

Ludwig, Nicole

From: Mike Jensen s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 4:23 PM
To: Public Hearing
Subject: Opposed to the rezoning proposal at 969 Burrard

Hi there,

I am opposed to this proposal, and there have been no Health Impact Assessment carried out, and there is a lot of research out there warning how this proposal could negatively impact neighboring resident's health. References included below.

Corburn, J. (2015). *City planning as preventive medicine*. Preventive Medicine, 77. doi: 10.1016/j.ypmed.2015.04.022

Evans, G. (2003). The built environment and mental health. *Journal of Urban Health: Bulletin of the New York Academy of Medicine*, 80(4), 536-555.

Kaplan, R. (2001) The nature of the view from home: a psychological perspective. *Environment and Behavior*, 33(4), 507-542.

Kuller R, Lindsten C. Health and behavior of children in classrooms with and without windows. *J Environ Psychol*. 1992;12:305–317. as cited in Evans, G. (2003).

Matsuoka, R.H., & Kaplan, R. (2008). *People needs in the urban landscape: Analysis of Landscape And Urban Planning contributions*. Landscape and Urban Planning, 84, 7–19.

Stevens, N. & Salmon, P. (2014). Safe places for pedestrians: Using cognitive work analysis to consider the relationships between the engineering and urban design of footpaths. *Accident Analysis & Prevention*, 72, 257-266.

Veitch, J.A. & Galasiu, A.D. (2012). The Physiological and Psychological Effects of Windows, Daylight, and View at Home: Review and Research Agenda. <http://nparc.cisti-icist.nrc-cnrc.gc.ca/npsi/ctrl?action=shwart&index=an&req=20375039&lang=en>. DOI: <http://doi.org/10.4224/20375039>

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Wells & Rollings. (2012). The natural environment in residential settings: Influences on human health and Function. In Editor S. Clayton, The Oxford Handbook of Environmental and Conservation Psychology 509-523. Oxford Library of Psychology.

Williams, Lisa Marie.(2013). Between Health and Place: Understanding the Built Environment. Toronto, ON, CAN: Wellesley Institute, 2013.

Thanks
Mike Jensen

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, July 25, 2017 4:52 PM
To: Public Hearing
Subject: FW: opposed to 969 Burrard and Nelson rezoning!

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

From: Cheryl Todd **s.22(1) Personal and Confidential**
Sent: Tuesday, July 25, 2017 4:43 PM
To: Correspondence Group, City Clerk's Office
Subject: opposed to 969 Burrard and Nelson rezoning!

The proposed Westbank tower is far too big for the lot. It will create far too much traffic congestion in the area, and it is unaffordable for the average Vancouverite.

Yours truly,

Cheryl Todd

Ludwig, Nicole

From: Michael Jung s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 4:53 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard & 1019-1045 Nelson Street

To whom it may concern:

In light of the recent extension of the public hearing, I am sending a message as a resident of 1028 Barclay Street to express my extreme opposition to the proposed rezoning of 969 Burrard and 1019-1045 Nelson Street.

As my unit faces the direction of the proposed towers, the view from one side of my unit will be obstructed completely and the tower replacing said view will be an eyesore. Furthermore, the distance between the proposed towers and other surrounding buildings will be far too close to even remotely be considered acceptable. There remains ample space to create a better plan that works for more people, especially without encroaching on the area of another building.

In addition, the proposed rezoning violates city plans that were created in 2005 and it is my strong belief that these bylaws created by the City must be upheld. Also, the proposed tower's projected height is set to be excessive while being built on the most elevated downtown area. Therefore, more careful and considerate planning should be made.

Another major concern is the traffic along Nelson, Thurlow and Burrard street which is already heavily congested. Adding more vehicle to this congestion would result in appalling driving conditions.

In sum, I am strongly opposed to the rezoning of 969 Burrard and 1019-1045 Nelson Street.

Regards,
Michael Jung

Ludwig, Nicole

From: annie pelletier s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 4:54 PM
To: Public Hearing
Subject: Opposed to 969 Burrard Rezoning

This plan violates MANY aspects of the West End Community Plan, as is the opposite of the city of Vancouver's expressed and advertised commitment to Vancouverism ensuring tall sim towers are widely separated by low-rises. Please don't.

Marie Annie Pelletier

Ludwig, Nicole

From: Joy J s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 6:11 PM
To: Public Hearing
Subject: opposed to the 969 burrard st rezoning application

I am opposed to this rezoning due to the **profound failure on the part of the City to engage in a full and transparent process of public consultation.**

There is a growing dearth of trust in the civic process and our officials, and this project has both shone a light upon it and exacerbated the problem further.

(1) There are reports of Gillespie announcing this as a "sure thing" years ago at an architectural conference in the US; meanwhile, the public had no idea

(2) In the summer of 2005, I called the city and spoke at length and in detail regarding this lot just one month before the public open house was announced - the city staff member told me that there was nothing on the books for this spot. We took the time to ensure we were indeed referring to the same location; once confirmed, I again asked if anything was even in the works (vs. being formally proposed) and was told no, and that public consultation would involve something being mailed to us. The next thing that was mail indicated that this project had, in fact, been in the works for years.

(3) Yan Zeng announced in no uncertain terms that this project has been in the works for YEARS (again, the public has been in the dark - nothing was announced, and calling the city yielded denials and not even a hint of a "potential" project being considered - this is necessary for those of us making the most important purchase of our lives, our home. We deserve to know what's going on in the neighbourhood and when we perform our due diligence, the City should be forthcoming)

(4) Responses to questions have at times not been sufficiently thorough nor timely

(5) There are egregious violations of the WECP with respect to public consultation - a document which, at its core, was both founded in the spirit of honouring public consultation and established within it an ongoing commitment to public consultation.

(6) Stratas East of Burrard (Electra and Electric Avenue, possibly Wall, for example) were NOT notified of the public proceedings despite their close physical proximity and resultant projected negative impacts. Leaving them out lacks thoroughness and throws into question the integrity of the process.

(7) Despite this project impacting many vulnerable individuals, your charter does not allow for those who are housebound to have someone read on their behalf. If we can grant access to a designated other by means of official documents that ensure privacy & security, then the City should do better to include all voices from society. Otherwise, what you're doing is systematically removing the voices of those likely most negatively impacted. This must be recognized and changed.

(8) Global marketing by Westbank has already begun, prior to this project being approved, which does not make sense if it truly was dependent upon the outcome of today's hearing proceedings. This depletes public trust in the consultation as being one of integrity vs. token/appearances. We need substantive responding from the City - we love this beautiful place and are not willing to squander it with irresponsible design grounded in corporate interests and at the expense of our immediate and future needs. When we have the potential to thrive,

it makes no sense to sell away those odds and risk us becoming a 'distressed'/strained/problematic neighbourhood.

Sincerely,
Joy Jensen