

Wong, Tamarra

From: Elmira Moghadam s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 11:13 AM
To: Public Hearing
Subject: Letter of Opposition

Date: July 09, 2019

Dear City Councils and Mayor Stewart,

The undersigned writes in her capacity as Strata President and on behalf of Strata Councils and the owners of s.22(1) Personal and Confidential to express our opposition with and concerns regarding the height and the density of the proposed rezoning plan for 1166 W. Pender Street, Vancouver BC as well as its impact on our neighbourhood and the residents of our building.

Please take into consideration that the proposed 32-story with the height of 380 ft. will directly affect our owners especially those above level 22 whom currently enjoy their privacy and have an unobstructed view of Vancouver east and the mountains.

Please take into consideration that our owners have been subject to construction noise, traffic, and pollution from the current development project on Melville Street right behind our building and our back-alley lane has been extremely congested with noise starting from early morning for the past year. Approving the proposed project with the suggested height and density will only add additional burden on our residents.

We also ask for your consideration of the direct effects of this proposed building on the use of the penthouse and the rooftop patio as these areas will be directly affected and the tenants will lose their privacy due to direct exposure to offices in the new tower.

Please note that we have reviewed all letters in support of the proposed rezoning submitted as of this date and would like to highlight the fact that almost none of those in support of the project reside in close proximity to the rezoning area

and, with all due respect, do not experience the same issues as our residents do with respect to noise, pollution, and construction traffic.

While we have met with the Developer's representatives and are supportive of renovations in our neighbourhood, we ask that the proposed plan be revised to reduce the height and the density of the new building to minimize its effects on our neighbourhood and residents.

We thank you in advance for your consideration and will be happy to discuss our concerns in more details.

Elmira Moghadam

s.22(1) Personal and Confidential

Wong, Tamarra

From: s.22(1) Personal and Confidential
Sent: Tuesday, July 09, 2019 10:05 AM
To: Public Hearing; Public Hearing
Subject: 1166 West Pender Street Public Hearing

Dear Sir/Madam, I am unable to attend the public hearing regarding the proposed amendments to the Zoning and Development By-laws to accommodate the development at 1166 West Pender Street.

I live in the neighborhood s.22(1) Personal and Confidential

I am voicing my opposition to the proposed development for the following reasons.

1. the proposed building is too high and it will change drastically the current City skyline. We already have too many developments in the areas blocking views and changing the shape of the City. the proposed building will block the views of the water and the mountains. the proposed building will negatively affect the value of the property in the area and we will have to seek a reduction to the assessment of the value of the property in the area. I request that Council does consider the amendments but that under no circumstance, the new building should exceed the height of the existing building.
2. the downtown core is already too congested and this development will add more vehicular traffic, carbon emissions, pollution, noise, etc..
3. during construction, the work will add more traffic congestions on Bute St, West Pender St and West Georgia St. If the development must proceed, strict noise, emission control and traffic flows should be imposed.

thanks for considering my request.

regards

Bill Kelly

s.22(1) Personal and Confidential

Ali Mashinchi

s.22(1) Personal and Confidential

City Clerk's Office
City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Dear Board Member:

I am a resident of Vancouver in my home and principal residence s.22(1) Personal and Confidential | I am writing to express my concern about the rezoning and construction of 1166 West Pender Street. The proposed height and story level for the new building will affect the unobstructed east-side view of units on levels 22 and above. Additionally, the proposed height would completely block the direct natural sunlight exposure that is currently available in the two bedrooms and the living room of the aforementioned units. Furthermore, the proposed height and story level would significantly reduce current privacy levels of said units.

One's home is typically their life's largest financial investment. Due to all reasons mentioned above, this proposal would also significantly reduce property values at the east-side units of levels 22 and above at s.22(1) Personal and Confidential A new residential building would definitely be a positive and practical addition to the neighborhood. However, the height and story level were not apparent in previous communication last year.

Please consider the long-time residents and neighbors of the community.

Many thanks and kindest regards,

Ali Mashinchi