

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, January 24, 2017 12:54 PM  
**To:** Public Hearing  
**Subject:** FW: Notice of Public Hearing 1495 West 8th Avenue

---

**From:** Stuart Richmond s. 22(1) Personal and Confidential  
**Sent:** Tuesday, January 24, 2017 12:41 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Notice of Public Hearing 1495 West 8th Avenue

Dear Mr. Mayor and Members of Council,

We are writing in regards to the proposal to build a new eighteen storey building intended to replace the Masonic Hall On West 8th Avenue. For those of us south facing in the Modena building on West 6th Avenue the prospect is dismaying. We already lose a lot of sunlight from the shadow of the very tall Verona tower and the Sienna building across the street so the new building, sitting between the two in profile, would just about block off the rest. This matters particularly in winter when sunlight is so precious. Also such a building would add significantly to the density of an already very dense area thus increasing noise, traffic and pollution. No doubt such a negative situation would affect property values and most importantly the beauty of living in Vancouver. If the building is approved it should be on the proviso that the height be restricted to under ten floors.

Sincerely,

Dr. Stuart Richmond  
Mrs. Mandy Richmond

**Hildebrandt, Tina**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, January 24, 2017 12:31 PM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing 1495 West 8 Ave.

**From:** Shirley Binder s. 22(1) Personal and Confidential  
**Sent:** Tuesday, January 24, 2017 11:30 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing 1495 West 8 Ave.

I am strongly opposed to an 18 story building at this location; the view corridor from Granville & Broadway has been ruined by a 16 story (10 stories over Vancouver's official plan).....now another monster.....please reconsider.

Soon we will be like False Creek no view of the wonderful mountains.

There has to be some consideration to height restriction and view corridor in the City of Vancouver.

Shirley Binder

## Hildebrandt, Tina

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, January 24, 2017 9:42 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing - Rezoning Application for 1495 W 8th Ave (Vancouver Masonic Centre) - COMMENTS

---

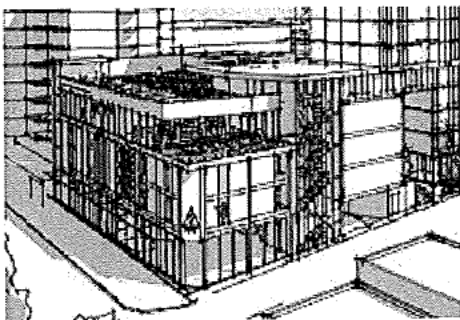
**From:** Barry Potvin s. 22(1) Personal and Confidential  
**Sent:** Monday, January 23, 2017 6:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** 'barrypersonal'  
**Subject:** Public Hearing - Rezoning Application for 1495 W 8th Ave (Vancouver Masonic Centre) - COMMENTS

January 23, 2017

Dear Mayor & Council,

Thank you for the opportunity to provide you and your staff comments on the proposed rezoning and development proposal at 1495 West 8<sup>th</sup> Avenue. Please find below my comments on the application which will be presented for consideration at the Public Hearing on January 24<sup>th</sup>, 2017.

1. Streetscapes (7th and 8<sup>th</sup> Avenue) and Lanescape – both are considered as minimally addressed and poorly detailed.  
Request additional design development and details to provide more articulation and animation, improved public access, improvements to pedestrian scale, addition of public art, wayfinding and signage and more landscaping to make both the streetscapes and lane areas more livable, safe and community friendly.
2. Restaurant/ Café on 7<sup>th</sup> Avenue: concerns over noise generation and visual impact on the adjacent neighbourhood and the nearby existing residents on 7<sup>th</sup> avenue and the new residents in the planned tower above. It is not clear as to whether the restaurant is operated by the Masons or leased to a private operator and what operational restrictions and guidelines will be in place. Additional details and information requested.
3. Banquet Patio on Masonic Centre: concern is for associated noise and impact on adjacent residents who live immediately to the north across the street and for those living in the new tower.
4. Rooftop Deck and Ceremonial Space on Masonic Centre: At 490 sq. m. this is proposed as a large new outdoor space that is not currently part of the existing Masonic Centre program. Concerns for how this is used and the noise and visual impacts on the adjacent residents on 7<sup>th</sup> avenue and in the proposed new tower above.



5. Children's Play Space and Residential Outdoor Space: at 136 sq. m. associated with the residential amenity room(s) (Dwg. A2-06 – LEVEL 5) – noise concerns and impact on adjacent residential. No details provided as to programming.
6. Rooftop Deck or Semi-Private Amenity Space on Tower at 275 sq. m (Dwg. A2-08) : This is at floor level 19 and there are concerns over its proximity to neighbours in adjacent buildings and for noise and visual impacts from

such a large space. It would seem to be redundant and duplicates the Residential Outdoor Space on level 5 (item 5 above). The roof-top deck on the tower was either not presented or was not made apparent to people attending the earlier public meetings and open house events.

7. Landscape Mews and the Public Access: The existing ROW the exists now and continues from the park on 5<sup>th</sup> avenue through the Portico development site past 6<sup>th</sup> avenue and to 7<sup>th</sup> Avenue is NOT continued through the proposed development at 1495 West 8<sup>th</sup> Avenue. The desired pedestrian and public connectivity from Granville Island through to the Broadway commercial and transit corridors is missing in a meaningful and understandable way.
8. Light Analysis-Shadow Studies: The Winter Solstice shadow study is missing from the online submission. This is when the sun is the lowest and the shadows longest and most impactful for adjacent residents and business owners all around the site especially during the cold, dark wet winter season. Please provide.

I look forward to attending the Public Hearing and to receiving additional information and clarification addressing my concerns.

Regards,

Barry Potvin

s. 22(1) Personal and  
Confidential