

## Castro, Maria

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**From:** Natasha Li [REDACTED]  
**Sent:** Tuesday, October 31, 2017 11:24 AM  
**To:** Public Hearing  
**Subject:** Comments to the Notice of Public Hearing 521 - 527 West 8th Avenue

Dear Council:

We are the owners of condo at [REDACTED] Avenue writing in response to a Notice of Public Hearing for 521 – 527 West 8<sup>th</sup> Avenue received on October 27<sup>th</sup>, 2017 and want to file our comments:

1. The proposed development to build an eight-storey office building with commercial retail use will block the entire sky and the only morning sun we currently have. We are already effected by the buildings [REDACTED] Avenue by not having any sun light during a day nor evening.
2. A constant noise from parking and garbage removal areas, commercial building conditioners and the electrical poles/wires that are right behind our windows and balconies are already a huge nuisance and detriment to our health that affects us daily. Because of this we can't enjoy spending time on our patios and balconies nor can we keep our windows open.

**Proposal:**

The height of the proposed development must be reduced to at least a 4 storey building, close to the height of the opposite "Whole Foods" building on the West 8<sup>th</sup> Avenue to allow residents of the [REDACTED] Avenue buildings not to suffer further.

We really hope that a public opinion will be taken into consideration along with your design guidelines at the upcoming hearing.

Kind regards,

[REDACTED]

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[REDACTED]

## Castro, Maria

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**From:** Kris and Amanda Kotzer [REDACTED]  
**Sent:** Friday, November 03, 2017 2:34 PM  
**To:** Public Hearing  
**Subject:** 521-527 West 8th planning comment

Hi there,

I am a condo owner at [REDACTED] I would to submit a comment to the city council regarding the planned 521-527 West 8th building.

While I technically have no issue with the building, I am concerned as this exact area across from whole food and the whole foods/building parking access is already one of EXTREEM congestion. The traffic backs up at all times of the day in both directions on 8th, often into the cambie intersection and getting out of the whole foods parking lot is already nearly impossible at peak times. While I don't use the whole foods parking lot, I feel very sorry for those that live in the building.

I assume the new building @ 527 will have parking and access to parking on 8th as well? (note, it is very annoying that this wasn't made clear in the notice we got in the mail). There is no reference to parking, but its hard to imagine that new building would not have an underground parking given the lack of parking space in the immediate area.

While I am happy to have my comments / name on the website, please do not post my personal contact details.

Thanks, Amanda

Kris and Amanda Kotzer [REDACTED]

**From:** Rita Samuda [REDACTED]  
**Sent:** Friday, November 03, 2017 3:52 PM  
**To:** Public Hearing  
**Cc:** [REDACTED]  
**Subject:** COMMENTS RE PUBLIC HEARING NOVEMBER 14, 2017 AT 6PM

Dear Sirs:

We (the undersigned) wish to register our comments concerning the proposed development of "an eight-storey office building with commercial retail use at grade" to be located at 521-527 West 8<sup>th</sup> Avenue in Vancouver. We have a personal interest in the effect that the proposed development will have on the neighbourhood, as we each own and reside in a condominium located across the street at [REDACTED]. Our primary concern is with respect to traffic and parking.

Since moving into the Crossroads residential building in early 2009, we have witnessed the traffic on West 8<sup>th</sup> Avenue become overly congested and, at times, unsafe. As a result of the popular Whole Foods at W 8th & Cambie, as well as the Government Liquor Store and many other retail outlets on or around that corner, there is a constant flow of both cars and pedestrians from all directions. The underground parkade at [REDACTED] services the customers of the many retail outlets and also provides parking for the Crossroads residential building as well as the personnel, clients and guests of the adjacent medical buildings and the Crossroads commercial building which houses the City of Vancouver Engineering offices.

Consequently, we raise the following matters for consideration by the City of Vancouver in the approval process of the proposed development and in the street design and traffic flow planning in association with the proposed development:

1. Food trucks are often parked from early morning on either side of W 8th at Cambie, limiting street parking and impeding smooth traffic flow.
2. On a daily basis, extremely large delivery trucks for both Whole Foods and London Drugs drive in and out of the commercial side of the underground parkade which further restricts traffic flow during the early morning hours.
3. As there is no Loading Zone at the front of the Crossroads residence building, garbage and recycling trucks must leave the emptied bins on the sidewalk, inhibiting the pedestrian walkway.
4. Vehicles exit and enter the parkade to and from both east and west directions, making it precarious for the numerous pedestrians passing along the sidewalk directly in front of the parkade.
5. There is a sidewalk "jut-out" directly in front of the Crossroads residences which seems to serve no beneficial purpose but rather requires a wide turn onto 8th from the parkade which has caused flat tires, several accidents and is currently severely cracked from cars driving into or over it.
6. Further traffic snarl-ups are created as a result of cars attempting to enter and exit the one-lane/two-directional alleyway between the liquor store and the proposed development site.

Possible solutions to some of the issues are:

1. If the Development will have its own underground parking facility, the entrance/exit of such parking should not be on 8th Avenue or an unmanageable traffic situation will result.
2. As W 8th is only a two-lane street with busy street parking, consideration should be given to changing at least the 500 block of W 8th to a one-way street heading east to Cambie, which may alleviate the

negative impact that the addition of a further commercial/retail space will have on traffic flow in the 500 block of West 8th Avenue.

3. The sidewalk "jut-out" in front of [REDACTED] should be removed and this space instead reserved for a Loading Zone/Taxi stand. There is currently no loading or stopping area in front of the Crossroads residences or anywhere else on the south side of 500 block West 8th Avenue. A commercial Loading Zone at this spot could provide a stopping area for taxis and delivery vehicles, as well as food trucks during appropriate hours.

We ask that the aforesaid matters be taken into consideration by the City prior to approval of the proposed development and that the problematic traffic issues be addressed in the site planning and design of the proposed development.

Sincerely,

Rita M.A. Samuda

[REDACTED]

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Rita M.A. Samuda, J.D.

[REDACTED]

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**Castro, Maria**

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**From:** Juliet Bravo [REDACTED]  
**Sent:** Saturday, November 04, 2017 12:52 PM  
**To:** Public Hearing  
**Subject:** Comment on 521 527 west 8 ave

I am against the re zoning and potential development.

I moved from Downtown Vancouver to Fairview to get away from the higher level glass squares in the downtown area.

I do not believe an 8 storey glass building fits in the residential neighbourhood.

Thanks for considering my opinion,  
S Christy.