

**Kazakoff, Laura**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, October 07, 2016 11:37 AM  
**To:** Public Hearing  
**Subject:** FW: 1550 Alberni Street Development

**From:** David Avalon "s.22(1) Personal and Confidential"  
**Sent:** Friday, October 07, 2016 11:06 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 1550 Alberni Street Development

I am in favour of this proposed building. The architectural design is what inspires. Vancouver must continue showing world class design as we did with our Convention Centre. Typical box shaped structures are the majority and truly boring. The Shangra La building up the same street is a perfect example of uninspired colour and shape. This 1550 Alberni Street design is outstanding.

Having lived downtown since the 70's, it makes perfect sense to keep the density growing upward. A number of buildings with 43 or more floors will add a similar panorama to the city skyline, as the mountains do on the North Shore and give an International sophisticated appeal visually. This building will only add to Vancouver's beauty and tradition for the Downtown/West End/Coal Harbour dense directed communities, which is founded on the traditional territories of the Musqueam, Squamish and Tsleil-Waututh First Nations.

Respectfully yours,

David Avalon

You are a miracle...This moment is a gift...Love is the key.

## Kazakoff, Laura

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, October 11, 2016 4:18 PM  
**To:** Public Hearing  
**Subject:** FW: 1550 Alberni Public Hearing Oct 20th

---

**From:** Gleeson, Robert "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, October 11, 2016 3:27 PM  
**To:** Correspondence Group, City Clerk's Office; Public Hearing  
**Subject:** 1550 Alberni Public Hearing Oct 20th

Hi,

As a resident of the "s.22(1) Personal and Confidential" for the last 8 years I wanted to write in and provide my support for the new development proposed for 1550 Alberni Street. Although Vancouver has been in a building boom for the past many years, aside from the revitalization of the retail spaces near the 1000 block of Alberni this street has not seen any redevelopment. It is exciting to see builders with great reputations like Westbank involved in shaping the future of Vancouver. This new architecturally stunning building proposed for 1550 Alberni will improve the skyline and streetscape by bringing much needed redevelopment to Alberni Street. The west end has a much higher percentage of residential rental properties than the City of Vancouver average so it is great to see some market ownership housing being added. Although Vancouver is in need of more rental buildings these should be spread throughout the city with the development of such focused in neighborhoods that lag the west end in percentage of rental housing. The design of this building brings about positive change to Alberni and much needed street level retail opportunities as well as great ownership opportunities to bring new residents to the neighborhood.

Please accept this letter from a City of Vancouver homeowner in support of approval of the redevelopment proposal.

Regards,

Rob Gleeson

"s.22(1) Personal and Confidential"



## Kazakoff, Laura

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, October 14, 2016 3:17 PM  
**To:** Public Hearing  
**Subject:** FW: CD-1 rezoning: 1550 Alberni Street  
**Attachments:** RSBA Support Letter - 1550 Alberni Street.docx; 07-10-2015-Robson Street Public Spaces - Pechet Studio.pdf

---

**From:** Teri Smith "s.22(1) Personal and Confidential"  
**Sent:** Friday, October 14, 2016 3:14 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Dobrovolny, Jerry; LaClaire, Lon; Hoese, Karen; Kelley, Gil; Grottenberg, John  
**Subject:** CD-1 rezoning: 1550 Alberni Street

Good afternoon,

On behalf of the Robson Street Business Association, please find attached a letter of support with respect to the proposed rezoning at 1550 Alberni Street being heard by Council on Oct. 20, 2016. Also included is a copy of the Robson Street Public Realm Vision, which highlights desired area improvements, such as the Bute Plaza that is referenced in the report to Council.

Regards.

*Teri Smith*

Executive Director  
Robson Street Business Association  
#412 - 1155 Robson Street  
Vancouver, BC V6E 1B5  
t 604.669.8132 f 604.669.0181  
[Website](#) | [Instagram](#) | [Facebook](#) | [Twitter](#) |



VANCOUVER'S RUNWAY



October 14, 2016

Mayor and Council  
City of Vancouver  
453 West 12<sup>th</sup> Ave.  
Vancouver, BC V5Y 1V4

Re: CD-1 Rezoning: 1550 Alberni Street

Dear Mayor and Council,

On behalf of the Robson Street Business Association (RSBA), I am writing in support of the proposed rezoning at 1550 Alberni Street. The proposal conforms to the current zoning identified in the West End Community Plan and will support public benefits within the area, including public realm improvements, through community amenity contributions (CAC's).

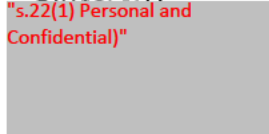
Robson Street is the premier shopping district in Vancouver that is a destination for local, national and international visitors. Given its international recognition, the pedestrian experience is of utmost importance and the RSBA invests significantly in annual street enhancement programs to ensure Robson Street remains clean, attractive and safe for our visitors. Furthermore, we have developed a public realm vision in collaboration with Pechet Studio to imagine a pavement to plaza concept at Bute and Robson Street, as well as a sidewalk widening/parklet project in front of the Manhattan Building, both of which will allow for more opportunities to activate and animate the street.

In its report to Council, staff recommends \$8.25M of the total CAC offering to be allocated to public realm improvements in and around the West End, specifically identifying the Robson Village area and a public plaza at Bute Street. This is in line with the Public Benefits Strategy, as adopted by Council as part of the West End Plan. We are very much in support of this, and would like to see our Robson Street Vision come to fruition through this much needed investment. Support for the identified public realm improvements, such as the Bute Plaza, will allow for added programming and activations to draw people, both visitors and locals alike, to the area, and to help the commercial district thrive.

Thank you for the opportunity to provide our input with respect to the proposed rezoning at 1550 Alberni Street. We hope that Council will support the recommendations in the report, specifically the allocation of \$8.25M in CAC's to public realm improvements in the West End, including the Robson Village area.

Sincerely,

\*s.22(1) Personal and Confidential\*

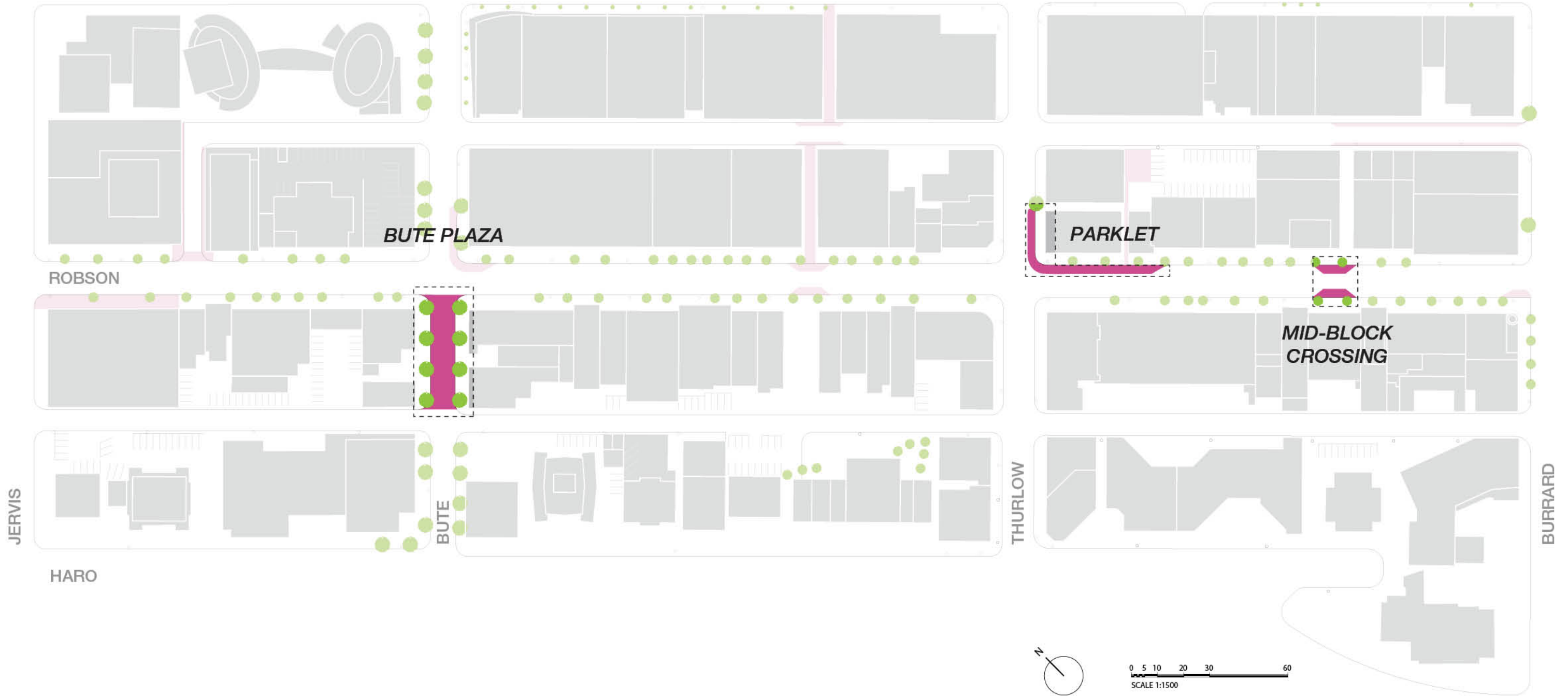


Teri Smith  
Executive Director, RSBA

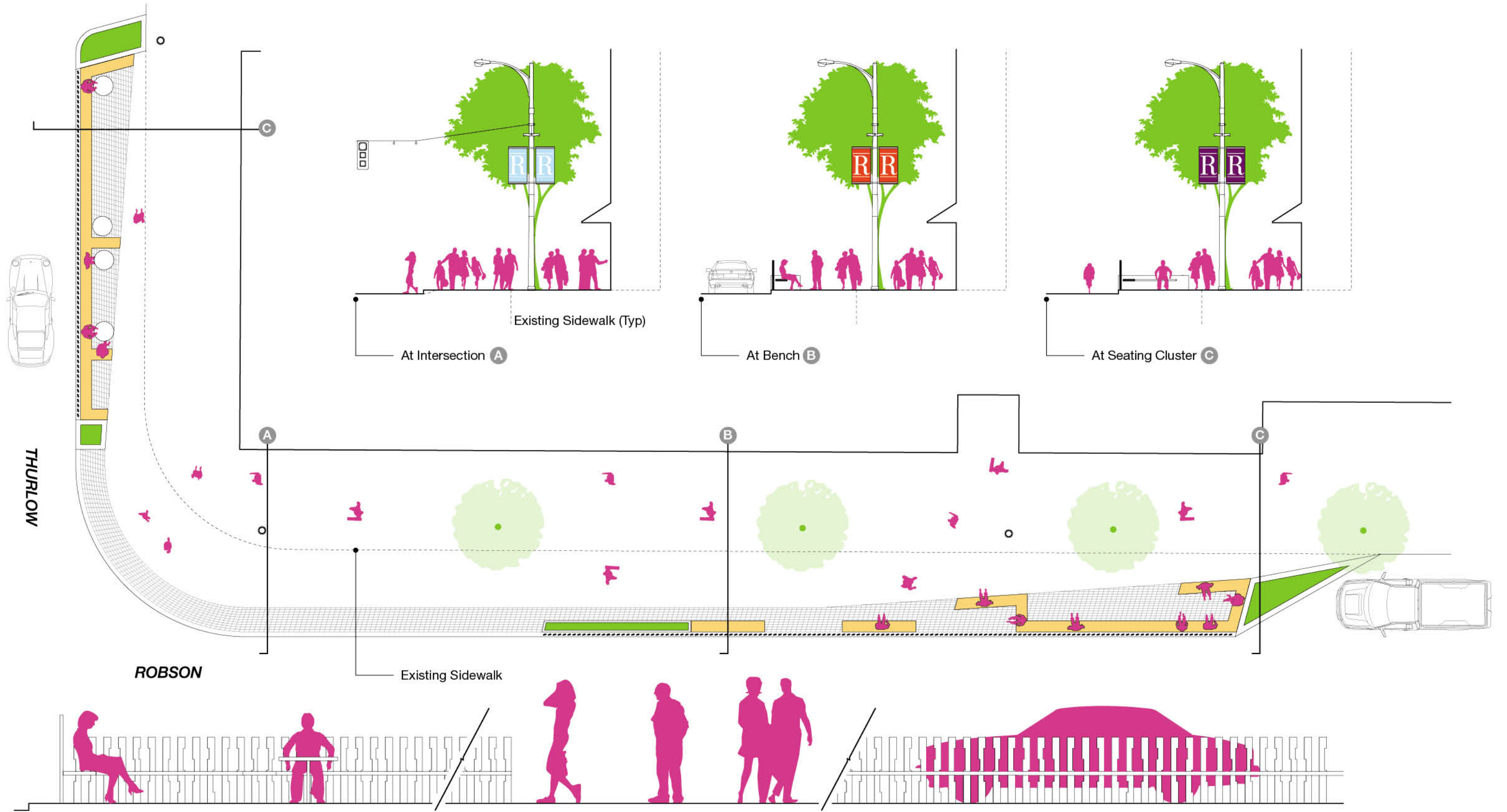
**Robson Street Business Association**  
Suite 412-1155 Robson Street, Vancouver, B.C. V6E 1B5  
T (604) 669.8132 F (604) 669.0181



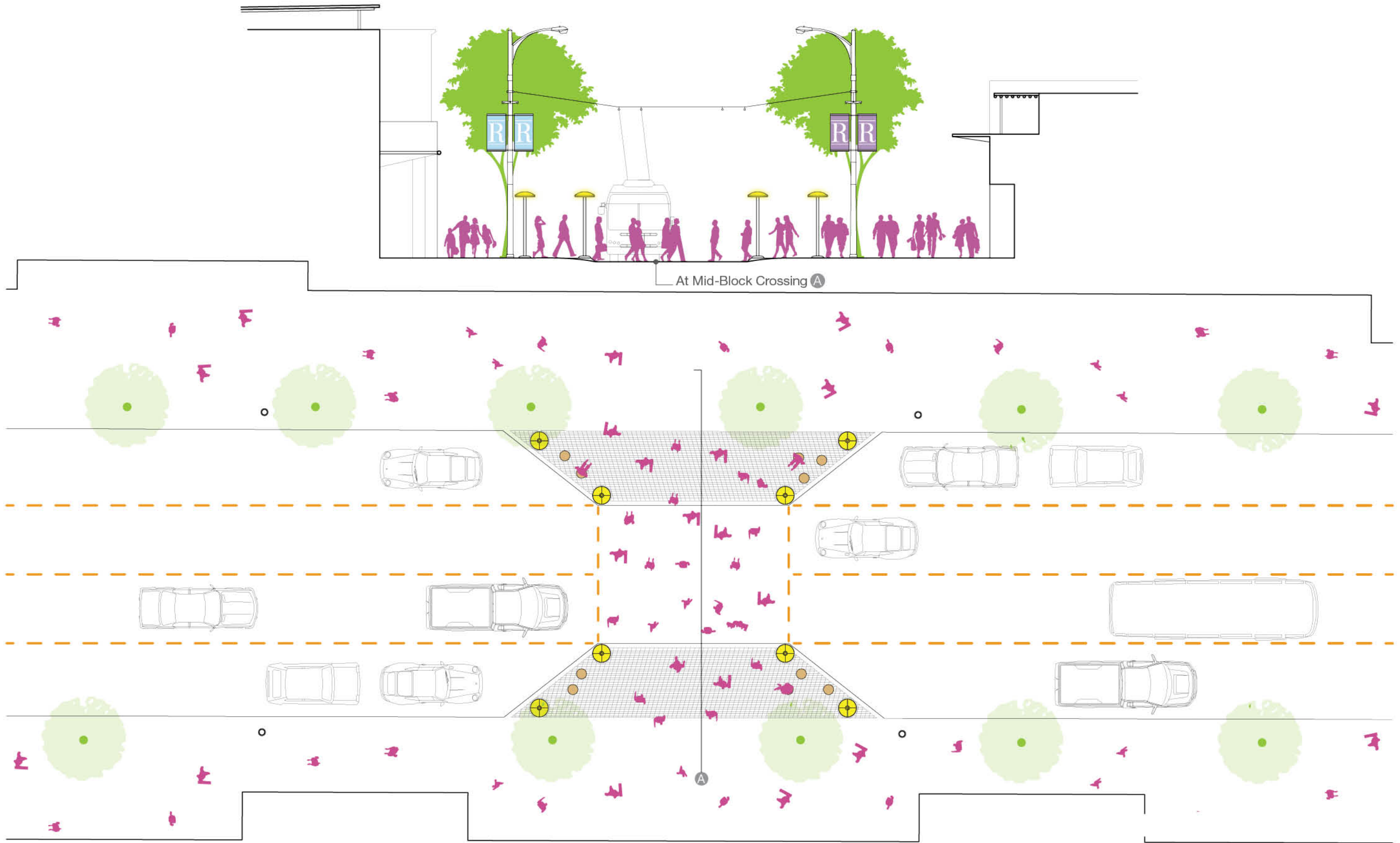
**VISUALIZATION FOR ROBSON STREET PARKLETTE ——— 01**



**SELECTION OF THREE AREAS — 02**

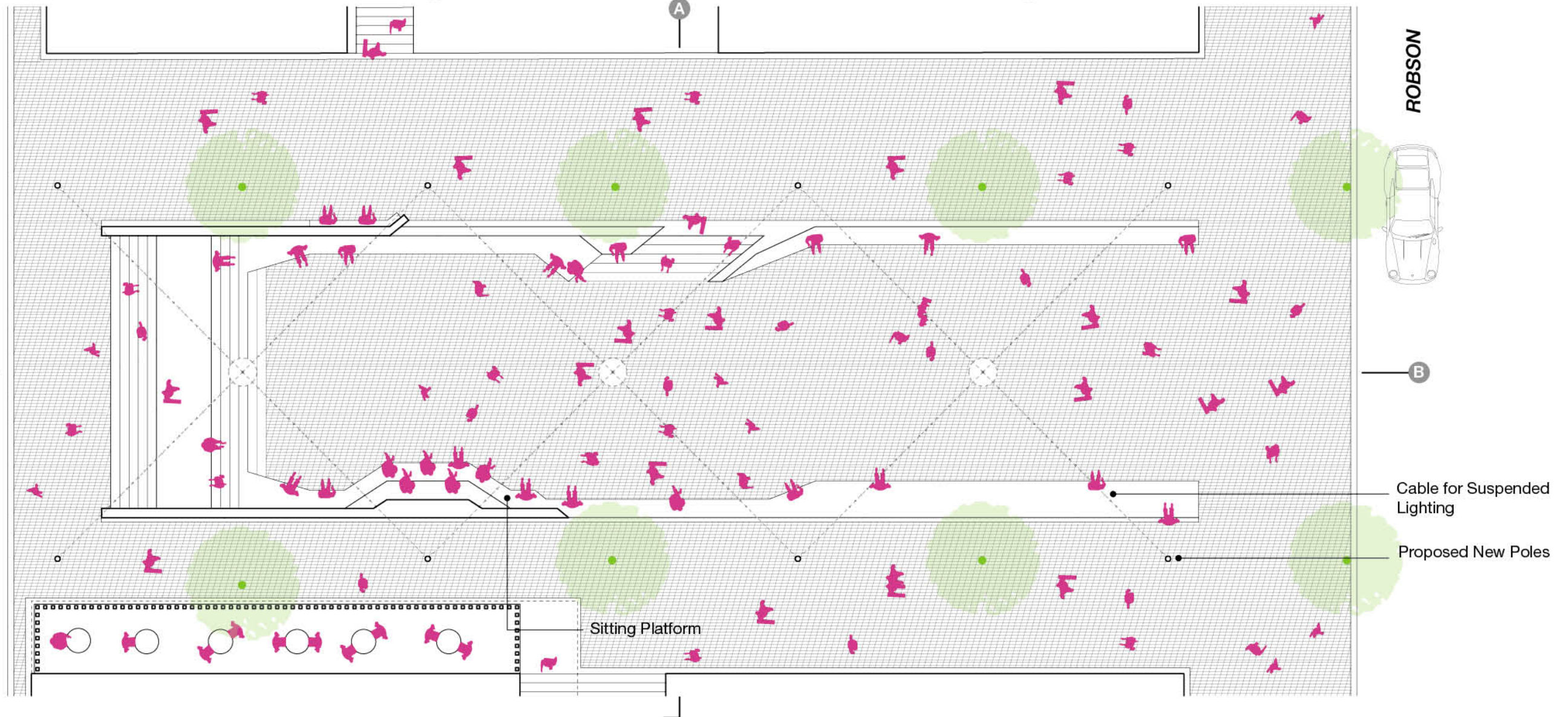
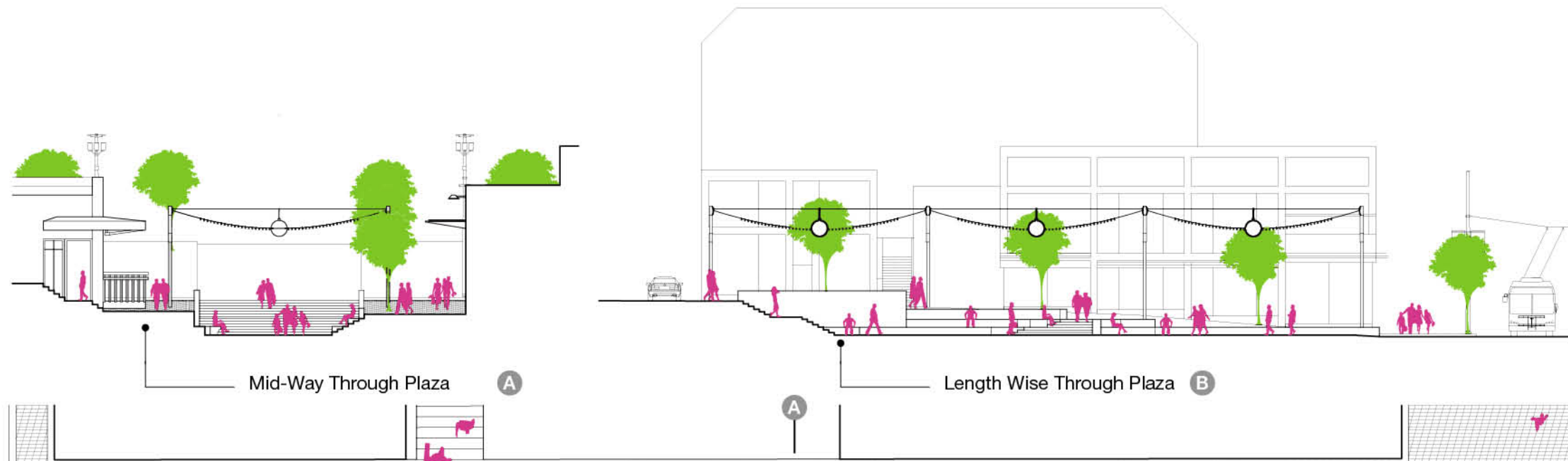


**PARKLETTE IDEATION** — 03

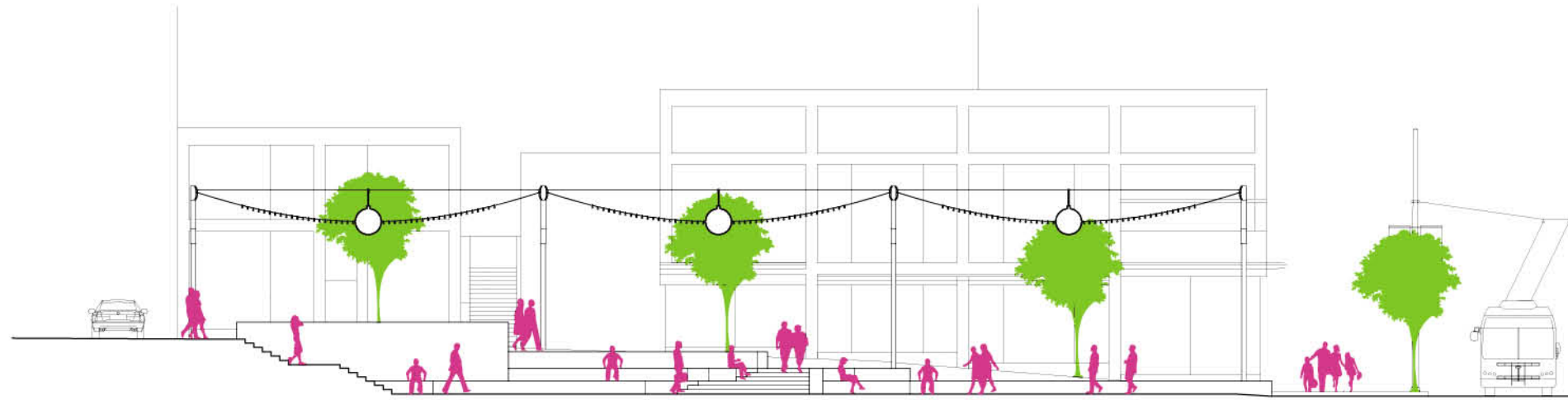


**MID-BLOCK CROSSING IDEATION 04**

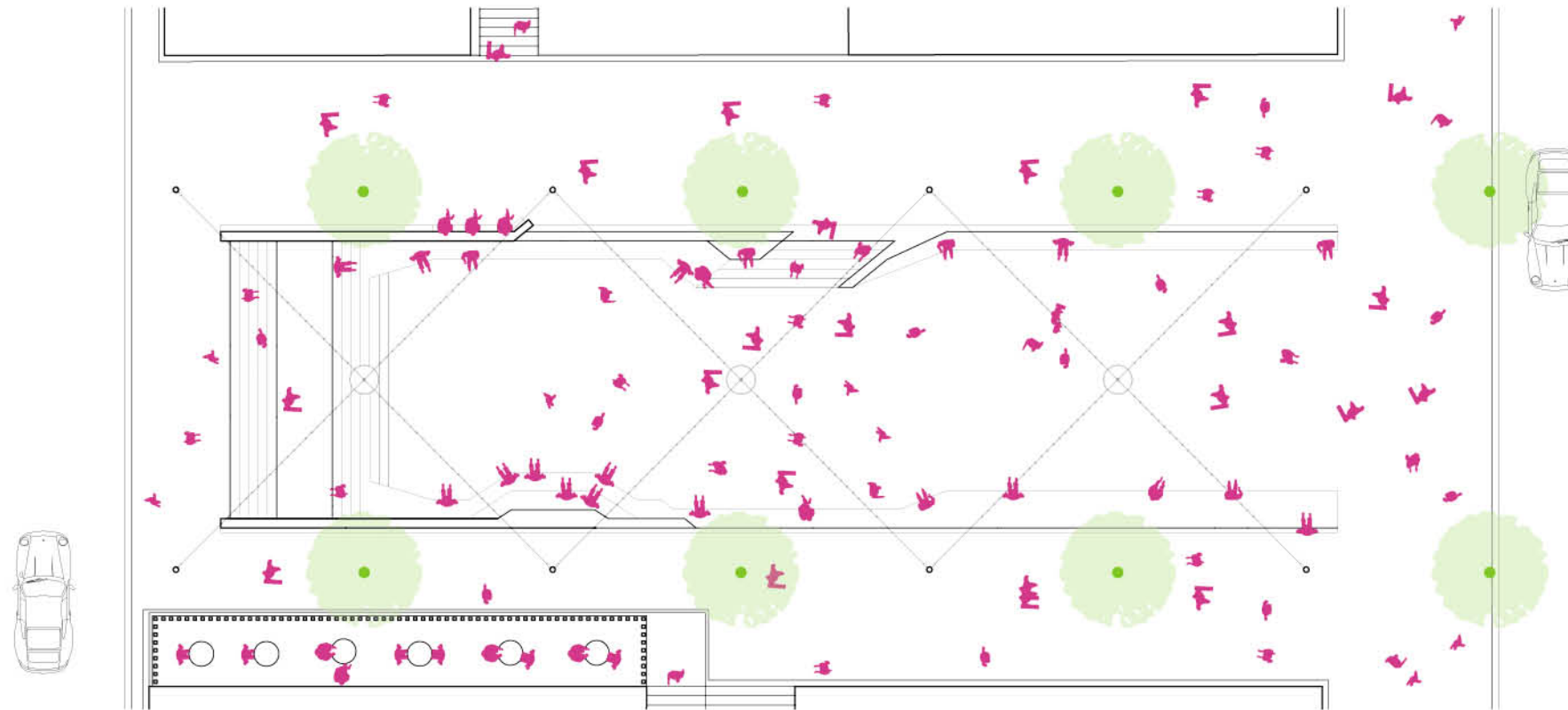




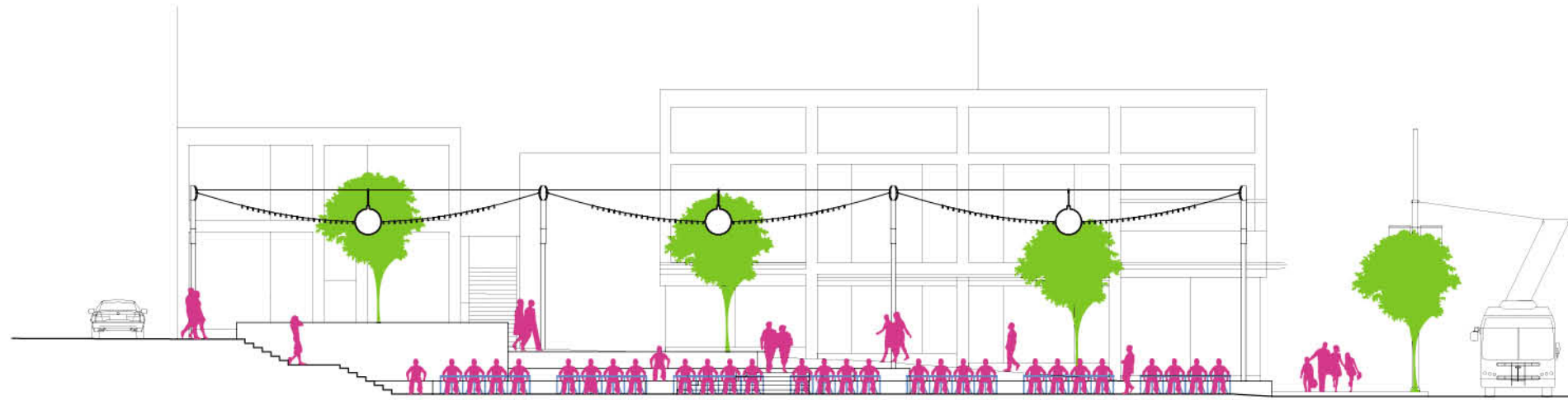
**PLAZA IDEATION — 05**



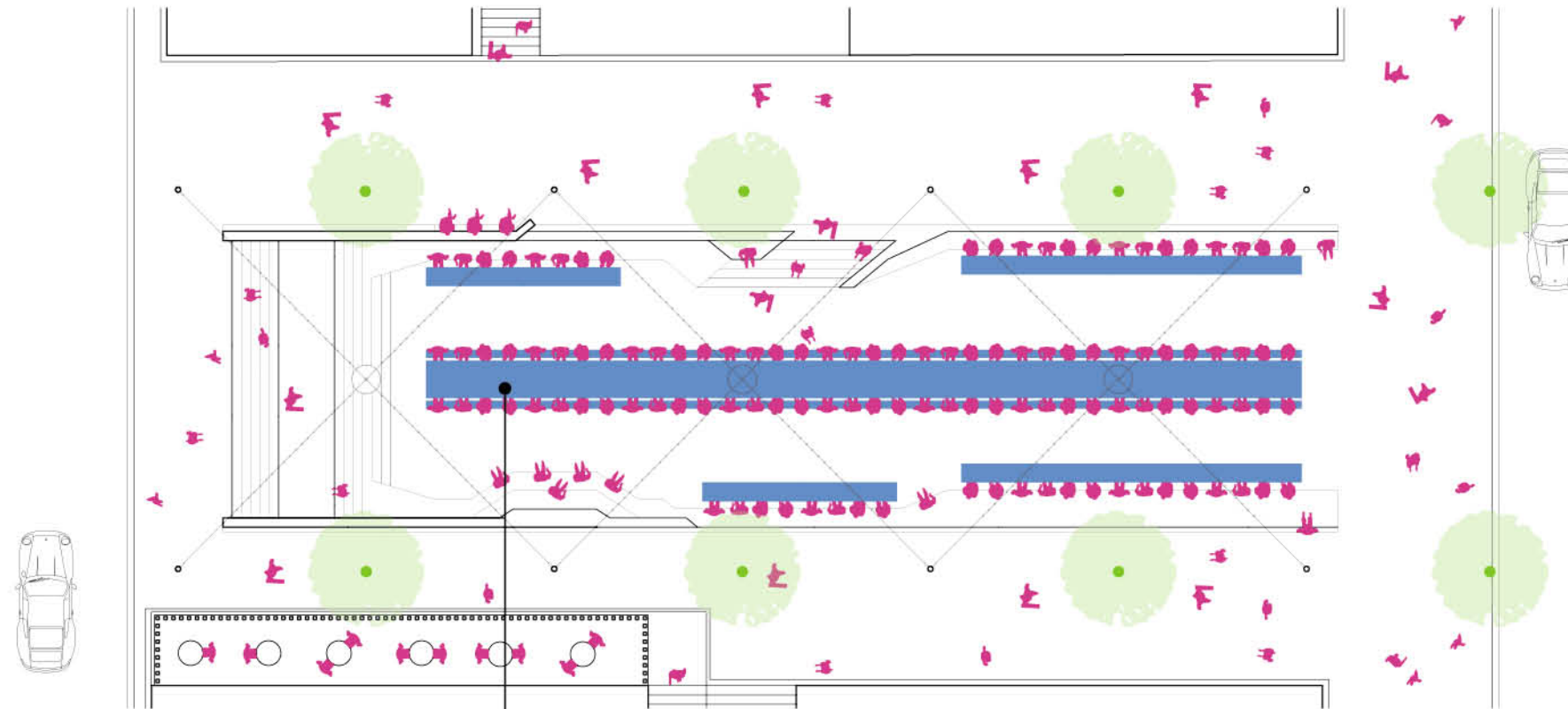
**GENERAL SCENARIO**



**PROGRAMMING - PLAZA IDEATION — 06**

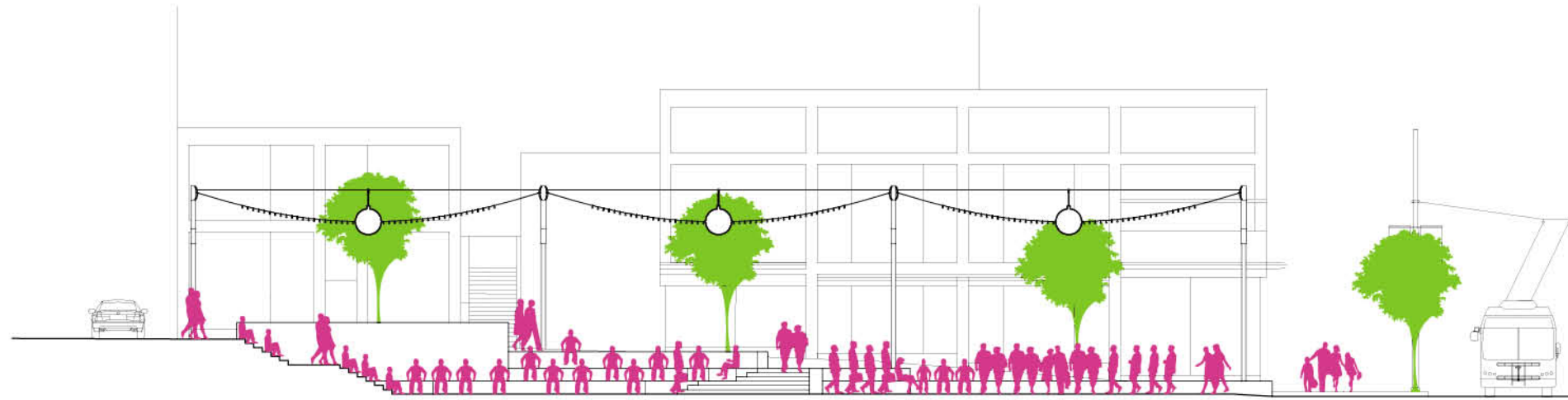


**DINNER SCENARIO**

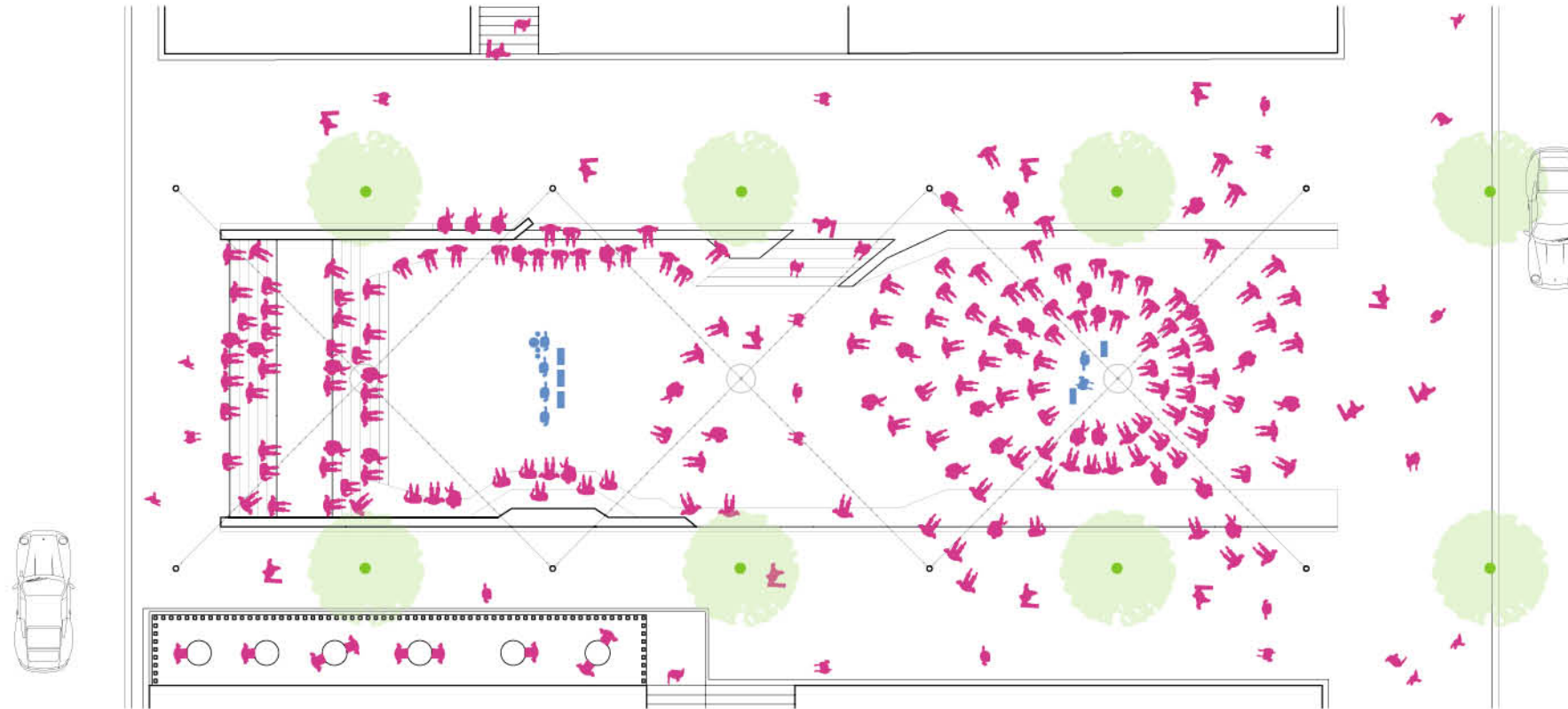


Dining Space for Approx. 100 People

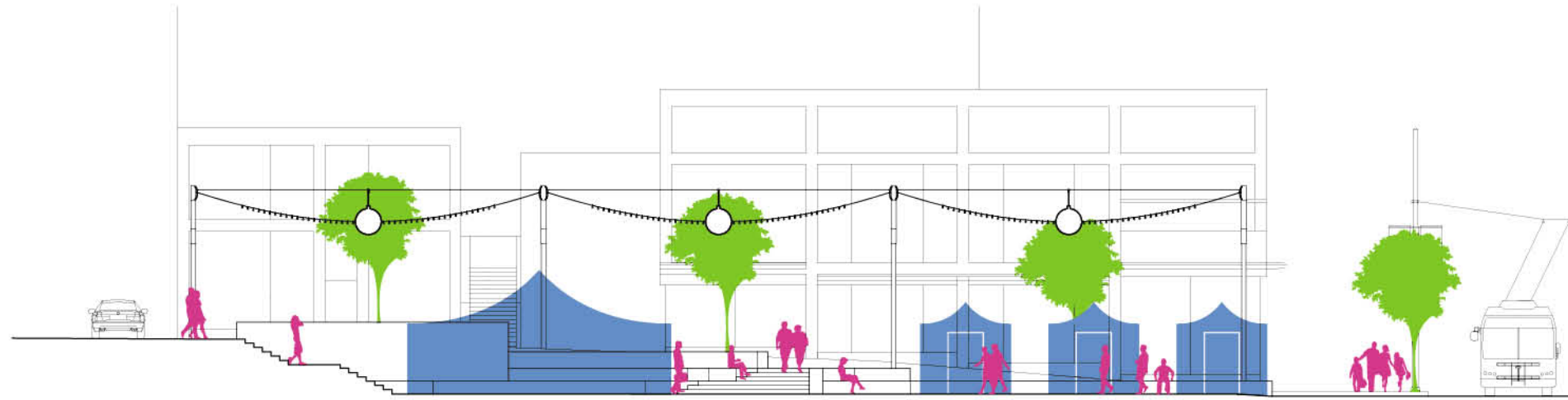
**PROGRAMMING - PLAZA IDEATION — 07**



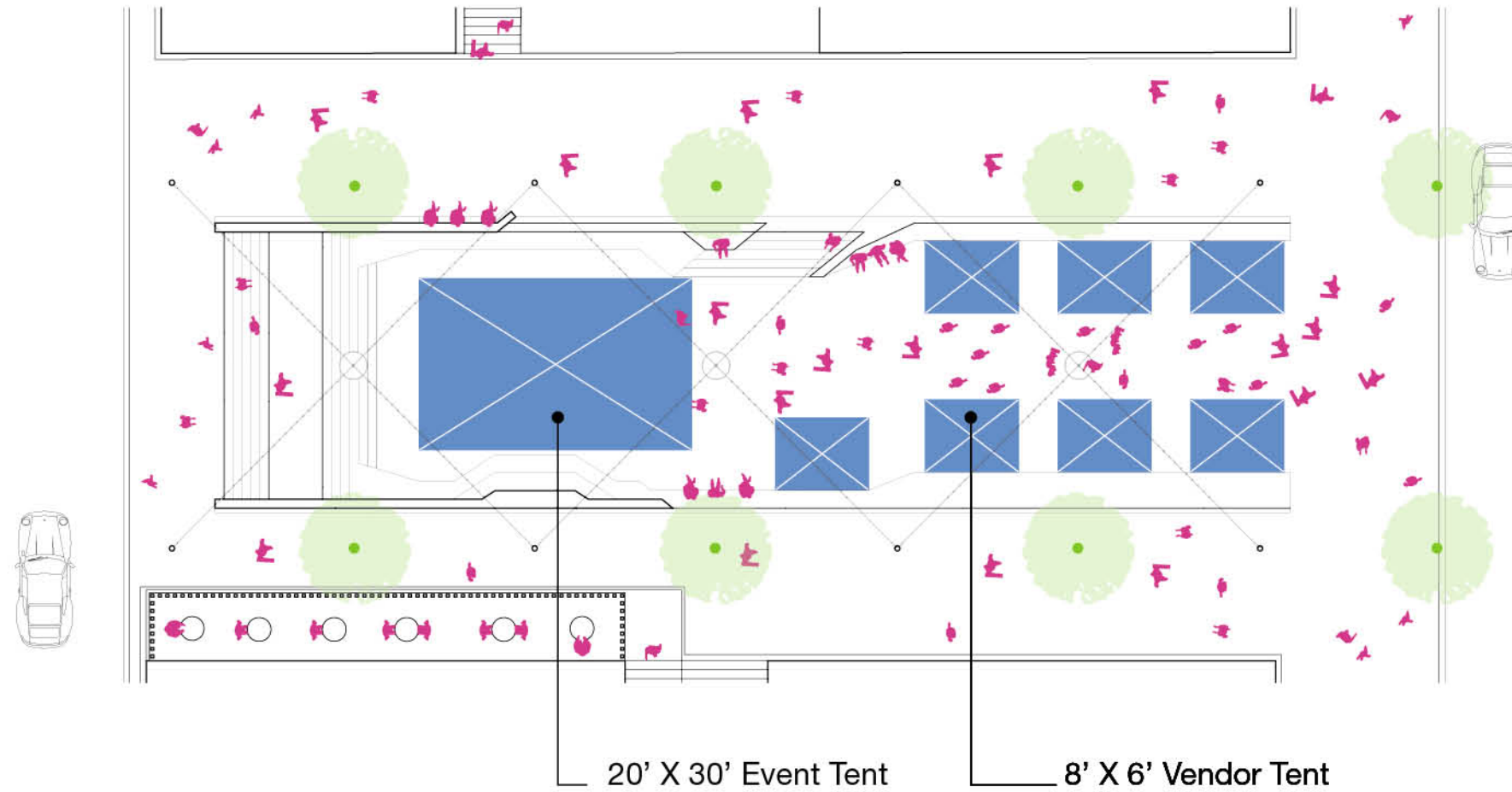
**PERFORMANCE SCENARIO**



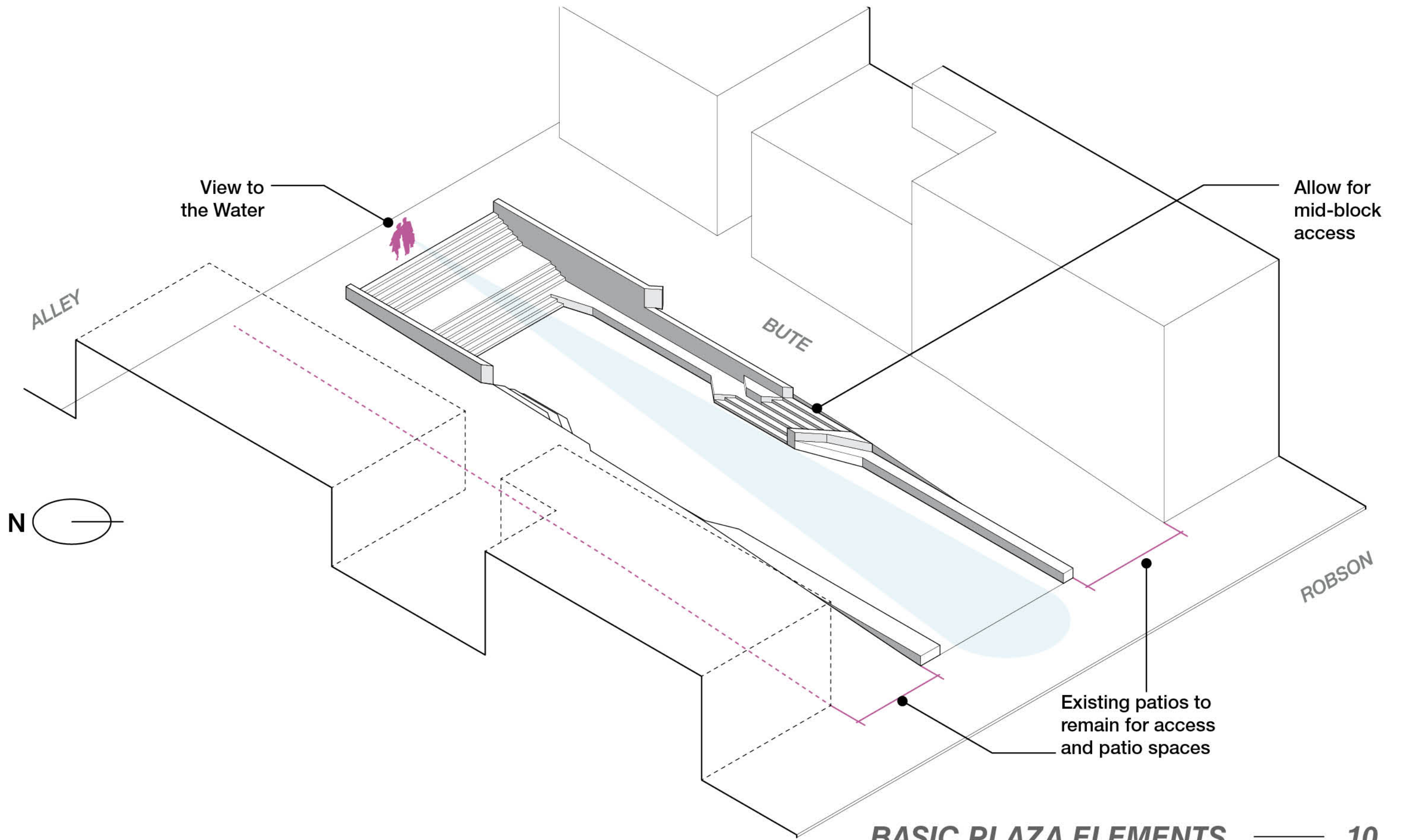
**PROGRAMMING - PLAZA IDEATION — 08**



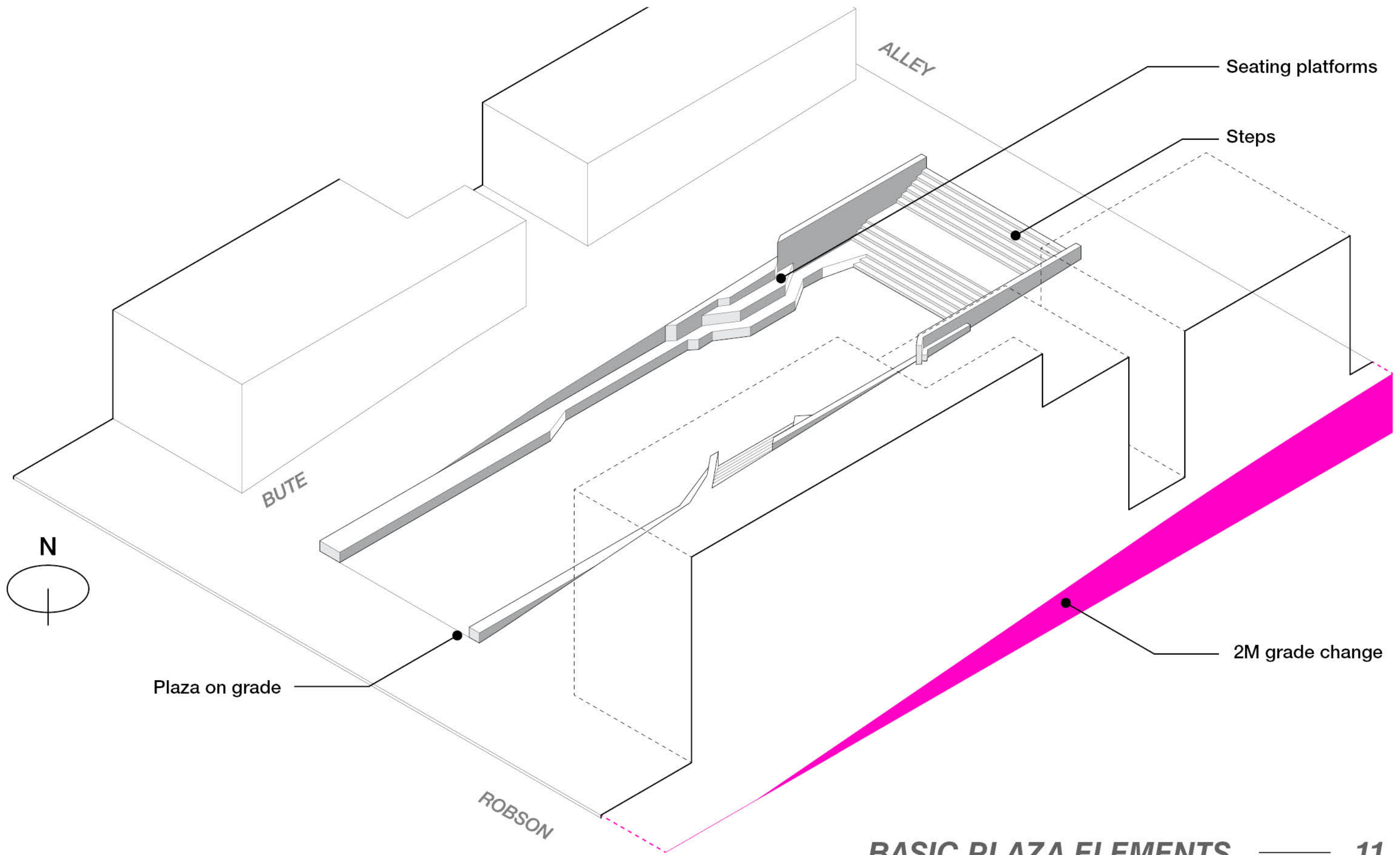
**MARKET SCENARIO**



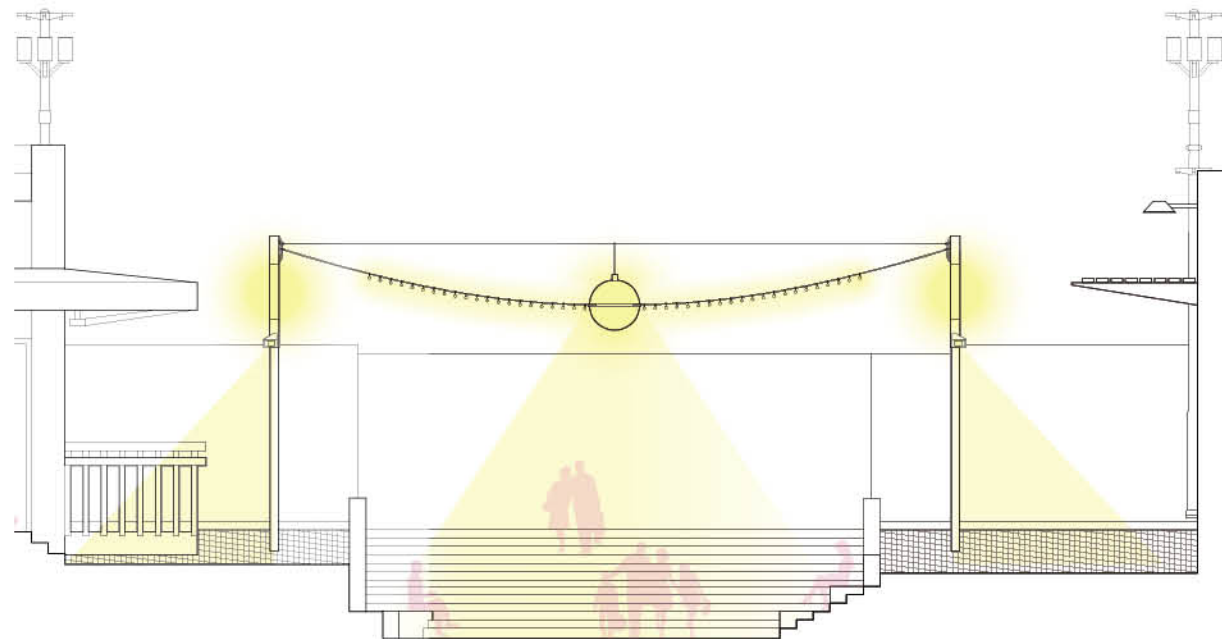
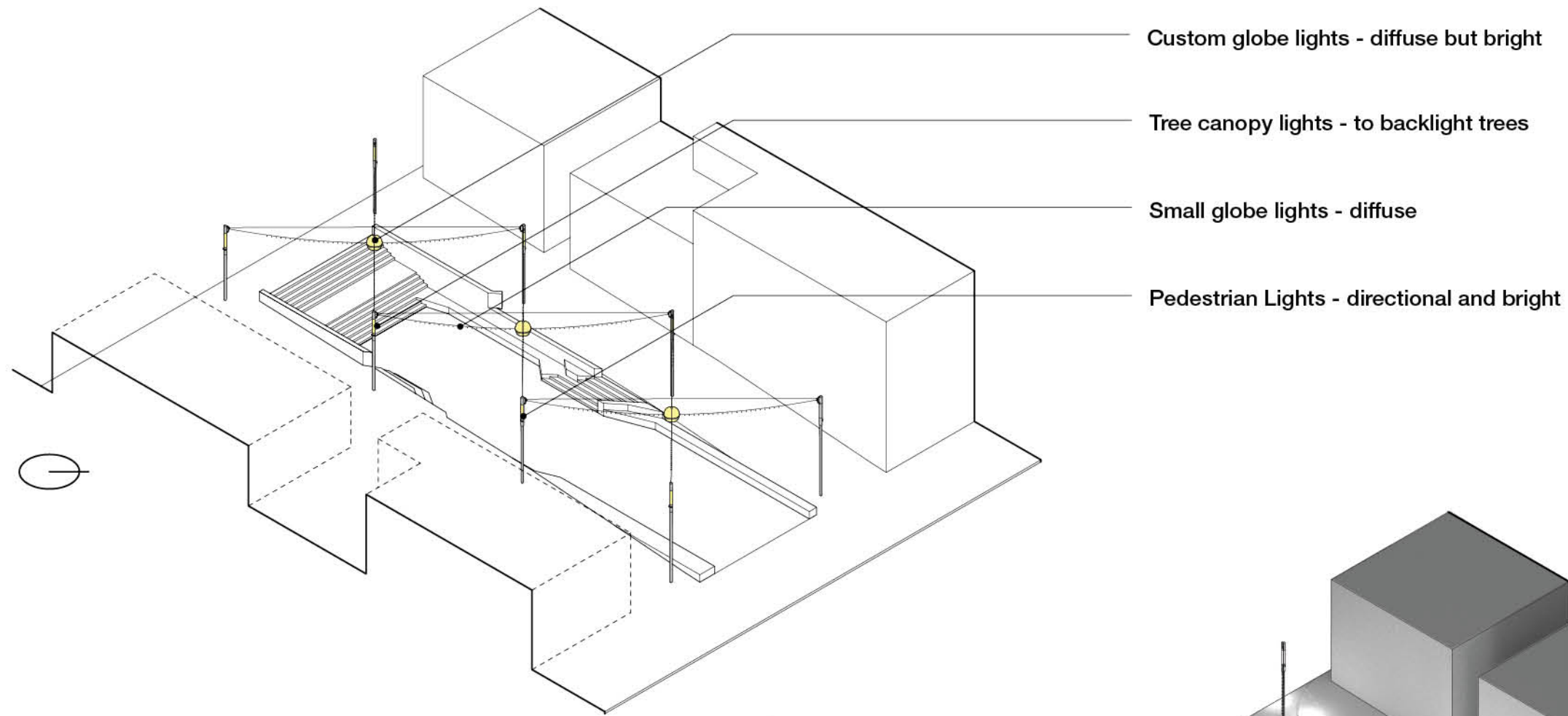
**PROGRAMMING - PLAZA IDEATION — 09**



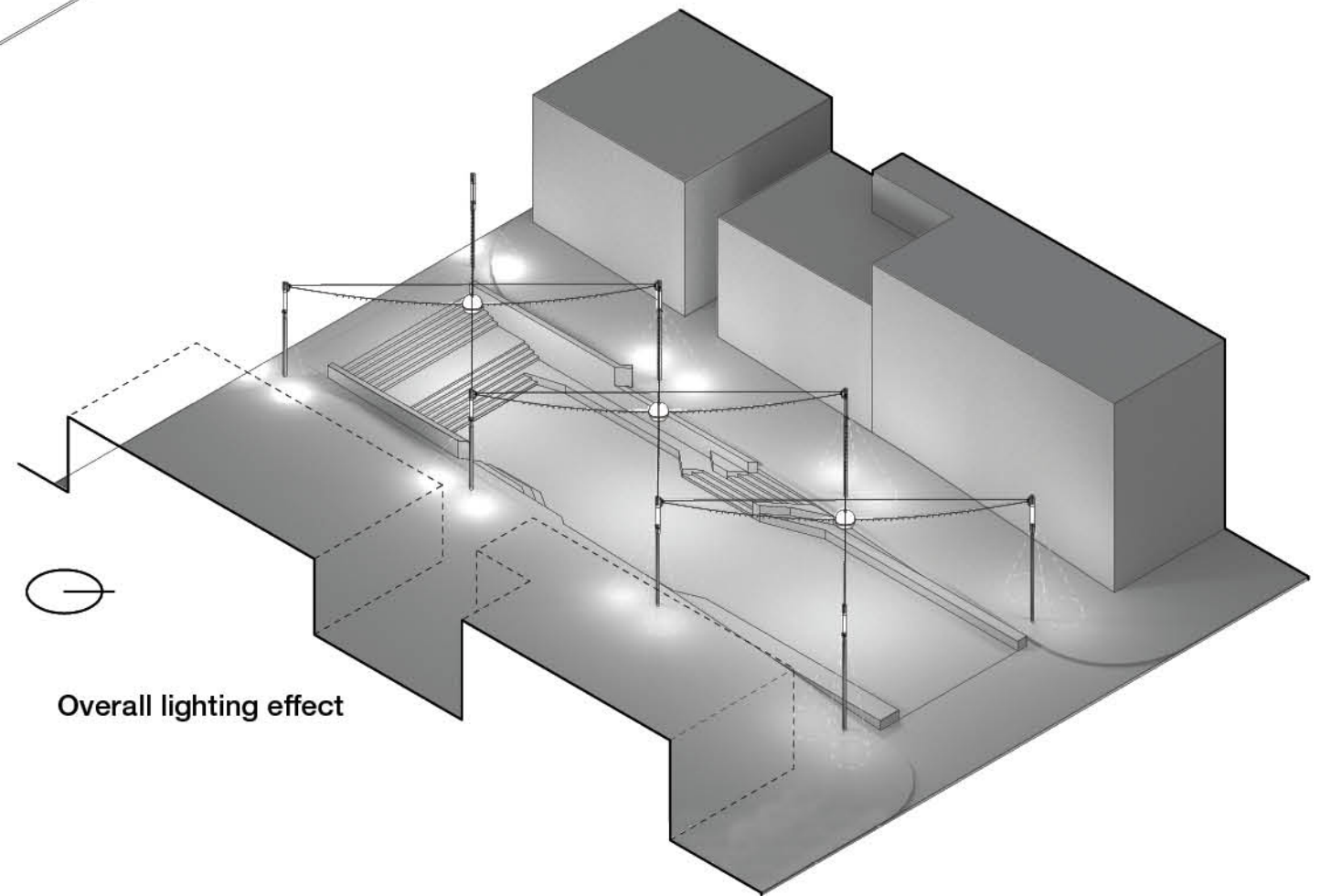
**BASIC PLAZA ELEMENTS** ——— **10**



**BASIC PLAZA ELEMENTS** — 11



Lighting effect looking up towards plaza



**PLAZA LIGHTING SCHEME** — 12

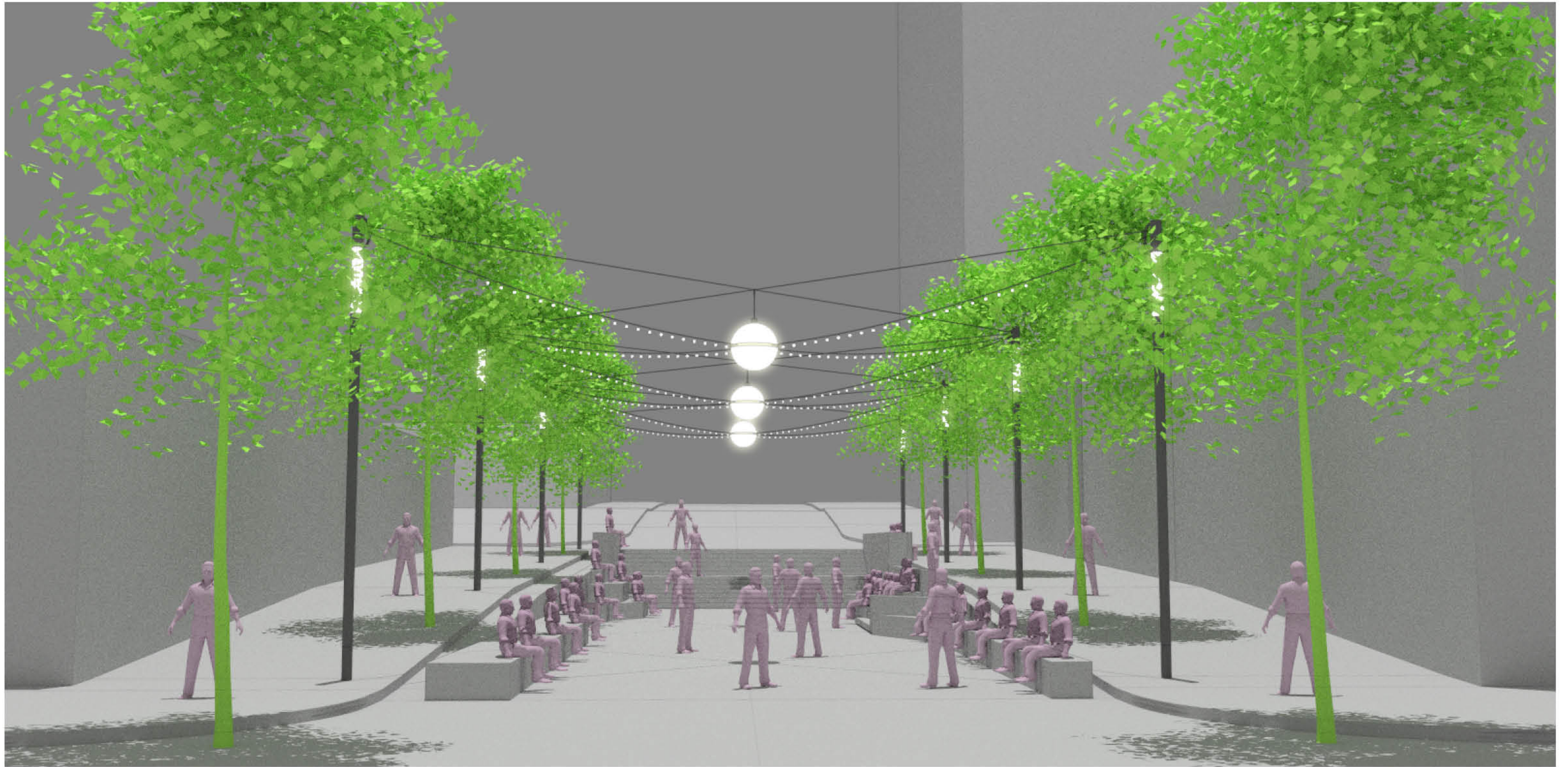




**INITIAL RENDERING - PLAZA IDEATION** — 13



**INITIAL RENDERING - PLAZA IDEATION** — 14



**INITIAL RENDERING - PLAZA IDEATION** — 15



**INITIAL RENDERING - PLAZA IDEATION** ——— **16**



**INITIAL RENDERING - PLAZA IDEATION** — 17

## Castro, Maria

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, October 17, 2016 11:40 AM  
**To:** Public Hearing  
**Subject:** FW: Letter of Support for development of 1550 Alberni Street  
**Attachments:** Document1.docx

---

**From:** Dave A. Pasin "s.22(1) Personal and Confidential)"  
**Sent:** Monday, October 17, 2016 7:09 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Letter of Support for development of 1550 Alberni Street

Dear Mayor Robertson & Councillors:

Please find attached a letter of support for the proposed development at 1550 Alberni Street.


I would appreciate that my note of support be part of record for this development.

Thank you for your consideration and allowing my comments to be part of the record for this project.

Sincerely,

Dave Pasin

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



Dave A. Pasin

17 October, 2016

"s.22(1) Personal and Confidential"

Dear Mayor Robertson and Councillors:

**Re: Hi Rise development project located at 1550 Alberni Street, Vancouver**

I understand that this development will be presented before yourself and Council on Thursday 20, October and I wanted to write you today to express my support for the above referenced project.

My name is Dave Pasin and I have been an active member in the West End Community for many years including currently having the pleasure of serving as President of the West End Community Centre Association (WECCA). However, I am expressing my support of this project as an independent citizen, and not in my capacity as WECCA President.

I have carefully reviewed the rezoning plans for 1550 Alberni and agree with Staff recommendations that this project should move this application through the approval process. I feel the architecture is interesting and will add to the distinctiveness of the neighbourhood. I also wish to applaud the developer for encouraging such an innovative, and interesting architectural design. I believe we need encourage more of this approach to creative design of buildings, as it will serve to enhance to look, feel and interest of our city. In addition, I appreciate that the proposal generally conforms to the West End Plan and has been carefully thought out to respect existing views as much as possible.

My main area of interest is in the community amenity package. I note in the staff report that this rezoning, should it be approved, will contribute some \$22 million towards Community Amenity Contributions (CACs) for the West End infrastructure. This CAC includes committing \$10,657,838 toward renewal and expansion of community facilities in and around the West End. I believe much of this contribution should be targeted to include the West End Community Centre complex which comprises the West End Community Centre, Coal Harbour Community Centre and Barclay Manor. This will allow WECCA to work with the City and the community to develop facilities that will increase our provision of affordable licensed childcare, improve library space, develop a dedicated seniors' centre, and/or cultural space for the community. I will also strongly advocate for these monies to be spent on the much needed renewal of our community centre and will look forward to learning more about how this CAC spending process will proceed.

I would be remiss if I didn't take this opportunity also inform you of the current lack of programmable community space in the West End. WECCA is particularly proud of the fact that it currently subsidizes many programs for seniors and youth. At present, we have to turn away many 'tweens, youth, young adults and seniors as we do not have enough programmable space to accommodate the demand we face to serve these populations. We actually have to turn away youth, particularly on weekend evenings as we are at capacity as our programs are over subscribed. Therefore, while I support the cash contributions coming from this rezoning, I would also encourage Council, Staff and developers to look at including programmable space on-site at future buildings to help alleviate the capacity issues we're facing.

Thank you,

Dave Pasin

## Castro, Maria

---

**From:** Public Hearing  
**Sent:** Tuesday, October 18, 2016 10:36 AM  
**To:** Public Hearing  
**Subject:** Rezoning hearings this week

---

**From:** Reilly Wood "s.22(1) Personal and Confidential"  
**Sent:** Monday, October 17, 2016 10:14 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning hearings this week

Hi, I am writing in support of all of this week's rezoning hearings for housing:

- 3595 Kingsway (Odd Fellows Manor)
- 2395-2469 Kingsway
- 2894 East Broadway
- 305 West 41st Avenue (Oakridge United Church)
- 512 West King Edward Avenue
- 725-747 Southeast Marine Drive
- 1550 Alberni Street

We desperately need more housing in Vancouver, especially rental housing. These projects are not a panacea, but they are a step in the right direction. I hope you approve these projects and more like them in the future.

Some quibbles which do not detract from my overall support:

- All of these projects are on busy arterial streets. It's morally wrong to force newcomers to live on busy arterial streets, I hope you are more aggressive about upzoning quieter streets in the future.
- Using unique Comprehensive Development districts makes it \*extremely\* difficult to get a good overall understanding of Vancouver's zoning code. There are already 600+ CD districts, it's impossible for anyone to know what they all allow. Please consider using more standardized zoning districts for future rezonings.

Thank you,  
Reilly Wood

"s.22(1) Personal and Confidential"