

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 19, 2016 4:35 PM
To: Public Hearing
Subject: FW: Comments on 1550 Alberni Street Rezoning Application - Public Hearing on October 20 2016

From: Ann Robson s.22(1) Personal and Confidential
Sent: Wednesday, October 19, 2016 3:50 PM
To: Correspondence Group, City Clerk's Office
Subject: Fwd: Comments on 1550 Alberni Street Rezoning Application - Public Hearing on October 20 2016

Hello

I have already sent our comments to the mayor and individual Counsellors, but wanted to ensure that these comments become part of the public record.

Thank you,

Ann Robson

----- Forwarded Message -----

Subject: Comments on 1550 Alberni Street Rezoning Application - Public Hearing on October 20 2016
Date: Wed, 19 Oct 2016 14:07:42 -0700
From: Ann Robson s.22(1) Personal and Confidential
To: s.22(1) Personal and Confidential

October 19 2016

Re: Rezoning Application for 1550 Alberni Street

Dear Mayor and Council,

We are expressing strong opposition to this rezoning application and the proposal for a 43-storey mixed-used tower on this site. This is the first application submitted for changes to zoning along the Georgia/Alberni Corridor, within the context of the West End Plan.

Outstanding issues

There are multiple outstanding design and engineering issues (detailed in Appendix B of the policy report). Surely these issues should be addressed and resolved before Council considers approval of this application. These issues include:

- Average size of the floorplate.
- Activation of the laneway.
- Clarification that no portion of the building goes over property lines.

- Design, use and management of the loading bay, that currently sits at the property line.
- Design and functionality of the parking ramp, that is accessed from the laneway.
- Details about whether water main upgrading is required for this project.

Since the developer-sponsored Open House and the City-sponsored Open House in November 2015 Open House, neighbours have expressed concerns that persist at this time. The bulk and density of the tower, the specific location/siting for this proposed development, and details of the application itself persist as sources of significant concern.

Bulk and density

- The proposed FSR represents a massive increase in building bulk/density, is incompatible with the surrounding neighbourhood, and exceeds anything approved or built to date in the West End.
- The distinctive design is presented by the applicant as reducing impacts on adjacent properties. However, the proposed tower will nonetheless result in a significant loss of light, view, space, air and privacy for surrounding properties and especially for 1500 Alberni Street.

Siting

These impacts of the bulk and density of the tower are of even greater concern due to the minimal separation between the proposed tower and surrounding buildings.

- Separation from 1500 Alberni street - Although the proposed tower will meet the requirement of a minimum 80 foot separation from this adjacent tower, most of this separation is on the 1500 Alberni Street side of the property line. This is neither neighbourly nor equitable.
- The proposed development will be built out to the property line, particularly at the southeast corner (Loading Bay) and along much of the south and west sides.
- Neighbours are concerned about the level of noise, odors and activity, due to the loading bay and the venting for exhausts that are along the eastern side of the site.
- The parking access is from the laneway. This will reduce the ease with which local businesses and pedestrians can use the laneway. Landscaping and lighting in such a limited space are not likely to meaningfully offset these and other effects.
- Neighbours would appreciate details of factors that should be considered during demolition of the existing building and the construction of the proposed tower.
 - How will the construction impact neighbourhood noise, parking of construction vehicles and traffic congestion?
 - How will this work be minimized so it will not affect the well-being of neighbours?
 - How will the developer ensure that the structural integrity of 1500 Alberni is not compromised during demolition and construction?

Traffic study

We remain very disappointed by the limitations of the traffic study. We are skeptical that the introduction of parking for 277 vehicles will not have an impact on local traffic patterns.

- The traffic study sampled only traffic leaving and entering the 1500 Alberni residential building and the current 1550 Alberni commercial building.
- The traffic study did not sample
 - The laneway, which is the location of the proposed parking access
 - Traffic on neighbouring streets
 - Seasonal variation in tourist traffic along this very busy area of Cardero Street

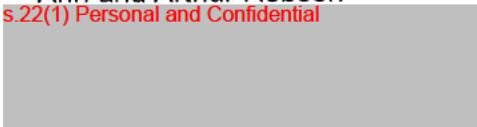
In summary, the rezoning application is incomplete and lacking in some key design and engineering details. The proposed luxury tower is unsuited to the surroundings, does not provide an onsite public benefit or a positive contribution to the public realm, and does not make a significant contribution to either the robustness of the local economy or the affordability of housing in the West End.

We urge the City of Vancouver to reject this rezoning application as currently proposed.

Sincerely,

Ann and Arthur Robson

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the signature area, obscuring the names and any handwritten notes or dates that might have been present.