

Ludwig, Nicole

From: Joan Bunn s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 11:57 AM
To: Public Hearing
Subject: Opposed to 969 Burrard St. Development

Dear Mayor and Councillors:

I want to express my opposition to the proposed development at Burrard and Nelson by First Baptist. The plans abrogate near neighbours' enjoyment of their window space, views, light and privacy. This must be addressed!

Also, I question the intrusiveness of a 57-story tower at this location.

Sincerely,

Joan Bunn

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Don Gardner s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:07 PM
To: Public Hearing
Subject: Opposed to 969 Burrard St development

I am opposed to this development. It does nothing to create affordable or sustainable housing in Vancouver.

Don Gardner

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Ludwig, Nicole

From: Evelyn Vermette s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:07 PM
To: Public Hearing
Subject: OPPOSE REZONING OF 969 BURRARD AND 1019-1045 NELSON STREET

Ludwig, Nicole

From: Brandon Palmier s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:08 PM
To: Public Hearing
Subject: Opposed rezoning of 969 Burrard & 1019-1045 Nelson st.

Sent from my iPhone

Ludwig, Nicole

From: KIM DANIELSEN s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:09 PM
To: Public Hearing
Subject: 969 Burrard st development

I am strongly opposed to this .

Kim Danielsens
s.22(1) Personal and Confidential

Sent from my iPad

Ludwig, Nicole

From: Christine Nicolas s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 4:44 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard Street and 1019-1045 Nelson Street

At the March 10, 2016 open house I wrote a number of observations on a sheet of paper so can't remember exactly everything I found of concern at the time, however I am very concerned with 2 aspects of this new building:

1. It is too tall – even though in the Burrard Corridor, it's off Burrard and too close to Nelson street and the opposite buildings, the Patina building, and Nelson Park. It will stand up as a hawk over Nelson Park and ruin the whole air view of the area.
2. It is too big - A year ago, the plan was for the parkades to exit on Nelson street. At the time I expressed concern for the heavy traffic in the lane even as only service vehicles would use the lane. Now I understand the parkades are going to exit in the lane, that is transforming it into an actual street. The traffic will bring noise and danger for the people who use the lane to walk or cycle. Will there be sidewalks? Will the lane be one way or two ways? Overall how will the traffic be reworked between Barclay, Smithe, Nelson, Thurlow and Burrard. As an extra note, turning into Barclay and going through it when trucks deliver to the IGA make it difficult to go through.

What materials will be used for the building? In view of the colours and materials used for some recent buildings in the city, are the final specifications of the building being included in the request for authorization? I hope it's not going to be another man of war ironclad jutting above the city.

Sincerely,

Christine Nicolas

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Saman Miremadi s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 6:49 PM
To: Public Hearing
Subject: comments for rezoning application for 969 Burrard & 1019-1045 Nelson St. project

Hi there,

I am very concerned about the project above as designed.

I do not believe that block and intersection along Nelson/alley/ Burrard can handle the traffic that will be produced as a result of the 50 storey + building proposed with the numerous parking spots for the church and residential building added. If this building goes up, that entire block will be full of similar new monster buildings making the problem even worse. This will be significant congestion that will be detrimental to the downtown core. There is also dangers to pedestrians crossing the streets around that area, and will only get worse with more residents and cars.

Furthermore, this large proposed tower so close to the other building goes against the livability for both buildings.

The size and dimensions of the proposed building needs to be re-evaluated to make sure it adds to the neighborhood, and not only serves the needs of developers and wealthy people who can afford to buy these high end luxury apartments.

There should be more green space in the development plans for the project.

Please re-consider this project as it is currently proposed as it will be very detrimental to the core of downtown.

Thank you,

Dr. Saman Miremadi

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Amy Sorensen 5.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 7:36 PM
To: Public Hearing
Subject: Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

To whom it may concern,

I am writing today to voice my vehement **opposition** to the proposed rezoning mentioned in the subject line. What's been proposed is an obvious violation of sustainability mandates, not to mention a direct insult and slap in the face to the current citizens being directly effected. There is no obvious benefit to the community and much blatant disregard and harm. If you would please take a moment to listen to the voices of those living in the area and really hear their concerns (not to mention valid points) I'm sure you will agree that the community in question will only stand to suffer from the city going ahead with this proposal. I request your reconsideration of this matter.

Thank you,
Amy Sorensen

Ludwig, Nicole

From: Aswin Hariman s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 7:56 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard & 1019-1045 Nelson Street

Dear Sir/ Madam,

I am an owner/ resident of a unit in the Patina Building at s.22(1) Personal and Confidential. I would like to express my opinion on this rezoning issue.

I believe that the proposed 57-storey tower is just too close to the existing 42-storey Patina Building. This is a monstrous proposed tower, disproportionate for the adjacent neighborhood. The proposed tower is unbelievable in size (height and width) for the existing lot and location.

The construction of this tower would bring great noise during and after the construction. The Patina Building is already a heavily occupied/ resided building comprised of utilized homes with families. Is the distance from the proposed tower to Patina adequately safe and within the City of Vancouver's own requirement?

The proposed tower will add traffic congestion on an already very congested block, including traffic and pedestrian safety. This includes removal of left turning lane on Nelson Street thereby removing driving area while at the same time increasing car volume.

The proposed tower will reduce the already little green space in the neighborhood. Removal of green space in favor of an overwhelming mass of concrete building is a negative aspect for a sustainable urban living for the West End Area.

Hoping for your utmost consideration on this issue.

Sincerely, Aswin Hariman

Ludwig, Nicole

From: Michael Hartford s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 8:18 PM
To: Public Hearing
Subject: Rezoning Proposal: 969 Burrard Street and 1019-1045 Nelson Street - Public Hearing Input

Dear City of Vancouver:

Please accept this email as my input into the rezoning proposed for 969 Burrard Street and 1019-1045 Nelson Street.

I am opposed to the project as proposed for a number of reasons as noted below:

- The density proposed of over 11 FSR on the entire site (much higher when calculated on the portion of the site actually being developed) is excessive. During the West End Community Plan process, the community was told repeatedly that "increased density will deepen affordability." This is clearly not the case in this project as it can be expected that the units offered for sale will be some of the most expensive in the city, if not the country.
- Huge heights and densities are creating huge land values that are contributing to the housing affordability challenges Vancouver faces. Other cities have successfully increased supplies of housing stocks without the types of densities being proposed in recent developments in the downtown core and elsewhere in the City of Vancouver.
- The large size of the tower and its location relative to the existing building to the north create unreasonable impacts on the residents of this building and are inconsistent with Vancouver's long-standing commitments to liveability.
- I do not agree that shadowing on Nelson Park is a reasonable impact of this gigantic building.
- I find it curious that St. Andrews Church was able to revitalize itself with the addition of a 24 storey rental tower, while the subject development includes a much larger strata development - it would appear that other models are feasible.
- Activation and pedestrian comfort in rear lanes were key promises of the West End Community Plan. The project as proposed with its minimal setback and excessive podium and tower heights does little to create a pleasant experience in the rear lane to the north of the site.
- The tower floorplate proposed at over 807 square metres exceeds the recommended maximum of 697 square metres in the West End Community Plan. The project should comply with the community plan.
- The fact that there is a large CAC package associated with the project may be seen as beneficial for the city, but this is a direct result of the anticipated real estate value being created through the rezoning. If approved, I see no reason why the CAC payments should be phased for this project - doing so would appear to be special treatment for this developer at the expense of the community, as well as other development applicants.

Thank you for taking my input into consideration in the review of this project.

Michael Hartford
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Mahnoush s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 8:37 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard St and 1019-1045 Nelson St

I am one of owners at the Patina Building s.22(1) Personal and Confidential and like most of the residents at my building and the neighbourhood, we are very disappointed with the city's possible rezoning to allow this huge building to be built.

How can the City planners allow such a tall building to be built in the parking lot of an old church? This new building is simply too high and too close to the Patina building. Most advanced cities in the world are preserving their neighborhoods, or at least by keeping the building at the same height, where is this city heading? a 57 story building so close to a 42 story building is just unacceptable.

Does the city take in to the consideration about the quality of life for the residents of this block? The roads in Vancouver are already congested, we just simply don't have the infrastructure to handle more buildings and more cars. The traffic on Nelson and Thurlow Street is already bad specially after the implementation of the bike lanes on Nelson Street. If this projects gets started, all the surrounding roads will become a parking lot!

The new building will just add to the congestion, during the construction and after the completion. I have lived in downtown Vancouver for the past 23 years and I can tell you people are very frustrated, drivers are impatient now which leads to aggressive driving and that leads to more accidents with pedestrians and bikers, people are spending more time behind the wheel than being at home or work.

The city needs to stop catering to the big developers and pay more attention to more affordable rental and housing units, this luxury tower will only benefit a select elite few, not the community.

I understand there is demand for more housing in Vancouver but there has to be a limit on how high these buildings will be built, we need more space between these tall towers, and more green space.

I honestly think a lot of people in Vancouver share my thoughts on how we are selling the sole of this beautiful city to a hand full of rich developers so they can make more money. Vancouver is a gym but it's slowly becoming a concrete jungle.

Mahnoush Memar

Ludwig, Nicole

From: Katie s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 8:50 PM
To: Public Hearing
Subject: Rezoning Application - 969 Burrard Street & 1019-1045 Nelson Street

Hello,

I am not able to make it to the public hearing. I am concerned regarding the height of the 57 story building particularly at this location which is a high point in Vancouver. This will impact nearby buildings and significantly reduce sunlight and views. I live in a nearby building down Burrard Street. So the sunlight/shading issue is of significant concern.

Thanks,

Katie Cobban

Ludwig, Nicole

From: Joy J s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 9:11 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

I am opposed to the 969 Burrard Rezoning. This proposal has failed to meet and reflect Vancouver and Vancouverites' established commitments and standards for sustainable, healthy, green living and vibrant, neighbourly communities. I am pro-neighbourhood improvement and enhancement, but believe that design should meet the community's known needs and values. This proposal fails to meet either of these standards and arguably instead risks the sustainability, livability, and neighbourliness of the area.

I understand that the Urban Design Panel largely spoke to aesthetic aspects of this design. This is insufficient. As a citizen that resides in this area and is focused on the lived experience of the built environment, aesthetics are only important insofar as they add to the well-being of the community and its citizens.

For example, many residents of 1028 Barclay are single-exposure (South-facing units), and will be tightly and totally enclosed by this structure because they have chosen to breach standard practice of staggering towers (an important element of sustainable urban design). I currently have a very small view and while it is not luxurious (it is not an ocean view, but rather faces the parking lot and trees that line Nelson), it provides quality of life by bringing a bit of light into our living space, and is treasured as our view to and connection with our neighbourhood. It is therefore not difficult to appreciate how those of us situated with single-direction views slated to be closed-in hold grave concerns that removal of our exposure and replacing it with an uncomfortable, unhealthful, and unnatural view would be detrimental to our individual and collective health. We have a sliver of sky, and being consumed and removed from the outside world by means of a wall of concrete and glass is not healthy. Worse, when standing at the window, the building may be so imposing and overwhelming that we will not even be able to see above it. The building position and height needs to be adjusted.

In detail, this proposal (not an exhaustive list):

(1) Is in direct opposition to the City of Vancouver's commitments to sustainable urban living and being the "Greenest City". This includes the City of Vancouver's commitment to "**Vancouverism**", a dedication to "staying on the leading edge of sustainability" (i.e. building sustainably by "**utilizing *slim towers for density, widely separated by low-rise buildings, for light, air, and views***").

- *(quote from the City of Vancouver's website in 2015 at <http://vancouver.ca/green-vancouver/greenest-city-action-plan.aspx>, and is now listed at <http://vancouver.ca/home-property-development/planning-zoning-development.aspx>).*

Instead, this tower is wide, imposingly positioning by cramming it as tight and square as possible against 1028 Barclay, thereby reducing as much as possible light, air and outdoor exposure.

This project should comply with the espoused principles of "Vancouverism".

"Vancouverism" is not just a buzz word or a marketing catchphrase, but a commitment to our city to be taken seriously by the applicant. We want to inhabit sustainable, vibrant and healthy neighbourhoods - this cannot be achieved by erecting a permanent, oversized, poorly-situated wall of divisive, enclosing structures which darken large areas and detract from quality of life. We will not live within the "Greenest city" as the City of Vancouver advertises itself to be striving for when the goalposts for what constitutes high-quality building practices for "sustainability" and "green" are moved or outright ignored when presented with each new luxury project which contravenes those definitions.

(2) Contravenes numerous aspects of the West End Community Plan (not an exhaustive list).

- The density proposed far exceeds that which is allowed in the WECP, and there has been no justification provided for this, particularly given that it is a luxury tower and most certainly financially out of reach for local residents
- The area width of the tower is larger than the WECP allows for (the max is 697, but this tower is 807)
- Needless deprives numerous homes of air, light, exposure to outdoors
- Preventable and unacceptable levels of overlooking
- Failure to ensure residents have privacy within their living space
- Is not responsive to existing structures - square positioning is imposing and runs counter to health-sustaining design
- Fails to incorporate "green spaces" that could be used by greater community. Removes old trees, proposing a concrete plaza with token random small plants (disruptive to sense of neighbourhood characteristic of West End)

- The excessively large size and scale of the tower negatively impacts one of our precious larger green spaces, Nelson Park by means of shadowing - a lower height tower would not present such an unreasonable effect
- The above all amount to a near total failure to reflect the central value of 'neighbourliness'
- There are unaddressed and serious safety issues for vehicular and pedestrian traffic in the lane between Nelson & Barclay

This project should comply with the WECP.

Any tall building to be constructed within this lot should be staggered in position to the existing towers such that no residents suffer undue hardship. Exposure to air, daylight, and nature are essential and even a small amount makes a substantial positive impact upon a given person. Urban design is complex, but positive plans are achievable - we have numerous global examples (and research and guidelines to reinforce those projects), and we espouse a "sustainable" and "green" orientation here in Vancouver.

The process by which St. Andrews Church was reasonable and did not leave a negative impact on the area. We have across the street one such example of how responsible, sustainable development that is respectful of our established mandates and standards can occur.

Situating a broad, arguably over-height building tight and square against another does not just violate the principles of Vancouverism, but of neighbourliness and livability. Respectful, thoughtful and appropriate design will ensure that a new building will not turn a blank wall to a neighbour, and will respond to an existing building in a way that allows both of the buildings to provide comfortable spaces for their occupants, and is respectful of existing exposures. In this manner, exposure to light, air, and outdoor exposure can be maintained for all (vs. needlessly deprived for some, as is the proposal here).

This proposal does the opposite.

Being blocked in with concrete away from all light and nature cannot be justifiably termed "green" or "sustainable", let alone contributive to "vibrant, healthy, sustainable neighbourhoods" (in quotes are all items that the City has expressed a commitment to).

I have scoured many writings of global experts in designing for health (urban design for healthy people and healthy neighbourhoods), and this design cannot be supported by any of their recommendations. Time and time again, we found that this project is not supported by global standards of urban sustainable development. The National Research Council of Canada has been hard at work to help the citizenry live healthier lives, and has on their website explained that exposure to nature, or even an attractive view significantly contributes to well-being. Of particular relevance to this project's challenge to Vancouver's sustainability efforts is the following: "Separation from the sky and the outside world is to be avoided". Therefore we stress: staggering the tower would retain a tall sliver of sky and greenery - and while that might seem small to some, it is the difference between spaciousness and having no privacy, having a window into the world vs. being shut in and closed-off, feeling uplifted and well vs. dreary and low (being locked in by concrete and away from outdoor exposure is correlated with mental health issues, such as depression).

(source: <http://nparc.cisti-icist.nrc-cnrc.gc.ca/eng/view/object/?id=06e1364d-71f3-4766-8ac8-f91da5576358>)

SUMMARY

No justification has provided for the applicant for yet another luxury tower amidst our City's known needs, repeatedly expressed by the citizenry, particularly a luxury tower that is likely to place numerous existing residents in a position of undue hardship by reducing their quality of life within their homes and out and about their neighbourhood.

No justification has been provided as to why their project should be allowed to contravene so many of our central mandates, commitments, and values to healthful, vibrant, livable, neighbourly urban design.

In recognizing this, the lot is large enough to reconfigure the project to meet the needs of the First Baptist Church, the greater community by means of green gathering spaces, and by means of affordable housing which neither displaces nor prevents Vancouverites from inhabiting this beautiful, homey neighbourhood while making room for luxury apartments, many of which may wind up being empty. This plan stands to impose an unacceptable degree of undue hardship amongst neighbouring residents and the greater community.

Sincerely,
Joy Jensen

Ludwig, Nicole

From: Ellis Ellisellis s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 9:40 PM
To: Public Hearing
Subject: OPPOSED Rezoning Application for 969 Burrard & 1019-1045 Nelson Street

To whom it may concern,

I am an owner/resident at Patina building, s.22(1) Personal and Confidential I'm writing to opposed the rezoning application for 969 Burrard & 1019-1045 Nelson Street for the following reasons:

- Removal of green space in favor of overwhelming mass of concrete
- the distance from proposed tower to 1028 Barclay is within the 80-foot distance requirement
- proposed tower violates City mandates in West End Community Plan, exceeding various WECP guidelines
- proposed tower height of 57 stories is disproportionate for the lot and location, more than double of previous proposal of 24 stories height.

Ellis Cotter
Patina resident

Ludwig, Nicole

From: Norma s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 9:41 PM
To: Public Hearing
Subject: Rezoning application for 969 Burrard & 1019-1045 Nelson Street

As a resident of Vancouver I vigorously object to this plan. It goes against standard planning practice of **staggering towers** in order to **provide adequate space, separation, for light, air & vegetation**. People who live & work in Vancouver are here because the West End Neighbourhood has these attributes and needs more not fewer.

Please carefully consider for the health of Vancouver.

Norma Dechene

Music is Life's way of celebrating the spirit and rewarding the soul♪♪

Ludwig, Nicole

From: Nicky Wilder s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 9:53 PM
To: Public Hearing
Subject: OPPOSED Rezoning application for 969 Burrard & 1019-1045 Nelson St

Dear Councils,

As a frequent visitor to Patina building I strongly opposed the rezoning application for 969 Burrard & 1019-1045 Nelson st with the monstrous 57 height proposed tower.

This gigantic tower grossly violate City of Vancouver commitment to Green Space, in particular West End Community Plan. Also the proposed tower is within 80-foot distance requirement to Patina building at 1028 Barclay.

Towers need to be staggered in order to provide adequate space, separation, and privacy.

Thank you,
D. Nelson

Ludwig, Nicole

From: Sylvie Bourque s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 9:47 PM
To: Public Hearing
Subject: The rezoning application for 969 Burrard & 1019-1045 Nelson Street

Vancouver City Council,

I wish to express my opposition to the rezoning application for 969 Burrard & 1019 – 1045 Nelson Street. As a resident of the west end, I oppose the proposed 57 storey tower for many reasons. First and foremost, the siting of the proposed tower goes against the standard planning practice of staggering towers in order to provide adequate space, separation and privacy. The building is very close to the Patina building. Only an alleyway separates the two buildings. There will be no privacy and no sun exposure for the south facing residences of the Patina building due to the proximity of the buildings.

The proposed height of the building would not only affect the views for multiple residents in the vicinity and cast shadows on many residences and parks but also would increase traffic in an area that is already struggling with serious congestion. It would change the ambience of the west end where residents have bought into because of its green space and feeling of community. Putting in such a monstrous sized tower would destroy the image that Vancouver has long strived to maintain. Please preserve one of the last green space areas left downtown. After all, people come from all over the world to visit Vancouver for its nature and green space, not for its concrete monstrosities. Limiting the height of the tower to the previously proposed 24 story building would not affect the skyline of the city and be more manageable for the existing surrounding infrastructure.

The proposed tower is not aimed at improving affordable housing. It is aimed at luxury housing. Vancouver already has a problem with empty condos. Let's not contribute to making the problem worse. The focus must be on creating more affordable housing for residents of Vancouver. A slimmer, shorter tower built with affordable suites would be more valuable than a large monstrous tower full of empty luxury suites.

Sincerely,

Sylvie

Ludwig, Nicole

From: Joel Sacks s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 10:24 PM
To: Public Hearing
Subject: Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

Vancouver City Council,

I am a resident and owner of unit at the Patina. I am strongly opposed to the above mentioned project for the following reasons:

1. This area is already extremely congested with traffic:

I suggest that you take a look at Nelson Street during the morning rush hour. The section between Thurlow and Burrard is completely packed. Can you imagine what it will be like with hundreds more cars trying to get out of this building and onto Nelson Street in the morning? I believe that the driveway in and out of the building's underground parking, will also be on Nelson Street, which will cause impossible congestion to the morning traffic.

Also, take into consideration that many people who exit the parking of this building on Nelson, will want to turn right onto Burrard, which means that they will have a short distance in which to cross to the right hand land, in order to make this turn. This will cause an additional traffic hazzard.

2. The area's amenities can barely cope with the current amount of people:

Go to IGA supermarket (on the corner of Smithe and Burrard) at the end of the work day and you will see long lines of people at every cash register. Adding several hundred more people to this will make it impossible to even enter our local supermarket.

3. The distance between this building and the Patina is too narrow. Apart from infringing on the privacy of residents of the Patina, the Patina will also be dwarfed in the shadow of this building.

4. This monstrous building is overwhelming for this part of the city and it is taking away from any proposed green space for the area.

Thank you for your consideration.

Joel Sacks

Ludwig, Nicole

From: Elizabeth Lau s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 11:53 PM
To: Public Hearing
Subject: Rezoning Application - 969 Burrard St & 1019-1045 Nelson Street

Vancouver City Council,

I am writing to express my concerns regarding the proposed rezoning application.

The proposed development occupies a very large 2/3rds length of the entire Nelson St. between Burrard and Thurlow. Not only will the proposed tower reach a mammoth 556 feet, it is located at the highest point of downtown. Because of the proposed tower's height, topography of the land on which it stands, and close proximity to its neighbours, the proposed tower will absolutely overshadow and eclipse so many buildings in the area as well as appear as a huge outcrop amongst much shorter buildings in the city's skyline. It does not seem reasonable or equitable that this development should be allowed to reach such heights.

The Patina building is merely a lane's width apart from the proposed tower. Besides the lack of breathing space due to inadequate staggering of the buildings and complete blockage of light to the southern units of Patina, the proposed development will allow for 540 parking spots of which entrance to the parking lot is right across the lane from the Patina building. I am a resident of the Patina but do not live in the lower southern units. It is shocking how little regard has been given to the occupants of the Patina building in the lower southern facing units. They will be eclipsed. The lane is narrow and will not allow for any setback away from the much increased traffic. This narrow lane will now not only provide access to the 540 new parking spots, it will continue to be used by cyclists, pedestrians and other vehicular traffic alike. Safety will become an issue, especially with the increased foot traffic in the area due to the expanded church facilities and daycare facilities in addition to the current daycare at the YMCA.

Before the WestEnd Community Plan of 2013, the proposal on this site was only to build a 24 storey tower as opposed to its current 57 storeys. The height and density of this proposed tower is incompatible with the existing buildings on the block.

Yes - The WestEnd Community Plan of 2013 stated that a tower up to 167.6m (550 ft) in height may be considered. However, this maximum height is only to be "...considered subject to view cone restrictions, shadowing and other urban design considerations...." It is time now to reconsider.

This is the first development in this area under the WestEnd Community Plan guidelines. I ask Council to please deliberate prudently as this will set a precedent for future proposals to come.

Thank-you.

Elizabeth Lau
Patina resident

Ludwig, Nicole

From: Erik Graff s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:48 AM
To: Public Hearing
Subject: Reference to the rezoning application: for 969 Burrard Street & 1019-1045 Nelson Street.

Dear Sir/Madam.

I writing in relation to the rezoning application for 969 Burrard street & 1019-1045 Nelson Street.

Whereas I realize the importance for the 1st. Baptist church to raise funds for their future needs and earthquake protection of their heritage church, I do have some concerns regarding the project.

1. The height of the tower will have an overshadowing effect on Nelson park, removing some of the light and sun access. The development of the Patina (where I live myself) across the lane from the projected church site development, did just that, overshadowing Nelson park but then, our building is quite lower -with 42 stories- as compared to the height of the proposed tower at 1019-1045 Nelson.

2. The laneway! If I understand correctly, parking access to the above project will take place from the lane between Barclay and Nelson. Well, considering the sheer number of apartments in that proposed tower (as well as the 8 story building) plus increased church traffic with the expansion of the church's social area, kindergarten, etc., the total amount of traffic would be overwhelming in the lane. Notwithstanding the previous planned tower on Nelson (at Thurlow) which did not materialize however, what might possibly be constructed there within the immediate future? If another high tower was to be developed along the same block, the amount of traffic turning into that lane (from Thurlow street) would truly interfere with left turning traffic **from Thurlow, heading east towards the Cambie street bridge which -especially during rush hours- when the traffic turning around that corner is nearly like a**

freeway and even a challenge for pedestrians crossing Nelson on a green light, with car drivers barely respecting the "walk" sign.

However, if the parking entrance/exit from the proposed tower was to have its frontage on Nelson Street, this whole lane subject would then not be an issue -and- with the two lanes on Nelson street expanding into 3 lanes at that location, **it is possible** to use Nelson street as the parking access for that proposed development...

Another problem with the parking entrance/exit **in the lane**, is that there'll be a high volume of service vehicles (garbage and others) to serve both the Patina, the church and the proposed tall tower, so that *lane access* to the new development and the church will create a problem -hence- use the 3rd. lane on Nelson for parking access, (such has been done with the Patina development, using Barclay for parking access.)

So there's more than just meet the eyes with a development on this scale.
Yours truly, Erik Graff. **s.22(1) Personal and Confidential**

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Jcoolj88 s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 2:10 AM
To: Public Hearing
Subject: The Rezoning Application for 969 Burrard & 1019-1045 Nelson Street
Attachments: IMG_0211.jpg

To Whom It May Concern,

As a long-time resident of Burrard and Barclay at the Patina, I'm writing discuss the city's catastrophic decision to allow a monster condo-tower project to be built on the corner of Nelson and Burrard. (<http://council.vancouver.ca/20170718/phea20170718ag.htm> - see "3. Rezoning: 969 Burrard Street and 1019-1045 Nelson Street"). Please note for the record that I'm in opposition of the proposed development.

This project underscores a series of nightmares for this neighborhood (critical concerns outlined in the attached image). We're hoping to garner enough support in the public to thwart this project that threatens to capsize the tranquility of our neighborhood and thrust us into years of horrific air/noise pollution, traffic congestion, and an overburdening of pedestrian traffic on an already congested narrow sidewalks (we don't have the luxury of Tarmac-sized runways for sidewalks).

In addition, they'll be duplicating and unhealthily competing with cafes, nurseries, and gyms already established in our small neighborhood. In the PDF documents on the site for the support vs. opposed, you'll see that the majority of the those who support the rezoning are part of the First Baptist Church - this group essentially wants the church to be restored. The unfortunate part of the rezoning application is that the First Baptist Church and the Westbank have lumped the reconstruction/restoration of the church with a 57-story condo-tower that almost rivals the Trump Tower. In a city that's continuing to fight the housing bubble-crisis and further implementing the foreign-buyer tax policy, it's not clear how building such a large condo-tower would resolve the housing issue. In my opinion, it would hinder it.

The construction of this project will destroy the overall ambience that we, environmentally-conscious Vancouverites, pride ourselves on. It's incumbent upon us as residents of this neighborhood to disabuse ourselves of the notion that the "little guy" can't fight City Hall.

- Roman

Ludwig, Nicole

From: Monique Mackinnon s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 5:40 AM
To: Public Hearing
Subject: Patina

As a frequent guest at the Patina building, I am strongly opposed to the proposed development, because of two main reasons: its height size and its proximity to Patina.

The proposed height of 57 stories will impact negatively many surrounding residents, blocking their view and increasing the congestion in an already very busy downtown. The previous plan of 24 stories should be seriously reconsidered.

Even with an official 80 feet wide alleyway between the 2 buildings, there will no privacy, no sunlight for the south-facing residents, and most of Patina will be in the shadow of the new building. Another point to address is to increase the distance between the two buildings.

These remarks imply decisions that will show how we care about the quality of life in Vancouver, one of the treasure city in the world.

Thank you for your consideration and cooperation.

Monique MacKinnon

Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 8:37 AM
To: Public Hearing
Subject: Rezoning application for 969 Burrard and 1019-1045 Nelson St.

We'd like to register our opposition to the above proposed development. We have been residents of the West End for six years now and we greatly appreciate the quality of life here with its extensive greenery, unobtrusive low to medium rise apartments and condos and wide diversity of its residents, many of who are students and middle class office and service workers who all feel fortunate to be able to live in a relatively unspoiled paradise from which they can walk or bus to school or work downtown.

So why are you so determined to ruin it by approving a development project of such a monstrous size that is the antithesis of all that the West End stands for?

Vancouver is considered one of the most livable cities in the world. Not for much longer if you turn it in to a Hong Kong style jungle of tightly spaced 56 plus story luxury high rise condos that are only affordable to a wealthy elite. This development has lead to the speculative sale of almost the entire block of Barclay St. between Burrard and Thurlow to greedy developers who don't give a damn about anything but maximizing their profit per square foot. We hope that they haven't bought off City Hall as part of the deal, but it certainly has the appearance of an inside deal.

The West End Community Plan guidelines appear to have been thrown out the window in terms of floors space ratios, building height, shadowing and the City's commitment to sustainability by 'utilizing slim towers for density, widely separated by low-rise buildings for light, air and views' (quote from your Urban Planning department).

Traffic congestion is already bad enough on Nelson and Barclay (where it can already take up to 10 minutes in rush hour to turn left on to Burrard if you are brave enough to try).


The project has an admirable quality in that it will preserve the community oriented First Baptist church. Why not scale the project back using the Patina condo development, which preserved the YMCA, as an example of maximum height and density for the area? This seems prudent to us.

Sincerely,

Judy Lin and

John Campbell

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Caitlin Roberts s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:25 AM
To: Public Hearing
Subject: Proposal for 969 Burrard St and 1019-1045 Nelson St

Dear Council Members,

I'm writing to you to express my opposition to the proposed bylaw amendments and development at 969 Burrard St and 1019-1045 Nelson St.

I have lived at s.22(1) Personal and Confidential for the past 7 years (September 2010 - Present). While I live around the corner from the busy intersection of Burrard and Nelson, and am around the corner from St. Paul's hospital, it may surprise you to know that this area of the West End is a quite one. It isn't a place which hustles, but rather a place where people walk their dogs, raise their kids, and lawn bowl on Sundays. I live in a rental building with approximately 80 units, and many of my neighbours have been in the building for upwards of 20 years. This isn't a group of transient individuals, it is a community. Along side our building are several other rental buildings including the heritage building on Nelson and Thurlow, the three low-rise apartment buildings on Nelson, and the United Church Tower on Nelson. There is one low-rise condominium at Nelson and Thurlow. I am going into detail here to help you understand the character of the neighbourhood from the perspective of someone who lives here, and to underline how out-of-character, and out-of-step the First Baptist Church proposal is.

I would like to be clear that I am not opposed to the objectives outlined by the First Baptist Church in their proposal. And, I am not against development in the neighbourhood, but I am seriously opposed to the content of the proposal as it stands today. Namely, my concerns are:

- A 57 storey tower is absolutely, and completely out of step with the neighbourhood. While this might be appropriate on the east side of Burrard St., west of Burrard this type of tower is not appropriate. It does not fit with the existing structures, character, or feel of Nelson St. The United Church Tower has been accepted in the neighbourhood in a way that works for the building's residents and its neighbours. It's unclear to me why the First Baptist Church proposal cannot do the same.
- The proposal's focus on market strata units rather than rental units is also out-of-step with the area. As outlined above, the neighbourhood is a rental market, and while some condo development is not harmful, shifting the overall composition of the community from renters to owners is problematic. There is already significant pressure on renters in the area to move out due to the use of fix term tenancy agreements, and rising rental rates. The City is losing a significant number of affordable units through the proposal's plan to eliminate the three low-rise apartments on Nelson. It is my belief and concern that this proposal will effectively end the rental community in this part of the West End.

I hope that the Council Members will understand and see that the concerns I've outlined here are not driven by NIMBYism, but by a genuine belief that the proposal threatens the West End (a community that the City is rightly proud of).

Please do not vote in favour of the proposed bylaw amendments and the proposal as it currently stands.

Sincerely,

Caitlin Roberts

Ludwig, Nicole

From: Aaron Wong s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:54 AM
To: Public Hearing
Subject: Proposed Rezoning 969 Burrard Street and 1019-1045 Nelson Street

Good morning,

I am writing to provide my comments and express my concerns over the proposed rezoning and construction of a 57-storey tower at the intersection of Burrard and Nelson.

I am concerned over the following:

- size of the tower for the lot and location
- skyline preservation as the tower is proposed to be excessive in height
- removal of green space
- proximity to existing residences in the surrounding area
- congestion on an already very congested intersection
- pedestrian safety, particularly given increased human volume and removal of sidewalks in the alley
- traffic safety, especially removing driving area while increasing car volume in the area

I see more negatives arising from this proposal than positives, and as such am in opposition of the proposal.

Sincerely,
Aaron Wong

Ludwig, Nicole

From: Annie Pelletier s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:55 AM
To: Public Hearing
Subject: I opposed to rezoning for 969 Burrard and 1019-1045 Nelson Street

I opposed to the rezoning application for 969 Burrard and 1019-1045 Nelson Street. It is terrible planning that will affect the quality of life of our neighbourhood. It is against the standard practice of staggering towers in order to provide adequate space, separation, privacy, light, air and views.

Annie Pelletier
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Nancy Shewchuk s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 11:19 AM
To: Public Hearing
Cc: Nancy Shewchuk
Subject: 969 Burrard St and 1019-1045 Nelson St public hearing July 18/2017

I have been a resident of the West End for 23 years both as a renter and owner so have a vested interest in any planned change. Until recently I worked in provincial government for 38 years with the most disadvantaged so I support and believe in building more rental and social housing in the West End. The First Baptist Church is a beautiful historic church and restoring it is very important and I wholeheartedly support that goal. I also understand that is a very expensive proposition.

My objection lies with the height of the proposed tower and the traffic congestion that will result on the Nelson corridor and surrounding area. Given that there is another large tall tower that is being built 4 blocks away at the former Jim Pattison site, I think Council needs to consider the residents of the West End and the effects of living in the West End that these tall towers have on the skyline, light and congestion.

I have sent in feedback before and have attended most of the community planning meetings for building proposals in the West End but feel that those meetings are just lip service and Council has already made the decision prior to any meetings with the public.

I think Council should work with the developer and First Baptist Church to reduce the height of the 57 story tower. I do not support a 57 floor tower in that area.

Nancy Shewchuk
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Lynne Polischuik s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 11:24 AM
To: Public Hearing
Subject: RE: REZONING APPLICATION FOR 969 BURRARD & 1019-1045 NELSON STREET

To whom it may concern:

I am writing to express my very serious concerns and opposition to this application for rezoning at 969 BURRARD & 1019-1045 NELSON STREET.

I have lived in the West End for over 12 years, and have been a resident at Patina at 1028 Barclay for over 5 years. This is a vibrant, very community-oriented neighbourhood, and it is essential that the city follow the tenets set out in the West End Community Plan and ensure that it remains this way.

The monstrosity planned for this site will not only disrupt the neighbourhood and adversely effect all current residents, it is geared towards elite buyers and will not offer any increase in affordable housing that is so desperately needed by Vancouverites.

It will break view corridors and destroy privacy for those who live in my building, cause increased congestion on this block and basically destroy all the things those already living here pay so dearly to enjoy.

The entire proposed project flies in the face of any type of sustainable urban living, and I strongly STRONGLY encourage the city to deny this application and force the developers to re-think design of the space so that it meets the needs of community residents and not just line the pockets of developers who care nothing for this city beyond the dollars they can squeeze from it.

The City has a responsibility to ensure proper development and utilization of city spaces that benefit ALL residents. Please do your duty and put a stop to this application.

Thank you, sincerely--
Lynne Polischuik

Lynne Jessica Polischuik
User Research | Product Strategy | Interaction Design

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Bob Golden s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 11:45 AM
To: Public Hearing
Subject: I am opposed to 969 Burrard Street and 1017 – 1045 Nelson Street Development

Bob Golden

Ludwig, Nicole

From: O Thomas s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:29 PM
To: Public Hearing
Subject: Proposed 57-storey luxury building on Nelson Street

Dear City Council,

I write today to let you know that I am strongly opposed to the proposed 57-storey luxury building on Nelson Street.

The current plan will be accessible only to a market that is over-served (people whose wealth originates outside of the Vancouver economy) while neglecting the needs of the overwhelming majority of locally-employed Vancouverites. It is of course understandable that the developers would cater to this market. But it is not understandable that city council should do so.

Council has a decision to make about neighbourhood and city priorities. This decision is to be made in the midst of a housing crisis that is pushing away citizens and employers, leaving the potential for our city to become more of a 'recreational' destination, competing with other destination cities, rather than a working, vibrant city.

While I applaud the commitment to social housing via the 7-storey building with 61 rental units - this does not address the dominant issue of only luxury apartments being built. This will do nothing to ease the scarcity of affordable homes for purchase and for rent.

I have lived in the Vancouver for two decades, as a renter. My wife and I have good-paying jobs, with access to help from our families for down-payments on a home purchase. Given the current market dynamics - which are contingent on city policy - we will never be able to buy a home. We are therefore renters in a market with a scarcity of homes to rent and fierce competition. Vancouver and the West end are in desperate need of not only affordable apartments but especially an increase in the supply of rental buildings - homes that are accessible to the people that live and work in this city.

Another serious problem with the current proposal is the sheer height of the proposed building. Many neighbours will live in perpetual shadow - rarely seeing the sun. Furthermore, the proposed structure does not meet the 80 ft minimum distance from the building across the alleyway - which will create a claustrophobic proximity between residents in the new building as well as nearby buildings.

Having read the submissions of support for this project, I see that support has been focused on the 7 storey building with 61 rental units, and the church upgrades. It is telling that there little support for the 57 storey luxury high rise itself - which is indicative that this is not what the people of Vancouver want or need. We want more buildings catering to the needs (and price-point) of locally-employed Vancouverites. It is this that will produce the vibrant neighborhoods we all want to see.

I therefore strongly urge the city to consider adjusting the plans for the 57 storey tower to something more modest, closer to the original 24 storey plan, and increase the space between this new development and the Patina building so that it meets the 80 foot minimum required distance. Please remember, in your deliberations, the residents of this city who have entrusted you with needs of the citizenry and local economy. I trust that none of us, including council, wants to see Vancouver become a ghost city.

Sincerely,

Owen Thomas

Owen Thomas, BSc. MOT
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Lauren s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:51 PM
To: Public Hearing
Subject: Nelson Street building proposal in the West End

Dear City Council,

This letter is about the proposed 57-storey luxury building on Nelson Street.

There are two main problems with this proposal - each of which is sufficient to merit an intervention from council. The first is the size and dimensions of the building, and the second is the target market it will serve.

The current proposal includes 61 rental units in a 7-storey building. While this sounds good, it unfortunately distracts from the underlying problem of there being only luxury apartments in the remainder of the development.

My husband and I are long-time Vancouver residents and renters. We both have stable, good-paying jobs. We want to call Vancouver our home for the rest of our lives. Still, we find ourselves in a housing market completely unhinged from the local economy. We doubt we'd ever be able to buy a home based on current trends. The West end, along with the rest of Vancouver, needs a dramatic increase in the supply of apartments and rental buildings. What we need are homes that are within reach of the people that actually live and work in this city.

What we also need, as a city, is to ensure that our neighbourhoods are conducive to a healthy sense of community. The enormous height of the proposed building will cast a massive shadow onto the neighbourhood, including nearby buildings and parks. Many people may find that they no longer see the sun. Additionally, the proposed structure is less than the 80 ft minimum distance from the nearest building, across the alley, which will cram residents in both buildings into an uncomfortable proximity - decreasing any sense of privacy and comfort in their own home.

I read submissions for this project, and note that that support is strong for the 7 storey building with rental units, as well as church upgrades, but absent for the 57 storey luxury high rise itself. This is telling. It's indicative of what Vancouver residents and voters really want. Our city needs affordable homes - for purchase and rent - that are accessible to people who live and work in Vancouver. This is what it takes to have real neighbourhoods.

Please adjust the plans for the 57 storey tower to a reasonable plan - closer to the 24 storey, original, plan -- and protect the 80 ft distance requirement between this new development and it's neighbours. These are issues council must get right if we are to remain a liveable city.

Thank you for your consideration of my concerns,

Lauren Goldman

--
Lauren Goldman, RN(C), BScN
Certified Sexual Health Educator

Ludwig, Nicole

From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 1:52 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: 969 Burrard [please reject this application]

Dear Mayor and Council,

I am writing to you in firm opposition to the skyscraper proposed at 969 Burrard Street. This development would have a severe impact on the views of the North Shore Mountains from many locations in Vancouver and it substantially encroaches the most important view cone in the City, 3.2.1 from Queen Elizabeth Park.

Furthermore, there is a very large departure from the original CD-1 zoning for the site that calls for a 24-storey tower on the western end of the property. This is a skyscraper across from an existing tower on Barclay.

Please reject this proposed development and work with the proponent to achieve a form of development in line with the existing CD-1 for the site.

Sincerely yours,
Stephen Bohus, BLA

Ludwig, Nicole

From: VRhome s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 2:16 PM
To: Public Hearing
Subject: Opposing rezoning application 969 Burrard Street
Attachments: Before+After1028 Barclay SWFacing.png

Dear Councillors.

Re: Opposition to First Baptist Church project (969 Burrard Street & 1019-1045 Nelson Street) with 57 storey tower

Please see the attached photo for the outlook some West Ender's will live with if this project proceeds as proposed.

This is not conducive to increasing the quality of life as per the West End Community Plan as so many of us envisioned.

Am sure most West Enders and Vancouverites would agree and sympathize with these people who are loosing light, air and privacy and being put in the shadows while being forced to live in a dark hole!

Trust this will be a consideration in your vote in opposition to this incredibly churlish and inconsiderate siting of this new development. .

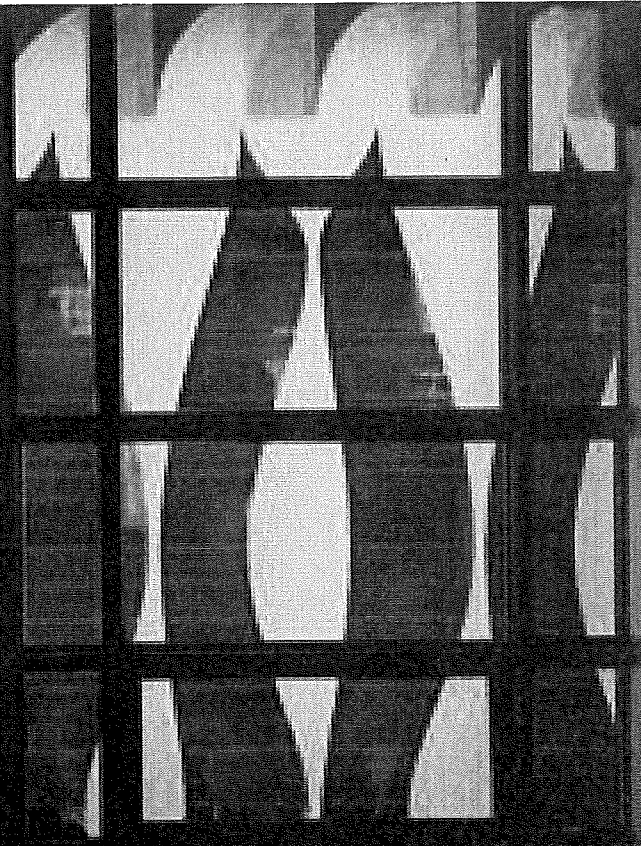
Thank you for your consideration on this matter, I hope you will oppose this project as proposed.

Virginia Richards

s.22(1) Personal and Confidential



Informal control provided superior
based on lower position & size. Work
of 100% retained responsibility
hardness & derivation of money



Ludwig, Nicole

From: W JUNG s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 3:08 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard & 1019-1045 Nelson Street

Dear Sir/Madam:

We live in s.22(1) Personal and Confidential which faces the proposed towers along Nelson Street.

What we would like to know is the distance from the proposed tower to our building within the 80 foot distance requirement. To the best of our knowledge no surveyor data has formally been presented to the public. We have concerns about the monstrous size of this proposed tower, which is disproportionate for the block, particularly for the lot and location with its proposed great height and phenomenal width. We believe there is ample space to create a better plan that works for more people, especially by preserving neighbourliness and quality of life by not boxing in entire homes with a concrete structurel.

This rezoning goes against the City plans that was created in 2005. Given that this tower is proposed to be excessive in height while being situated atop the city's most elevated downtown crest this arguably needs far more consideration, discussion, and planning with a focus on long-term preservation of city skylines.

Nelson Street, between Thurlow and Burrard is already quite busy and congested. Adding more vehicles and with the proposed removal of the left turning lane on Nelson Street, would increase car volume in the area considerably.

For these reasons we are vehemently against the rezoning for 969 Burrard and 1019 - 1045 Nelson Street as it is currently proposed.

Kind Regards,
Wan and Lila Jung

Ludwig, Nicole

From: Corey Cotter s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 3:28 PM
To: Public Hearing
Subject: I oppose the rezoning application for 969 Burrard Street and 1019-1045 Nelson Street

Dear Sir/Madam,

I am a resident and owner at the Patina Building at s.22(1) Personal and Confidential. I have serious concerns with this rezoning that I would like to share with you.

Firstly the proposed tower is too close to the existing Patina. This is a huge tower that will block-out light from many of the units in our building and it's right next door. There's a minimum amount of space that residents need to be comfortable and this development infringes upon that.

Secondly the destruction of the mature 100+ feet trees is just a travesty! It's unbelievable that a city that is serious about reducing its carbon footprint and is dedicated to nature would even consider killing all those beautiful trees.

I know Vancouver is a growing city and I'm not opposed to development. But it must be sustainable and it must be responsible. This development is neither of these things and needs to be revamped.

Thank you,

Corey & Ellis Cotter

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Tuesday, July 18, 2017 3:50 PM
To: Public Hearing
Subject: FW: 969 Burrard [please reject this application]

From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 1:52 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: 969 Burrard [please reject this application]

Dear Mayor and Council,

I am writing to you in firm opposition to the skyscraper proposed at 969 Burrard Street. This development would have a severe impact on the views of the North Shore Mountains from many locations in Vancouver and it substantially encroaches the most important view cone in the City, 3.2.1 from Queen Elizabeth Park.

Furthermore, there is a very large departure from the original CD-1 zoning for the site that calls for a 24-storey tower on the western end of the property. This is a skyscraper across from an existing tower on Barclay.

Please reject this proposed development and work with the proponent to achieve a form of development in line with the existing CD-1 for the site.

Sincerely yours,
Stephen Bohus, BLA

Ludwig, Nicole

From: Pierre Derreumaux s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 4:01 PM
To: Public Hearing
Subject: REFERENCE THE REZONING APPLICATION FOR 969 BURRARD & 1019-1045 NELSON STREET

Hi there:

As a resident in the West end, living right next to Zebra tower project, I'd like to express my concerns for the following:

- Violation of the standard practice of utilizing slim towers, widely separated by low-rise buildings
- Various issues of breaching or ignoring WECP guidelines (FSR, building height)
- Monstrous and disproportionate size of the proposed tower
- Luxury-based tower that will benefit a select international elite but will not benefit the local community and Vancouverites
- Congestion on an already congested block
- Help preserve the skyline, do not abandon previous relevant, thoughtful and citizen-engaged city planning
- FOR ONCE, TAKE DECISION FOR THE GREATER GOOD OF THE PUBLIC, NOT FOR CORPORATIONS/"BIG MONEY"

Thanks for reading me and taking my concerns into consideration,

Best regards,

Pierre Derreumaux
s.22(1) Personal and Confidential

