

Dragnea, Irina

From: dick doerksen <[REDACTED] s.22(1) Personal and Confidential>
Sent: Thursday, August 30, 2018 4:43 PM
To: Public Hearing
Subject: development proposal 1444 Alberni & 740 Nicola

Follow Up Flag: Follow up
Flag Status: Completed

Location shown on the notice is incorrect. The proposal is on the south side of Alberni St not the north side.

I wrote to the city some months ago regarding this proposal.

Firstly it allows the developer to maximize his profit by covering the entire lot with buildings and then wanting the city to close Nicola Street between Alberni and the lane to create a "PARK"??? This appears to be nothing more nor less than providing a "green space" for this development.

I also have grave concerns about closing Nicola Street as it provides critical access for emergency vehicles from the fire hall to the west end.

Thankyou. Dick Doerksen [REDACTED] s.22(1) Personal and Confidential
[REDACTED] s.22(1) Personal and Confidential

Dragnea, Irina

From: bill kelly · s.22(1) Personal and Confidential
Sent: Friday, September 07, 2018 9:56 AM
To: Public Hearing
Subject: 1444 Alberni St. & 740 Nicola development

I am a resident at s.22(1) Personal and Confidential am strongly opposed to this development for the following reasons. This neighborhood already suffers from high volume of traffic, noise and pollution. There are already many new developments that are either underway or slated to start soon in this area. I am opposed to this trend of re shaping and changing the culture, shape and history of this precious and valuable neighborhood, the Westend. If you look around you already see the major change which will be augmented by the developments taking place on Alberni, Davie, Robson, Thurlow, West Pender, etc. All these developments will lead to more noise, more pollution, more traffic congestion in a very small neighborhood. by adding all these building you will soon make this neighborhood unlivable. There is no potential to widen streets or add public transportation. what are you planning to do with the additional traffic that will now swarm this neighborhood? Please consider this during the public hearing and I recommend that you deny the amendment and rezoning request.

Best Regards

A concerned Westend citizen.

Bill Kelly

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Dragnea, Irina

From: Alex Figueiredo <[REDACTED] s.22(1) Personal and Confidential">
Sent: Sunday, September 09, 2018 11:52 AM
To: Public Hearing
Subject: 1444 Alberni Street and 740 Nicola Street, Vancouver

Dear Mayor and Council Members,

I cannot attend the above Public Hearing because of insufficient notice.

I am opposed to the above development for several reasons: density and inadequate infrastructure, architectural style, reduced rental housing on this site, changing the character of the neighbourhood, it being out of place in the neighbourhood and influence that this developer has on City officials.

"Downtown Vancouver already has the highest density in British Columbia and possibly in North America.

There is no infrastructure to support the increased density. Transportation to and from the North shore necessitates travel through the downtown area. There is inadequate infrastructure. Without another bridge or rapid transit at Georgia and Denman the traffic will only get worse. It is already bad now with vehicles backed up on Denman, Alberni, Robson and Georgia Streets. The area cannot support more density. Other parts of the city should bear their share of density to the same degree before any more densification of downtown.

The sidewalks are already narrow on Robson and with restaurants and store owners taking part of the sidewalk, there is not enough space for people to walk, leave aside the dogs and cyclists who also use the sidewalk. Increasing the density will only make it worse. Where is the livability?

This City has affected the livelihood of cycle shops by offering bicycles on the street. This is unfair competition. The City does not pay rent but the cyclist shops do. The City bike program does not help people who live in the area because people who live in the area own their own bicycles. What this does is bring tourists and people from other parts of the lower mainland to ride around our area and Stanley Park. Many of them ride on the sidewalks and through areas that do not allow cycling, such as part of Lost Lagoon. Polite reminders to cyclists bring rude responses or "the finger". There is no policing of these cyclists, or of any cyclists in Vancouver, for that matter.

I believe only a couple of the city council members live downtown, so they do not live with the problems that the downtown residents face. What influence does this developer "Landa Global Developments," have on City

Hall? **Please check Mr. Zeng's email out box on May 18, 2018 when he said he would inform me of the above development hearing. I have heard nothing! As a result I made plans to travel and cannot be at the hearing which I would have liked to attend. I had to go and read the sign to find out about this development.** A popular restaurant in the neighbourhood is closing down (Ciao Bella). It has been operating for more than 25 years. Landa Global Investments is tearing down the building at the SW corner of Denman and Robson to build a 20 storey building with next to no consultation from the public. **I thought that there was a cap on the height of buildings on Denman St.** The owner of the restaurant sought help from Tim Stevenson but got none. Decisions like this are ruining our neighbourhood and this development will stick out like a sore thumb.

At present, at the proposed development site on Broughton and Alberni, there is a twenty storey affordable rental building with 8 suites per floor. This makes for 160 affordable rental units. This proposal is reducing the rental units to 129 and they certainly will not be affordable. Can you guarantee us a cap on the cost of rent for these units? Can you justify reducing affordable rental stock in favour of expensive condos that do nothing for the affordability crisis facing this city?

It is good that day care facilities would be provided, but the downtown is not really a place for children where they can run around and play. Stanley Park is too far for children to go to play. Furthermore, geese have so badly fouled open areas of the park that it is unsafe for any type of play.

By this site you are offering a little strip of land for a park by blocking yet another one of the streets. It is going to be more of a "Doggy Poopoo" park. Perhaps that is what you should name it.

Architecturally the two proposed buildings look like tall rabbit warrens. That is very common just out of Shanghai and in every city in China. This is Canada.

I am frustrated and annoyed with Vision. You should change your name to Myopia with Cataracts.

*Show us that you care by drastically reducing the height of this project and creating more **affordable rental units** in this location so that we can support you on voting day. Failure to do so would result in the residents of the area seeing Vision as a tool of developers.*

I ALONE got 126 signatures opposed to this development , that I sent you . How many signatures did the China Town residents get for you to listen to them and stop that proposed development?

Frustrated and Annoyed,

Alex de Figueiredo

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