

Ludwig, Nicole

From: roni man s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 9:05 PM
To: Public Hearing
Subject: 969 Burrad St&1019-1045 Nelson St.

I live in Patina building on s.22(1) Personal and Confidential. I have my own suite in the 4 floor.

There is no doubt that the new project will cause are damages every day and will reduce our quality of life. This area is tight enough and we don't need more projects that will make our life nightmare.

You are responsible for more green zone for the people that live here and not reducing them. Do not kill our life here.

The new project will be too close to our building and it is very bad.
Who will like to live so close with no fresh air, light and so much cars noise and pollution?

The main issue with the new project is the traffic increase. You can not add more traffic to this tight zone. You can not make it parking zone instead of people zone. There is no option to change the alley behind our building to a street cars and their way to the parking of the new building. You can not do it to our life.

Thank you for listening

Roni Rachmani

Isfeld, Lori

From: Yi Lu s.22(1) Personal and Confidential
Sent: Saturday, July 15, 2017 12:36 PM
To: Public Hearing
Subject: Comments on rezoning 969 Burrard Street

To whoever it may concern,

I am the owner of a unit in s.22(1) Personal and Confidential (Patina) and I would like to share my opinion on the rezoning plan.

The proposed 57-storey tower is within 80-foot distance to Patina building and would bring great noise and can not protect our privacy during and after construction.

Also, since I live in the south facing unit, the tower would block most of the view from my room and balcony. Instead of the sea view, I will have to face concrete wall everyday when I wake up.

I have seen a lot of new residence towers building up in downtown in the past few years but housing problem is not being resolved. People need more affordable housing area instead of luxury-based towers.

Also, we should keep the green space near the church as there is already little green space in downtown. The city should make more green space in Downtown as a display of its commitment to sustainable urban living

Thank you for your consideration.

Sincerely,
Jie Xu

Isfeld, Lori

From: Gilbert Dizon 5.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 9:29 AM
To: Public Hearing
Cc: Gilbert Dizon
Subject: Fwd: Rezoning Application - 969 Burrard Street & 1019-1045 Nelson Street

Vancouver City Council

On behalf of Patina Strata Council BCS 4016, I would like to express my concerns regarding the proposed rezoning application.

While some aspects of the above mentioned project considered for construction on the site west of the First Baptist Church have merit, I strongly believe that the dominant feature here is the 556 feet height of the building which contravenes to the BC Building Code and the City of Vancouver Building By-Laws. Residents in the neighbourhood are in favour of the restoration and seismic upgrade to the church and the much needed social housing however the height, scale and footprint (far beyond the current limit of 7500 square feet) of the 57-storey residential tower containing 331 strata units appears to be in direct conflict with the city's neighbourliness and livability frequently mentioned in the West End Community Plan.

The proposed building site is sitting at the highest point of our city and the huge scale and height of this tower will take away a lot of the city skyline for many residents. It's proximity to Patina does not allow enough airspace in between the building

S

. Not to mention the removal of green space in a city that is well known for it's commitment to sustainable urban living.

The 80-foot separation between residential high-rise building envelope has not been strictly adhered to. The Planned 556 foot tower to be built between Nelson Street and the alley is adjacent to the south side of the 42 storey Patina building on 1028 Barclay Street and therefore observe a minimum 80-foot clearance (envelope to envelope). But because the proposed tower bulges at higher elevations the clearance is reduced.

In the architect's "Patina Shadow Analysis", it conveniently disregard

S

/neglects the seventeen apartments situated at the lower levels on the south side that will be eclipsed by the larger edifice for several hours each day not simply in shadow but in darkness.

Adding close to 500 more vehicle parking stalls is unacceptable and should be reduced. Traffic downtown particularly on Burrard and Nelson Street

S

are

already at full capacity and ridiculously busy especially during rush hours.

More cars and people means more noise and air pollution in a very dense and small landscape.

This will negatively affect our way of living, our safety particularly to pedestrians, our health and our peace of mind.

I therefore respectfully urge our City Councillors to not approve this development as proposed and to please address the significant deficiencies of this project by having the developers come up with a proposal that is more in keeping with our neighbourhood values and consistent with the West End Community Plan.

Hoping for your utmost consideration!

Sincerely,

Gilbert Dizon
Owner/Resident
Member-Patina Strata Council BCS 4016

Isfeld, Lori

From: Lisa Ludvigsen 5.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 4:13 PM
To: Public Hearing
Subject: "Rezoning: 969 Burrard Street and 1019-1045 Nelson Street"

To Whom It May Concern,

I am writing this email to oppose the construction of the above mentioned tower. This lot was cited for low-rise church-related amenities only. Furthermore, a trump-like luxury tower does not address the need for affordable housing in Vancouver; rather, this tower will benefit the wealthy, including off-shore holdings.

Please strongly consider cancelling the plans for construction.

Kind regards,
Lisa Ludvigsen

Isfeld, Lori

From: Mark Bice s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 9:02 PM
To: Public Hearing
Subject: Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

Hi,

I am writing in response to the rezoning application for 969 Burrard and 1019-1045 Nelson development. I would like to state that I am **strongly opposed to this proposal**. Building a monstrous tower like this does not seem to be about enhancing the neighbourhood, but more about maximizing profit at the expense of other residents in the neighbourhood. Many people will be negatively affected by this proposed construction (loss of view, light, and privacy).

Regards,

Mark Bice

Isfeld, Lori

From: John Jensen s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 9:12 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street.

To whom it may concern.

I am writing to state my opposition to the rezoning plan at 969 Burrard Street and 1019-1045 Nelson Street.

My major concern is the size and proximity of the proposed 57-storey tower to other buildings (e.g. the adjacent Patina tower on Barclay street). The close proximity (~24.4m) and the fact that the location is not staggered in relation to the Patina building will adversely impact south facing residents by blocking the skyline and light.

Hopefully the upcoming meeting will bring attention to this concern, and that modifications can be considered before the approval of rezoning.

Sincerely,
John Jensen

Isfeld, Lori

From: Jackie&Sasha Jankovic s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 9:34 PM
To: Public Hearing
Subject: OPPOSED-"Rezoning: 969 Burrard Street and 1019-1045 Nelson Street" -

To whom it may concern,

these are the following suggestions I strongly encourage the city to consider in regards to the above mentioned proposal:

- towers must be staggered in position to allow for sustainable urban design
- lot was cited for low rise church amenities, not a trump-like luxury tower
- exclusion of green space and lack of community benefit
- benefit of big money and elites, including offshore holdings
- violation of West End Community Plan Guidelines and this citizen values and needs
- gross violation of CoV's purported commitment to "Vancouverism": separation of tall slim towers widely by means of low rise structures
- skyline preservation
- does not reflect need for affordable housing

Thank you

Concerned citizen

Isfeld, Lori

From: Sara Shamloo s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 10:12 PM
To: Public Hearing
Subject: rezoning application for 969 Burrard & 1019-1045 Nelson Street

To Whom It May Concern,

My husband and I are residents of the Patina building located at s.22(1) Personal and Confidential
We have serious concerns regarding the new towers to be built in close proximity to our building. The biggest concern is safety. I currently drive to work at 7am and have to be extremely vigilant to make sure I do not drive into other cars as well as pedestrians and cyclists on Barclay and Burrard. During my drive home, the streets are much busier and this area becomes even more dangerous. If the density in this area increases, it will become extremely dangerous for drivers, pedestrians and cyclists. I currently see near misses on a weekly basis and have observed a person on a moped being hit by a car!
Safety of Vancouverites should be top priority.

Sincerely,
Sara Shamloo

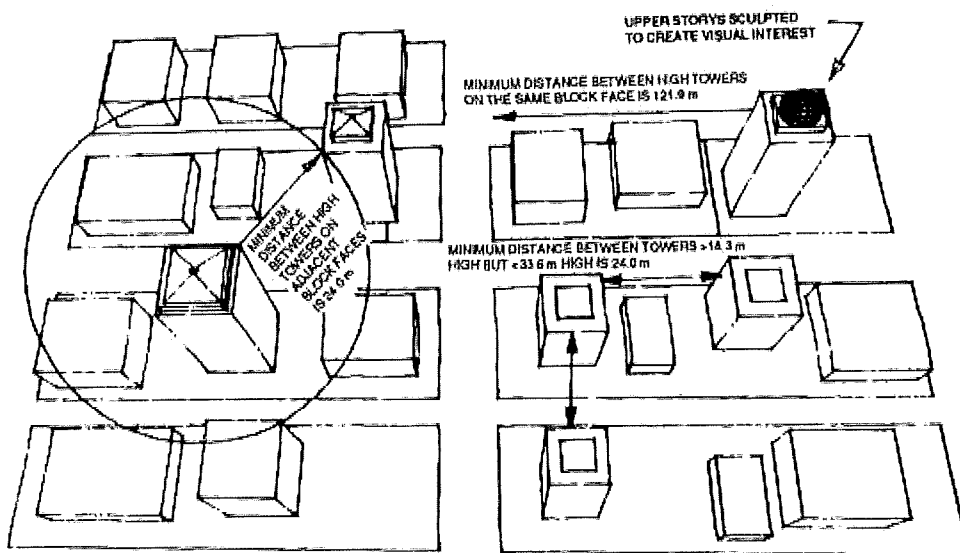
Isfeld, Lori

From: Mike Jensen s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 12:36 AM
To: Public Hearing
Subject: Opposing the 969 Burrard Street and 1019-1045 Nelson Street Rezoning Application

I am writing in opposition to the proposed development, as it stands, at 969 Burrard Street and 1019-1045 Nelson Street.

The proposed tower's excessive height and breadth is not appropriate for the location, as well as the siting being squarely aligned with the 1028 Barclay tower. Referencing one of the West End zoning guideline documents (<http://guidelines.vancouver.ca/W002.pdf>) towers on adjacent block faces should be staggered; thereby maintaining the vision of Vancouverism: tall slim towers for density, widely separated by low-rise buildings, for light, air, and views (also from your Urban Planning and Development site: <http://vancouver.ca/home-property-development/planning-zoning-development.aspx>).

Figure 19. Tower Separation



You also don't have to look far (April 12, 2005) to see that the City of Vancouver had a thoughtful plan for this block, and how it could accommodate, measured, sustainable growth.

As noted in the report to Council in 2005, it clearly states that a 24-storey tower would go on the western part of the indicated site (on the map): <http://council.vancouver.ca/20050412PH/ph6.htm>, where the proposed tower site was zoned for 248 feet.

Here's the link to the Public Hearing held on April 12, 2005:
<http://council.vancouver.ca/20050412PH/ph20050412.htm>

I ask that Council ask the developer to adjust their proposal, putting forward a smaller tower that is sited adjacent to 1028 Barclay St.

Thanks.
Mike

Ludwig, Nicole

From: Peter Lam s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 12:01 PM
To: Public Hearing
Subject: Rezoning policy for 969 Burrard Street - District By-law No. 9204

Dear Council,

Unfortunately, I am out of town so I can't attend the public hearing however, I am strongly opposed to the rezoning to allow the new development for the following reasons:

- It's shocking that this development is being considered at all! It is only an alley-width away from another existing tall building that stands 126 meters (Patina). All developed cities have restrictions on how close towers can be so I don't see why our city doesn't follow similar restrictions.
- This building arrangement will be an eyesore to the landscape of our downtown core because it is practically adjoining another tower. It will look like two teeth on a broken comb. I don't recall any other two buildings in Vancouver with this proximity.
- If this is approved, in a short time downtown will be a solid block of concrete. It will lead to more requests for rezoning that will allow buildings to be built much closer to each other. It will be harder to refuse because this will set a precedent.

I am generally in favour of progress and development in our city especially since I am a fan and I have done some studies in architecture. However, this project is a mistake – it will be the turning point of when our city goes from beautiful and responsible to ugly and over-developed. I see many visitors and all of them are very envious of what we have which makes me feel proud and privileged to live here. I don't take the beauty of our city for granted. If you feel the same way, please do not approve this rezoning.

Kind regards,

Peter Lam

Ludwig, Nicole

From: adam golden s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 1:54 PM
To: Public Hearing
Subject: opposed to 969 Burrard Rezoning

I am strongly opposed to adding this kind of density to a neighborhood already struggling with traffic flow. It makes no sense to add another 'luxury tower' of this magnitude when the housing issues facing the city are predominately related to 'affordable housing'. This is flagrant cash grab by both the developer and the city. The implications are: darkening the west end corridor, congesting an already over-densified street, increasing foreign investment instead of offering affordable housing for locals, and consuming airspace/ blocking views and sunlight for neighboring properties. The bike lanes on Nelson St have already restricted traffic flow in this neighborhood, with this type of density addition we will be at a perpetual gridlock in this section of downtown.

Respectfully,

Adam Golden
Concerned Yale Town Resident

Ludwig, Nicole

From: Jim Ross s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 12:58 PM
To: Public Hearing
Subject: rezoning application for 969 Burrard and 1019-1045 Nelson

I am a resident of Patina and concerned about the proposed development, which is brutal in its impact in reducing views and light. I'm astonished you could contemplate placing a building so near to another landmark structure (Patina), across a LANE, not a street. So this is to register my ongoing concern about this project and the extraordinary numbers of people suddenly injected into our neighborhood, along with the increased vehicular traffic. Have you really thought this through? It wouldn't appear so.

Jim Ross

Ludwig, Nicole

From: Grace Leung s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 1:17 PM
To: Public Hearing
Subject: Oppose the proposed development 969 Burrard, 1019 - 1045 Nelson Street Vancouver City Council,

Vancouver City Council,

As a frequent visitor to the Patina building, I am strongly opposed to this proposed development, for it's sheer size and proximity to other buildings.

This new building is incredibly close to the Patina, with only a small alleyway separating the 2 buildings. There has been no official data that the distance is greater than 80 ft apart. There will be no privacy nor sunlight for the south-facing residents, and residents will be in a constant shadow.

The proposed height of 57 stories will block the view for many surrounding residents that have already lost access to viewing cones.

I understand a previous proposal was for a 24 storey building which could introduce new upgrades and housing supply, without adding more congestion to an already very busy part of downtown.

A plan also needs to be in place to ensure that the new building is built further away.

Please consider modifying the proposal to something smaller in scope so that the quality of life, including views, privacy and less traffic congestion, for surrounding residents can be maintained.

Thank you,

Grace

Ludwig, Nicole

From: langzg s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 1:20 PM
To: Public Hearing
Subject: Oppose the proposed development 969 Burrard, 1019 - 1045 Nelson Street Vancouver City Council,

Vancouver City Council,

As a frequent visitor to the Patina building, I am strongly opposed to this proposed development, for its sheer size and proximity to other buildings.

This new building is incredibly close to the Patina, with only a small alleyway separating the 2 buildings. There has been no official data that the distance is greater than 80 ft apart. There will be no privacy nor sunlight for the south-facing residents, and residents will be in a constant shadow.

The proposed height of 57 stories will block the view for many surrounding residents that have already lost access to viewing cones.

I understand a previous proposal was for a 24 storey building which could introduce new upgrades and housing supply, without adding more congestion to an already very busy part of downtown.

A plan also needs to be in place to ensure that the new building is built further away.

Please consider modifying the proposal to something smaller in scope so that the quality of life, including views, privacy and less traffic congestion, for surrounding residents can be maintained.

Thank you,

Lang zeng guang

Ludwig, Nicole

From: Amir Mahdavi s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 2:12 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard St and 1019-1045 Nelson St

I'm writing the city of Vancouver regarding the rezoning application for the above new project.

I am a tenant at the Patina building s.22(1) Personal and Confidential, I've also lived in the downtown core for the past 25 years and I believe the City of Vancouver has gone too far with rezoning and allowing huge size projects to be built.

I would like council to consider a few issues below which I believe most of the downtown residents agree with before allowing this 57 story project or any other high tower to go ahead;

-The new project is simply to close and too big to be built just across the back lane from Patina. There has to be adequate space between these two towers or any other tall towers, the new project would be like a concrete wall facing an entire side of the Patina building. Does the City take in to any consideration how this will affect the livelihood of the Patina and the surrounding residents?

-The traffic in the downtown core has become a nightmare in the past few years and it would only get worse by putting up these huge buildings, Nelson street is already congested all day since the City created the bike lanes, the construction of this project will just add to the traffic, noise and pollution (by idling cars). This project will create additional 300 units and 500 parking stalls which translates to 500 more cars in downtown.

-These high end luxury projects will not help the housing crises in Vancouver, you're only allowing more rich people to buy these condos and leave them empty.

-This project is simply too monstrous and disproportionate for the block, not only they don't help the community, these projects destroy greenspace, neighborhoods, urban living and the Vancouver skyline.

-It seems the big corporations and developers in Vancouver have more influence on the City planning than the ordinary people who live in downtown.

-The city needs to really change their way of thinking and start following their original planning for adequate space and privacy by building slim low rise building separated by adequate spacing.

Amir Mahdavi

Ludwig, Nicole

From: Driss Barbour s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 2:48 PM
To: Public Hearing
Subject: Project at Nelson and Burrard

Strongly oppose such a high tower. Not opposed to the other aspects of the project.

Ludwig, Nicole

From: Pokin Yeung s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 3:07 PM
To: Public Hearing
Subject: Re: Proposed development 969 Burarrd, 1019 - 1045 Nelson Street - OPPOSED

Dear Vancouver City Council,

I am opposed to the proposed height of 57 stories for the new building. I would not like to see the skyline of the city drastically changed, and I believe a building of this height would affect the views for multiple residents in the vicinity. I also share the concern of some other citizens about whether that area can handle the additional traffic brought on by a building that large. The previous proposal of a 24 story building makes more sense as it would allow for additional residential units without drastically altering the composition of the area. The increased burden to the surrounding infrastructure would be more manageable for a 24 story building.

Best regards,

Pokin Yeung

Ludwig, Nicole

From: Linda Leduc s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 3:28 PM
To: Public Hearing
Subject: Comment on Amendments to the CD-1 district by-law 9204

Hello

This is a comment regarding the amendment to the district by-law No 9201 related to the restoration of First Baptist Church.

I have been a resident of the West End area for the last 23 years and the rezoning policy for the West End and the West End Community Plan is actually killing this community. Can we find a balance between extreme High rise being build and a 2 story house as we do need more place to live?

The project of a **new 57 storey tower** to me is again giving the city an other ugly high-rise competing with our beautiful scenery.

I do not understand the urban planning base only on collecting money from taxes and putting aside the beauty of our nature and urban balance. This building is going to cast an enormous shadow on existing buildings and houses because of the extreme height and will clash with it surrounding. A lower high-rise will be a more acceptable compromise.

Do we need an other child care daycare in an area where most resident are single and adult leaving in small apartment and as there is all ready a daycare next door at the YMCA and The Other Church across the street?

L.Leduc