

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 11:26 AM
To: Public Hearing
Subject: FW: 1755 West 14thAve.. Vancouver concerned resident

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

From: Aralee Buckland s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 11:21 AM
To: Correspondence Group, City Clerk's Office
Subject: 1755 West 14thAve.. Vancouver concerned resident

It is a concern in our neighbourhood to develop any more high rise buildings. I have signed a petition for the neighbourhood but cannot attend the public hearing tonight.

I am e- mailing to further object to the rezoning of our neighbourhood.

Thank you.

Aralee Buckland

Sent from my iPad

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 10:38 AM
To: Public Hearing
Subject: FW: Regarding proposed development at 1755 West 14th Avenue

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

From: Paul Dean s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 10:23 AM
To: Correspondence Group, City Clerk's Office
Subject: Regarding proposed development at 1755 West 14th Avenue

Regarding proposed development at 1755 West 14th Avenue, and development and densification in Vancouver in general.

Dear Mayor and Council

The city of Vancouver and surrounding region is experiencing exceptional population growth. By permitting these high levels of development and increasing densities city council is ultimately enabling further environmental damage, diminished quality of life and adversely effecting our sustainability. Humanity is at an unprecedented point in history where our biggest problems now result from our size, therefore is it proper to continue to hold growth as a goal? Who is monitoring this growth and analyzing the health and carrying capacity of the environment and who is responsible for determining enough?

Our environment isn't there for us to simply exploit by turning into shopping malls and condos, it detoxifies and assimilates our wastes and provides valuable natural resources. Whats left of the rapidly diminishing natural environment is becoming overwhelmed and will no longer be able to do so. The accumulative effect of this increasing density are perceivable in our slowly diminishing environment. Vancouver is rapidly becoming like hundreds of other cities around the world, big, overcrowded, with crime, traffic congestion, pollution, noise, failing infrastructure and declining quality of life for citizens. Must we repeat this failed experiment with Vancouver?

Governments influenced by industry in various sectors continue to make decisions to exploit and sacrifice the environment in the name of progress, jobs, profits and politics. Every new project has an accumulative effect on the diminishing environment. Many effects are unknown, not understood and may not manifest for years. If this trend continues we will eventually discover the natural life is all gone and the waters, air and land are polluted. I don't believe this our objective but we seem already half way there.

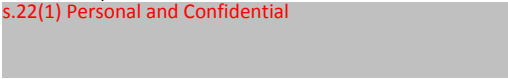
A unique quality humans pride themselves in that distinguishes us from other species we share the planet with is the capacity for logical reason, the ability to plan and change our own future. With respect to soiling our environment and checking population growth, this remains to be seen. The accommodation of population growth in Vancouver is not sustainable nor inevitable. Mechanisms should be developed to discourage growth for environmental and sustainability reasons, not encouraging it as is presently being done. We should at the least be exercising the precautionary principle.

I do not support any zoning changes for this or other developments until it is proven over time that densification is sustainable and doesn't degrade the quality of life.

I look forward to your comments.

Sincerely, Paul Dean

s.22(1) Personal and Confidential



Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 10:07 AM
To: Public Hearing
Subject: FW: Bylaw amendment 1755 W14th

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

From: joyce s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 9:44 AM
To: Correspondence Group, City Clerk's Office
Subject: Bylaw amendment 1755 W14th

Mayor and Council,

I urge you to oppose the amendment on the following grounds:

- proposed rental units don't meet need for family housing. They are too small and do not include any 3 bedroom units.
- height is out of keeping with neighborhood
- parking is inadequate
- rezoning should be in context of overall planning, not "one-off"

Joyce Statton

s.22(1) Personal and Confidential

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 18, 2016 3:21 PM
To: Public Hearing
Subject: FW: Proposed Rezoning of 1755 West 14th Avenue

From: Bob Stanley s.22(1) Personal and Confidential
Sent: Monday, January 18, 2016 3:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Rezoning of 1755 West 14th Avenue

The Mayor and City Councillors
City of Vancouver


Re: Proposed Rezoning of 1755 West 14th Avenue

We have lived in our home at s.22(1) Personal and Confidential for twenty-three years. We are now writing to express our serious concerns with the proposed development which will have a significant negative impact upon the livability of our neighbourhood. Our worries as homeowners may be briefly summarized as follows:

- Street parking: the already difficult conditions related to street parking and traffic congestion without question will be exacerbated by the addition of 116 residential units.
- Character of the neighbourhood: It is clear that no attempt has been made to acknowledge the unique character of the built environment on 14th and 15th Avenues, both east and west of Burrard Street. The proposal makes no effort to recognize the character, scale or context of our residential neighbourhood.
- Building form: The developer has proposed the maximum building height and the maximum footprint. This will have a major impact on loss of privacy, sunlight and mountain views. There has been no attempt to introduce a lower building form along the West 14th streetscape which would, at the very least, recognize and respect the existing built form of the street.
- Existing anomalies: We understand that the 1970's rezoning of the existing apartment tower was accompanied by an assurance, provided by both the developer and the City, that the building's garden space would not be encroached upon for future development. That this commitment to the local residents may now simply be discarded is a matter of utmost concern.

We are strongly opposed to the proposed rezoning and ask that Council deny this application.

Robert and Bari Stanley
s.22(1) Personal and Confidential



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 12:06 PM
To: Public Hearing
Subject: FW: Comments for Public Hearing 1755 West 14th Avenue on January 19th

From: Chris Covell s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 11:59 AM
To: Correspondence Group, City Clerk's Office
Subject: Comments for Public Hearing 1755 West 14th Avenue on January 19th

I oppose this amendment to the zoning and development by-law for the following reasons:

The proposed building is inconsistent with the nature and character of the neighbourhood composed primarily of low rise buildings for single to low density occupancy.

Street congestion is already a concern, particularly with parking permitted on both sides of the street, it can be difficult to traverse these narrow roads at peak travel times during the day.

Parking is already at a premium with regular parking enforcement required and despite having paid permit parking, it is already a challenge at times to find a spot near home.

Chris Covell

Owner

s.22(1) Personal and Confidential

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 9:44 AM
To: Public Hearing
Subject: FW: Comment - Public Hearing 19 Jan 2015: 1755 West 14th Ave.

From: Christy Costello s.22(1) Personal and Confidential
Sent: Monday, January 18, 2016 8:56 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: Comment - Public Hearing 19 Jan 2015: 1755 West 14th Ave.

Dear Sir or Madam,

According to the design for this rezoning/development and the "Public Hearing Summary and Recommendation" (Section A.(b) Landscape Design, dated 19 January 2016), the large trees on Burrard Street will be retained. My concern is that it is not clear how the construction of a 12-storey tower development of this size could be accomplished, taking this requirement and other complex physical limitations of the site into consideration. In addition to the large trees on the west side of the site (Burrard St.), the south side of the development site contains a boulevard (on 14th Avenue) filled with city chestnut trees, which would also be retained, and the north side (the lane between 14th and 13th Avenues) is lined with overhead utility/electricity poles alongside the site property, the functionality of which must also be retained during construction.

In addition, at least two apartment/condo buildings (located on 13th Ave.) must access their driveways/underground parking from the laneway, so the laneway would have to remain open and accessible. This places additional limitations on the developer's ability to work the site from the laneway, if the large trees on Burrard are to be retained.

I therefore believe it is neither feasible nor practical to rezone this property to allow a tower development of this size to be constructed on this site, due to these various complex physical limitations of city trees, utility poles, and the need for neighbours to access their property and parking. These limitations might be surmountable for development of a low-rise or townhouses, but not for a 12-story tower requiring extensive excavation and the use of large machinery.

Thank you for considering my comments.

Christy Costello
Vancouver, BC
s.22(1) Personal and Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 12:42 PM
To: Public Hearing
Subject: FW: bylaw amendment for 1755 West 14th

From: Gayle Hadfield s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 12:39 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1) Personal and Confidential
Subject: bylaw amendment for 1755 West 14th

Mayor and Council,

I am adamantly opposed to the proposed twin tower at 14th and Burrard. Having lived at s.22(1) Personal and Confidential for over 20 years, I've enjoyed the nearby park (although one is only for dogs now), and the community feel in the neighbourhood. I have seen a lot of development since I lived here, and I am not saying no development, just not another mammoth tower next to a current mammoth tower. It has a sense of darkness; 'slum-like' – and this is not an exaggeration.

Even the non-profit housing complexes being built on the eastside are very nice – some with views of the ocean. They are not building 12-storey cement towers beside each other.

There are already a number of towers in one small area: – two at 13th and Fir; two at 14th and Fir; 2 on 13th – one at Pine, one at Fir. And, the gray cement (biggest tower in the area) on 14th, next to where there is the proposed tower.

We're a city built with the amazing beauty of nature that sustains us. These past few years there has been a dramatic tipping-point shift that sees go and personal financial growth as being the driver for the city 'at any price'. Any money, from anyone, anywhere; just bring money. I think those in the authority see that another huge tower at 14th and Burrard, no problem – there's money to be made.

Where does community, sustainability of our environment, livability, safety, rank on your approval considerations??? The tower will block the afternoon light from my residence. I cannot imagine someone thinking – what a good neighbourhood – two mammoth towers of renters in one block. Less sunshine; more cars; more problems; less safety.

We live here and have a voice.

Gayle Hadfield

s.22(1) Personal and Confidential

From: Concerned Resident s.22(1) Personal and Confidential

Sent: January-19-16 8:43 AM

To: undisclosed-recipients:

Subject: Public Hearing TONIGHT at Vancouver City Hall

Just a reminder, the public hearing is tonight at 6:00 pm at City Hall, third floor. You can still register to speak against the proposed bylaw amendment by emailing publichearing@vancouver.ca, calling [604-829-4238](tel:604-829-4238) or in person between 5:30 pm and 6:00 pm at City Hall.

If you cannot attend, you can submit your comments to mayorandcouncil@vancouver.ca. (there may have been a problem with the email address in my last email. You may want to resend your comments).

We have a number of neighbours speaking against the bylaw amendment for 1755 West 14th. s.22(1) Personal and Confidential was interviewed on CBC Radio this morning. He is one of the speakers. If you can add your voice, it would be greatly appreciated.

Together we can make a change.

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 2:13 PM
To: Public Hearing
Subject: FW: Rezone of 1755 West 14th Ave Vanc

From: P Ross McClelland s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 2:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezone of 1755 West 14th Ave Vanc

I think that sticking a second condo tower on a short block - and at the corner of Burrard -that already has more than its share of cars on only 3 lanes of roadway, is a bit much.

A second tower will turn the street into a tunnel. Is it fair to long-time residents to suddenly change their neighbourhood and reduce severely their property values? Enough of that is already happening, due to the multi-million, multi-year retrofit and expansion of the Vanc Tennis Club.

I urge the Council to find some place else for densification. This neighbourhood has paid its dues in that regard.

Paul Ross McClelland
s.22(1) Personal and Confidential

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 2:06 PM
To: Public Hearing
Subject: FW: Proposed Rezoning of 1755 West 14th Avenue

From: Roxsane Hilson s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 1:32 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Rezoning of 1755 West 14th Avenue

I am opposed to the proposed rezoning of 1755 West 14th Avenue due to the negative impact this development will have on my family's life, my neighbours lives and the surrounding neighbourhood.

The 12 storey tower does not fit with the residential homes directly opposite this site on the south side of West 14th, as well as the homes on West 15th and on the west side of Burrard Street. It is totally out of scale and out of context with the residential neighbourhood. The developer said he adjusted the development to respond to the initial negative comments of the community by deleting the townhouses to the east of the existing tower. This was the one aspect of the proposed development that actually did fit within the context of the neighbourhood!

The 12 storey tower will have a devastating impact on the loss of privacy and daylight. The 1700 block of West 14th will now be a solid 12 storey wall of concrete that will be visible well above the trees. My family will no longer be able to see any blue sky from the front of our home. I walk the streets of my neighbourhood on a daily basis and am saddened by the number of vantage points throughout the community where blue sky and mountain views will be blocked by this 12 story tower.

There is a current shortage of street parking in the area. This results in major traffic congestion when taxis and deliveries block the traffic. The 1700 block of West 14th is narrower than 1600 and 1500 blocks. With cars parked on both sides of the street the remaining street width is only sufficient for a single lane of traffic. This occurs on a regular basis now and will only get worse with over 100 additional cars brought into the area by the 116 additional units this development will bring. The developers own parking study acknowledges the current renters in the existing building own on average 1 car per unit. This can only be extrapolated to expect over 100 additional cars to this site. As the annual city parking permit costs approximately one month of underground parking fees it is expected a significant number of additional cars will be parked on the street.

The 1970's rezoning which allowed for the development of the existing apartment tower was approved conditional on the buildings garden space being maintained and not available for any future development. This was to acknowledge the negative impact on the neighbourhood of demolishing the homes that were on this site which were similar to the homes on the south side of West 14th. The garden space provided some commitment to maintain a context with the neighbourhood. It appears this commitment to the community, made by the developer and the City, has been forgotten.

I request Council deny this application for rezoning and the development of a 12 story tower.

Roxsane Hilson

s.22(1) Personal and Confidential



Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, January 19, 2016 2:58 PM
To: Public Hearing
Subject: FW: Concerned Citizen 1755 west 14th

From: shanasaper s.22(1) Personal and Confidential
Sent: Tuesday, January 19, 2016 2:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Concerned Citizen 1755 west 14th

My concerns with the high rise real estate proposal are the following:

1. The densification concept has turned our fair city into a traffic-congested, expensive eyesore. From the top floors all we see are more high-rises. Whatever happened to Vancouver's sea-to-sky horizon?
2. Affordability should be the goal of new housing projects. Housing should be designed for middle-class families with affordable rents, large kitchen areas and three bedrooms.

I don't see any of this in the current proposal and that's why I oppose it.

Shana Saper
s.22(1) Personal and Confidential

Sent from my Samsung Galaxy smartphone.