

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/09/2021	20:00	PH2 - 2. CD-1 Rezoning: 1450 West Georgia Street	Oppose	I oppose locating yet another large tower like this along West Georgia Street and any adjoining streets where traffic converges on the only route linking Vancouver West with the North Shore. These streets are already severely congested, and the West End here already faces gridlock if all the towers you've recently okayed for this area are built. Any City Council that approves this proposal will be remembered by residents and visitors alike as being completely out of touch with this neighbourhood and of being blind to what makes Vancouver unique - its beautiful natural setting, which is at its best in this area near the water, Stanley Park, and the North Shore mountains, and deserves to be showcased rather than hidden by barricades of huge towers. It's your responsibility to ensure that development is sensitive to neighbourhoods, makes them livable, not just profitable for developers and City coffers, and respects rather than competes with our spectacular environment, to ensure that the maximum number of people can enjoy this natural beauty rather than being fighting traffic jams in canyons of towers. People want a city that is uncongested and green - allowing a dense mass of giant towers to choke the streets with traffic and conceal our natural setting denies this. There are any number of locations in Vancouver that are neglected and would benefit from a new housing tower that could provide many more housing units at a far lower cost without obstructing views of Vancouver's natural beauty. Allowing projects like this massive tower in the already ultra-congested transportation bottleneck of lower Georgia and adjoining streets will only erode our quality of life and possibilities to fully enjoy a healthy urban life-style enriched by the incredible natural environment we are blessed with. I believe that approval of this tower proposal, along with all the other mega-towers proposed for the West End, would be utterly irresponsible and a betrayal of Vancouver. I hope that you will put the best interests of Vancouver, Vancouverites and visitors first in making your decision on this tower proposal.	William Richard Sharpe		s. 22(1) Personal and Confidential	West End	No web attachments.
10/10/2021	17:39	PH2 - 2. CD-1 Rezoning: 1450 West Georgia Street	Oppose	What will yet another giant tower do to traffic along the only artery between the North Shore and downtown Vancouver? I encourage you to look at the traffic that already forms during rush hour times or when a serious accident occurs.	Maryam Majd		s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/12/2021	15:24	PH2 - 2. CD-1 Rezoning: 1450 West Georgia Street	Oppose	I urge Council NOT to approve this application. The current application is not sufficiently complete. There are a number of significant concerns and conditions that have not been satisfied and, instead, have been deferred to the Development Permit phase. These should be considered at the Public Hearing. Concerns and conditions include the following: Several conditions concerning the design of the building and the landscaping have been identified and have not yet been met. However, approval of the increased density of the proposed tower is conditional on meeting of many of these design modifications. Therefore, approval of increased density is premature. The top of the tower will intrude into the QE view cone. Concerns about the crown of the building were identified at UDP. However, the tower's contribution to the skyline of the city has been used as a rationale for allowing the projection into the view cone. This is another design feature that should be resolved prior to Public Hearing. Due to the slope of Nicola Street, a challenging access to the parkade has not been fully developed or finalized. This was noted in the traffic study. This is a key engineering and design issue, in light of the site's location on Georgia, Nicola's use as an access for emergency vehicles, and the high number of planned parking spaces. This should be resolved prior to Public Hearing. Are proposed public realm and public amenities adequate? Two large trees on the site are protected by the relevant city By-Law but will be removed nonetheless due to construction of a 9-story underground parkade. Traffic and shadow studies are difficult to interpret and are incomplete. This is one of the city's oldest, modern-era high-rise buildings. Why is demolition even being considered? The heritage value of the existing building has been recognized by the Vancouver Heritage Commission, that strongly opposed the building's demolition, in light of other options. How does this project meet the housing needs of the WE? There will be no additional rental units created by this project. The current proposal does not meet the minimum number of 3BR units required for family housing. Public feedback following the pre-application Open House (2018) and the Community Open House (2019) identified concerns about height, density, traffic and affordability. Were these concerns integrated into the current proposal? Is this application consistent with WECP guidelines presented to the public and passed by Council in 2013? Is demolition of the existing building compatible with the 'The Greenest City' concept and consistent with the goal of increasing housing affordability? Implementation of the WECP should be reviewed to determine whether it has met affordable housing and community benefit goals via increased density and luxury strata proposals along the corridors. Ann Robson Alberni Street Vancouver	Ann Robson		s. 22(1) Personal and Confidential	West End	No web attachments.
10/12/2021	16:57	PH2 - 2. CD-1 Rezoning: 1450 West Georgia Street	Oppose	If you put too many rats in a confined space they attack each other. The density in Downtown Vancouver is far greater than in any other part of Vancouver. How many councilors actually live in the downtown area to be actually concerned about how residents feel regarding the density in the area? How many councilors have visited the area and talked to the residents? I suggest you come downtown during rush hour and actually see how bad it is and not depend on staff who have too much time to dream up nonsensical projects and not bothering to fixing the present problems such as the fountain in Stanley Park. The main streets such as Georgia, and Denman are clogged because there is no decent transportation to and from the North Shore. Buildings of this size and height should not be promoted by city councilors.	Alex de Figueiredo		s. 22(1) Personal and Confidential	Downtown	No web attachments.