

PH2 - 3. CD-1 Rezoning: 1157 Burrard Street - SUPPORT

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/08/2021	18:25	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	Like the design, would be nice to have a public garden area/seating.	Miriam Wilson		s. 22(1) Personal and Confidential	West End	No web attachments.
10/08/2021	19:07	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	I live and work in the West End and I fully support the project proposed for 1157 Burrard St. As of right now there isn't much happening on that corner, and the proposed additions with the high rise would add so much to the neighbourhood. Child care is definitely needed, as parents are scrambling to find anything in the downtown area, the street needs more retail storefronts and extra shopping would be great for all small businesses as it would attract more people to the area. The outdoor plaza area is also something that is needed as people continue to gather in more outdoor spaces. The West End is one of the greatest neighbourhoods in the city, and it deserves something significant to be at it's border on Davie and Burrard.	Kayla Kyle-Moffat		s. 22(1) Personal and Confidential	West End	No web attachments.
10/09/2021	03:32	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	Dear City Council, I am a commercial real estate broker who works primarily in Vancouver. As you probably saw, I submitted a letter of support for the development proposal on West Georgia Street. I saw that this application is similar in the way that it will contribute to its surrounding area. My experience in commercial real estate has shown me how interconnected all land uses are and how much they can benefit each other when done right. Residential and public amenities that attract people are essential to the prosperity of commercial retail areas. Davie and Burrard is an important location in the downtown and marks the entrance to the West End, it deserves a real landmark building. I encourage council to continue to consider projects like this that densify the downtown and take advantage of properties like this that have sat underutilized for too long. Sincerely, Jack Allpress	Jack Allpress		s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/09/2021	15:07	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	Apologies if this comes through twice, please only count one entry if it does. Mayor and Council, I am a commercial real estate broker who works primarily in Vancouver. As you probably saw, I submitted a letter of support for the development proposal on West Georgia Street. I saw that this application is similar in the way that it will contribute to its surrounding area. My experience in commercial real estate has shown me how interconnected all land uses are and how much they can benefit each other when done right. Residential and public amenities that attract people are essential to the prosperity of commercial retail areas. Davie and Burrard is an important location in the downtown and marks the entrance to the West End, it deserves a real landmark building. I encourage council to continue to consider projects like this that densify the downtown and take advantage of properties like this that have sat under-utilized for too long. Sincerely, Jack Allpress	Jack Allpress		s. 22(1) Personal and Confidential	Unknown	No web attachments.
10/10/2021	09:57	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	WEBIA was deeply involved in West End Community Plan. Strongly support this development. Its overdue.	Stephen Regan		s. 22(1) Personal and Confidential	West End	APPENDIX A
10/12/2021	10:37	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	I've lived and worked in downtown Vancouver for a number of years now. I've worked in restaurants and have friends who still do and I wanted to let you know how important it is for downtown restaurants to have people both living and working here. This building will bring a few hundred more people to the area which will be really beneficial to the businesses in the neighbourhood.	Sofia Solis		s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/12/2021	10:39	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	I live downtown and know this area well. Davie Street has lots of small independent businesses and I imagine the Pandemic has hit them hard. Even before that though, there was a whole block of the street that had people camping in front of empty stores. Davie could really use some new energy and it's great that there is a new development coming that includes shops along the street and an arts and culture hub that will bring new people to the area.	Luis Galvan		s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/12/2021	10:49	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	Taller buildings in downtown, especially along streets like Burrard should be a no brainer. If it doesn't make sense here then where?	Ulises Ruiz		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
10/12/2021	11:33	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	More childcare and spaces for kids and families are really needed in the city. I live downtown and work in childcare. I'm glad to see that a daycare and an 'arts and culture hub' will be part of this building. I want to encourage the city to make sure that the arts and culture space also serves families.	Ana Paulina Martinez		s. 22(1) Personal and Confidential	Downtown	No web attachments.
10/12/2021	16:13	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Support	we need more housing options downtown. this is a no brainer. The added community amenities is a huge plus in this area.	Z Woytowich		s. 22(1) Personal and Confidential	Unknown	No web attachments.

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10/12/2021	16:54	PH2 - 3. CD-1 Rezoning: 1157 Burrard Street	Oppose	<p>Many points: 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 that the public and Council have proper context with which 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. - City staff work closely with developers in applications. Their sense of what is appropriate in terms of building height, density, and shadows is often widely divergent from the values of residents of the community. - The calculation of public benefits and capture of land lift is something Council must scrutinize carefully. Staff do their math and work closely with applicant on details. Prima Properties is benefiting from *cumulative* rezoning from the original gas station (well below 60 feet) up to 47 storeys, rezoned in 2013 under the West End Community Plan to 91.4m (300ft), and now the applicant is seeking 143.0m (469ft.) and increase in FSR from current 6.00 to 13.37. Was the land lift captured by City for public benefit in previous stages of rezoning(s) to greater height. If so, when and how much? The enormous increase in value enabled by rezoning could bring this property value to an order of half a billion dollars. Windfall profits. Is the City extracting enough in return on the public's behalf? No. - These will be expensive condos, not the kind of housing really needed in the West End. Again we need the WECR report to fully judge. - Transparency in taxes saved. A Vancouver Sun story states that the City gave Prima Properties more than \$212,000 in tax abatements in just one year alone (2009) for community garden at this site. For a complete picture, please obtain numbers on the total cumulative abatement enjoyed since the beginning. It could be above \$3 million dollars. The public hearing is a rare opportunity to again shine a light on the developer tax savings with so-called community gardens. In proposed CACs and public benefits, is the public really receiving enough? No. Construction impacts - With this project the City will need a major effort to reduce cumulative construction impacts and protect the quality of life of existing residents during construction. Who can residents speak with regarding negative impacts of construction work, and what are the statistics on reports or complaints? This information should be prominently posted at the construction site.</p>	Randy Helten		§ 22(1) Personal and Confidential	Unknown	No web attachments.
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