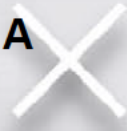


4. CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street (Opposed)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/14/2021	19:55	PH1 - 4. CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street	Oppose	First, I want to start by saying that I agree with the city staff recommendation of reducing the building height to prevent the proposed structure from encroaching on the city view cone. I am appalled that developers' in Vancouver are still trying to get away with ignoring important view protection guidelines which are a major component meant to help preserve and maintain liveability in Vancouver. It is ironic that the developers themselves threaten to take away one of the major components that make Vancouver so desirable for living and working and thus a successful place to develop and invest. On that note, although I do not live in the L'Hermitage, I am upset about the impact 450 West Georgia will have on residents that do live there. I understand that technically the proposed monolith structure complies with tower separation requirements for 788 Richards street directly behind 450 West Georgia. However, after observing the view from a residential unit in this building and in relation to the Telus Garden office tower directly to the west and the new 400 West Georgia tower directly to the east, I don't know how this development can possibly align with the goals of Vancouver city planning 'where urban planning focuses on 'liveability, and sustainability'. I very rarely oppose high rise developments in Vancouver but this is certainly an exception. Please see the attached photo looking north out the window of someone's home at 788 Richards Street. To the left you can see Telus Garden, immediately to the right (outside of the photo frame) is the nearly complete 400 West Georgia tower, and directly in front is the proposed 450 West Georgia glass wall. If I were one of the many residents living here I would be upset, claustrophobic, and depressed. Please at a minimum reduce the FSR and make the building narrower. -Photo copyright REW.ca and/or its licensors Thank you, Brad	Brad Drozda		"s 22(1) Personal and Confidential"	Downtown	Appendix A
06/15/2021	16:35	PH1 - 4. CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street	Oppose	Many decades ago, the four-storey hotel built by my grandfather was perhaps seen as the largest building in the immediate neighbourhood, at a time when Richards Street south of West Georgia was developed with single-family homes. But those days are long gone and now the Kingston Hotel is a tiny, quaint anomaly surrounded and engulfed by highrise buildings on all sides ' Telus Gardens office and residential to the north and south, and L'Hermitage across the street. My main concern about the proposed rezoning is that, if approved, the requested density increase will have significant consequences. AN INCREASE FROM 7.0 TO 15.3 IS ENORMOUS. It more than doubles the density and bulk of the building. To put this in perspective, a 21-storey building at FSR 7 would fill 1/3 of its building envelope or potential volume. At FSR 15, as proposed here, it would bulk up to 2/3 of the envelope. And it shows -- the building would crowd its site. A building with 7 FSR would be a lot slimmer, allowing much more sunlight on nearby sidewalks and public space. In its review the Urban Design Panel had 'general support for the form and massing' but 'there was general concern from panel with congestion on site within context of the adjacent buildings.' In my language, the proposed building would push against its neighbours, especially the 'iconic' Deloitte Summit building across the lane to the east at 400 West Georgia. The building gives the impression it is seeking to fill all of its possible envelope, almost property line to property line. There are only the smallest concessions to its neighbours to the south and east. And at best the tiniest sliver of sunlight will sweep across Richards Street in the height of summer. If Council is inclined to approve the application, I support the approval condition 1.1., recommended by the City Planner regarding the form of development, that there should 'Design development for a more responsive contextual relationship by shaping the building form to achieve a satisfactory transition to the surrounding neighborhood " Perhaps a small carefully sculpted setback at the upper south-west corner of the building would provide more sunlight to Richards Street below. The recent redesign of Richards between West Cordova and Drake, to include separated bi-directional bike lanes, extensive greenery and tree plantings, has been completed and it is evident that the tree canopy which will ultimately develop could result in a gloomy pedestrian environment. Any opportunity to bring sunlight to this zone should be pursued. As a final observation I can only lament how approval of this rezoning will put the final nail in the coffin for the development of this block bounded by West Georgia, Richards, Robson and Homer Streets. With construction of this building at 450 West Georgia, the block will be fully built-up and what we see is what we get for the next 100 years or more. I suggest it is important we get right this last kick at the can.	Fred Hagan		"s 22(1) Personal and Confidential"	Downtown	Appendix B











PERSONA. TRAINING CROSS ADDITION

LAUREA WILSON'S *Shred* FORKOUT STUDIO

STRETCH TRAINING ROOM YOGA SPINNING