

From: Pat Harrington
To: [Public Hearing](#)
Subject: Compensation for the Negative Impact of the Redevelopment of 443 Seymour St
Date: Sunday, May 24, 2020 2:30:10 PM
Attachments: [Views_443_Seymour.docx](#)

CoV Contact Information:

Email: publichearing@vancouver.ca

Webpage: www.Vancouver.ca/rezapps

Council Meetings (live broadcast): [https://csg001-harmony.sliq.net/00317/Harmony \[csg001-harmony.sliq.net\]](https://csg001-harmony.sliq.net/00317/Harmony [csg001-harmony.sliq.net])

Link: <https://rezoning.vancouver.ca/applications/443seymour601wpender/index.htm>

Mailing Address (City of Vancouver): City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4.

Attachment: *Views_443_Seymour.docx*

Dear Vancouver City Council, 2020-May-24

Please make the photos in the attached file (*Views_443_Seymour.docx*) available to participants at the 2020-May-26 (6:00pm) Public Hearing of the proposal to replace the 6-level parkade at 443 Seymour St with a 29-storey commercial office building.

I am writing to request that the owner of the 443 Seymour Street property be compelled to fairly compensate the owners of suites at 438 Seymour Street (The Residences at Conference Plaza) for the impact on their property values. The owners of affected suites at 438 Seymour should receive fair compensation for the decrease in property values that will be caused by the redevelopment of 443 Seymour Street from a 6-level parkade into a 29-storey office building.

There are about 25 suites at 438 Seymour that only have windows facing 443 Seymour Street, the site that will be redeveloped into a 29-storey office building. The attached photos provide an indication of how those views will change when 443 Seymour Street is redeveloped. That change will undoubtedly result in the value of those suites decreasing significantly. The north and west corner suites will also be impacted, but to a lesser degree.

If no compensation to Conference Plaza owners is planned, what would be the process for requesting that compensation?

The attached photos (filename: *Views_443_Seymour.docx*) show (1) the present view looking over the present 6-level parkade from the 15th floor of 438 Seymour and (2) what that view will be like when the parkade at 443 Seymour St is replaced by a 29-storey office building. The second photo was taken from the Wosk Centre looking at the office building across Seymour Street. That will be very similar to the future view, from 438 Seymour, of the proposed 443 Seymour office building.

Thank you for your attention.

Yours sincerely,

(Mr) Pat Harrington

s.22(1) Personal and Confidential

Present and Future Views of 443 Seymour from 438 Seymour



Figure 1: Present view towards 443 Seymour Street from 438 Seymour St



Figure 2: What the view will be like if 443 Seymour is redeveloped as proposed

Case #	Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment	Case Notes	Status
1.01014E+11	05/24/2020	19:24	Ph - 3. REZONING: 443 Seymour Street	Oppose	I believe the proposed rezoning of 443 Seymour will harm the value of our building(438 Seymour) that faces 443 Seymour. Also, it will create immense challenges among the residence dealing with noises during the pandemic- working and staying at home the most of the time. In addition, I am wondering how will the owners of suites in Conference Plaza(438 Seymour street) that overlook Seymour Street be compensated for the impacts such as blocking the entire view and decreasing the value of their properties because of it? Do we have to be quite and accept things as it is because we don't have power to compete with a development company and city economic system. Be quite, and accept things that impact us a lot because we don't matter?!?! Dear city councilors, please help us to feel a sense of fairness here. Yes we are individuals yet we are a part of the Vancouver city! Thank You!!!	Ellen Eun Young Yang		s.22(1) Personal and	Downtown	No web attachments.		Closed
1.01014E+11	05/24/2020	22:56	Ph - 3. REZONING: 443 Seymour Street	Oppose	Dear Vancouver City Council, 2020-May-24 Please make the photos in the attached file (Views_443_Seymour.docx) available to participants at the 2020-May-26 (6:00pm) Public Hearing of the proposal to replace the 6-level parkade at 443 Seymour St with a 29-storey commercial office building. I am writing to request that the owner of the 443 Seymour Street property be compelled to fairly compensate the owners of suites at 438 Seymour Street (The Residences at Conference Plaza) for the impact on their property values. The owners of affected suites at 438 Seymour should receive fair compensation for the decrease in property values that will be caused by the redevelopment of 443 Seymour Street from a 6-level parkade into a 29-storey office building. There are about 25 suites at 438 Seymour that only have windows facing 443 Seymour Street, the site that will be redeveloped into a 29-storey office building. The attached photos provide an indication of how those views will change when 443 Seymour Street is redeveloped. That change will undoubtedly result in the value of those suites decreasing significantly. The north and west corner suites will also be impacted, but to a lesser degree. If no compensation to Conference Plaza owners is planned, what would be the process for requesting that compensation? The attached photos (filename: Views_443_Seymour.docx) show (1) the present view looking over the present 6-level parkade from the 15th floor of 438 Seymour and (2) what that view will be like when the parkade at 443 Seymour St is replaced by a 29-storey office building. The second photo was taken from the Wosk Centre looking at the office building across Seymour Street. That will be very similar to the future view, from 438 Seymour, of the proposed 443 Seymour office building. Thank you for your attention.	No Name No Name (ps)		s.22(1) Personal	Downtown	1 web attachment		Closed