

PH1 - 2. CD-1 Rezoning: 534-550 Cambie Street - Oppose

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
12/06/2021	23:25	PH1 - 2. CD-1 Rezoning: 534-550 Cambie Street	Oppose	For over 10yrs, we have been residents of s. 22 (1) Personal and Confidential Street (building immediately east of the property in question). We have young children that attend s. 22 (1) Personal and Confidential and s. 22 (1) Personal and Confidential, we both work in walking distance and are active participants in the Crosstown community. We love our home, our location and we are very concerned about this proposal. Although we always assumed that the 500 block of Cambie would be developed or in-fill someday, we never imagined that such a tall project would be earmarked for our street. Like the 500 block of Beatty, we assumed that there would be conformity to the buildings immediately surrounding it (ex: 568 Beatty redevelopment project). This project seems out of touch with its 2 block radius and wants to piggyback off the large scale rezoning of the Post building. However, they are not very close together and have the low-rise Queen E Theatre between them. The need for a large scale office is also questionable at this point in time when office vacancies are an issue. The 14 story Stantec building immediately south can attest to the struggle to fill its office space. Full floors are empty. Although I can't join the meeting in person, on behalf of my family of 4 and the other families in our building, I ask Counsel to consider; 1) does this proposal look cohesive to its surrounding blocks' 2) have the needs of the local neighbourhood been considered' (Ex: daycare space, store fronts, connection to street level & connection to its historic neighbourhood)' 3) will this large scale building benefit the surrounding blocks or only support external commuter employees' 4) will this scale of building block light to surrounding homes and businesses' The last point concerns me greatly as we are lucky enough to have a bright condo (not very common in our rainy city!). Losing our amazing city view would be a huge disappointment and looking directly into an office tower even more disappointing but losing any hope of direct light would likely cause us to move. It would also negatively impact our property value and decrease our resale price. Lastly, the shared green space on our common area patio would be greatly impacted and likely not survive such a change to its access to light and rain. As exciting as it is to have something fresh and new in our area, I don't feel like the size or purpose of this project truly reflect what is most needed in the area. We love our home, our tight knit neighbours, proximity to amenities (while still being out of the main fray of the downtown core) and we strongly urge the Counsel to listen to those in the immediate vicinity of this project and PLEASE decrease the scale of this development. If it moves forward as-is, it will greatly impact those who have called this area home for a long time. Please continue to maintain the unique scale that is Crosstown. Thank you for your time and understanding, Jenni, Matthew, Laurel and Noel Burke	Jennifer Burke		s. 22 (1) Personal and Confidential	Downtown	Appendix A
12/07/2021	11:32	PH1 - 2. CD-1 Rezoning: 534-550 Cambie Street	Oppose	I live few blocks from the address in discussion (in one of the s. 22 (1) Personal and Confidential), and I chose to live in this place because of the beautiful views I have of the mountains, and of some of the most iconic landmarks in the city, including the Canada Place, the Vancouver Lookout, Victory Square, and the Dominion Building. The construction of the new building would deprive me of ALL these views. And it will be not only me in this situation, but thousands of other people leaving in the same residential areas. There are plenty of office spaces in the area, mostly empty or unused because of COVID. The work organization has already changed, and our society will need less office space in the future, and more livable and enjoyable homes we can work from. Please, let's put forward the interest of the residents.	Elisabetta Valiante		s. 22 (1) Personal and Confidential	Downtown	Appendix B
12/07/2021	13:04	PH1 - 2. CD-1 Rezoning: 534-550 Cambie Street	Oppose	Dear Mayor and City Council My husband and I live at s. 22 (1) Personal and Confidential which is behind the proposed development located at 534 - 550 Cambie Street We have lived in this area for over 10 years and bought in this building just over a year ago. While we understand that development occurs - we are concerned that the proposed building and in particular the 10 storey portion will adversely affect the amount of natural light and sunshine that our building receives. The developer, during a presentation to our strata council, highlighted the efforts they have made to: 1. Maintain the COV required view corridors to the mountains. 2. Maintain the COV required sunshine requirement to Victory Square on November 11th 3. Retain an exterior wall of the northern most existing warehouse building. It would appear however, that no consideration has been given to the effect that the proposed new building will have on the natural light our homes receive. /we request that council ask the developer to lower the 10 storey portion of the building.	Monika Leukefeld		s. 22 (1) Personal and Confidential	Downtown	Appendix C

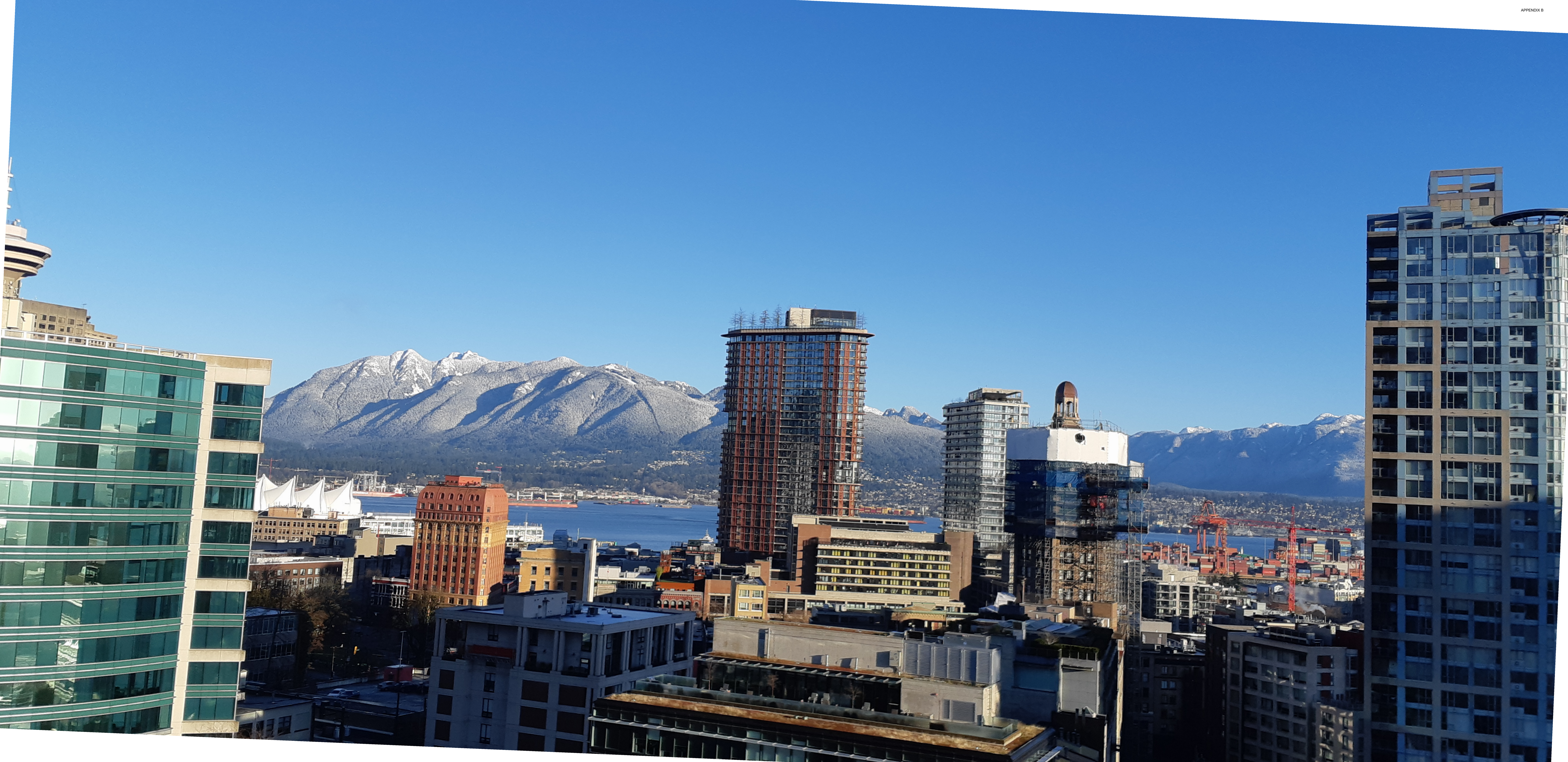














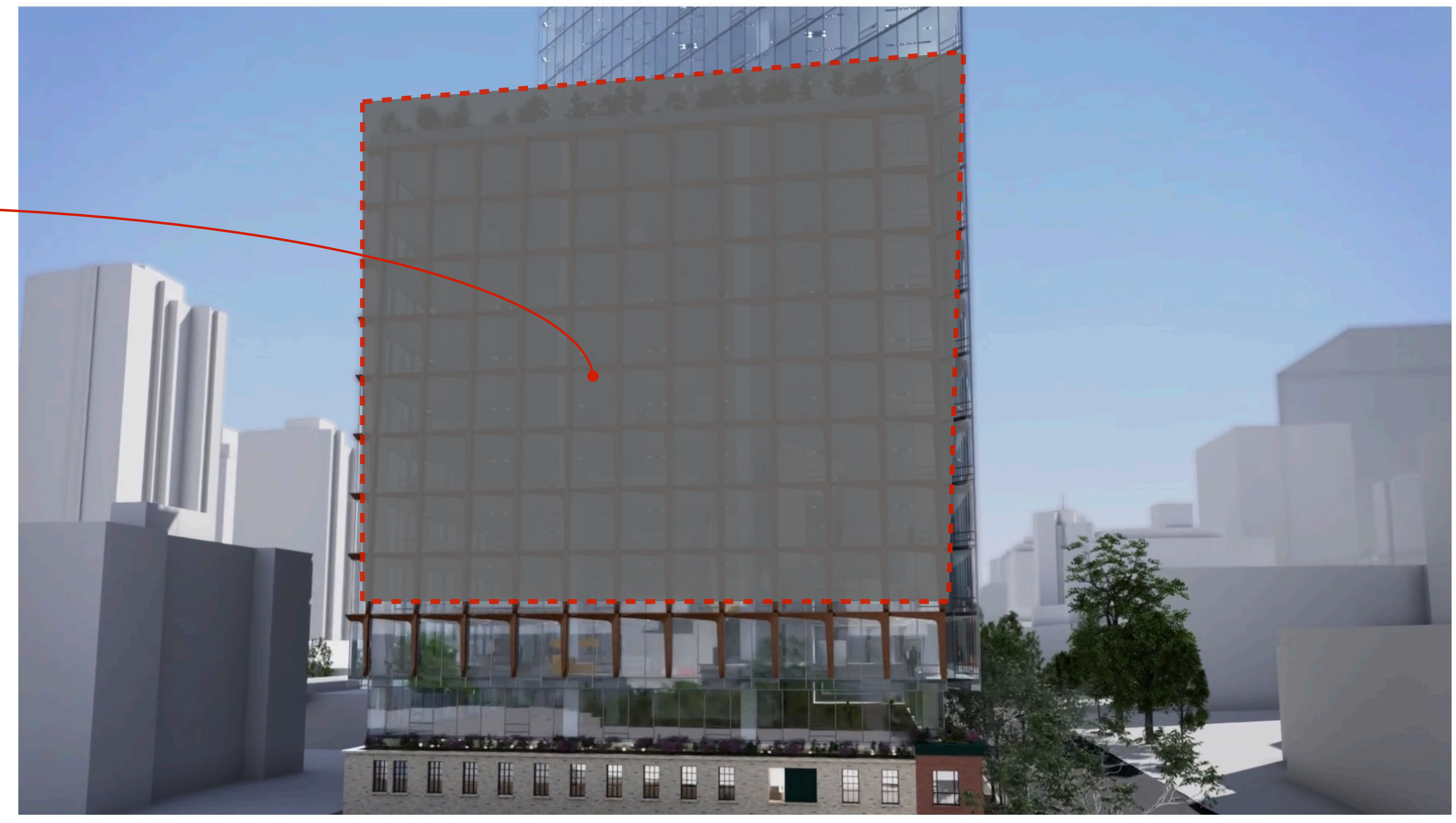
531 BEATTY
WILL NOW HAVE
LESS NATURAL
LIGHT



SAVING A HERITAGE (?)
BUILDING IS NO REASON
TO REDUCE OUR SUNSHINE

WHY IS A 17.35 FSR NEEDED ?

SOLUTION
LOWER THE 10 STOREY
SECTION TO PROVIDE
MORE LIGHT TO US



**531 BEATTY RESIDENTS
- REDUCTION OF OUR PATH OF LIGHT AND SUNSHINE**



Scott in 607



Monika in 601



Matthew in 501



Jenni in 502



Vivian in 401



Sasha in 503



David in 701

531 BEATTY RESIDENTS - REDUCTION OF OUR PATH OF LIGHT AND SUNSHINE