

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 16, 2017 11:57 AM
To: Public Hearing
Subject: FW: 1495 W 8th Avenue

From: Jim McKay s.22(1) Personal and Confidential
Sent: Sunday, January 15, 2017 1:40 PM
To: Correspondence Group, City Clerk's Office
Subject: 1495 W 8th Avenue

Dear Mayor and Council

Regarding: 1495 W 8th Avenue Rezoning:

We live on 7th Avenue across the street from this proposed demolition and new development proposal. We have several concerns regarding allowing the 4th floor section to include a Restaurant and Bar. In addition the present Banquet room is a very noisy and disruptive facility to be in the neighborhood. When it is booked for Weddings or whatever the occasion, there are flashing lights and loud music being heard and seen for at least a block away. In addition, there is a proposed balcony which smokers will most likely use and with doors opening and closing for that at nights, it will be even louder. Many of us who live in the vicinity would prefer to have peace and quiet in our neighborhood in the evening and most of us retire to get some sleep before 11 PM.

We are against having the Restaurant and Bar unless closing hours of around 10 am are enforced. Many of us paid very high costs to live in this neighborhood in addition to having several Professional owners and renters who still work and contribute to the City and the neighborhood.

While none or few of us are against seeing a more esthetical building for Condos and Offices than what is presently there, it is offensive and inconsiderate to allow a Bar and Restaurant and Banquet facility if allowed to remain open late at night.

I encourage Council to consider the existing Residents in the neighborhood and their Lifestyles, Assets and Privacy concerns and NOT allow a Banquet facility, Restaurant and Bar in this proposal.

Yours truly,
James C. McKay
Resident/Owner s.22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 16, 2017 11:59 AM
To: Public Hearing
Subject: FW: Notice of Public Hearing - 1495 West 8th Avenue, Vancouver
Attachments: dmalone_20170113125337.pdf

From: Dianne Malone s.22(1) Personal and Confidential
Sent: Sunday, January 15, 2017 6:12 PM
To: Correspondence Group, City Clerk's Office
Subject: Notice of Public Hearing - 1495 West 8th Avenue, Vancouver

Hello. Please find attached in this PDF, three documents:

1. Letter to Mayor and Council dated January 13, 2017 addressing my concerns for the above-noted Public Hearing on January 24, 2017;
2. Letter to Councillors Adriane Carr and George Affleck dated January 15, 2016; and
3. Comment sheet with attached Schedule A sent to Rachel Harrison, Rezoning Planner in May 2016.

Please confirm receipt of these documents.

Regards,
Dianne Malone

January 13, 2017

Dear Mayor and Council:

Re: Notice of Public Hearing – 1495 West 8th Avenue, January 24, 2017

I am writing in response to the Notice of Public Hearing scheduled for Tuesday, January 24, 2017 regarding 1495 West 8th Avenue, Vancouver, B.C. (the "Masonic Building").

I wrote previously on two separate occasions. You will see one letter is addressed to Councillors Adriane Carr and George Affleck dated January 15, 2016 and the other is a comment sheet addressed to Rachel Harrison, Rezoning Planner, dated May, 2016 in response to the Community Open House on April 26, 2016. I did not receive an acknowledgement or response to my letter addressed to both Councillors.

I am a resident owner at s.22(1) Personal and Confidential directly across the street from the Masonic Building. I moved into the area just over 3 years ago. I have serious concerns about the 4 story development slated for West 7th Avenue. While I understand the Masons need their own office space, the permission of a banquet hall/ballroom and a neighbourhood restaurant on a quiet, residential street should not be allowed to proceed. Myself, and many of my neighbours, have already complained on numerous occasions over the past few years about the noise levels coming from the Masonic building in the evenings when their ballroom is leased out for parties and functions.

In the past, the area on 6th and 7th Avenues/Granville was commercial space only, and housed the Vancouver Sun/Province Newspaper facility. When the Masons built their building many years ago, there was no residential development in the immediate area. As such, when they subsequently rented out their ballroom space on the top floor, no one could hear the noise and loud music coming from the building, because no one (or very few people) were living here. Now this area is fully developed and fully residential and the noise at night from the ballroom is very disturbing. I personally have made several complaints to the former lessee and the Masons in the past 3 years as have many of my neighbours. Many of us have also contacted the police. To this day, we can still hear the noise late into the evenings when the ballroom is rented out for parties. This is not acceptable.

While I have been told the new banquet hall will have triple glass windows, this is not a guarantee that the noise will not carry. When the music is playing, either via a live band or D.J., the bass reverberates, and it carries across the street. This is what is occurring now. You cannot control the reverberation of the bass unless you turn it down really low, which no band or D.J. is prepared to do. The other issue is the flashing lights and strobe lights that come from the venue. Again, this will be very disturbing for us to see these lights in our living rooms and bedrooms once the location changes to 7th Avenue.

I understand this banquet hall/ballroom will have a balcony, which is a further concern. Every time the patrons go in and out to smoke, we will hear the music each and every time the door opens – which is the current situation with the current balcony now. Also, people who are partying and drinking into the evening make noise when they are outside and having large numbers of people on the balcony smoking and mingling, and/or coming to and from the venue, on 7th Avenue, will keep us awake or wake us up. I already cannot open my windows when the ballroom is rented as the music is too loud. And unfortunately, even with my windows closed, I can still hear the music. Many of my neighbours in the building have the same complaints. In the spring/summer months, this makes a bad situation even worse!

I have the same concern with the proposed restaurant. Having another facility open to the public will bring many more people (and traffic) to our street, coming and going late at night. Again, this is not acceptable. We do not need another restaurant on 7th Avenue. There are many restaurants on Broadway, only 2 blocks away, in Granville Island which is very close by, as well as "Salade De Fruits" on the other side of 7th, and "The Wicked Café" and "Slickety Jims, also on 7th Ave. It is important to note

that Salade De Fruits is across the street from other businesses (not residential homes) and is closed at 8:15 p.m. The other two restaurants mentioned above are only open for breakfast and lunch.

You are probably not aware of the demographic of the residents at 1483 West 7th and the townhouses to the left of our building towards Hemlock. Many of the people are mature professionals or retirees, with only a few younger families. Those of us who are still working have to be up early and our demographic as a whole does not stay up late. Many nights I have been forced to stay awake until 1:00 a.m. waiting for the event at the Masonic Building to finish. This is upsetting and not acceptable. Even with our complaints, the music is not turned down enough. This is continuing to this day.

The Masons will say they are within the noise bylaws however, if the noise reverberates across the street and keeps us all awake, then the bylaw is not appropriate for a residential area and the decibel levels should be changed/lowered substantially. Also the licencing should not be allowed past 10:00 p.m. 1:00 a.m. is far too late for this area.

The Masons will also say that we live downtown and so we should expect some levels of noise. We do NOT live downtown. We live across the bridge from downtown. If I wanted to live near restaurants and night clubs and party facilities, I would be living in Yaletown or Gastown or in the downtown core. I purposely chose to live in this area because it is fully developed, quiet in the evenings, is accessible to shops, Granville Island, etc. It's also expensive to purchase a condo here which is why it attracts an older, professional or retired demographic. I did not pay what I paid to live in the highly regarded South Granville area to be kept awake at nights and have to deal with unnecessary noise and congestion 7 days a week.

The Masons do not live here. For them this is just a revenue generating operation. If they truly understood the noise issues we are having and they lived in the area, they would likely not proceed or would make much greater efforts to curtail the noise.

While we know we cannot stop this project as a whole, I am urging you to not allow the banquet hall and restaurant to proceed. If the Masons need to generate extra income, they can lease out the other floors as commercial office space so the premises are vacated every day around 6:00 p.m. We do not need the extra people and traffic in our area in the evenings and into the early hours.

If the Mayor and Council do not agree, I am happy to invite you to my home late on a Friday or Saturday night so you can see how loud the music truly is. Sleep is impossible. And I have to turn up the volume on my TV just to hear it and try to drown out the music – which is also not acceptable to me.

If the Mayor and Council do allow these particular projects to go ahead, I would urge you to ensure the restaurant be closed by 9:00 p.m. and it should not in any way resemble a sports bar. There should be no TV's on the premises.

The licence for the banquet hall should ensure a closure at 10:00 p.m. In addition, the only reason for a balcony is to allow patrons to smoke. I would urge this banquet hall to be a non-smoking facility, which all public buildings are nowadays, thus eliminating the need for a balcony. And for those patrons who wish to smoke, they must go into the underground parkade so we can't hear them and they don't litter up our sidewalks.

Thank you for your consideration and attention to this very important matter. Please help us keep our quiet residential area quiet.

Regards
s.22(1) Personal and Confidential

Dianne Malone

VIA E-MAIL

Dianne Malone

s.22(1) Personal and Confidential

January 15, 2016

Dear Councillors Adriane Carr and George Affleck :

Re: Future Development at 1495 West 8th Avenue, Vancouver (Masonic Building)

I am a resident owner at s.22(1) Personal and Confidential and am writing to express my strong concerns about the upcoming development application for demolition and re-construction of the Masonic Building. The Masonic Building has its entrance on West 8th Avenue; however, the back of the building is directly across the street from me on West 7th and currently houses a parkade.

It is my understanding from an open house I attended on November 25, 2015 the Masons will put forth an application to the City to demolish and reconstruct a 19 story tower of 100% rental suites and social housing, together with a restaurant and ballroom. It is also my understanding the tower will be built with the entrance on 8th Avenue and the restaurant and ballroom will be built on 7th Avenue.

I am writing to seek support that the building of a proposed restaurant and ballroom will not be allowed to proceed when the application is put forward.

As you are aware, this part of South Granville is a quiet, expensive, residential neighbourhood with various businesses across the street that open at approximately 9:30 a.m. and close at 6:00 p.m. It is very quiet in the evening when the businesses close and the traffic in the area is minimal. The parkade across from the Verona does not generate any noise and allows for customers to come to the area to shop and do business as there is only metered street parking available.

I moved to s.22(1) Personal and Confidential just over 2 years ago and purchased here knowing the area was residential and quiet, especially after 6:00 p.m. I also thought it was fully developed. I would never have bought here had I known the Masonic Building was going to come down and a 19 story (rental) tower, a new ballroom and a restaurant were planned to be built across the street.

The demographic at the Verona and in this block of West 7th, trends towards mature professionals and retirees. This is definitely not a loud, party-type area.

You may already be aware the Masonic Building is the location for the "Jewel Ballroom" on its upper floors. The residents here at the Verona and the townhouses already experience excessive noise when there are functions there, especially at graduation time, Halloween and other special holidays. I have personally filed complaints with the leaseholder of the ballroom as have some of my neighbours. I have also contacted City Hall about this last year to voice my concerns. While there has been a slight improvement in the noise level, we all still hear it whenever a live band plays, especially the

reverberating bass. On these occasions, it is difficult to sleep prior to 1:00 a.m. There is no way to stop this noise, no matter what the architects and developers may promise.

If a ballroom is allowed to be constructed on 7th Avenue, it will be directly across from us and it will be even louder than it is right now. Putting in thicker glass will not stop the noise pollution. There is also a plan to have a balcony off of the ballroom which will allow people to go in and out. The other issue is the noise from people leaving the venue late at night, speaking or yelling loudly on the streets due to high spirits or intoxication, hailing taxis, etc. Right now the entrance to the ballroom is on 8th Avenue, so we are spared from a lot of that particular party noise.

I have the same concerns about a restaurant that may have an entrance on 7th Avenue or perhaps windows that open on to 7th Avenue. There will be additional noise as people come and go from the restaurant in the evenings. There are already numerous restaurants nearby on Broadway Street, Granville Street, and Granville Island and as such, we do not need another restaurant.

The ballroom and restaurant will bring extra congestion of people and traffic. There is not enough street parking as it is for our guests, and by removing the parkade we will lose further parking opportunities.

If this development application is allowed to proceed, my strong recommendation for 7th Avenue construction is to either continue with a parkade, or have leased office space/retail stores which will be vacated by approximately 6:00 p.m. each evening.

I know many of the residents at the Verona feel the same way as I do. If it would be helpful and if you are available, I would be happy to meet with one of you over coffee to discuss my concerns prior to the development application moving forward, which I understand may be early this year. I'm sure some of my neighbours may wish to attend as well.

I can be reached at s.22(1) Personal and Confidential

I look forward to hearing from you.

s.22(1) Personal and Confidential

Dianne Malone

COMMENT SHEET

Rezoning Application - 1495 W 8th Avenue

Community Open House - Tuesday, April 26 | 5:00 - 8:00 pm

Name: Dianne Malone

Address:

s.22(1) Personal and Confidential

E-mail Address:

Add to Notification List: ☐ Mailing address ☒ E-mail Address

Thank you for attending this evening and sharing your opinion of the proposal. Please note while names and addresses are not shared, the Freedom of Information and Protection of Privacy Act deems any response to this rezoning proposal to be public information.

The City of Vancouver has received an application to rezone 1495 W 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for the purpose of developing a new four-storey building for the Vancouver Masonic Centre on 7th Avenue, connected to an 18-storey secured rental residential building on 8th Avenue. The proposal includes:

- 159 secured rental residential units (mix of non-market and market units);
- A neighbourhood restaurant on 7th Avenue;
- A height of 53 m (174 ft.); and
- A floor space ratio (FSR) of 5.96.

What are your general thoughts about this rezoning proposal?

Please see Attached "Schedule A"

What specific comments do you have about this rezoning proposal?

Please see attached "Schedule A"

If you take your comment sheet home, we request that you submit it to City staff by May 20, 2016, to allow time to analyze and incorporate these comments in the application process.

For more information or to submit comments regarding this proposal online or by mail:

Website: vancouver.ca/rezapps

✓ Contact: Rachel Harrison, Rezoning Planner
e-mail: rachel.harrison@vancouver.ca
tel: 604.873.7486

City of Vancouver
Planning Department, Midtown
453 West 12th Avenue
Vancouver, BC V5Y 1V4

"SCHEDULE A"

What are your general thoughts about this rezoning proposal and what specific comments do you have about this rezoning proposal?

I have now attended two open houses for this property – one on November 25, 2015 and one on April 26, 2016.

After attending the open house on November 25, I wrote a letter to two City Councillors stating my concerns, to which I did not receive a response. I attach this letter for your ready reference. You will see I wrote this back in January.

My concerns remain the same after attending the second open house last month.

When the Masonic building was built many years ago, the area on 6th and 7th Avenue was a commercial space only and housed a newspaper plant. I believe it was the Province and Vancouver Sun. There were no homes directly across from the Masonic building. In the years that followed, the newspaper plant was removed, the area was developed for residential use and many people moved into the area. This is now a lovely, quiet (and expensive) residential area.

The Masons I spoke to at the open house are of the view that this is a "downtown" area and so we should be accepting of additional noise. My neighbours and I totally disagree. We are on the other side of the bridge and while South Granville is close to downtown, it is not downtown. If I wanted to live downtown, I would be living in Yaletown, Gastown, the West End, etc.

Currently this part of South Granville is quiet in the evenings as the business all shut down around 6:00 p.m. Traffic in the evening is also minimal. The current parkade across the street does not generate any noise.

The demographic at the Verona trends towards mature professionals and retirees. We have complained in the past about the noise emanating from the ballroom and I am aware that the police have been called several times.

I continue to have concerns about the future construction of a new ballroom for several reasons:

- it will bring more congestion (people and traffic) to 7th Avenue;
- when the DJ or live band plays the bass, the sound reverberates across the street – putting in thicker glass will not solve this issue;
- the balcony off the ballroom (for people to smoke) will cause additional noise as people come and go through the doors to smoke. Also people who are drinking and partying tend to speak loudly and so when they are outside on the balcony late at night, we will hear them from our bedroom windows. I have been woken up many times from outside activity later at night from this building;
- people leaving the venue late at night may also speak or yell loudly due to high spirits or intoxication, hailing taxis, etc.

I have similar concerns with a proposed neighbourhood restaurant on 7th. When I inquired as to the restaurant hours, the Masons indicated the restaurant would be open "regular restaurant hours". Regular restaurant hours are usually until midnight. This is not appropriate for a neighbourhood restaurant and will cause some of the same issues and concerns as listed above. There are many restaurants on Broadway, only a couple of blocks away. We do not need another restaurant across the street. If the Mason's wish to put in a restaurant for their own use, it should not be open to the general public past 9:00 p.m. "Salade De Fruits" on 7th closes at 8:15 p.m. The Wicked Café and Slickity Jim's on 7th are only open for breakfast and lunch.

My strong recommendation and request is that the ballroom not be allowed to proceed as part of this new development for the reasons listed above.

If the restaurant can be a "bistro" type restaurant and not a pub or sports bar, and closes early, this may be more acceptable to the neighbourhood.

Many of the people living across the street living at the Verona feel the same way as I do. I would please urge you to take my concerns, and the neighbourhood's concerns, into consideration when planning this development.

If you wish to discuss this further, please do not hesitate to contact me. Please also keep me informed of the project's progress, time frames for construction, etc.

Yours truly,

s.22(1) Personal and Confidential

Dianne Malone

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, January 16, 2017 3:23 PM
To: Public Hearing
Subject: FW: public hearing for rezoning of 1495 west 8th aver

From: s.22(1) Personal and Confidential
Sent: Monday, January 16, 2017 2:33 PM
To: Correspondence Group, City Clerk's Office
Subject: public hearing for rezoning of 1495 west 8th ave

Dear Mr Mayor and councillors.

Regarding this application, I have severe concerns over the proposed height of the project, and the "mixed-income social housing" units.

The report does not adequately discuss the shadow implication – the report refers to "not providing an unreasonable hardship to the neighboring sites". During winter months, it's a cold and bleak time already, and if one cannot feel the sun, it's even a colder place to live. I am a 10-year resident of South Granville, and without the sun, it's not worthwhile going outside – this would exasperate the situation, and the Community interaction will suffer.

A maximum height of 12 stories as suggested in the report as an alternate would be more liveable.

I also have a concern over the rentals. The neighbourhood already is an expensive place, and I'm not sure where the subsidized residents would want to or be able to shop and contribute to the economy. 50% is proposed at market rates – the other 50% at subsidized rates. The social housing already built at 7th and Fir is an example of that. The residents don't shop or eat out at any of the neighboring businesses. They have to commute elsewhere where they have friends or more job opportunities. I'm all for more rentals, but in areas where the residents can feel part of the community.

Please send the proposal back to the proponents for a re-work.

H. Behlke,
s.22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 18, 2017 9:37 AM
To: Public Hearing
Subject: FW: New Masonic Tower

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

From: Margot Maclaren s.22(1) Personal and Confidential
Sent: Tuesday, January 17, 2017 10:20 PM
To: Correspondence Group, City Clerk's Office
Subject: New Masonic Tower

Dear Mayor and Councillors

As a south facing resident of s.22(1) Personal and Confidential I'm very concerned that the 18 storey tower planned for the new Masonic development will block the light and warmth we're used to on 6th Ave. Couldn't its height be limited to the height of the green tower on 7th? Otherwise our apartments will be shrouded in gloom all winter long, not to mention spring and fall.

Yours sincerely,

Elisabeth Maclaren

Sent from my iPhone

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, January 19, 2017 9:29 AM
To: Public Hearing
Subject: FW: 1495 w 8th

From: Karen Hammell s.22(1) Personal and Confidential
Sent: Wednesday, January 18, 2017 5:00 PM
To: Correspondence Group, City Clerk's Office
Subject: 1495 w 8th

Dear Mayor and Council,

We wish to state our opposition to the height of the proposed building that is planned to replace the Masonic structure at 1495 West 8th Avenue, Vancouver.

It is lamentable that a few buildings located in that area have exceeded the height of all the neighbouring buildings, but we see no reason why this should be allowed to continue. All the recent new developments along the West Broadway corridor have adhered to community standards for height, as have those in the area around West 4th and 5th, west of Granville Street.

Vancouver is justifiably celebrated for its careful zoning policies, with high-rise towers in the centre, and lower buildings on the west side and we have appreciated the recent efforts of developers and Council in maintaining these standards of excellence.

Thank you,

Ike and Karen Hammell,
s.22(1) Personal and Confidential