

Castro, Maria

From: pavel dubchak "s.22(1) Personal and Confidential"
Sent: Monday, December 18, 2017 6:13 PM
To: Public Hearing
Subject: 1500 W Georgia Street

Absolute disaster! A monster that is not fitting at all. The style is terrible, the size is inappropriate.

Pavel

"s.22(1) Personal and Confidential"

Burke, Teresita

From: "s.22(1) Personal and Confidential"
Sent: Monday, December 25, 2017 1:00 PM
To: Public Hearing
Subject: 1500 W Georgia St.

City Clerks Office.

I refer to your invite to Public hearing Of proposed development at 1500 W.Georgia St.
You are no doubt well aware of several such developments around W.Georgia/Alberni/West Pender/
Cardero and Robson.

Altogether these developments will put together well over 3000 units.
If all these unit come with 1 car we will be looking at 3000. Even if we discount
it by 50% it will be around 1500 new cars in such congested area.

As resident of Coal Harbour we face daily traffic problems so what will happen with
extra 1500 cars? Please provide me with an answer to this.

Has the Council any plans to :

- 1) Provide new bridge or tunnel to replace Lions Gate Bridge?
- 2) Widen W.Georgia/West Pender?
- 3) How does the council plans to solve the traffic problems?

Until the Council can resolve this issue it should suspend approval of any such developments in
this area.

Navin Maharaj.

"s.22(1) Personal and Confidential"

Burke, Teresita

From: Ross Hornby "s.22(1) Personal and Confidential"
Sent: Wednesday, December 27, 2017 8:30 AM
To: Public Hearing
Subject: 1500 West Georgia Street

As a resident of "s.22(1) Personal and Confidential" I object to the scale and height of the proposed tower at the 1500 West Georgia. This is neighbourhood of mid-sized buildings with a maximum height of 20-25 stories. The proposed building will cast a shadow over the entire Bayshore neighbourhood. It is grossly out of scale for what is a residential neighbourhood. The proposal should be scaled back to fit in with the existing neighbourhood.

Ross Hornby

"s.22(1) Personal and Confidential"

Sent from my iPhone

Burke, Teresita

From: john stackhouse "s.22(1) Personal and Confidential"
Sent: Tuesday, January 02, 2018 11:58 AM
To: Public Hearing
Subject: Rezoning Application - 1500 West Georgia Street

To Whom It May Concern,

The illustrated structure has several sections which project out into the air. The underside of these will reflect city traffic and other noises back down onto the street, increasing the amount of unnecessary noise in our city.

The negative consequences of city noise are known. The related health costs are a burden to all tax payers.

If we wish to enhance the quality of life in Vancouver, please do not let this design be built.

Yours truly,

John Stackhouse

"s.22(1) Personal and Confidential"

Castro, Maria

From: "s.22(1) Personal and Confidential"
Sent: Friday, January 05, 2018 6:53 PM
To: Public Hearing
Subject: 1500 W Georgia St -Public Hearing

hi,

The bldg. that is being proposed to be built on that site is the worst & ugliest design around & does not fit in with the area. They need to completely redesign what they are proposing so it looks nice & fits in with everything else in the area. Whoever designed that does not have a clue about design, regardless of being an architect.

I recommend the design be rejected & ask them to go back to the drawing board.

tk, bob

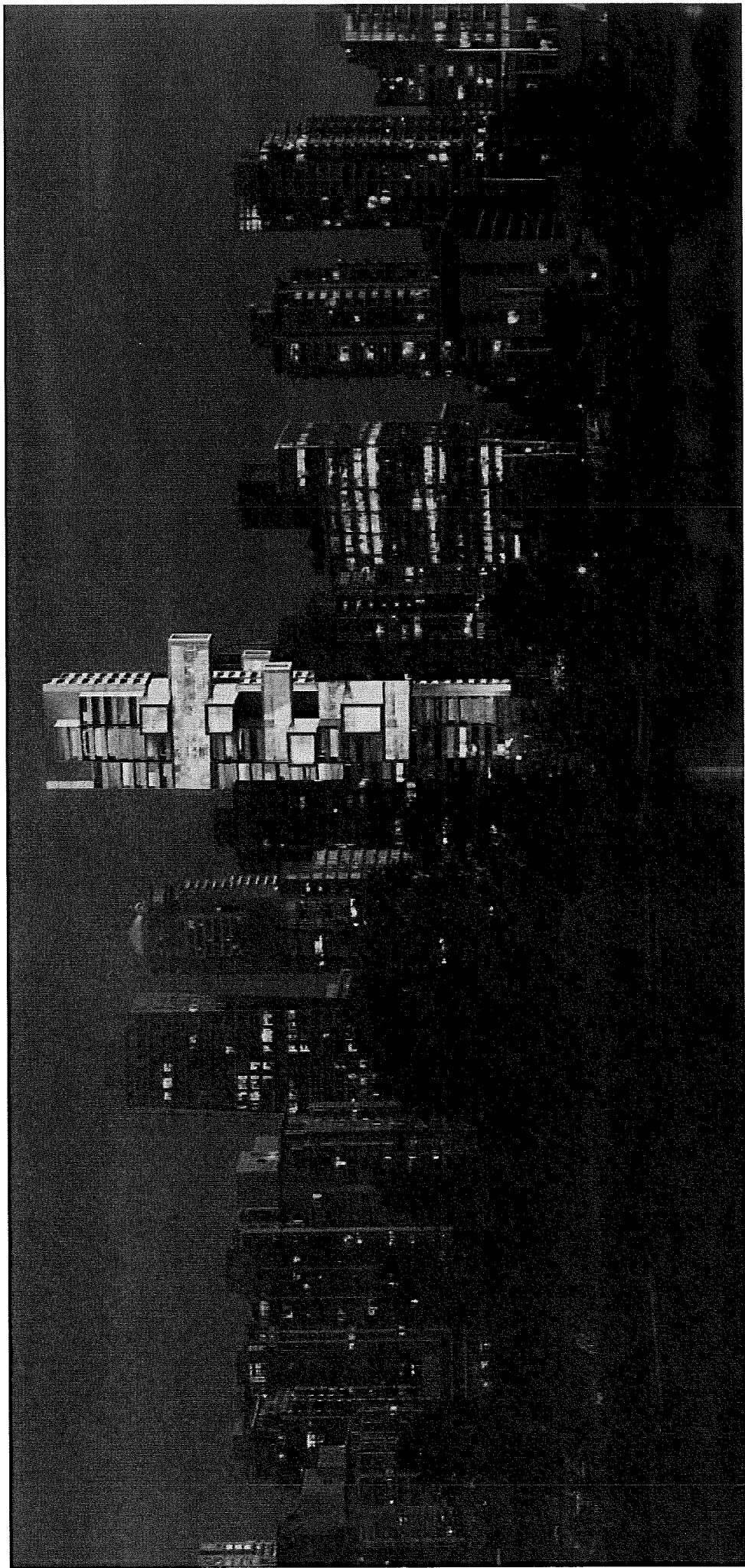
Castro, Maria

From: Ray Spaxman "s.22(1) Personal and Confidential"
Sent: Sunday, January 07, 2018 6:22 PM
To: Ray Spaxman
Subject: Good Manners
Attachments: Screen Shot 2018-01-07 at 4.18.59 PM.png; ATT00001.htm; Screen Shot 2018-01-07 at 4.16.16 PM.png; ATT00002.htm; 1500 Georgia and Urban Design..eml; Good manners #2.eml

Hello,

It is disturbing to be living at a time when bad manners are being condoned by the community. Obviously dreadful behaviour, as displayed continuously by that powerful man to the south of us, seems to be encouraging the “bad mannered” to expand that behaviour into all walks of life. It seems that some rich and powerful, and-or big and strong people, are able not only to display bad manners, they seem also to obtain the approval of the various authorities that have evolved over time in our communities to prevent the worst “bad manners” from disrupting our sense of comfort in our neighbourhoods.

I have also noted another trend, which I know some of you have noticed too, and that is the increasing bad manners that can occur in development and especially in architecture. Bad mannered architecture has been an issue for centuries but we seem to be going through a phase when bad manners is condoned for the sake of money, international recognition or simply absence of mind. The latest example is the proposed residential tower at 1500 Georgia Street. The building rendering below is taken from the current application going before Council next week.

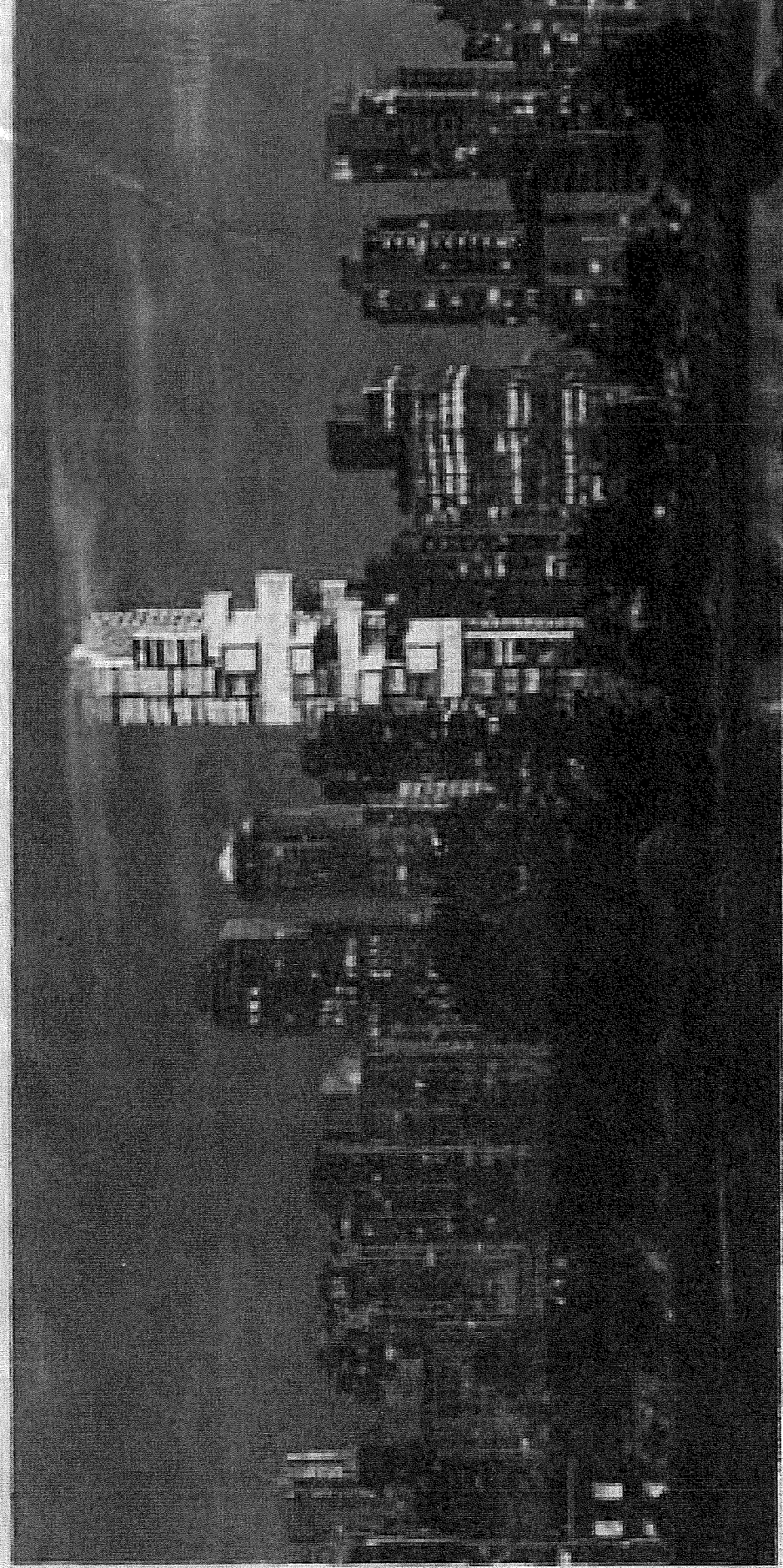


The Pacific Northwest LINC
point members led by Madeline's

Prince Rupert by the end of this
year and launch LINC projects in

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The final investment decision

agreement by the Legislative As-
sembly of British Columbia.



Construction of Schwanitz's striking tower has horizontal glass projections with views of the West End and Coal Harbour are shown

DEVELOPMENT

Proposed tower offers edgy appeal

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Castro, Maria

From: Ray Spaxman s.22(1) Personal and Confidential
Sent: Monday, January 08, 2018 7:27 AM
To: Ray Spaxman
Subject: Good manners #2
Attachments: img-150613123433-0001.pdf; ATT00001.htm; Screen Shot 2018-01-08 at 6.50.53 AM.png; ATT00002.htm

Good morning,

For those who are following this issue, I am copying below two renderings of the proposed Jenga tower. The first one is from a year and a half ago when it was first proposed. The second is from the application currently recommended to City Council.

Can you spot the improvements that have been made to the design after some 18 months of negotiations? Especially the improvements that are supposed to have been made to achieve good neighbourliness?

The first thing I noticed is how the most affected neighbour to the south, on Alberni, seen in the gap in this rendering between the new building and the existing office tower on Georgia, has been “air-brushed” out. It has been removed and replaced with a lovely cloud formation. That is certainly an improvement for the applicant. Perhaps for those people not trained and experienced in these matters, that removal will take the issue out of people’s minds. It makes you wonder if the Alberni apartment shown in the first rendering was shown accurately?

I could go further to express my dismay and mounting skepticism about the whole process here, but I must calm down first.

Have a good day.

Ray

ARCHITECTURE

Developer proposes Jenga-like condo

Unique design with boxlike projections would dominate skyline, but not everyone

**DERRICK PENNER
AND BETHANY LINDSAY**

VANCOUVER SUN

A distinctive Jenga-like tower proposed for downtown Vancouver was designed to be a landmark on the city's skyline, but there are concerns it signals a move away from harmonious urban planning.

Architect Ole Scheeren calls his design for 1500 West Georgia "a tower that reaches out horizontally to engage the space of the city." The proposal from Bosa Properties and partner Kingwood Properties calls for a 500-foot residential tower with rectangular blocks jutting out from its sides, to be placed adjacent to the existing green glass office tower.

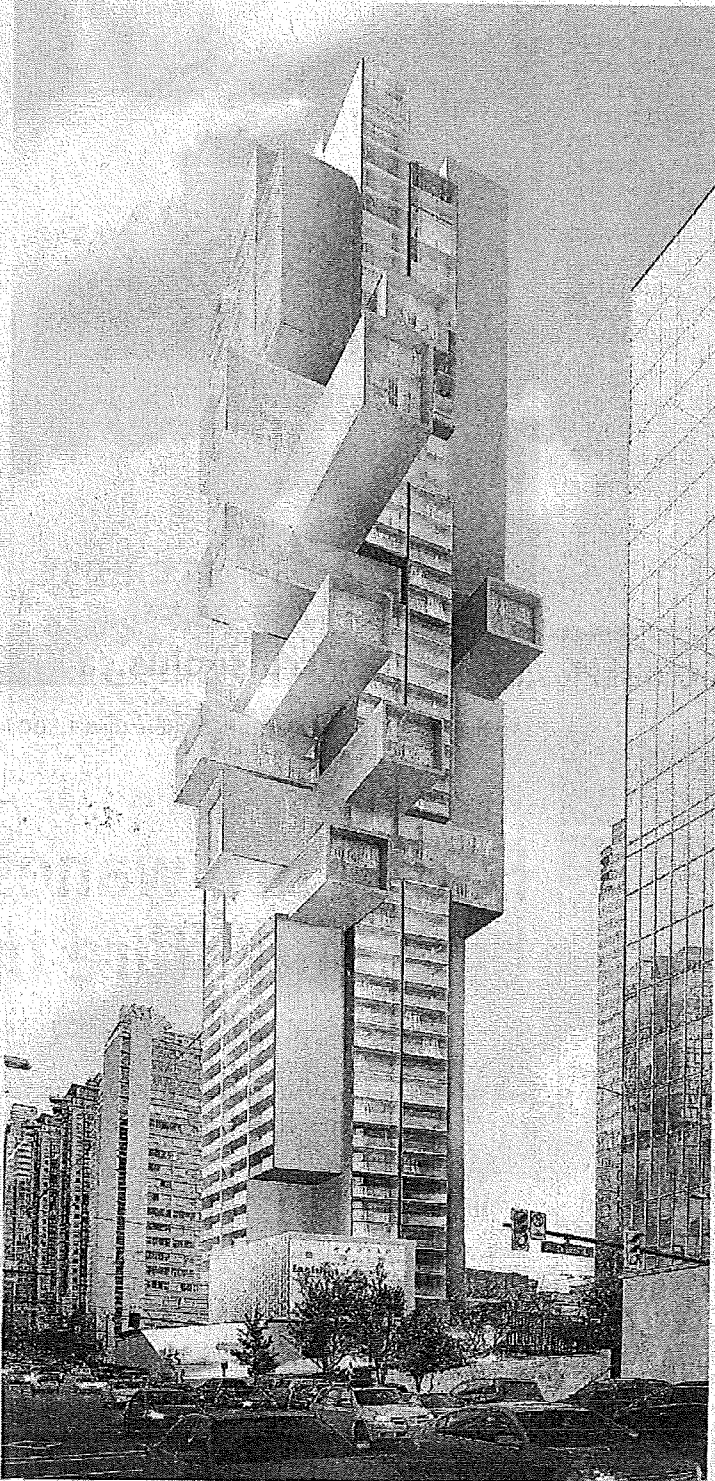
The developers were looking to build a "landmark building that tries to change and improve the skyline" of downtown when they bought the site last fall, said Daryl Simpson, senior vice-president at Bosa.

"We like that it's the entrance to downtown, we like the views that a tower like this can afford through to Stanley Park, the West End and Coal Harbour," he said.

The partners selected Scheeren's firm to design the landmark structure after a short competition during which they looked outside of Vancouver for an innovative idea. Scheeren's portfolio includes work with star architect Rem Koolhaas on the unique CCTV headquarters building in Beijing.

The partners have submitted a letter of inquiry to the City of Vancouver signalling that they have a design they would like to proceed with. The tower itself seeks to "open up the inert shaft of the tower," the architect said in a statement on his website, with a more sculpture-like stack of rectangular forms.

And while Simpson accepts that not everyone will like the unique design, he believes it will be "wildly received."



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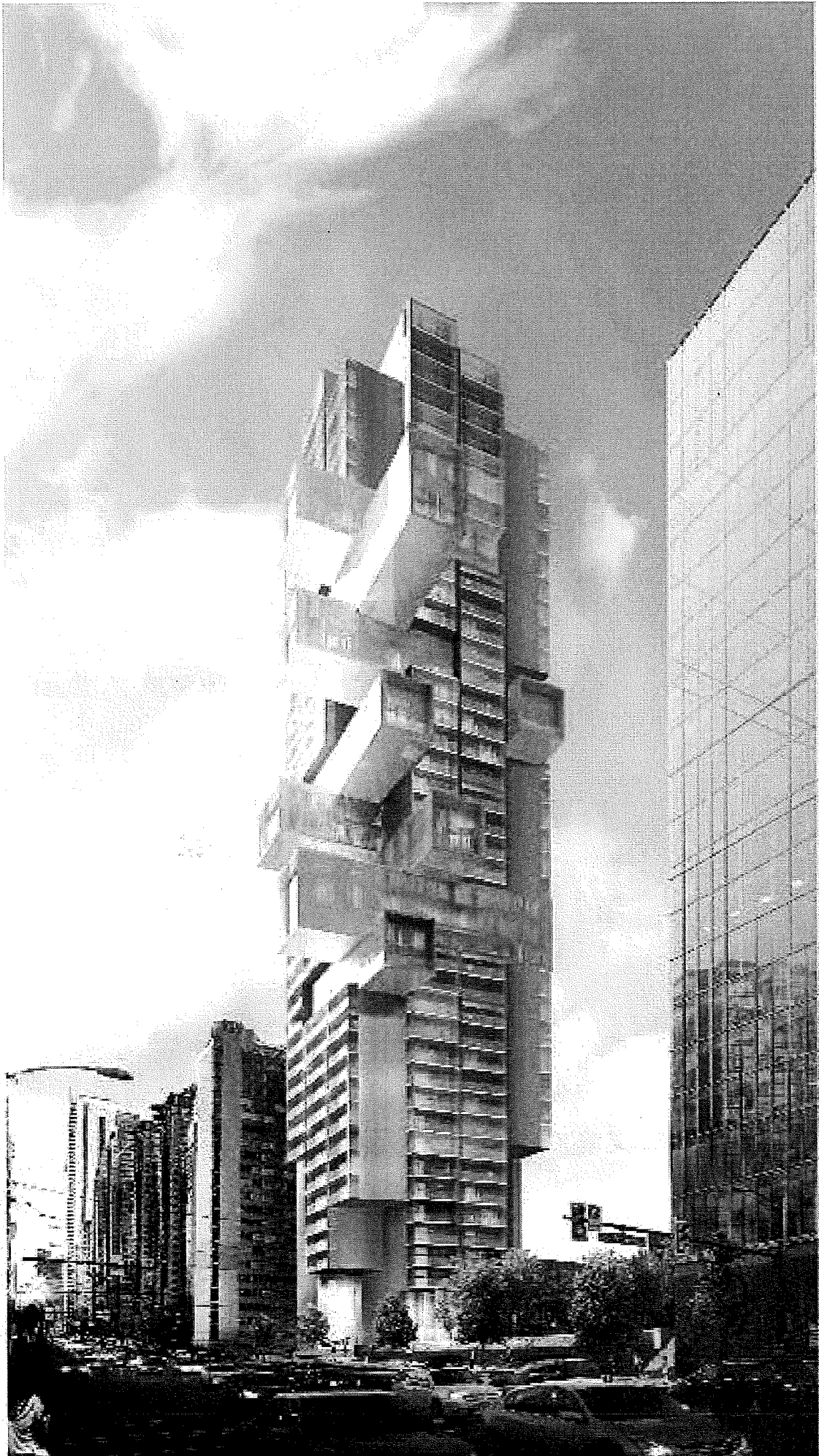
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Street view from West

Castro, Maria

From: Ray Spaxman <[REDACTED] s.22(1) Personal and Confidential">
Sent: Saturday, June 13, 2015 1:46 PM
To: UrbanARM
Subject: 1500 Georgia and Urban Design.
Attachments: img-150613123311-0001.pdf; ATT00001.htm; img-150613123433-0001.pdf; ATT00002.htm

Hello,

When the Sun called me on Friday and asked what I thought of the proposed building at 1500 Georgia St, I had only seen the photo of it in the Globe and Mail, and the Sun reporters are correct in reporting that I had nothing positive to say about it. Now that I have seen the photo in today's Sun I do have something positive to say about it. It is an interesting sculptural composition of different sized rectangular blocks arranged randomly to evoke, like so many cubist studies of yesteryear, a fascinating study of three dimensional sculptural relationships. For those people enjoying that form of art this object could look quite fascinating, perhaps built with marble blocks and standing even 30 feet high among the trees in Stanley Park, as a piece of public art. A smaller version could be equally fascinating on someones coffee table. As a residential building in an existing neighbourhood we should wonder.

I have spent most of my longish life studying urban design. I have wondered deeply about what Vitruvius's "commodity, firmness and delight" mean to liveability to sense of community, even to comfort and joy. As many of you know, when I was the city's Director of Planning I stressed the importance of neighbourliness to develop confidence in the way the city inevitably changes over time. Even if you like the look of the proposal at 1500 Georgia, think of what the neighbours might think of it. Could it be a better neighbour? A building this size affects a very large neighbourhood, especially one that glories in the presence of our miraculous views of ocean, mountains and the whole built-up peninsula that has resulted from previous policies designed to share those amenities with as many people as possible. It was those policies among others, that led to the recognition of a product of urbanism called Vancouverism. Funnily enough we were not striving for international recognition, nor to be the best in the world. We were just trying to be our best.

Also wonder what we can best do to lower the cost of housing and minimise the use of resources that are becoming scarcer by the day. In the context of all the issues we are facing globally, from global warming to major economic and political restructuring, is this the time to encourage the ostentatiousness that seems to be driving much of our development community? Is this what we want Vancouver to become?

Can you imagine the challenges and additional costs this concept presents for construction in a high earthquake zone, for the interlacing of servicing in all the projections, for dealing with run-off and weathering from our rainy climate, for the shadows cast and the views blocked? I guess the wind tunnel testing will be fascinating too.

Brian Jackson says there will be an open house. It would be good too to have a well moderated public discussion so that the interested community can hear what everyone thinks and how the city and the developer respond to that. We have a planning department that deals with these issues all the time and advises development proponents how best to understand the community's planning and design wishes, so it would be good for them and the developer to present their initial thoughts and advice to ensure the public is well informed by the experts at the start of this conversation. For one small example it would be good to hear what the city's current policy is regarding allowing proponents to build out over the public street right of way.

One final request. Please see Bob Ransford's article in today's Sun. and check out the Urbanarium website.

Best
Ray
Apologies. This is the best I can do to reproduce the photos

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equal relationship to the results," Mr. Coleman told the Associated Press in a 2007 interview. "I don't tell them what or how to play... Sometimes the drum is leading, sometimes the bass is leading... I don't think

Assessment Agency (CEAA) began its review of Pacific North West LNG in April, 2013. **LNG, Page 4**

rare jazzman voted into the American Academy of Arts and Letters. He also received a National Endowment for the Arts Jazz Master award, and a Grammy lifetime achievement award, even though none of his

a rare kind of homespun seriousness and pure insightful-ness that immediately made you feel at home," Mr. Marsalis wrote in an e-mail to the Associated Press.

play like that! He didn't even know what I was doing," Mr. Coleman recalled in the Associated Press interview. "I think with dance music it's the rhythm that people like and I

on for me, because here was someone else who was... doing the same thing I was trying to do." **Associated Press**

Q&A

When yoga meets politics

IAN BAILEY VANCOUVER

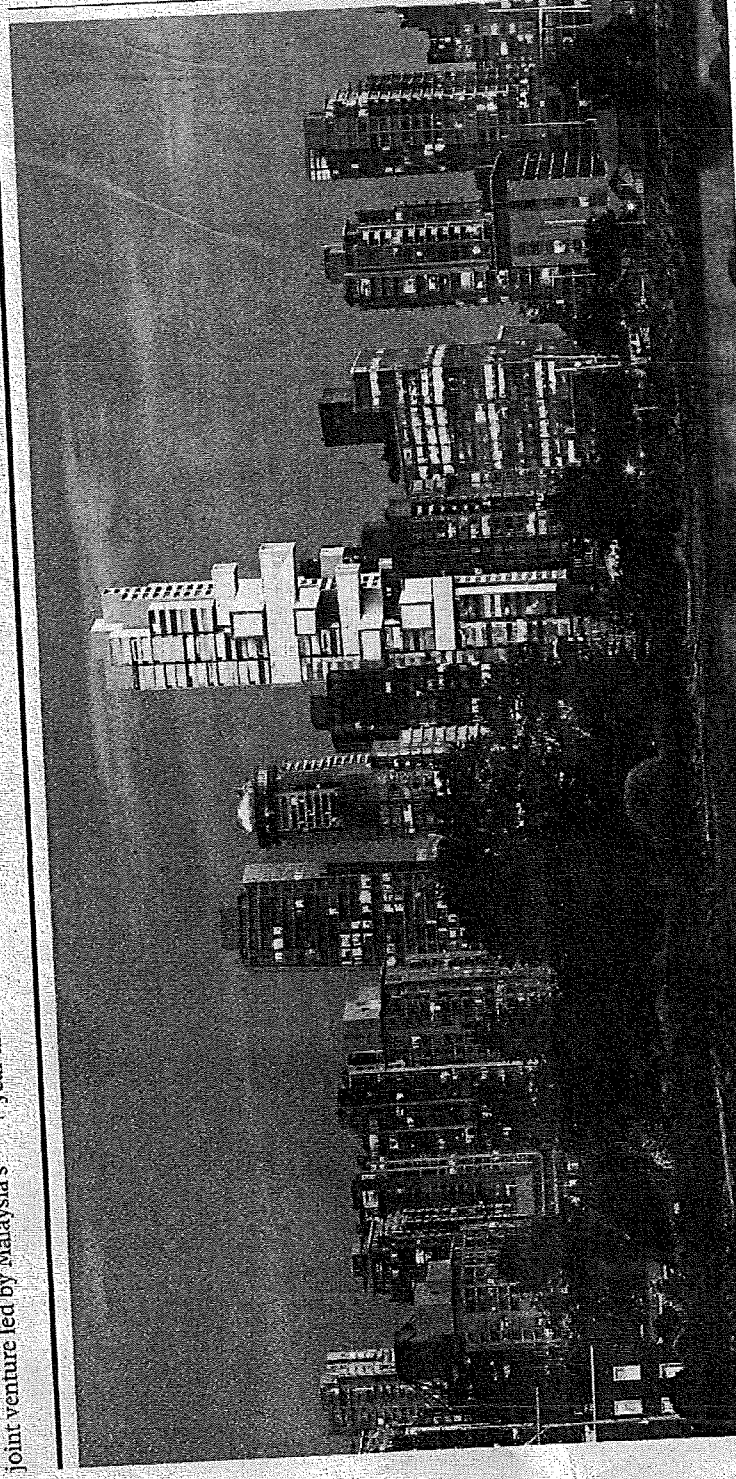
Yoga is supposed to be tranquil, peaceful. But in British Columbia, it has lately been associated with the rhetorical equivalent of a wince-inducing hockey brawl.

The spark was Premier Christy Clark's announcement that the Burrard Street Bridge in Vancouver will close for seven hours on Sunday, June 21, so hundreds of yoga buffs can mark International Yoga Day by stretching out on the bridge deck.

The goal of the initiative, with the slogan Om The Bridge, is to hold the largest yoga day celebration outside India, considered yoga's birthplace.

Ms. Clark said she raised the idea with India's Prime Minister during his recent visit to Canada and has framed it as a bid to bolster ties between the two countries.

But critics have raised concerns about the expected \$150,000 cost of the closing, and the fact that it falls on National Aboriginal Day.



German-born Ole Scheeren's striking tower has horizontal glass projections with views of the West End and Coal Harbour. **RAEF GROHNE**

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Proposed tower offers edgy appeal

ARCHITECTURE

Developer proposes Jenga-like condo

Unique design with boxlike projections would dominate skyline, but not everyone

**DERRICK PENNER
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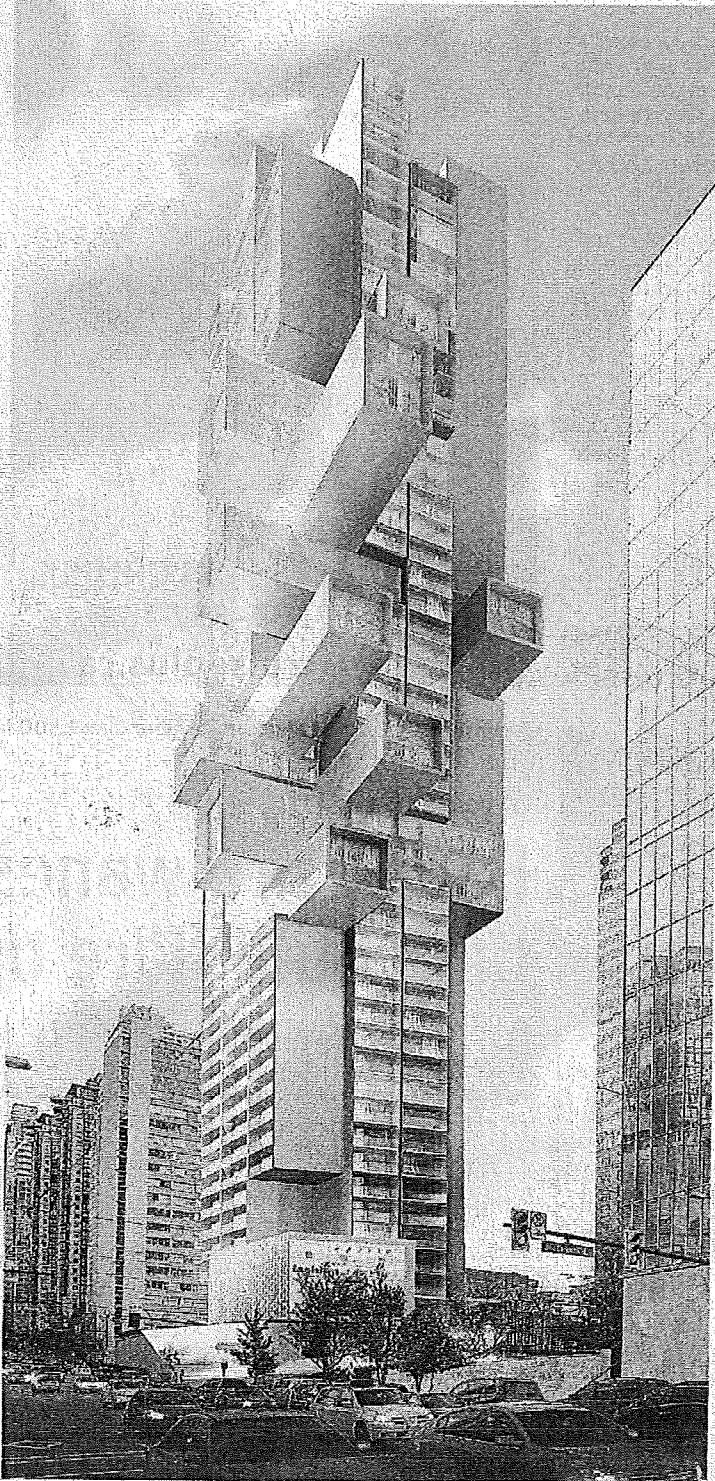
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And while Simpson accepts that not everyone will like the unique design, he believes it will be "wildly received."



Jackson forms approve allows for Bosa and Kingwood, as well as a state site.

However, in the Jackson needs to meet and will resist Bosa and Kingwood's application.

And Jackson the developer house application a mixed-use

That predicts day after day planned development

"I'm not the picture urban

"This is fairly with Stanley Park and the facade

He doesn't for the that will celebrate with attention with other

"Even most it's in it uses city history and identity man

For SFU's guest would of Pen tower the private

Burke, Teresita

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, January 10, 2018 10:00 AM
To: Public Hearing
Subject: FW: Manners plus.

From: Zeng, Yan
Sent: Wednesday, January 10, 2018 8:47 AM
To: Correspondence Group, City Clerk's Office
Subject: FW: Manners plus.

Hi,

this is a piece of public communication related to the rezoning at 1500 W Georgia Street which will be at public hearing this coming Tuesday.

Yan

From: Ray Spaxman s.22(1) Personal and Confidential
Sent: January 9, 2018 10:13 PM
To: Ray Spaxman
Subject: Manners plus.

Hello,

The most important Urbanarm communication that I have sent out in the five years of Urbanarm was the one titled "Opportunity" on Jan 2nd. Because it deals with some complex matters it took a long time to compose and takes some time to read and respond to. While a few have responded already, I'll wait a bit longer so you have time to respond, if you can, in the next week or so. I have received a few interesting responses so far but will share the most penetrating ones in a couple of weeks time.

Today, I would like to share with you the responses I have received so far to my Jan 7 and 8 memos titled "Good Manners" about the 1500 West Georgia, Jengo tower.

I have edited them a little to remove comments that might identify the author, as I have agreed to do. I will share others, if more arrive.

RESPONSES TO "GOOD MANNERS":

1. I share your concerns.

My favourite architect and architectural scholar is Robert Stern. In one of his recent books, among many published during a 45 year career, he wrote about his mission with his work. It's a statement all architects should read and consider, especially those today who are embracing abstraction to the point of absurdity.

"Our search continues for an architecture that succeeds by virtue of the ability to connect; to be inventive yet somehow familiar; to be present but not obtrusive; to be the setting, and not the performance, and the drama of daily life."

2. What a horrific building!!!! It is like a nightmare. Some people will do anything to be on the front pages. I really do not understand what city planners were thinking when they made up their minds? What can be done to prevent it?

3. At only the first blush of reading your email, I want to weep with gratitude for your articulate writing and more importantly for your thoughtful commentary. It gives me/us spine to face the upcoming rezoning at City Hall.

4. Excellent point. Lack of civility has spread widely.

5. Another great article that deserves to be critically acclaimed by those of us who love our city and wish it to remain an engaging and comfortable home for its residents, commercial enterprises, art, cultural and recreational pursuits. Like you I think it is an interesting piece of sculpture that could adorn a plaza or a park at about 3- 5 metres. As a building, definitely not desirable. In addition to its unneighborliness and, for me, ugly architecture, the cost of building this creature will be enormous to meet, for instance, the building infrastructure and seismic requirements as well as the building envelope. Who will buy a unit? My bet is off-shore or other country investors. Who will live here? Well, those sticky-out bits will make a very nice platform for pigeon and gull nests. Has the City of Vancouver lost its mind? It certainly has lost its way into the future. I shudder to think of this City in 10 years time.

Keep the Watch Ray. We need you to keep on broadcasting!

RAY SAYS;

I regret, in one sense, that I don't have responses that provides reasons for supporting this building, although one only has to read the report going to council to find that case. It is easy to find if you Google "1500 West Georgia" and look at the City of Vancouver entry.

Always looking forward to hearing from you.

Ray

Castro, Maria

From: Alan Phillips "s.22(1) Personal and Confidential"
Sent: Thursday, January 11, 2018 2:41 PM
To: Public Hearing
Subject: Re Proposed redevelopment at 1500 W. Georgia Street

To Whom It May Concern:

As a resident/owner at "s.22(1) Personal and Confidential" I am very concerned about the proposed redevelopment of 1500 W. Georgia Street. This is currently a lovely heritage site with a large pool area to the east of the office tower. An added tower to the corner of Georgia and Nicola will be very intrusive, not only blocking views to the north but reduce light and increase the congestion to an already highly congestive area. With towering new buildings going up all around 1500 Alberni, it would make sense to not proceed with another massive structure of steel and glass in front of our resident building.

Sincerely,

Alan F Phillips

"s.22(1) Personal and Confidential"