

ADDITIONAL NOTES
FROM JOEL SACKS

Mayor Robertson and members of Council,

Thanks for allowing me to speak to you this evening and to express my concerns as to why I am objecting to the rezoning of this location.

I am a resident and owner in the Patina, so I am both very familiar with the neighbourhood and I can see the impact that it will have on everyone who resides in the Patina and the surrounding neighbourhood.

1. This area is already extremely congested with traffic:

During the morning rush hour, the section of Nelson Street between Thurlow and Burrard is completely jam packed. Can you imagine what it will be like with hundreds more cars trying to get out of this building and onto Burrard, Thurlow and Nelson streets in the morning?

With the current population, already cars traveling down Nelson and across Burrard are often stuck in the intersection when the lights change, blocking traffic on Burrard.

Also, the stretch of Burrard between Smithe and Nelson is completely congested in the end of day rush hour. Now imagine hundreds more cars heading up Smithe, turning left into Burrard and then those same cars clogging up Burrard while waiting to turn right into the lane while pedestrians cross the lane. I know how busy this crossing is as I often make this turn myself.

Note: Not this time of year while so many people are out of the city.

- There will be hundreds of cars and frequent moving trucks as well as garbage trucks in the lane, in addition to the current ones for Patina. The lane is already very busy with cars as well as pedestrians walking their dogs to the Nelson dog park. As there are no sidewalks, it is necessary to walk in the road. This will create major hazards .

2. Has this been considered? The size of this building will also amount to longer construction time, which will cause major disruptions to the traffic for several years, with a highly congested part of Nelson Street either partially or fully blocked off for quite some time.

3. 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.

4. This project does not address the low-cost housing and rental issue. Obviously the developer knows that prime real estate in the West End and Downtown is not the place to have low-cost housing, so they are trying to do the minimal possible, to show this project as having a positive social effect and by trying to lessen the impact of this monstrous tower by using the umbrella of this being for the church and social housing.

In essence - 32 rentals are being replaced by 61 - In all honesty, this won't have any impact on the rental situation in Vancouver.

5. This tower is 50% taller than the Patina and will have the effect of looming over this part of the city.

6. The shadow Analysis shows that from 3pm until sunset, there will be a complete shadow cast over the south facing units of the Patina - on all the floors, leaving the residents unexposed to natural sunlight, which anyone who has lived in Vancouver for a while, knows has a detrimental effect on people's health and well being.

7. By allowing a tower of this magnitude, you are setting a precedence for other towers of this size to be built, as they will have good reason to do so. Let me give you some info on forecasted future developments:

- Last Feb 1059+1075 Nelson sold to Sun Commercial Real Estate for \$60m - 3.8 times the land's \$15.6m assessed value. Sun then flipped to Gao Shan for \$68m in Feb 2016 (South China Morning Post). These properties were previously purchased by the Wall Financial group. I went to their open-house presentation in 2015, where they presented a proposed 60 storey tower at this location. While Wall's plans were scrapped when they sold these properties, Mr Gao confirmed in an interview that this was purchased as a development site.

- Bosa bought 1060+1070 Barclay (1080) - assessed for \$19.8m in 2016 - for \$58.5m in Jan/ Feb 2016

Developers with so much money are going to use all their power to build and to recover such a cost for the land, the units will be expensive and the building will be very tall. By allowing these towers to go up, a precedence is being set for the area and there will be little reason to argue as to why they cannot also build such a monstrous tower.

Also - at such prices, it will be for the international market, which means, another tower will be created and left vacant, like many Coal Harbour buildings.

- Will create a boxed in effect

- Condos will remain empty and bought by foreign investors

8. Coal Harbour + Georgia Street are the areas for high rises of this size. The West End has charm and character will a village like feel.

9. There's also the green factor. Several well established trees will be destroyed on Nelson street.

10. I'd also like to point out that, after reading the email submissions of those for this project, the majority are members of the First Baptist Church. Obviously they want their church to be fixed up for free and more facilities created. You need to look at the people who live in the immediate area and whose quality of life will be affected by this and also to give weight to the people who pay property taxes in order to live in this neighbourhood.

11. When we purchased in the Patina 3 years ago, we reached and our realtor searched for the area ~~zoning~~ zoning and all we could find was that the site was zoned for 24 floors. No searches found any info on the West End plan which was supposedly well published. Nothing can be found about this.

VANCOUVER | Beautiful, Multicultural | Canada's Pacific Metropolis



Posted Jan 15, 2013, 4:36 PM



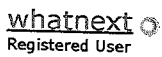
#5

Join Date: Nov 2001
Location: London, UK
Posts: 1,140

Ask him if he is still planning to do a project with Tadao Ando in Vancouver (he mentioned it a few years back)



Posted Jan 16, 2013, 1:37 AM



#6

Join Date: Feb 2009
Location: Vancouver
Posts: 4,337

Ask him for an honest assessment of how bad Vancouver's real estate bust is going to be.



Posted Jan 16, 2013, 4:45 AM



#Z

Join Date: Jun 2006
Posts: 7,504

Tadao Ando was invited to sketch up a proposal for Beach and Howe along with some other starchitects, BIG ending up winning out, a bunch of the starchitects didn't even submit as the process was started way back before the worldwide market collapse so they were still swapped with work.



Posted Jan 18, 2013, 7:32 PM



#8

Join Date: May 2012
Location: 94109
Posts: 853

hm, the dynamic wasn't what i expected.

gillespie was very animated, telling stories about his development history mostly, and talking about vancouver's environmental principles. it was hard not to like him, personally, he had a very freewheeling way about him, and he really played up the canadian thing, charmingly making loads of unexplained references to things/people unknown to the non-canadian audience. he also had this interesting tendency to describe almost everything hyperbolically or straight up as 'the best in canada,' which was oddly charming as well. alas, the contours of the form and the substance of the content seemed perfectly consistent on balance: during his presentation, in direct response to the sf citywide planning director's questions, and to audience questions, he was very unclear on the details and he stuck to very broad pronouncements.

basically, this was a ceo flown into san francisco to do a presentation as part of the larger push into the sf market, rather than any real urbanism discussion. and he either didn't know or wasn't willing to discuss anything beyond his projects, how great they were, or what westbank could bring to sf.

however, we did learn a few things. first of all, westbank is huge - over 1000 employees. that's padded by the fact that they own and manage hotels, restaurants (momofuku toronto came up), and that they do all their own general contracting. next, we learned that, according to gillespie, vancouver's planning process is actually pretty free-wheeling, and that there's a LOT of room for negotiation. he said that he'd never once built a project in vancouver that fit within existing zoning - a huge laugh line for the sf audience - and he described a somewhat astonishing development process for the shangri-la, which basically consisted of a few lunches with beasley and getting height and lot coverage settled before even acquiring the land. then approaching the land owner, a reluctant seller, and finishing up a co-venture deal with him within an hour, on the back of "a tim horton's napkin" - a reference that most people didn't get, even if they understood the point, incidentally. the rest was just siccing his people on it. there were also plenty of other stories that reinforce the "discretionary" nature of discretionary planning in vancouver, but none so powerful as gillespie's flat out admission that you get what you want as long as you buy the city off with daycare space or whatever they want. he said that, after property taxes, cac (he just assumed that everyone knew what this vancouver acronym was, btw, which was charming) was the major source of financing for these things and, thus, in vancouver, there's a lot of room for negotiation, so that everyone gets what they want.

there was a sort of sideline to this discussion, and indeed throughout, that given this state of affairs, developers have a lot of room to abuse the system and put up terrible buildings, and he continually made reference to his own company's progressiveness and aesthetic awareness in this regard. in direct response to a question about why vancouver's buildings are all so similar and of similarly low architectural quality, he said flat out and unequivocally that it was the market, that development has happened so quickly that progressive forces haven't really emerged at the 'critical mass', at least, that's what i got from his somewhat muddled answer.

finally, there is a mind-blowing project at the first baptist church in the pipes, gillespie showed us a couple images and the entire room gasped in awe and

excitement. it's a full church restoration and expansion with a bing thom-designed tower rising off the back portion of the site, a very special, narrow, pointed marina city-esque wonder that will become a city icon almost immediately. gillespie called it "a done deal."



Posted Jan 18, 2013, 8:32 PM



mezzanine
Registered User

#9

Join Date: Aug 2002
Posts: 1,461

Cool info. Thanks! 😊



Posted Jan 18, 2013, 8:55 PM



Jebby
Κύριε ἐλέησον

#10

Join Date: Dec 2010
Location: Mexico City/Bogota
Posts: 1,773

Quote:

Originally Posted by **easy as pie**
finally, there is a mind-blowing project at the first baptist church in the pipes, gillepsie showed us a couple images and the entire room gasped in awe and excitement. it's a full church restoration and expansion with a bing thom-designed tower rising off the back portion of the site, a very special, narrow, pointed marina city-esque wonder that will become a city icon almost immediately. gillespie called it "a done deal."

If you're lying/deal falls through I hope the mods ban you for getting our hopes up 🌐



Posted Jan 18, 2013, 9:50 PM



LeftCoaster
Moderator

#11

Join Date: Nov 2005
Location: Toronto
Posts: 7,565

Gillespie is a very special kind of developer and I believe truly loves Vancouver and cares about the city. He spearheads projects with more daring architecture and designs, taking lower returns for the benefit of the neighbourhood and city as a whole.

Vancouver is truly lucky to have someone like him, and I encourage those of you who care to support Westbank's projects more exciting when and how you can.



Posted Jan 18, 2013, 10:40 PM



jlousa
Ferris Wheel Hater

#12

Join Date: Jun 2006
Posts: 7,504

I am surprised the FBC project was mentioned to a public audience at this stage. The proposal certainly is special and will be an instant icon. I'm not so sure I'd have referred to it as a done deal though, but I'm glad Ian is confident that bodes well for the city. I will not be providing any info on it until I know it's in the public domain so don't ask. 🙄



Posted Jan 18, 2013, 11:50 PM



easy as pie
testify

#13

Join Date: May 2012
Location: 94109
Posts: 853

Ludwig, Nicole

From: s.22(1) Personal and Confidential on behalf of Melody Ma s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 9:26 PM
To: Public Hearing
Cc: Carr, Adriane
Subject: Westbank sales link
Attachments: image.jpeg; image.jpeg

Dear Mayor and Council:

As mentioned, here's the link to the article regarding the fall 2017 launch of the Burrard tower: <http://www.theedgemarkets.com/article/westbanks-luxury-residences-vancouver-have-global-appeal>

I've also attached images of the specific sections.

SQFT mentioned is Westbank's offshore sales partner: <http://sqftglobal.com/#>

Melody

New landmark developments

Westbank has embarked on two global launches this year, with another two lined up for the second half of 2017.

One of them is Horseshoe Bay in West Vancouver. Previously a - surface car park serving Sewell's Marina and largely underutilised for much of the year, the 256,759 sq ft site will be developed into 158 new residential units and small commercial spaces, both marina- and non-marina-related.

Designed by architect Paul

Burrard and Nelson by Westbank is an upcoming new development in the heart of downtown Vancouver. It involves the restoration and expansion of one of the city's most historic churches, which will be integrated with a 550ft residential tower.

Designed by Bing Thom Architects, the tower will “provide Vancouver with a bold new iconic landmark that highlights the highpoint of the downtown peninsula and the historic gateway into the West End”.

From launching just one project a year in Singapore to four so far this