

4. Rezoning: 1059-1075 Nelson Street

Date Received	Time Created	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/22/2020	10:25	Oppose	Dear Council Members While I am a fan of the design and the purpose of this building, its location and height will be such that it will cast a shadow right across Nelson Park every morning. If they could build something less tall say 400ft it would not be such an issue. The importance of access to open sky and sunshine should not be underestimated and planners need to be careful not to destroy our simple treasures by being overly ambitious with grandiose development. Also considering the current Covid 19 experience, does the design need to be reconsidered / modified with regards to social distancing and perhaps population density issues? The virus will hopefully be gone by the time the building is completed, but this structure will hopefully stand for many decades, perhaps centuries, so it is likely that similar issues will recur, and unnecessary deaths could be avoided with some forethought. Personally I live in Nelson St facing east and it will completely close off the small sun window we will have left after its neighbour (another 600ft tower) is built.	Neil Fitter		"s. 22(1) Personal	West End	No web attachments.
06/22/2020	10:27	Support	As the leading voice for owners and managers of rental housing in British Columbia, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. We are writing to respectfully request that you approve the above-captioned rezoning application. Please see the attached formal letter.	David Hutniak	Landlord BC	"s. 22(1)"s. 22(1) "s. 22(1)	West End	Appendix A
06/22/2020	10:28	Support	As a long time resident of the West End and near neighbour of the proposed development, I fully support the proposed development for 1075 Nelson St. It seems to me that the mixed tenure of the building accurately reflects the current diversity of the West End population and will contribute to maintaining this desirable multiplicity. I understand that this building will represent a remarkable architectural achievement which will significantly enhance Vancouver's international reputation while providing much needed housing and I urge you to approve the project.	Catherine Kerr		"s. 22(1) Personal	West End	No web attachments.

06/22/2020	12:46	Support	My name is Akram Zahreddine. I am a former tenant at 1059 Nelson. Please see my attached letter. Thank you.	Akram Zahreddine		"s. 22(1)	West End	Appendix A
06/22/2020	14:33	Support	Please read my letter that I have enclosed. Thankyou. Drew Fuoco	Drew Fuoco	self	"s. 22(1) "s. 22(1) Personal	Fairview	Appendix A
06/22/2020	15:04	Support	Please see my attached letter, Best regards, Shawn Rabey	Shawn Rabey	Former tenant at 1059 Nelson	"s. 22(1) Personal	Downtown	Appendix A
06/22/2020	23:50	Support	Please read my attached letter of support. Thank you very much. Krista Aggerholm	Krista Aggerholm	myself as a former tenant who really wants to move back	"s. 22(1) Personal and	Mount Pleasant	Appendix A
06/23/2020	10:40	Support	Build it at least 650 feet	Samuel Chow		"s. 22(1) Personal and	Unknown	No web attachments.
06/23/2020	11:28	Support	The attached is a letter of support from the Downtown Vancouver BIA regarding the 1059-1075 Nelson Street rezoning proposal (June 25, 2020 Public Hearing)	Charles Gauthier	Downtown Vancouver Business Improvement Association	"s. 22(1)	Unknown	Appendix A
06/23/2020	14:05	Support	My name is Donald Heng. I support building a new building where I used to live and would like to move back to my neighborhood.	Donald Heng	Tenant	"s. 22(1) Personal"s. 22(1)	Kitsilano	Appendix A
06/23/2020	16:03	Support	My name is Stephanie Brandolini. I used to live at 1059 Nelson. I support the redevelopment. I relocated and would like to move back into the new building when/if it is built. Please see my attached letter. Thank you.	Stephanie Brandolini	myself a former tenant at 1059 Nelson	"s. 22(1) Personal and	West End	Appendix A
06/23/2020	21:53	Support	This tower has a great design and will play off the Butterfly well. I hope to see more taller towers proposed in downtown in the future.	Ian Ius		"s. 22(1) Personal and	I do not live in Vancouver	No web attachments.
06/24/2020	16:30	Oppose	Please see attached	Angus Derocher		"s. 22(1) Personal	Unknown	Appendix A

June 12, 2020

Mayor Stewart & Council
City of Vancouver

Sent via email: publichearing@vancouver.ca

Subject: Rezoning Application 1075 Nelson Street

Dear Mayor Stewart & Council,

As the leading voice for owners and managers of rental housing in BC, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. I am writing you today on behalf of LandlordBC to express our strong support for the above-captioned rezoning application that will result in 480 new homes including 102 homes designated as below market rental housing (social housing) and 50 market rental homes. These rental homes will ensure security of tenure and appeal to a range of household incomes to enhance the diversity of the neighbourhood. This is a great opportunity for working families and the community.

A robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. Over half of all households in the City of Vancouver are renters and while progress is being made to incrementally increase the supply of secure purpose-built rental housing in the community, we all know that there's still much work to be done.

As we reviewed the key elements of this project what interested and excited us the most, and which we are confident will resonate with the community, is the range of housing options, the diverse mix of units (over 50% family-oriented), the walkable location near transit and amenities, a robust commitment to cycling with significant bike storage capacity, outdoor amenities that will be shared and, as this is a passive house project, the commitment to sustainable construction.

There will no doubt be members of the community who will oppose to this project. I would however argue that they are not truly representative of the broader community. I would argue that they are a vocal minority with their own self-interests.

In closing, I wish to again remind you that a robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. I urge you all to say yes to this rezoning application.

Sincerely,

"s. 22(1) Personal and Confidential"

David Hutniak
Chief Executive Officer

Akram Zahreddine

Re: Support of developing at 1059 Nelson

To whom it may concern:

My name is Akram Zahreddine, former tenant of [REDACTED] I have lived at the building for over ten years, and I have recently been assisted in relocating to [REDACTED].

[REDACTED] I support the project for the following reasons: I would like to re-unite with Prospero International Realty; it would be a great future project within the City of Vancouver because we need options--the Downtown/Westend areas are scarce for rentals and places to by buy.

I was invited by my manager, and attended an open house where we discussed the proposed project and building plan. I also received letters and emails giving me regulars updates.

All monies were openly discussed, clarified and received accordingly.

Overall the manager was very cooperative, helpful and assisted me in relocating close to my previous suite.

I would very much like to move back to the new building due to its location, the way it was managed and its proximity to everything being in the area.

Respectfully submitted,

Akram Zahreddine

Drew Fuoco

"s. 22(1) Personal and Confidential"

To whom it may concern,

My name is Drew Fuoco. I am a former tenant at "s. 22(1) Personal and Confidential" in Vancouver.

I support the new development at Nelson. "s. 22(1) Personal and Confidential" The building however is showing its age. Although there were no issues during my tenancy, its time for something new.

In my opinion, the communication between myself and the manager, Mike, was clear and constant. The process was explained well, both verbally and in writing. I was invited to attend open houses, but due to work scheduling, I was not able to attend.

I was compensated for moving from the building. What I was told--I received. Everything was communicated clearly, and I received my compensation in a timely manner.

The manager was great, very open and transparent about the process and worked with me the whole way through.

I really enjoyed living in the area. Once there is an opportunity to move back, I would like to do so right away.

I have confidence that the management company will do well managing a new building. I look forward to this project moving forward so I can once again work with them and live back in the area.

Your truly,

"s. 22(1) Personal and Confidential"

Drew Fuoco

Shawn Rabey,

"s. 22(1) Personal and Confidential"

Mayor Stewart, and City Council,

I am writing to you today as a former tenant "s. 22(1) Personal and Confidential" in support of the proposed project for its redevelopment. I would encourage the mayor and our city council to think critically about this project. We live in a difficult time, with many voices, and even more noise. However as elected officials it is up to you as a group to plan for our city's future, and make the best possible choices for us collectively going forward.

I am in favor of this project primarily because of my relationship with the people from Prospero Realty inc. Since moving to Vancouver in 2008 I have had more than my fair share of experiences with sub-par landlords. The men and women who work at Prospero have been by far the best landlords I have dealt with.

If I ran into an issue where a repair was needed, it has never been an issue to have a tradesperson show up and make a repair. They've gone above and beyond dealing with my personal situations. On several occasions, I've had to leave the Province to help with family emergencies, in every one of these instances, Mike from Prospero offered me the support I've needed. He even went as far as to give me his personal address so I could mail my rent cheques from Quebec.

Through my conversations with Mike from Prospero, he's shared details from the proposed plan. It touches on a lot of the things I deem important going forward. Make no mistake, progress moves at an incredible pace and as a city we need to move with it. We find ourselves in a situation where we must put ourselves in the best possible position to live and be prosperous in the future. As we are all well aware, Vancouver's population will grow, our reliance on Electric Vehicles will increase, and we will need more space for other modes of transportation, think electric scooters, bicycles, and skateboards. I believe the best course of action is to encourage companies to build denser residential areas, as we will need these homes for our growing population. I also believe it is of the utmost importance to prepare our cities for the arrival of the Electric Vehicle wave. If we put off our adaptation of Electric Vehicles I feel it will have a drastic negative impact on our economy in the medium term.

All I can ask of you is that you take an honest look at this proposal. I think going forward this plan is a better option for us as a city when you compare it to what is currently using this space. I would also strongly encourage the city to hire enough accredited inspectors and trades peoples to ensure the project is completed to the highest standards.

I would also like to issue you a warning or word of caution if you would. As a city we cannot have a repeat of the 2010 Olympic Village. What happened in that area with sub-par construction and the even more egregious removal of social housing is unforgivable, and is a direct example of why we need the right individuals to ensure that this project is completed safely, as proposed, and is of the highest quality.

Krista Aggerholm

Dear City of Vancouver Mayor and Counsellors,

I do support this project. I was very sad about having to leave, I did love the area and the space especially the fact it was pet friendly with a park near by for my dog 'Benson'. I would definitely love the opportunity to live in the building again.

We were kept very up to date about everything. I felt well informed the whole way. Notices were always provided with updates and meetings we could attend for more information.

The building manager Mike did a great job communicating with everyone and was always willing to answer any questions I had along the way!

With Mike's help, I was assisted with relocation and was able to find a new space in Mt. Pleasant. My new place was renovated and would take my dog 'Benson' as well!

As I mentioned before, I did love my previous neighborhood due to the parks being close by but also the fact you were in the middle of everything . Downtown at your finger tips, as well as, the beach and the Westend . It was great for me when I was teaching yoga and needed to travel all over the city, I was still able to pop home and take my dog out . I would definitely be interested in moving back after the new build is completed.

Please let me know if you need any more information,

Respectfully,

Krista Aggerholm

June 23, 2020

Vancouver City Council
City of Vancouver
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Cc: Nick Danford, Rezoning Planner nicholas.danford@vancouver.ca

Support for 1059-1075 Nelson Street Rezoning – World's Tallest Passive House

Passive house construction sets a high standard for energy efficient building design. The City of Vancouver is the prime location for the world's tallest passive house, as it signals our commitment to becoming the world's greenest city.

The Downtown Vancouver BIA supports this rezoning proposal for several reasons. In addition to the environmental sustainability qualities associated with its passive house design, this project will also contribute to three sectors of the housing stock: social housing (102 units), market rental (50 units), and market condominiums (328 units).

High density housing in the downtown peninsula allows a growing number of people to walk or cycle to jobs and services, and contribute to the success of the core area of the city. Therefore, this project has environmental benefits that extend beyond its passive house design.

The DVBIA looks forward to the social and sustainability improvements that this project it will bring to the area, and we ask that Council approve this rezoning proposal.

Sincerely,

"s. 22(1) Personal and Confidential"

Charles Gauthier
President & CEO

Please note that decisions to support individual projects are made by the DVBIA executive, not the board of directors. Gary Pooni, whose firm is involved in this project, was not involved in the DVBIA decision to support this proposal.

CHAIR:

Gary Pooni
Brook Pooni Associates

VICE CHAIR:

Luca Citton
Boughton Law Corporation

SECRETARY-TREASURER:

Lorenzo Pederzani
Westmount Wealth Group

IMMEDIATE PAST CHAIR:

Dani Pretto
Vanterre Projects Corp

DIRECTORS:

Graham Blank
Tom Lee Music

Kim Ficocelli
Cadillac Fairview

Gwen Hardy
Elettra Communications

Melissa Higgs
HCMA Architecture + Design

Damon Holowchak
Donnelly Group

Rob Kavanagh
GWL Realty Advisors

Christopher Lythgo
Business Development Bank of
Canada

Rose Ma
Block 81 Holdings Ltd

Chris Stokes
QuadReal Property Group

Chuck We
Hudson Pacific Properties

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

"s. 22(1) Personal and Confidential"

Donanld Heng

"s. 22(1) Personal and Confidential"

Dear City of Vancouver,

RE: SUPPORT OF DEVELOPMENT AT 1075 NELSON

My name is Donald Heng, I used to reside at "s. 22(1) Personal and Confidential". I am writing this letter to support the proposed development of the site. I think it's really crazy in Vancouver, we need many more rental spaces in the City.

I was kept in the loop every step of the way. There were tenant meetings, as well as a lot of written correspondence for me and other tenants.

I am happy with the funds I received. The amount was generous and, again, everything was explained to me in an open fashion.

The manager was incredibly helpful, supportive, and efficient in the entire process of keeping me up to date with new information, receiving monies, and pleasant to deal with everyday.

I would really like the opportunity to live back in the my former neighborhood at a reduced rate per the Vancouver Tenant Assistance Plan. My former neighbourhood has everything I need—gym, restaurants, proximity to dog parks, work and groceries.

Please make this happen, do not drag this on, we need more spaces in Vancouver.

Sincerely,

"s. 22(1) Personal and Confidential"

Donald Heng

June 23, 2020

Stephanie Brandolini

"s. 22(1) Personal and Confidential"

RE: Support for redevelopment of 1059 Nelson

My name is Stephanie Bandolini, I am a former tenant of "s. 22(1) Personal and Confidential" I would like to offer my support for the redevelopment of the building. This is an amazing location and I think the City of Vancouver will benefit as a whole from building more spaces there. The building is also starting to show its age and could do with a new, more modern aesthetic.

During my time "s. 22(1) Personal and Confidential", I was kept well informed and updated as to timelines and processes for the redevelopment. I was invited to attend 'open houses' but unfortunately was unable to attend due to work. I was however, updated on the key points mentioned at the meetings.

At the closing of my move out process I was given compensation. All monies were explained beforehand and all amounts were received as agreed.

Mike Wagner, the manager of the building, was very kind and courteous throughout the process and kept me updated and informed at all times. He very much helped streamline the process with me which assisted my busy work schedule.

I am definitely interested in moving back into the new building when it is built. I love the central location to everything; parks, shopping, transit, beach, groceries work and entertainment. Please approve this project as it will be a benefit to many in the City of Vancouver.

Best regards,

"s. 22(1) Personal and Confidential"

Stephanie Brandolini

Hello,

I would like to voice my disappointment with the design proposed for this development. Numerous decisions are of dubious merit and contrary to the public interest. I will outline them below.

First, what is the purpose of the 1 meter of land given to the public right of way? It seems in the drawings that this is entirely taken up by a hedge and row of trees. Is turning 1 m of planting over to the city for maintenance in the public interest when it clearly only benefits the private individuals living in the tower?

Second, where is the correct entry for non-market housing in this application? On page 34 it is facing the street, on pages 36 and 37 it is facing the public right of way, which is correct? Why did this change? Furthermore, on the subject of the non-market housing entrance, could it be explained how separate and unequal entrances is in the public interest? As charming as it is to note that the children's play area will not be segregated, the segregated mail rooms and elevators seems like some sort of cruel gesture out of the last century. In addition, stopping what appears to be the non-market elevators precisely one floor below the various physical activity amenities such as the pool and gym seems to be the height of classism and, given the demographics of poverty, racist design. Apparently we are not beyond the era of segregated swimming pools in Vancouver. Aside from some pusillanimous platitudes about financial issues supporting non-market housing, which, in a multimillion dollar development seem ridiculous, how is the segregation and erasure of the poor in the public interest? What will the children feel when, after playing in their integrated playground, they then have to go home in separate lobbies and take separate elevators?

Third, on a minor note, are the bathrooms in the non-market housing wheelchair accessible? Seems like something important to include.

Fourth, what is this building's contribution to the public realm? Towers in the park has been repeatedly documented to create a rather dull and hostile environment for those walking on the street, which, given the rather loud and continuous traffic on Nelson, seems like an unpleasant addition to the street.

Fifth, the environmental claims made by this design are extremely dubious and downright ridiculous at points. Given that the maximum heating load for passive house is 15 kWh/sqm and this tower sits at 15 kWh/sqm according to the submitted calculations and that these sorts of calculations are generally rather inaccurate, what guarantee is there that this target will be met? Furthermore, it is actually impossible for this target to be met by this design since the facade is 50% glazing, substantially more than the 30% normally targeted for sound environmental design. Glazing, even triple pane, completely fails slowly over its 10-20 year lifespan as the thermally insulating gas leaks out, which means that this knife's edge energy performance will fail the moment it is constructed. It will be passive house for about 10 minutes. The 9-10 stories of underground parking also suggests that the environmental concerns of this project are merely an advertising ruse. Is their inclusion necessary in a dense neighbourhood like the West End where car use is dramatically declining? I fail to see how these environmental claims are serious.

Sixth, these trees depicted on the facade, how will they stay alive? The illustrated space for the root ball is miniscule in comparison with the crown of the tree. Typically, roots extend about 10 times the width of the crown, yet here they are given merely 1/3 of the crown's width. Furthermore, lifting trees high above the ground exposes them to winds to which they are not adapted, leading to increased transpiration losses and poor health. The plantings are also wedged in between the curving elements of the facade, so what sort of lighting conditions are we looking at? Overall, their inclusion is gestural and fails to be a convincing ecological element.

In summary, the prejudicial attitudes towards the poor, the superficial environmental design moves, and the lack of attentiveness towards the street make this design unsuitable for a city with environmental or progressive aspirations.

Thank you for your time,

Angus Derocher