

To the members of City Council, City of Vancouver

September 17, 2018

Re: Rezoning Application 1440 Alberni Street / 740 Nicola Street

Dear Members of Vancouver City Council :

I oppose the present application on the grounds of its scale.

I have been a resident in a neighbouring highrise, "s.22(1) Personal and Confidential", for 34 years. This is a 28-story residential building which was the highest in the area at the time of its completion in 1982. In the meantime, several other buildings of similar height have been completed in our neighbourhood and a balance of livable space has been established.

The proposed development overpowers all that has been built so far and will alter the character of the neighbourhood. One could support a modestly scaled-down version, understanding that there might be less cash offered in the Public Benefits package in lieu of reduced FSR and height.

What kind of City do we want to live in? The direction which Vancouver seems to be taking is that of another bland megalopolis. Nowhere in Europe will you find that kind of density and packing together of humanity, not in London or Paris or Rome or any other city to which Vancouver might want to be compared, and the reason is that such density is rejected as being incompatible with traditional human values.

This particular development will not significantly impact infrastructure and traffic patterns at this time but will set a precedent, and future, similar buildings will eventually have severe impacts indeed.

It also cannot be expected that the market component of this development will benefit the people of Vancouver. They will not be able to afford it.

There is no need for Vancouver to alter its character in such a drastic way. A revised policy, also demanding less proximity of buildings, would provide a more livable environment, again contemplating the eventual buildup several years into the future. The proposed development, in my submission, is of ominous scale, and should be reduced to preserve a reasonable balance of economics and liveability.

Sincerely Yours,

"s.22(1) Personal and Confidential"

Hans Haebler

"s.22(1) Personal and Confidential"