

Public Hearing Correspondence Case

Case number: 101015431562

Case created: 2021-10-12, 05:33:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

1. Subject (address if applicable):

1450 West Georgia

2. Position:

Oppose

3. Comments:

Many points:

- How does this project meet the housing needs of the West End? No additional rental units created by this project.
- Demolition of a fully functional building, creation of a mountain of demolition waste, and the use of new resources, concrete and fossil fuels does not fit with Greenest City concept, contradicts City's Climate Emergency Declaration, and is not consistent with goal of housing affordability.
- Community concerns and conditions have not been adequately satisfied. They should be resolved at Public Hearing, not at Development Permit stage, which does not allow meaningful public input. What is to stop other changes from being made or conditions ignored with 1500 West Georgia BOSA project?
- Heights, views - Tower would project 60 feet into Queen Elizabeth view cone. Based on subjective opinion, staff state this is acceptable because conditions of Higher Buildings Policy were met and no ?significant? impact on shadows (another subjective opinion of staff).
- View analysis ? Rationale for intrusion in QE view cone is precedent set by adjacent projects, and two projects between QE Park and subject site. Those intrusions were approved so staff say it's OK this time. This is an example of precedents allowed by Council having a cumulative knock-on effect.
- View Cone 20 ? The City never did resolve controversy about View Cone 20 having mysteriously shrunk despite having no authorization, public process, or Council oversight. Without that anomaly this site would be inside the View Cone, height restricted. Now is a good time for Council to examine and resolve this issue.
- <http://www.straight.com/news/601466/city-vancouver-taken-court-over-view-corridors>
- Traffic ? This block of Nicola is currently an emergency access route for the Fire Department.
- Construction impacts - With this project the City must make better efforts to reduce cumulative construction impacts and protect quality of life of residents during construction. Who can residents speak with about negative impacts of construction work? This information should be prominently posted at the construction site.
- For 3 years West End Neighbours has asked the City for an implementation report on the West End Community Plan. Please ask staff when the report will be published so residents and Council have proper context to examine this application. Staff are dragging their feet, a disservice to Council and the public. Ref: <https://westendneighbours.wordpress.com/2019/01/16/wen-calls-for-5-year-review-wecp/>
- When the City approves a request for additional height and density, this is a highly subjective matter, so we ask our elected officials to scrutinize requests carefully. The Higher Buildings Policy is cited as a justification for height in this application, but the current Council needs to know when this Policy was significantly amended to higher heights it was without adequate public consultation, and in fact faced public opposition.

4. Neighbourhood:

\line

5. Full name:

Randy Helten

6. Organization you represent:

West End Neighbours

7. Email:

s. 22(1) Personal and Confidential

8. Subject classification:

PH2 - 2. CD-1 Rezoning: 1450 West Georgia Street

Additional Details

Contact Details

Name: RANDAL HELTEN

Address: s. 22(1) Personal and Confidential

Address2:

Phone:

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Case Notes

Photo

- no picture -

Public Hearing Correspondence Case

Case number: 101015431602

Case created: 2021-10-12, 05:57:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

- 0. Advise caller: Your name and comments will be made available publically as part of the official record for the hearing. Contact information will not be made public.**

True

- 1. Subject (address if applicable):***

Rezoning application 1450 West Georgia St

- 2. Position:***

Oppose

- 3. Comments:***

With a heavy heart, I write you yet again abt another new West End Rezoning Application supposedly coming out of the West End Community Plan (WECP).

I must point out that the WECP Neighbourhood Champions did not envisage 2-3 wall of towers taking over Georgia, Alberni Sts. Higher towers? yes, but double the ht of existing towers was considered & rejected by all volunteers. & this "new city centre/neighbourhood" was firmly not supported during the discussions with the Neighbrhd Champs. This might explain why many West Enders r discouraged @ the lack of neighborliness you and the City are creating if this continues. Even former Dir, Planning, Ray Spaxman questions this, as you will see in his latest email to Urbanarmers.

Now our retirement home? is being swamped by 4-5 huge towers that swallow it up-blocking out light/sun, air, and more importantly reducing privacy. Where now there is an outlook that doesn't have someone peering at 40' away. It soon will. Shadow studies are inaccurate. Even going so far as to leave out 1500 Alberni St. It should be noted that the no. side of 1500 Alberni St gets the rising sun now, until about 10:30AM in the winter and longer in the summer. This new blding will block this sun

Discussion of the dome shaped skyline? became ridiculous several years ago. Even the Cardew building & 1500 Alberni are ignored in some current proposals as if they are not even there!

How does pulling down a solid 22 storey 162 rental building benefit the needy rental community? It only returns units that are of course.. all bright & shiny new with hugely increased rents! So no longer affordable to the current occupants. The probable rent increases are laid out in Figure 8 as attached.

Please do not support this application until there has been:

Consultation with 1450 Georgia neighbours laying out the following:

oView Studies not currently included

oShadow studies are done accurately.

oTraffic studies accurately reflect current traffic patterns & clearly show future increased traffic patterns

oAll traffic signaling is to be silent quiet so as to reduce noise to neighbours.

oPlease demand that Planners/Engineers create an organised construction mgmt plan for the five towers either here now or coming.

- 4. Full name:***

Virginia Richards

- 5. Organization you represent:**

West End Neighbours and other residents

- 6. Which neighbourhood do you live in?**

West End

7. **Email:***
[REDACTED]

99. **Attachments**
1

Additional Details

Contact Details

Name: Virginia Richards
Address: ,
Address2:
Phone: Email: [REDACTED]
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -