

Castro, Maria

From: Janet Leduc s.22(1) Personal and Confidential
Sent: Tuesday, October 18, 2016 4:37 PM
To: Correspondence Group, City Clerk's Office; Public Hearing
Subject: 1550 Alberni St

Dear Mayor and Council Members,

I regret that I will not be able to attend the Public Hearing on October 20th for the 1550 Alberni redevelopment, so appreciate the opportunity to share my opinions by email.

I am a long-time resident and active member of the West End Community, and have been very involved in the development and implementation of the new West End Community Plan. I'd like to congratulate staff on a marvelous, thorough job on this plan.

As a renter myself, I understand the need to increase the rental stock in the West End and am pleased to see several new applications approved in the West End core offering purpose-built rental. However, I have been concerned that while the rental housing is important, rental does not produce a CAC to help fund new amenities in the West End – which, as you know, are gravely needed. Our community centre and library are inadequate to accommodate the needs of the current community never mind the residents who will occupy the new apartment buildings.

I am pleased to see that the City is receiving applications to rezone properties along Alberni, in this case 1550 Alberni, to build condo's (as per the WE Plan) which will deliver the cash contributions needed to fund our local amenities. **The staff report notes \$10.66 million ear-marked for the renewal and expansion of community facilities.** I look forward to seeing a new community centre and library in the near future as a result of this much welcome community amenity.

I urge you to support this rezoning on October 20, so we can move forward with developing the new community centre and library at the earliest possible date.

Sincerely,

Janet Leduc

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 19, 2016 9:36 AM
To: Public Hearing
Subject: FW: 1550 Alberni Rezoning - Letter of Support
Attachments: Letter of Support - J. Neufeld.pdf

From: Justin Neufeld s.22(1) Personal and Confidential
Sent: Tuesday, October 18, 2016 7:15 PM
To: Correspondence Group, City Clerk's Office
Subject: 1550 Alberni Rezoning - Letter of Support

October 17th, 2016

Attn: Mayor Gregor Robertson and Members of Council

Re: 1550 Alberni

Dear Council Members,

I write in connection with the above planning application. I have examined the plans and know the site well. I wish to offer my support to the proposal for the reasons outlined below.

The West End is a highly desirable place to live, and there is considerable demand for housing. As a West End resident I fully support any objectives that outline carefully planned densities and transit. The property falls within Area B of the WECP's Georgia Corridor Area. The 'Corridors' are identified as strategic locations for new growth through increased heights and densities to deliver job space and housing.

The proposal is responding to contemporary planning objectives to create more critical mass within the targeted development corridors. The result is a high rise building featuring innovative architecture and beautiful public spaces. The building creates a dynamic relationship with its immediate context and community by providing a playful facade and functional retail opportunities at the street level. This built form responds to the larger scale developments to the east and 21-storey built form to the north and creates an interesting and engaging pedestrian environment along both Alberni and Cardero.

The building maintains a strong boulevard along Cardero and replicates the rhythm and scale of the frontages found to the north of the site in the existing residential buildings. The retail units provided at grade will contribute to the street life and animation. The site for this development has been well chosen.

Sincerely,

J. Neufeld

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Castro, Maria

From: Darren Stolz s.22(1) Personal and Confidential
Sent: Wednesday, October 19, 2016 10:47 AM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: 1550 Alberni

Hello,

I'm writing to express my support of the proposed 1550 Alberni building. The building is a much needed introduction to the Alberni corridor and will be a great addition to the downtown community.

I live in the west end and am very supportive of the community amenity contribution package that is a part of this build. To have the funds from the CAC set aside for improvements of amenities in the West End is much needed and, I hope, the West End Community Centre will be a part of the considerations for improvements or a whole new facility with the CAC which is beyond overdue and needing of upgrades.

Thank you.

Darren Stolz

October 19, 2016

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Subject: Rezoning for 1550 Alberni Street

Mayor and Councillors,

The purpose of this letter is to communicate our support for the rezoning of 1550 Alberni Street from DD (Downtown) District to CD-1 (Comprehensive Development) District so that a 43-storey mixed use building, comprised of market residential with commercial uses at grade can be constructed. In addition to adding to the current housing supply, this development will contribute much needed funds for public realm improvements identified in the West End Community Plan, and in particular a much needed streetscape make-over for this city's established and growing luxury retail district, Alberni Street.

The Alberni Retail District has truly emerged over the course of the past five years with restaurants, hotels and luxury retailers establishing a presence on this street. Commercial building owners have made a significant investment in their respective buildings to attract these street-level tenants—many new-to-market—to a previously mundane and uninteresting street that was only known as the back-door to the office buildings fronting Georgia Street. It is now a destination for both locals and visitors who choose to dine at its many, varied price point restaurants; and shop for luxurious goods. The volume of pedestrian traffic there now cries out for wider sidewalks, more sidewalk patios so people can linger and people-watch. The cobra-style highway lighting infrastructure is “so 1990’s” and has been deemed unstable to hang anything other than small banners on them. In short, the public realm needs a make-over.

As you are likely aware, the Downtown Vancouver Business Improvement Association (DVBIA) and many of our members actively participated in the formulation of the West End Community Plan since Alberni Street between Burrard and Bute falls within our district. City staff worked with us to identify a number of public realm improvements for Alberni Street that include: wider sidewalks, mid-block crossings, landscaping, street furniture, and a new pedestrian-oriented lighting system that traverses the roadway, that would make it the first of its kind in the city. Please refer to the attached rendering of the final lighting design and

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PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

other documents that illustrate the work done to date, and funded in part by the DVBIA and the building owners. The scope of work done thus far and commitment are both impressive, making this public realm project an ideal candidate to be started and completed well before 2020. What is needed is a significant portion of the \$8.25 million of the community amenity contributions referenced in this rezoning application to be allocated to the Alberni Retail District.

The public realm improvements for the Alberni Retail District listed above are desperately needed now for all the reasons listed above. But, furthermore, it would enable the DVBIA to step up its place making initiatives: more street banners, more public seating, more sidewalk patios, more festivals and events. The Alberni Retail District has the potential to become a true community amenity for the growing residential population located a few blocks away on Alberni Street, including 1550 Alberni Street.

Thank you for permitting me to share what we envision for the Alberni Retail District, why it's important, why it needs to be at the top of the list of priorities, and the connection to this rezoning application.

Sincerely,

DOWNTOWN VANCOUVER BUSINESS IMPROVEMENT ASSOCIATION

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Charles Gauthier, MCP
President and CEO

Alberni Retail District – Emerging Concept Stakeholder Workshop

July 7, 2014, 8:30 to 11:30 am
Meeting Room, Carmana Plaza, 1128 Alberni St

Participants

Stakeholders:

Charles Gauthier, DVBIA
Maureen Healey, DVBIA
Rachelle Jones, DVBIA
Teri Smith, RSBA
Kari Koskela, Shangri-La Hotel
Megan Grayston, Concord Pacific
Jillian Mann, GWL Realty
Bill Pechet, PECHET Studio
Gabe Daly, PECHET Studio
Shaun August, Eos Lightmedia Corporation

City of Vancouver:

John Grottenberg, West End Planning
Rachel Harrison, Downtown Planning
Colin King, Urban Design
Lisa Leblanc, Transportation
Holly Sovdi, West End Planning

Meeting Notes

Overview

- Purpose of the workshop is to refine a set of draft guiding principles and prepare an emerging concept plan for the Alberni Retail District.
- Concept plan includes Alberni Street from Burrard to Bute, the adjacent laneway, and connections to West Georgia and Robson Streets.
- The concept plan includes public realm elements such as wider sidewalks, bulges, lighting, pedestrian crossings, street trees, and mid-block connections.

Walkshop Discussion

Existing

- Alberni and Burrard is a challenging intersection (congested, lots of pedestrian activity, frustrated drivers, missing crosswalk)
- Burrard Building has an effective awning (wide and transparent)
- Existing mature street streets are valued

- Lots of existing underground parking on the north side of Alberni (no laneway between Alberni and W Georgia) – driveways potentially conflict with pedestrian traffic – parking is underutilized
- Alberni lacks public seating
- Valet parking is important to functioning of street, and demand is increasing with new restaurants, retail use
- Thierry has an excellent patio
- Lots of curb-side loading (trucks) on Alberni Street (important because no laneway between Alberni and Georgia)
- Michael’s sign provides good example of effective signage
- Mid-block connection adjacent Urban Tea Merchant is not visible, poorly defined
- Alberni has mixed/varied uses: office, retail, hotel, residential, restaurants, etc.
- Urban Fare has an active, transparent frontage

Future

- Burrard Building is future development site (tall office tower) – opportunity for wider sidewalks and street trees
- Encourage more patios, especially at street-level (rooftop patios can conflict with nearby residential buildings; potentially a response to lack of space at street level)
- Create a ‘gateway’ at Burrard; design element(s) to draw people into Alberni
- Wider sidewalks – opportunity for parklets, or increasing sidewalk width when properties redevelop; bulges at corners and mid-block crossings
- In general, need more consistent street tree canopy
- Need more lighting – pedestrian level and decorative
- No trolley wires provides opportunity for overhead lighting spanning the street
- More transparent façades – reduce blank walls, add more glass, and encourage patios
- Need several mid-block crossings on Alberni to break-up the long blocks – consider crossings in front of future 2-storey infill retail building, Shangri-La plaza, and Urban Fare
- Better connections to W Georgia and Robson – new opportunities to create walkways when buildings redevelop and add better way-finding (visual cues or signage)
- Opportunity to fill in the gaps between existing, mature street trees
- More transparent, wide awnings (like the Burrard Building)
- Opportunity to create a specific Sign By-law unique to Alberni

Draft Guiding Principles

- Create a distinctive and memorable identity.
 - Branding opportunity?
- Infuse the street with a warm ambiance using lighting and colour.
- Support vibrancy by activating the street.
- Ensure the area is inviting and accessible.

- Alberni is a “precinct” not just a street. Precinct means the street connects to Robson and W Georgia. Should foster connections (i.e. series of passageways) over-time through redevelopment.
- Enhance local business vitality, permeability and transparency.
 - “Enhance *and support* local business vitality...”
 - Add word “initiative”
 - This principle should include the concept of “putting out the welcome mat”
- Connect with the environment.
 - Not sure this says what we actually mean. Use words “greening” and “softening”
- Glad “high-end street” isn’t included in any of the principles. Alberni is a mix of retail, office, and residential.

Please see p. 6 for the refined Alberni Retail District guiding principles.

Concept Plan – Design Elements and Considerations

- Alberni ‘Precinct’
 - Connect Alberni to Burrard, Thurlow and Bute using visual cues: mid-block connections, bulges, sidewalk surface treatment, lighting, and seating
- Gateway
 - Opportunity to include elements (e.g. decorative lighting, corner bulges, signage, etc.) to signal, in a big way, that Burrard is the gateway to the Alberni Retail District. These elements could be repeated down the block, but in a smaller way (consistent elements along the street).
 - In the immediate term, it’s possible place a corner bulge on Alberni north side, just west of Burrard
 - Redeveloped Burrard Building will be set back 7 to 10 ft., allowing for trees, patios, etc.
 - Is there an opportunity to add a crosswalk on the south side of Alberni at Burrard?
- Decorative lighting
 - Decorative lighting will help warm and animate the space (currently lots of dark shadows)
 - Create a web of street lights above the street that are free standing, anchored to own poles (not on street trees)
 - Lighting on Bute and Thurlow Streets would also make sense if desire is to strengthen connections to Robson and W Georgia
 - Need access to power along the street
- Mid-block crossings
 - Narrow the street at mid-block crossings and elevate the area (‘speed tables’)
 - Where are the natural/desired crossings? These should determine where to place mid-block crossings.
 - Could there be two crossings per block? If so, result is less on-street parking. Will businesses on the corners be at a disadvantage?
- New redevelopment sites are an opportunity to accomplish public realm goals

- Buildings at Thurlow and Bute could have more transparent building façades and have retail that wraps around the corner
- Corner buildings at Thurlow and W Georgia are key. They could do more with public realm to connect pedestrians from W Georgia up to Alberni. Shangri-La is a good example of what other buildings could do.
- Laneway improvements
 - Improve lighting for pedestrians
 - Create sidewalk to increase pedestrian safety?
 - Improve wayfinding and signage (e.g. extend decorative lighting and sidewalk material into passageways)
- Vehicle traffic
 - Traffic on Alberni is loud and fast. How do we ensure left turn signal off Burrard doesn't encourage/facilitate shortcut to the North Shore?
 - Possible interventions: narrow travel lanes, build several table-top crosswalks mid-block, and place more curb bulges.
 - Laneway south of Alberni is often used by cars that miss the green arrow. How could pedestrian safety in the laneway improve?
 - Need to support and potentially expand valet parking
- Street trees
 - Many factors to consider for street trees (e.g. they are not always compatible with signage, can create shade over patios, species not properly placed can remain spindly or heave sidewalks).
 - Alberni could benefit from more street trees if properly selected, placed and limbed high (e.g. 3rd storeys)
 - Don't necessarily need street trees for greening, could also be landscaping, sustainable courtyards within new developments
 - Street cross section needs to consider: street trees, lighting, signage
 - Trees should be 'limbed' up to 3rd storey
- Public seating
 - Lack of public seating on Alberni is critical
 - Don't need a lot, rather should focus/cluster seating around mid-block crossings or bulges and around retail that would support this
 - Benches don't need to look standard (e.g. could be boxes, ledges, places to perch, etc.)
- Street furniture
 - More banners and hanging baskets, and improve street lighting
 - Remove cobra head lights (poor aesthetics and don't light sidewalks) and replace with roadway and pedestrian lighting (combo)
 - Street lighting should be frequent and dim (strong blasts of light create dark spaces outside of lit area and ruins restaurant ambience)
- Sidewalk material
 - Need overall sidewalk treatment plan for the area
 - Common, distinctive material; simple elegance (not broom-finished concrete with standard aggregate utility strip)

- Should be easy to maintain (no pavers)
- Sidewalk could be tactile and add visual cues (wayfinding)
- Could use strategically placed elements in the sidewalk (e.g. stone accent pieces)
- Underground parking
 - Perhaps have special treatment on sidewalks at driveway crossings to reinforce pedestrian priority
 - Potential opportunity to build patios over top of underground parking entrances (e.g. UpperDeck (former Speakeasy) on Davie St)
- Create two different scenes: a winter scene and a summer scene
- Overall: a classy, high-end street (different from a neighbourhood high street like Denman)

Next Steps

- Emerging concept plan will continue to be refined with additional input; there will be on-going opportunities for involvement (e.g. follow-up meetings with stakeholders).
- The concept will also form part of the broader Downtown Places and Spaces Plan (public realm plan), anticipated to launch in early 2015.
- In the meantime, there are opportunities for short term improvements, such as providing wider sidewalks/public seating through the City's parklet program.
- The guiding principles provide direction for short term improvements, and will inform more permanent improvements/elements in area.
- Decorative lighting visioning is underway this summer/fall; to be informed by the concept plan and guiding principles.

Alberni Retail District – Refined Guiding Principles

The guiding principles reflect the vision and values for the Alberni Retail District and provide the overall direction for the area, informing the concept plan. The principles ensure the public space improvements/elements work together as a cohesive framework, inform detailed design work, and guide decisions relates to uses, activities and programming.

1. Create a **distinctive** and **memorable** identity.

The Alberni Retail District should be a special and memorable place with a distinctive character. A unified public realm treatment, design elements, and vibrant sidewalks and public spaces should support this.

2. Infuse the street with a warm ambiance using **lighting** and **colour**.

Year-round lighting and colour should visually enhance and define the area as a distinctive place. Public spaces should be safe and well-lit. Public art should be integrated and highly visible from sidewalks and public spaces.

3. Support **vibrancy** by activating the street.

Public spaces should provide opportunities for year-round street festivals and markets, and have supportive infrastructure (e.g. water, power, and lighting).

4. Ensure the district is **inviting** and **accessible**.

The district should be highly walkable and easily accessible, and sidewalks and public spaces should be comfortable and usable for people of all ages and abilities. Consistent weather protection should help make walking comfortable year-round. Improved connections to Robson and West Georgia Streets, and the adjacent laneway, should be provided, including at mid-block locations.

5. Enhance and support **local business** vitality, permeability and transparency.

Public space improvements and other initiatives should support local businesses. Buildings should have permeable and transparent frontages that open up to the public realm, creating interesting and active edges. Businesses should be able to 'spill out' into public space. Opportunities for store displays and larger patios should be encouraged.

6. **Green** and **soften** the edges of the street.

The street should have a consistent canopy of boulevard trees, and greenery and landscaping should be integrated into public spaces, allowing for softer street edges.



October 17, 2016

Mayor Gregor Robertson and Council
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4
Sent via email: mayorandcouncil@vancouver.ca

Dear Mayor Robertson and Council,

RE: Rezoning Application – 1550 Alberni Street

I am writing to support Merrick Architecture's application to rezone 1550 Alberni Street.

I live in the West End ^{s.22(1) Personal and Confidential} work in Coal Harbour (^{s.22(1) Personal and Confidential}) and commute between the two daily. My route to work takes me directly past the proposal site. Currently, this area of the city looks as if it has been forgotten, there is no vibrancy, no shops or services, and the existing building on site is underused and dated. Below is my rationale for supporting this proposal.

Architecture:

Kengo Kuma has thoughtfully designed 1550 Alberni with Vancouver and the West Coast in mind. The two large scoops out of the sides of the building optimize its urban and geographic location while maximizing views for neighbours and residents. With an integrated glass and aluminum façade, 1550 Alberni will stand out and complement the surrounding buildings and reflect the sky. Residents and visitors will undoubtedly be awed by this building's striking architecture. If approved, I strongly feel this building will architecturally enhance the Alberni/Georgia corridor and the City as a whole.

Landscape and Public Realm:

If approved, this will be one of the best examples of landscaping within the city. It will create a beautifully serene environment that will contribute to the building's iconic architecture. I love that the garden will incorporate Japanese elements as well as natural materials found on the West Coast. The forecourt and terraced seating will act as a natural gathering place for residents, and the addition of a children's playground fits the theme of making the building suitable for families.

Widening the sidewalks on Alberni Street and Cardero Street contributes to a more walkable environment. I also strongly support the restaurant/café having patio seating along Cardero, and the public bamboo grove along Alberni.

West End Community Plan Context:

For the following reasons, I believe this proposal conforms to the built form guidelines and principles identified in the WCEP.

1. Built Form Guidelines:
 - a. The proposal reinforces the 'dome-shaped skyline' of Vancouver and adheres to the prevailing view corridors.

- b. The proposal supports the intensification of the Georgia-Alberni corridor through increased height and density – strengthening the ‘urban frame’.
 - c. The shadow effects of the proposed building will have minimal impacts on the surrounding public spaces and private views due to its sleek and sculpted design.
 - d. As a mixed-use building, the proposal will contribute to neighbourhood vibrancy through the addition of a restaurant and retail space at street level.
2. Plan Principles:
- a. Westbank is committed to sustainability, and has ensured sustainable elements are incorporated into Kuma’s design. The project aims to achieve LEED Gold certification – higher than what the City currently mandates.
 - b. 75% of the proposed building’s units will be two and three bedrooms. I am unsure if the price point (if approved) for this proposal will be considered ‘affordable’, but the provision of two and three bedroom units will allow families to remain or move to the city. A neighbourhood or community isn’t a real community without children laughing in the street. I hope, if approved, families will consider this building and location.
 - c. Retail and restaurant/café at street level will help ‘foster a robust and resilient’ economy – especially in this area of downtown where the closest restaurant to the property is White Spot...
 - d. The proposal will be seen as iconic for both its architectural design and the fact that it is world renowned architect Kengo Kuma’s first building in North America. This will enhance Vancouver’s heritage and creativity.
 - e. The proposal will enhance the public realm through its semi-enclosed Japanese garden lobby. Other than Dr. Sun Yat Sen Classical Chinese garden in Chinatown, I can’t think of another garden that emulates Asian landscaping techniques.

Thank you for considering my feedback and support of this proposal.

Sincerely,

s.22(1) Personal and Confidential

Kara Rothdram
Marketing and Sales Coordinator
Qualex-Landmark™

Castro, Maria

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, October 19, 2016 4:36 PM
To: Public Hearing
Subject: FW: (REZONING: 1550 Alberni Street)

s.22(1) Personal and Confidential

From: Kirk McLardie
Sent: Wednesday, October 19, 2016 3:57 PM
To: Correspondence Group, City Clerk's Office
Subject: (REZONING: 1550 Alberni Street)

- My name is Kirk McLardie. While I just moved out of the West End this summer to Kits, I lived at the corner of Alberni & Bidwell (just one block down from this site) for 9 years. As a neighbouring property owner, I followed the planning process for 1550 Alberni with great excitement and appreciate the opportunity to share my opinions to you on this proposal tonight.
- New development is often tough for existing property owners to openly accept. Construction is a nuisance and Alberni will inevitably see more vehicle traffic. However, in this case I can genuinely state that my partner and I have been excited at the prospect of this new building in the neighbourhood due to its thoughtful and elegant design – so much so that I will be exploring the option of relocating back here in this building.
- I believe this unique architecture will add to the view corridor down Alberni and will elevate the standard for future development in the area.
- I also appreciate and commend the design team for their creative solution to preserving views in the area with the building cut-outs.
- The ground level, which is how the majority of the public will experience this building, will be a dramatic improvement over the current site. I look forward to the Japanese-inspired landscaping and amphitheatre, and new retail which will add a new vibrancy to this strip.
- As someone who has walked that strip of both Alberni and Cardero countless times, these public realm improvements – particularly on Cardero – will make a real, positive impact on the pedestrian experience.
- In addition to the benefits the community will receive through the physical design, in reading the staff report I see this rezoning will deliver a CAC (community amenity contribution) of \$32 Million – majority of which will be directly invested back into the


West End community for the renewal of our community facilities, affordable housing, and further public realm improvements. This is fantastic and applaud city staff for their work on this.

- Finally, I had the privilege of hearing Mr. Kengo Kuma speak last spring in Vancouver. His affection for the natural environment and how it inspires his design is a perfect fit for Vancouver. I urge Council to approve this proposal

Kirk McLardie
Branch Manager

Scotiabank | White Rock Branch

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Castro, Maria

From: Dick Wilson <s.22(1) Personal and Confidential>
Sent: Wednesday, October 19, 2016 4:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Subject line: 1550 Alberni Street

I approve of the project proposed for 1550 Alberni Street as its design is wonderful and the Community Benefits will make the West End a better place to live.

Richard Wilson

s.22(1) Personal and Confidential

Vancouver