

Dragnea, Irina

From: William Sharpe s.22(1) Personal and Confidential
Sent: Friday, September 14, 2018 8:06 PM
To: Public Hearing
Subject: Notice of Public Hearing 1444 Alberni Street & 740 Nicola Street

Two more huge towers located so as to conceal precisely what most distinguishes Vancouver from all other cities and makes it special! Any City Council that approves this proposal will be remembered by residents and visitors alike as being completely out of touch with the essence of this city, of being blind to what makes it most attractive and unique, of betraying those who invest their lives and earnings here because they want to enjoy a city where development respects rather than competes with our spectacular environment, where development allows the maximum number of people to enjoy its natural beauty rather than erect a wall of huge towers to hide it. We want a city that is green - allowing giant towers to block out this beauty denies this.

Do you not think that a responsible approach to all these proposals to build a whole series of mega-towers here in the West End is to at least wait for the completion of a first tower, the tower on Cardero/Pender, to examine the impact it has on this already overburdened part of the city, before approving another huge tower on Alberni, let alone yet more towers like this one now proposed for virtually the same routes and intersections?

I don't have a car - which is one of the reasons I chose to live here in Vancouver, in Coal Harbour, near the city centre, where I can walk everywhere I need to or want to. But I understand that a lot of working people need a vehicle for their job, and I know that most people like the independence of driving a car, and no amount of traffic-congestion will ever change this. In fact, the rapidly on-going development of more pollution-free vehicles will certainly intensify traffic, and any city administration should be preparing for this future rather than ignoring it. Allowing constructions like this massive tower in the already ultra-congested transportation bottleneck of lower Georgia and adjoining streets will only erode our quality of life and possibilities to fully enjoy an urban life-style enriched by the incredible natural environment we are blessed with.

You must know that the most successful enterprises in the world today are those which reject a top-down management model in favour of real consultation with all those who have a stake in the enterprise, the community, know most clearly the consequences of decisions made that affect what they know best. If you are at all concerned about or committed to what's best for the development of our city and its future, you will listen to and respect the views of those who invest their incomes, taxes, and lives in their neighbourhoods when you consider proposals made by developers whose interests and agendas, of course, are oriented elsewhere, focussed on the bottom line - they are, after all, business enterprises.

It's my view that your job is to ensure that all development will showcase Vancouver's greatest asset, its spectacular natural setting, rather than mimic other cities who need to erect gigantic imposing towers to make up for their lack of the beautiful natural setting that Vancouver enjoys, which is what makes it special and worth living in. I believe that approval of this tower proposal, along with all the other mega-towers proposed for the West End, would be a betrayal of Vancouver. I hope that you will put the best interests of Vancouver and Vancouverites first in making your decision on this tower proposal.

Yours,
Richard Sharpe
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Dragnea, Irina

From: Jennie Milligan s.22(1) Personal and Confidential
Sent: Sunday, September 16, 2018 9:11 AM
To: Public Hearing
Subject: 1444 Alberni St and 740 Nicola Street

Please accept my comments:

1. The Site and Policy Context document, at page 3, says that the proposed buildings will "add to the rental supply in the West End". However, this is not true. The same document, at page 4, indicates that

129 units of existing rental housing will be replaced with 129 units of new rental housing. The proposal does not add to the rental supply in the West End.

2. The proposal will force people out of affordable rental units and replace those units with extremely expensive rental housing. Many of the people forced out of their homes will have to leave the neighbourhood because they can no longer afford to live in the West End. I have lived in the West End for ten years. My rent has increased by \$1200/mo since 2008. I started out in a one-bedroom in 2008 (\$1300/mo). I moved to another one-bedroom in 2010 (\$1500/mo). I moved to a two-bedroom in 2016 because my son was 2.5 years old and needed his own room (\$2400/mo). My current rent is \$2500/mo.

3. I am very concerned about the displacement of tenants in the West End. We just lost rental housing at Broughton and Davie. This Alberni Street proposal is a luxury development at the expense of long-term West End residents.

4. I have looked at the floor plans. There are quite a few two and three bedroom units under 800 square feet. Those units are clearly unsuitable for families with children. They are far too small.

5. I doubt that I can stop this project, but if it must go ahead, I recommend:

- (a) larger two and three bedroom units
- (b) far more rental units relative to the number of strata units

Sincerely,
Jennie Milligan

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