

Ludwig, Nicole

From: Public Hearing
Sent: Friday, July 20, 2018 8:47 AM
To: Public Hearing
Subject: FW: PUBLIC HEARING - Mr. Seminuk's comment

> -----Original Message-----

> From: DwaineAllen s.22(1) Personal and Confidential

> Sent: Saturday, July 14, 2018 1:11 PM

> To: Public Hearing

> Subject: PUBLIC HEARING

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> I live across the street from this proposed development and will have
> to move as I am 70 years old and have COPD (chronic bronchitis and
> emphysema). I also have chronic fatigue syndrome and the noise and dust
> will probably kill me. Im totally against it due to my health
> conditions.....Dwaine Seminuk

>

Ludwig, Nicole

From: Thomas D. Maddix s 22(1) Personal and Confidential
Sent: Friday, July 13, 2018 6:31 PM
To: Public Hearing
Subject: 1055 Harwood: 1068-1090 Burnaby and 1318 Thurlow St.

Importance: High

Good Day.....As a resident of the West End for the last 14 years, I would like to share a few comments about the proposed properties:

-1. The neighborhood area is being destroyed by the constant building and tearing apart; the noise level from construction is terrible and the disruption of the street life/driving is unnecessary.
-2. There is no infrastructure support happening...the laneways remain a terrible mess of pot holes etc and with more cars and construction, they are only getting worse.
-3. There is no concern for the residents of the area...what was once a nice area for living is quickly and ruthlessly being destroyed.
-4. We have construction everywhere and the stuff happening on DAVIE St. is loud.....huge trucks up and down the street; the noise level is bad.
-5. We deserve a break from this ruthless development.
-6. There is a property which was built on Harwood St. a few years ago and there is no one living there. I look at the tree on the roof daily and keep waiting to signs of habitation.
-7. I am totally against any new construction until all the stuff on Davie and Burrard is done.....we need a break.....

I am not sure who benefits from the new construction....certainly not the people who live here

Thank you.

Thomas D Maddix
s 22(1) Personal and Confidential



Ludwig, Nicole

From: Brian Fowler § 22(1) Personal and Confidential
Sent: Wednesday, July 25, 2018 4:18 PM
To: Public Hearing
Subject: Comments Submission for the Tuesday, July 31, 2018 Public Hearing on West End Rezoning Applications on Harwood, Burnaby and Thurlow Streets

July 25, 2018

A West End Resident's View on the City of Vancouver West End Re-Zoning and Development Strategy

To City Council,

Enough already!! The City wants to tear down 8 - count them – EIGHT!!! low rise rental buildings off Thurlow between Pacific and Burnaby and build a cluster of – count them – FIVE!! - 30+ Floor high rise condo towers with a token amount of rental suites, all within 2 blocks of my residence! What the hell are you thinking? Other than all tax revenue you will collect I mean. This is an affront to current residents, absolutely incredible and ridiculous on so many fronts.

There is no precedent for a cluster of residential buildings of any type this high or dense in the West End, nor should there ever be. This is a thinly veiled attempt to transition my community into "Yale Town West", on the ruse that current resident renters can remain and live in a limited number of new segregated social housing units that will be constructed in the bowels of each new tower of owner-occupied condos. In reality this is a Zero Sum game for low – medium income earners and renters. Few if any of the current resident renters will have any hope of being able to qualify for / afford to rent **segregated** social housing suites in the new towers, even at the 20% discount being offered by the city. Most if not all current low-rise renters will be forced to leave the neighborhood (and likely the West End) while a new batch of qualified low income renters (25%) and high income (75%) condo owners move into the new luxury towers. See you later lower-middle working class renters – thanks for coming out! Hello Bosa and new, wealthy Yale Town wannabe condo owners – welcome to the hood!

Last Fall I attended a community open house for the Rezoning Application for 2 proposed side by side, 32 story luxury apartment (condo) buildings to be built on the east side of Thurlow Street, on both corners of Harwood Street. Both locations currently have 3 floor walk-up apartments. Talk about a slick sales job. Pretty smiling faces who obviously drank the juice, knew very little about the neighborhood and could not answer my questions. I was soon targeted as an old guy with attitude that should be avoided. There was clearly no room for polite dialogue with a local resident who can see beneath the glossy paint and sell job. I left in disgust. But the wheels of renter displacement and tower development grind on in my community.

If the City of Vancouver is truly interested in preserving the West End's affordability, charm, character and openness (sun light), and alleviating the rental crisis for the lower to middle working class in the area, it should start by ending this senseless rezoning strategy. Replace current rental buildings with more of the same (not segregated behemoth luxury condo towers) and keep new building heights to 15 stories to preserve the current livability, sun light and building density of the area. Make these new apartment buildings less ostentatious so middle to lower middle class renters (seniors, working, handicapped or otherwise) can afford to stay and live in the West End. If West Enders wanted to live in the shade of a sea of glass and concrete 30+ story towers, we would friggen live in Yale town – if we could afford to.

The City should continue to build new luxury condos (again, of reasonable height and density) in areas designated for such buildings in the West End, but not replace current rental buildings with them. Not a difficult concept, but as this would not provide the revenue and tax base that luxury condo builders such as Bosa and the City respectively desire, it clearly isn't your desired outcome. Who is the City really standing up for – West End renters or the developers? It's pretty clear to me it isn't current low-middle income West End renters.

On a related matter, I have a question for the Mayor and City Council. Have you experienced the almost simultaneous construction of 5 - 30+ floor high-rise towers across the street from your home? Can you imagine the dust, noise and traffic mayhem in the area over the next 2 years? Add to this the crowds and congestion of the City's summer West End festivals. Right! This is so messed up.

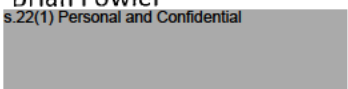
I am a senior renter who has have lived in the West End for over 15 years. Because of this City's cash-grab vision for the future of my neighborhood, my time here is definitely coming to an end. Say good bye to the sun, water and current way of life West End renters! You will soon be replaced by others who can afford to buy and live in the new Yale Town West with all its trappings. Vision Vancouver's West End vision. First Class.

I do not share Vision Vancouver's myopic vision for preserving the West End for current and new renters and do not support the City's sham rezoning proposals that pretend to address the rental crisis. The City's solution to tear down existing rental buildings and replace them with monster luxury towers that no current resident renters will ever be able to afford to live in is a travesty. This whole rezoning process is a Yale Town West condo developer freebee and tax grab sham, and everyone knows it. Shame on you City of Vancouver.

One disgusted long time West End resident,

Brian Fowler

s.22(1) Personal and Confidential



Ludwig, Nicole

From: James Hodgins s.22(1) Personal and Confidential
Sent: Thursday, July 26, 2018 9:01 AM
To: Public Hearing
Cc: schandraherbert.mla@leg.bc.ca
Subject: Public Hearing for 1055 Harwood St. and 1068-1090 Burnaby St. and 1318 Thurlow St.

Mr. Mayor, Councillors, City Workers and fellow citizens:

Thank you for this opportunity to present my views. I own a condo at s.22(1) Personal and Confidential

How would you feel if the City were about to increase the zoning height, in you neighbourhood by a multiple of ten (eg. 3 stories to 30+)? I am aghast at the plan and process of dropping thousands of extra residents into this one block stretch. I recently walked through Kitsilano and saw a proposal (almost sure to be passed) to decrease density at 2706 West 2nd Ave.

The preceding densification proposal makes a mockery of "Transition Zone" and is a poorly veiled plan to extend the Downtown into the West End. You are encouraging speculators and non-resident ownership with unaffordable housing. The recent actions by the provincial government has shown that an effective government can make changes for the public good and not just for their personal benefit. I implore you to do the same, put the brakes on speculation, renovictions, unaffordable rents and money laundering. Rein in the grandiose, neighbourhood altering plans proposed. Put away the rubber stamp. Exit your terms with honour.

Sincerely, Don Hodgins

Ludwig, Nicole

From: Jake W s.22(1) Personal and Confidential
Sent: Thursday, July 26, 2018 7:59 PM
To: Public Hearing
Subject: Re: 1068-1090 Burnaby Street and 1318 Thurlow Street

As a longtime resident of the West End and Davie Village, I vehemently object to the construction of the proposed building at 1068-1090 Burnaby Street and 1318 Thurlow Street. The sheer size of this building is in complete contrast with the very culture of this neighborhood. It would be a disruption to everything about our neighborhood and would only serve to take away from the culture that the West End is known for.

The current Zoning and Development By-law was set as it is to encourage and control the kind of construction. To change it in order to allow this proposal would be to change the very fabric of the West End. I would absolutely support a new building more in keeping with the neighborhood. This proposal is not it!

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Kind Regards,

Jake Winn