

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 11, 2016 1:29 PM
To: Public Hearing
Subject: FW: 225 Smithe Street

From: Navid Boostani s. 22(1) Personal and Confidential
Sent: Sunday, January 10, 2016 7:58 PM
To: Correspondence Group, City Clerk's Office
Subject: 225 Smithe Street

Hello,

In general I am a supporter of responsible developments that help shape a world-class city. However, I cannot support developments that are purely profit-driven without any regard for the neighborhood structure and the official city of Vancouver's development plan bylaws.

The city of Vancouver's development bylaws restrict the density of any building in the area C3 (Map 1 in the bylaws) to no more than an FSR of 5. The developers of 225 Smithe are proposing an FSR of 11.85, almost 140% higher than current regulation allows. I am told the justification for this is to increase the supply of commercial real estate in Vancouver. A few weeks ago I had a conversation with a commercial realtor about this. I am told that there is currently over 10% office vacancy in downtown Vancouver, and the number is expected to increase as under-construction developments come online in the near future. Surely we don't need more commercial real estate when there is already so much vacancy.

The proposed development will also significantly add to the traffic congestion in the back alley between Hamilton and Cambie streets. This back alley already supports the traffic to and from the Rosedale Garden hotel and the residential tower. In particular during events at BC place and Rogers Arena this back alley becomes very congested. It is hard to see how it can handle traffic to and from another high-rise's underground parking. Has there been a comprehensive study of how this development would affect local traffic patterns?

Also, the purpose of the section 4 of the development bylaws is to "ensure that the height of new development is compatible with the height of existing development". What does the council look at when determining height compatibility in a neighborhood? The building immediately adjacent to it is an 11-story office building. Across the alley there are 3-5 story mixed use developments. Across Smithe street there is a 3-story commercial building.

The last point I want to make is that as as owners in s. 22(1) Personal and Confidential we have paid close attention to the zoning of the area when we made our purchase. We were reassured that our unit will not lose its view and morning sun because the adjacent lot is a small lot and therefore cannot be developed into a high-rise. We placed our trust in the laws and regulations of the city. We did our homework and chose our residence carefully. To let this development move forward as planned will deprive us and many other residents of the Rosedale Gardens of our view and morning sun. Perhaps more importantly it will also betray our trust and

belittle laws and regulations of the city in which we trusted when we made our purchase. Is that really worth the incremental property tax revenues this development will provide?

As residents of Vancouver we all want to see it become a true world-class. Approving building developments that are purely profit-driven, that are inappropriate for their neighborhood, and more importantly do not comply with city bylaws will be a major blow to that goal.

Best regards,

Navid Boostani

(s. 22(1) Personal and Confidential)

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Friday, January 08, 2016 4:18 PM
To: Public Hearing
Subject: FW: Opposed to spot rezoning 225 Smithe to CD-1

From: Kerry Corlett s. 22(1) Personal and Confidential
Sent: Friday, January 08, 2016 3:27 PM
To: Correspondence Group, City Clerk's Office
Subject: Opposed to spot rezoning 225 Smithe to CD-1

Kerry Corlett