

901 West Broadway – Notice of Public Hearing July 12th 2022

Speaker: Lauren Gavrailoff

Position: Strata Council Member for Strata VR1656 ([REDACTED] s. [REDACTED]) – the building s.22(1) Personal of the proposed development site.

Position: Neutral – although “For” when / if concerns are addressed

Background:

- In November 30th 2021: Strata Council members Lauren Gavrailoff and Stephen Bastbeir met with Hanif Vellani (Project Manager for Hallmark Hotels) and had a collaborative discussion regarding the proposed development and concerns brought forward from our Strata council members and owners. I would like to note the positive interaction with Mr. Vellani who was readily available for conversation, follow-up, and truly respected and listened to our concerns. He provided feedback on much of the items brought forward.
- I also communicated back and forth via email in December, 2021 with City of Vancouver Rezoning Planner Liefka Vissers however her and I were unable to formally connect.

On behalf of Strata VR1656 and as a neighbor to this development, I would still like City Council to hear the following concerns on the development:

1. Building integrity concerns: on November 30th when we met with Mr. Mr. Vellani, we requested pre- and post-inspection to ensure our building is not affected by seismic events - cracking and vibrations from drilling / digging, etc.
2. Laneway concerns: we requested a wider, flatter alleyway to minimize damage to our building, and congestion from truck deliveries. The current lane cannot accommodate two-way traffic and is the entryway for the proposed hotel parking garage, truck deliveries, and temporary hotel guest parking. Many trucks for adjacent business also park here throughout the day, increasing congestion. (See Slide 25 of application proposal).

Addressed, but still relevant:

3. Construction noise, outdoor patio noise, and ventilation / rooftop fan noise: we have been assured all will be within city bylaws and guideline - however we'd like the City to be aware of the impact on many of us with young families or work-from-home arrangements.
4. Shadowing from the proposed hotel on our buildings' shared / private rooftop patios: we believe this will have a negative effect on our owner's enjoyment of these spaces, but we have been assured construction is within city bylaws and guidelines.

Thank you, council, for your time and consideration.