

Isfeld, Lori

From: Linda Light s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:10 PM
To: Public Hearing
Subject: opposed to 969 Burrard Street Development

Dear Mayor, Councillors,
I am opposed to the 969 Burrard St. development. It is far to high a building and does not have the support of the community.
Please do NOT approve this development.
Thank you.
Sincerely,
Linda Light

Rosemary Vernon Wilkinson
s.22(1) Personal and Confidential

City of Vancouver
City Clerk's Office
453 West 12th Avenue, 3rd Floor
Vancouver, BC, V5Y 1V4
publichearing@vancouver.ca

Dear Sirs/Mesdames:

Rezoning of District By-Law 9204, Burrard at Nelson Streets.

I live nearby.

I approve of restoration of the First Baptist Church; new church ancillary spaces, below market housing for the working poor; and market housing.

I disapprove of the proposed 7-storey social housing building.

The reason is that there is a good deal of social housing in the area. More is likely to make the area deteriorate. As it is, there are street people and pan handlers. The area around St. Paul's Hospital is unsafe at night because of unfortunate individuals who have challenges, including the seriously mentally ill. I know, as I had to run between St. Paul's Hospital and home three times last year in the middle of the night dealing with an injured family member. One of the short journeys was terrifying with disorderly individuals around, such that I had to avoid them by going into the middle of Burrard Street. The area should be quiet, safe residential and commercial use. Social housing needs to be in a less costly part of Vancouver, close to Mental Health services and other facilities for assistance.

Areas of cities change very rapidly with changes in population and business. This area will deteriorate rapidly if there is more social housing.

Thank you for your attention

Rosemary Vernon Wilkinson

Isfeld, Lori

From: Public Hearing
Sent: Wednesday, July 19, 2017 11:53 AM
To: Public Hearing
Subject: Letter in Opposition - V. Dubak - Item 3 - 969 Burrard Street and 1019-1045 Nelson Street

----- Forwarded message -----
From: **Veronica Dubak** s.22(1) Personal and Confidential
Date: Mon, Jul 17, 2017 at 1:43 PM
Subject: Opposed to Rezoning Application of 969 Burrard & 1019-1045 Nelson Street
To: publichearing@vancouver.ca

Dear Mayor and Council,

We would like to convey our opposition towards the rezoning of 969 Burrard Street and 1019-1045 Nelson Street.

As residents of Patina we are deeply concerned about the impact of this new development.

The proposal includes a 57 story condo tower on the highest point in downtown, not only obscuring the views for Patina residents, but of those residing in surrounding buildings who may not even be aware of the project and the impact it will have on their views of downtown and English Bay. The building height is inappropriate for the center of downtown and will impact privacy, create heavy shadowing on Patina, and will add to overcrowding in an already densely populated area.

The proposal suggests 32 existing social housing units be replaced by 61 social housing units – a positive idea, but merely a deflection of the real issue - the creation of 331 luxury condo units. Will these new strata units help with the affordable housing crisis, or will this simply add to problem of creating more luxury condos accessible to only a select few in Vancouver? This development is using a small contribution to the social housing crisis as a smokescreen for the 57 story monstrosity that will yet again house the wealthy.

For residents of Patina, the proposed development's proximity is of great concern. The residential towers will not have adequate distance from one another, creating privacy issues for residents of both towers alike. The development's residential tower appears to propose constructing the largest building possible on a reasonably small lot, amplifying the ill effects it will have on surrounding buildings, residents, and the Vancouver skyline. The building will negatively impact unit value in the Patina building, a major consequence in a marketplace where Vancouverites are investing much of their life savings into relatively small housing units.

Has consideration been given to the noise factor during construction and the impact it will have on St. Paul's Hospital patients and staff? The proposed development will create disturbances in noise and traffic that will last months, if not years. Increased road congestion on Burrard may negatively impact ambulance response times as northbound Burrard will become more difficult to navigate. If the development proceeds, having the start date coincide with the new St. Paul's Hospital open date seems more appropriate, as current staff and patients will already have been relocated.

The proposal includes the addition of 540 parking stalls – an idea that hardly seems “green” or “eco-friendly”. Have the full impacts on congestion been studied? Existing downtown vehicular traffic are accessing already stretched channels. Additional traffic downtown will create a negative impact for all downtown residents, and the access to and from the development will increase congestion and create a potentially dangerous roadway for pedestrians and cyclists in what is already a very narrow alley.

The alley between the buildings cannot accommodate the traffic that would come with the development's parkade access; moving trucks assisting residents moving in/out of Patina will have difficulty maneuvering, and residents and visitors of the new development will find this disruptive and challenging to navigate. The alley will become a traffic nightmare, and will result in a busy, noisy, pollutant-filled street.

Additional traffic backups and delays will be caused by residents of the new development heading north on Burrard Street who need to turn left into the alleyway (which is currently challenging at most times of the day), and will not only create traffic backups extending south of Nelson Street, but will become a safety concern for southbound cyclists traveling along the Burrard bike lane.

This proposed complex will create a ripple effect downtown by increasing traffic and congestion with overcrowding, will obscure the views of residents residing in countless properties spanning the core, and will create a 57 story eyesore on the highest point of downtown.

We strongly urge the Mayor and Council to consider maintaining the current zoning for the area and disallow the construction of the proposed development. At the very least, provisions for a smaller, more reasonable residential tower which will have a lesser impact on the downtown and its existing residents, is strongly advised. The laudable goals of social housing and expanded church facilities could be accommodated by a single 20 story building, perhaps with a much higher percentage of the units dedicated to low cost housing.

Thank you for your consideration,

Dr. Carl James Brown
Veronica Dubak

Isfeld, Lori

From: Public Hearing
Sent: Thursday, July 20, 2017 12:15 PM
To: Public Hearing
Subject: FW: 969 Burrard Street and 1019-1045 Nelson Street

From: Dian Clare s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 2:07 PM
To: Public Hearing
Subject: 969 Burrard Street and 1019-1045 Nelson Street

I am a neighbour to the proposed development. Please register me to speak at the public hearing on July 18th.

I'm very concerned about this proposed changes to CD-1(445) (Comprehensive Development) District B-law No 9204 for the following reasons:

- The the extreme size of the proposed tower for this location and lot and location
- Destruction of green space and shadowing of the park, school, and surrounding neighborhood
- Congestion on an already congested block
- Traffic and pedestrian safety due to increased volume, removal of sidewalks, and removal of left lane on Nelson St which is heavily used
- The size of the proposed unit for social housing is infinitesimal in proportion the luxury-based project, which offers no affordable housing for average Vancouverites.
- This is corporate-based housing against the public input and interests.

Dian Clare

Isfeld, Lori

From: Public Hearing
Sent: Thursday, July 20, 2017 12:16 PM
To: Public Hearing
Subject: FW: "Opposed to 969 Burrard St development"

From: Diane Cote s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 1:37 PM
To: Public Hearing
Subject: "Opposed to 969 Burrard St development"

I am opposed to this development.

Diane Cote

Isfeld, Lori

From: Melanie Gabanna s.22(1) Personal and Confidential
Sent: Thursday, July 20, 2017 12:42 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

MELANIE GABANNA
Consultant
Habanero Consulting Group

s.22(1) Personal and Confidential
[Redacted]

s.22(1) Personal and Confidential
[Redacted]

Isfeld, Lori

From: Jason Lehmann 5.22(1) Personal and Confidential
Sent: Thursday, July 20, 2017 4:29 PM
To: Public Hearing
Subject: 969 Burrard / 1019 - 1045 Nelson St. FBC redevelopment (2)

In addition to my previous 5 points, I'd like to add a third for council's consideration:

6. The height of the building will cast a rather large shadow on the west end. As the sun rises in the east. Is there any possibility of keeping the design of the building BUT reducing the height by several (x amount) of floors. My concern is this buildings height will dictate the height of other developments in. The areas, such as the st.Pauls or other towers on thurlow/ Barclay; even the potential tower behind this development (nelson at thurlow).

Thanks for your consideration.

In health,

Jason Lehmann, MA. RCC.

5.22(1) Personal and Confidential

Ludwig, Nicole

From: Chris Sweeney s.22(1) Personal and Confidential
Sent: Friday, July 21, 2017 1:35 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

People before profit!

CHRIS SWEENEY
Solution Analyst
Habanero Consulting Group

s.22(1) Personal and Confidential
[Redacted]

s.22(1) Personal and Confidential
[Redacted]

Habanero ranked #3 on *The Globe and Mail* "Best Workplaces in Canada" list for 2017.

Ludwig, Nicole

From: Mallory O'Connor s.22(1) Personal and Confidential
Sent: Friday, July 21, 2017 1:26 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

Please reconsider the zoning for this proposed development:

Towers must be staggered in position to allow for sustainable urban design (air, light) - NOT close people in entirely

Lot was cited for low rise church amenities, not a trump-like luxury tower

Violation of numerous 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

Exclusion of green space and insufficient community benefits

Benefit of big money and elites; conversely, failing to prioritize for the needs of the average Vancouverite

Skyline preservation - too tall, does not fit in with neighbourhood nor city in general

Does not reflect need for affordable housing

Ludwig, Nicole

From: Mami Shimada **s.22(1) Personal and Confidential**
Sent: Friday, July 21, 2017 12:51 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

Hello,

I am writing to oppose the rezoning of 969 Burrard St and 1019-1045 Nelson St. If a new "Trump-style" tower is built, it will dramatically impact the livability and privacy of the neighborhood. It will also negatively change the beautiful West End neighborhood that is currently of a sensible and sustainable community. If you allow one building to tower the rest, it's inevitable that the rest of the West End neighborhood, and really the rest of downtown, to become a sea of glass towers. We will not have the sense of healthy community living we cherish today to pass on to the next generation.

I really hope you will consider the voice of those opposed.

Best,
Mami

MAMI SHIMADA
Employee Experience Specialist
Habanero Consulting Group

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Habanero ranked #3 on *The Globe and Mail* "Best Workplaces in Canada" list for 2017.

Ludwig, Nicole

From: Caterina Sanders s.22(1) Personal and Confidential
Sent: Friday, July 21, 2017 2:26 PM
To: Public Hearing
Subject: Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street

I am writing this email for you to consider at the upcoming public hearing about this re-development application.

I oppose this project based on the following:

- closes in people -- towers must be staggered in position to allow for sustainable urban design (air, light)
- the lot was cited for low rise church amenities, not a Trump-like tower
- it violates numerous West End Community Plan Guidelines around citizen values and needs
- it violates CoV's purported commitment to "Vancouverism": separation of tall slim towers widely by means of low rise structures
- it has excluded green space and offers insufficient community benefits
- it appears to only benefit big money and elites; and conversely, it does not recognize the needs of the average Vancouverite
- it flies in the face of skyline preservation - its too tall and does not fit in with neighbourhood nor city in general
- it does not reflect need for affordable housing

Thank you for your consideration

Caterina Sanders

Ludwig, Nicole

From: Jarrod McKenna s.22(1) Personal and Confidential
Sent: Friday, July 21, 2017 2:56 PM
To: Public Hearing
Subject: "Opposed to Rezoning: 969 Burrard Street and 1019-1045 Nelson Street"

I live near this and I am totally against this monstrosity in our neighbourhood.

Jarrod McKenna