

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Friday, October 07, 2016 9:38 AM
To: Public Hearing
Subject: FW: 1550 Alberni Street, Vancouver, BC

From: "s.22(1) Personal and Confidential"
Sent: Thursday, October 06, 2016 10:45 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: 1550 Alberni Street, Vancouver, BC

Dear Council Members:

Please be informed that we have **strong objection** to the location of the proposed garage entrance/exit (at the back lane) which is directly opposite to the garage entrance/exit of our building at "s.22(1) Personal and Confidential". **An addition of 277 vehicle driving at the back lane will surely turn the traffic much more crazy!** Your Ms. Gillan told us that the City's engineering staff had performed the studies at the site and they had approved the proposal with no modification. We do not believe that they had done the job with fair judgement and they should be responsible for the consequence if more accidents occur in the future.

We would appreciate it if you could consider to have the garage entrance/exit located at Cardero Street instead of the back lane. As an alternative, they could have separate garage entrance and separate garage exit at Cadero Street and Alberni Street.

Thank you for your kind consideration.

Yours very truly

Michael Tam. P. Eng.
Logan Faith Ltd.

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Friday, October 07, 2016 9:40 AM
To: Public Hearing
Subject: FW: Rezoning Application for 1550 Alberni Street

From: "s.22(1) Personal and Confidential"
Sent: Friday, October 07, 2016 12:14 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1550 Alberni Street


ONCE AGAIN DEVELOPMENT, PLANNING AND COUNCIL HAS SIMPLY WHITEWASHED ANOTHER WESTBANK DEVELOPMENT WITH AN INCREASE IN FSR FROM 6.0 TO 14.15 WITHOUT CONSIDERATION FOR SURROUNDING PROPERTIES, DEVELOPMENTS AND VIEW CORRIDORS.

THIS IS ALL DESPITE HAVING SUBMISSIONS FOR A DEVELOPMENT AT 1555 ROBSON STREET IN VANCOUVER BASED ON AN ENTIRELY RENTAL BUILDING THAT WILL NOW HAVE 100% OF ITS NORTH-WEST VIEWS ELIMINATED. THERE WOULD INTELLIGENTLY APPEAR TO BE A REASON WHY THIS SITE WAS ONLY ZONED TO ACCOMMODATE A 6.0 FSR LEAVING HIGHER DENSITIES FURTHER FROM THE WATER SO AS NOT TO OBSTRUCT VIEWS OF SAME? THERE APPEAR TO BE NO VIEW STUDIES SUBMITTED OR REQUESTED AS TO THE IMPACT OF THIS DEVELOPMENT ON ROBSON STREET IN LIGHT OF VIEW CORRIDORS AND THE WEST END COMMUNITY PLAN.

KIND REGARDS,
ROSEBUD PROPERTIES LTD.

HARVEY DALES - PRESIDENT

"s.22(1) Personal and Confidential"



Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 11, 2016 9:04 AM
To: Public Hearing
Subject: FW: Commentary on rezoning application by Westbank.

From: Vanessa D "s.22(1) Personal and Confidential"
Sent: Sunday, October 09, 2016 7:51 PM
To: Correspondence Group, City Clerk's Office
Subject: Commentary on rezoning application by Westbank.

This comment is concerning the rezoning application for 1550 Alberni Street. The main issue is the progression of high-end residential units being built within the West End and how quickly these buildings are bleeding into affordable locations.

There is a level of scepticism behind "Economic Sustainability and Social Sustainability". The building will not help sustain most of the "large influx of permanent residents" that enter into Vancouver for studies, economic reasons. It is the least economical project with many high end residential buildings being built in the West End, this project will just take up more land that can be used to built affordable high rises.

Most units will be purchased and unused, similar to most luxury high-rises in the Coal Harbour and West End locations. It will push away young adults, middle-class workers and upper-middle class families through unsustainable real estate prices. This building will open up short term jobs however, in the long-term it will increase job vacancies. "The Statistics Canada data shows BC's job vacancy rate was 2.8 per cent during the last quarter of 2015. That's compared to 2.3 per cent nation-wide." Companies are not paying more employees to feel the worth of moving into Vancouver. Locals are moving further away because there is no opportunity to raise a family or maintain a level of income security.

It would be an attractive building, but it is not sustainable in any other aspect, not economical nor social. It should never pretend to be anything except a luxury high rise for the foreign market.

<http://www.news1130.com/2016/05/13/expensive-jobs/>

<http://rezoning.vancouver.ca/applications/1550alberni/documents/12Sustainability.pdf>

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 11, 2016 9:09 AM
To: Public Hearing
Subject: FW: 1550 Alberni Street

From: SHARON GILKES "s.22(1) Personal and Confidential"
Sent: Monday, October 10, 2016 12:07 PM
To: Correspondence Group, City Clerk's Office
Subject: 1550 Alberni Street

I find the proposal for 1550 Alberni Street excessive. Our city is becoming a series of glass towers. The character of the West End is being raped by corporate greed. There is a great concern that our identity is disappearing. I believe in diversity, but how many Asian themed restaurants and gardens do we need?. Heritage of the west end should be protected. A glass tower of 43 stories does nothing, but increase traffic problems, and add to the density of an already dense area. If it must be, make it much lower. The construction alone will cause havoc in an already busy part of the city.

It's time for real vision, not the lining of rich developers pockets.

Sincerely,

S Gilkes

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 11, 2016 9:10 AM
To: Public Hearing
Subject: FW: Notice of Public Hearing of 1550 Alberni Street

From: Roger Ting "s.22(1) Personal and Confidential)"
Sent: Monday, October 10, 2016 6:51 AM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: Notice of Public Hearing of 1550 Alberni Street

Dear City and Council,

As a property owner of "s.22(1) Personal and Confidential)" - and faced with multiple rezoning applications nearby - I am writing to voice my concerns of the above development.

1. **View and property value** - the view towards all directions - and especially towards the North Shore mountains from "s.22(1) Personal and Confidential)" are great especially from the higher floors. With this new development (and other nearby rezoning applications), it blocks all floor's view towards the North West direction. As such it will have significant impact on property value - and will continue to impact the property value AND view with other new buildings nearby.
2. **Shape coherence** - "s.22(1) Personal and Confidential)" somewhat maintained a rectangular shape throughout all floors with almost identical length to width ratio of the floor plates. I do not think irregular floor plates shapes or varying ratio is an optimum design of use of space and earthquakes safety. It is irresponsible for the city to approve such shapes like 1550 Alberni, 1500 West Georgia, and Vancouver House at 1460 Howe.
3. **Access** - current owners are already battling with the efforts of entry from and exit to "s.22(1) Personal and Confidential)". By adding another 181 units it will be an impossible task. During day time along Alberni west bound, we regularly see cars lining up in a jam from Denman Street all the way to Cadboro Street and sometime longer towards downtown. Given the new developments in progress and under consideration, you need to address the access and traffic problems first given the CURRENT traffic situation as I have sat in traffic long enough for years already.
4. **Noise** - with the new development, it will certainly bring noise. I do NOT mean noise during construction and that should be a given. But noise and density overall would increase nearby as there are at least 2-3 new developments in consideration as the nearby foot traffic and would significantly impact the lower floors. The foot traffic need to stay along Robson Street where there are significant retail. Bottom line, this few blocks is not nearby the downtown core and the foot traffic should not increase AT ALL. (and the increase should probably stay south of Thurlow Street and West Georgia Street.)

It is in my humbled opinion that the above concerns must be addressed first.

Thanks,
Roger Ting

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 12, 2016 8:51 AM
To: Public Hearing
Subject: FW: My comment re public hearing on 1550 Alberni

From: Paul Beckett "s.22(1) Personal and Confidential"
Sent: Wednesday, October 12, 2016 1:15 AM
To: Correspondence Group, City Clerk's Office
Subject: My comment re public hearing on 1550 Alberni

I say don't do it. Nothing that high should be located so close to Stanley Park and False Creek! I believe you let them get away with it with the various towers they built all around me here in Coal Harbour. Bad, bad, bad!

There should NEVER be anything higher than 7 stories located anywhere within 3 blocks of any Municipal Park or any waterfront because it destroys the view for thousands of others who live further up hill and generally blocks out too much sunshine.

Paul Beckett
"s.22(1) Personal and Confidential"

Castro, Maria

From: Public Hearing
Sent: Tuesday, October 18, 2016 1:43 PM
To: Public Hearing
Subject: FW: 1550 Alberni Street

From: Judith Joseph "s.22(1) Personal and Confidential"
Sent: Wednesday, October 12, 2016 10:05 AM
To: Correspondence Group, City Clerk's Office
Subject: 1550 Alberni Street

Another High-rise !

Do we really need this ! If you consider the projects proposed for this small area - Cardero and Georgia , Cardero and Alberni and 1400 Robson - we will be saturated with noise and road interruptions ! It is already a very congested traffic pattern here- Georgia already is a parking lot most of the day - I simply cannot imagine the coming chaos !

A concerned resident of this area
Judith Joseph