouver House at 57 stories, Burrard Place at 60 stories, The Tate at 40 stories, and The Grosvenor's development which is currently unknown, are projected to be some of the tallest residential towers in the city all within a block radius of Townline's proposed tower, projected to also be a tall height of 40 stories.

As one city planner told me, this area will be one of the densest. Which has led me to bring up four great concerns:

1. Limited sunlight (unless you live in a pent house)

2. Increased local traffic in making it challenging to move through the city due to single lane streets, bike lanes, and one way streets
3. Safety (incase of an earthquake or other natural disaster)
4. Privacy and loss of views - not something that the city seems to consider, but I would argue there are many design strategies that should be pushed on developers to create a community of livability rather than maxing out space for profit

Despite writing letters and speaking at the open house in effort to push for “density done well”, I am very disappointed that the city has made no effort to serve the current residents of the community and instead took away the child care center, a small contribution that would help build the community.

I am strongly against the re-zoning proposal of 1335 Howe Street and I think this proposed tower does not support Vancouver’s “living first” policy or give current residents the opportunity to be actively involved with their community and enjoy the comfort of their homes.

Kind Regards,

Rhiannon Wellbelove

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Vancouver BC