

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 9:43 AM
To: Public Hearing
Subject: FW: Concerns Regarding Proposed Development at 225 Smithe

From: shabnam eragi [REDACTED]
Sent: Monday, January 18, 2016 6:16 PM
To: Correspondence Group, City Clerk's Office
Subject: Concerns Regarding Proposed Development at 225 Smithe

To Whom It May Concern,

As an apartment owner at [REDACTED] I have grave concerns over the proposed development at 225 Smithe.

This new development will significantly increase the traffic congestion in the back alley between Hamilton and Cambie streets. The back alley is already severely congested due to the residential towers in the area, the Rosedale Garden hotel, and the events traffic from the BC place.

In addition, when we were purchasing our apartment, we were told that the lot where the new proposed development is being planned is too small and cannot be developed into a high rise. This new development will do what we were told the laws and regulations of the city won't allow. If it moves forward, this high rise will be depriving us of our view and morning sun.

I hope the council re considers.

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 5:01 PM
To: Public Hearing
Subject: FW: 225 Smithe Street

From: "s.22(1) Personal and Confidential"
Sent: Monday, January 18, 2016 3:55 PM
To: Correspondence Group, City Clerk's Office
Subject: 225 Smithe Street

Mayor and Council:

While we understand that 225 Smithe Street is slated for high-rise development, we are concerned about how high is high. Having reviewed the report from staff to Council on this development, we are prepared to support re-zoning for a somewhat lower building. Twenty-six floors on that corner is just too high, and would negatively affect the daylight exposure to the surrounding buildings. More importantly, limiting the height of the proposed development to less than 20 floors would help to ensure the sunlight necessary to maintain the sustainability of the green space that was created with previous development (the Rosedale Gardens).

Thank you for your consideration,

Brian Buckingham and Margaret Underhill,

"s.22(1) Personal and Confidential"

Comments regarding the proposed 225 Smithe Street Development.

Sir:

With respect to the proposed development at 225 Smithe Street, I would like to contribute the following comments:

1. Issue: Design parameter of 80 foot separation between the proposed development and the adjacent building at 888 Hamilton Street:
 - this 80 ft. parameter has until now apparently been a minimum requirement but now has been waived for this proposed development, why?
 - in the Yaletown area, there is no example that I am aware of one tower constructed directly in front of the other and only 80 feet apart.
 - for example, neither of the developments on the south side of Smithe at Cambie nor at Hamilton/Mainland has a tower placed directly in front of the other and only 80 ft. apart; they have either been separated by more than 80 ft. and/or have been offset one to the other.
 - the minimum 80 ft. separation will detrimentally impact those residents of 888 Hamilton Street with an easterly view.
2. Issue: Floor Space Ratio (FSR) of 11.85:
 - More than doubling the FSR from the standard FSR of 5.0 to 11.85 again suggests pushing the limits of the design parameters. Why is this being allowed?
 - The building should adhere to the 5.0 FSR by-law (Area C3).
3. Issue: Congestion:
 - adding 190 parking units will only increase downtown congestion, noise pollution (already a serious issue) and vehicle movement around the area and in particular in the lane adjacent to 888 Hamilton Street.
 - I recall that the City championed a referendum to increase transit infrastructure spending. One of the justifications for that proposed development was precisely to reduce downtown vehicle congestion, a concept that does not fit with this proposed development at 225 Smithe.
4. Issue: Yaletown neighbourhood environment:
 - the proposed development does nothing to enhance the environmental balance between people and green space versus simply creating a "concrete jungle" with more vehicle congestion.

In conclusion, I do not believe that the proposed development has taken peoples' lifestyle and living environment fully into account, nor indeed the Yaletown neighbourhood in general. Rather it is a project which pushes the design criteria to their limits.

In the end nobody will be happy if this development goes ahead, neither the residents of the proposed tower nor the existing residents in adjacent towers.

Respectfully submitted,

Callum Grant, Yaletown resident