

File No. 04-1000-20-2016-067

March 17, 2016

s.22(1)

Dear s.22(1) :

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of March 9, 2016 for:

**Copies of correspondence in opposition/support regarding the proposed redevelopment of 155 - 157 Water Street, Vancouver, from September 1, 2015 - March 2, 2016.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2016-067); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', written in a cursive style.

Barbara J. Van Fraassen, BA  
Director, Access to Information  
*City Clerk's Department, City of Vancouver*  
Email: [Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
Telephone: 604.873.7999

Encl.  
:jb

From: s.22(1)  
To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
Date: 10/6/2015 11:11:45 AM  
Subject: Development Application Permit: DE418471

October 5, 2015

Re: Development Application Permit: DE418471  
155 Water Street

Via: email to: joe.bosnjak@vancouver.ca

From: s.22(1)  
Owner/Resident s.22(1)

Contact Info: s.22(1)

I am writing to present comments regarding the 7-story structure. Although I welcome development and diversification in Gastown, as a s.22(1) s.22(1) I have concerns that this development will impact negatively on the residential population of the neighbourhood.

Gastown is a heritage neighbourhood and as such, any future development should include a large residential component. The proposed building is mixed use commercial that will not bring the stability of owners to the neighbourhood. Currently, Gastown is becoming a "commercial district" with elements of a burnt out Yaletown and Granville street entertainment district. We do not need another 7-story tower in Gastown that is geared to only commercial, retail and restaurant space.

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**Safety/Security** – 155 and 141 share a breezeway. Unless there are very secure measures taken, we will be at the mercy of the retail or restaurant that leases the space. We have families in the building and do not want to have strangers having direct access to our entrance doors, or people sitting eating their lunch or dinner while we are trying to use our only private outdoor space.

**Parking/Access** – with 50 stalls this will create an excess of traffic in an already difficult and congested laneway. The alley way is one way along the CPR tracks. The back alley is already a challenge to access. On a daily basis we encounter situations with commercial trucks and other vehicles blocking the alley or one or both entrances to load and unload. There are virtually no loading zones in Gastown that are for the residents and merchants only. Currently, the loading zones in front of 155 are completely taken up with tour buses and vans.

**Height of building:** 141 Water Street is a 6-story building but is primarily residential except for 2 street front retail locations. Also we have a tiered north facing structure, but with the proposed plan the 7-story building that will sit to the far north side of the property line, will have a direct impact on light and view by all residents in 141. This building should also have a tiered structure on the north side. When the long term residents purchased their strata units, it was with the assumption that the heritage and height restrictions for this neighbourhood would be long-term if not permanent. We bought for the view, which will be comprised.

**Construction:** With the narrow street structure and the one-way alley, the ongoing construction will have a very negative impact on the daily life of the residents of s.22(1). With demolition, excavating, concrete pouring, materials delivery and crane operations, will make it almost impossible to have a quality of life during the construction phase.

**Design:** as the building will be commercial only, the design of the building should be such that the impact should not negatively affect the residents of the neighbourhood who live and create the community. The design should focus on how to integrate this building with the "residents" quality of life first and foremost.

**Restaurant** s.22(1) are strongly opposed to this building having a restaurant use on ground floor for the above reasons stated in security, safety, noise and parking. We would prefer that the development is zoned to never include a restaurant.

Thank you for your consideration to our concerns for this great neighbourhood.

s.22(1)

From: s.22(1)

To: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>

Date: 10/7/2015 4:21:20 PM

Subject: Development Application Permit: DE418471

I refer to the Development Application Permit: DE418471 for the property situated at 155 Water Street (the "Property")

s.22(1) at 141 Water Street which is the building to the immediate east of this Property and have been an owner/resident s.22(1)

While a number of changes have been made from the first iteration was tabled some time ago a few issues remain:

- The community plan for Gastown dictated a sawtooth look for the area. For this Property they are combining three buildings into this development. The building on the east comprising this development is presently about two storeys. Even with the latest changes, with the mechanical on the proposed building will make this the highest point on the entire block of Water Street – on the North side. Previously I had recommended that the developers terrace back the upper floors to reduce the impact on our building and the block.
- The latest plan appear to have made some changes to the back of the building to reduce congestion in the alley to the North of Water Street. However, if there are deliveries to the back of the building the traffic flow in and out of the underground garage and the alley in general could be impacted. Note: The alley will only accommodate one vehicle
- The developers have not declared a use for the ground floor other than it might be retail and it might be a restaurant. Our building shares a breezeway with the Property so a restaurant would have a direct impact on the safety and security of our building, especially if they are allowed to have any outdoor seating. In order to fully comment on this development its important to know what the intended use of this space is.

Call me if you have any questions.

s.22(1)

From: s.22(1)

To: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>

Date: 10/6/2015 10:43:06 PM

Subject: Development at 155

Attachments: DAPDE418471 (1).pdf

Hi Joe,

Please see attached concerns for the new development approved at 155 Water Street, as a new owner directly next to this space.

Thank you,

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Kind Regards,

s.22(1)

s.22(1)

October 6, 2015

Re: Development Application Permit: DE418471  
155 Water Street

Via: email to: [joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)

From: s.22(1)

Contact Info: email: s.22(1)

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Gastown is a heritage neighborhood and as such, any future development should include a large residential component. The proposed building is mixed use commercial that will not bring the stability of owners to the neighborhood. Currently, Gastown is becoming a "commercial district" with elements of a burnt' out Yaletown and Granville street entertainment district. We do not need another 7-story tower in Gastown that is geared to only commercial, retail and restaurant space.

The concerns with this development are:

**Noise levels** – will increase substantial in a neighborhood which is already out of control in terms of visitors coming and going to the night clubs and late night restaurants, with very little regard for the residents that live in Gastown. We experience loud music, excessive garbage, increased loud traffic and drunken people on a regular basis. In addition, there are increased illegal buskers and street vendors that ply their goods and play amplified music.

**Safety/Security** – 155 and 141 share a breezeway. Unless there are very secure measures taken, we will be at the mercy of the retail or restaurant that leases the space. We have families in the building and do not want to have strangers having direct access to our entrance doors, or people sitting eating their lunch or dinner while we are trying to use our only private outdoor space.

**Parking/Access** – with 50 stalls this will create an excess of traffic in an already difficult and congested laneway. The alley way is one way along the CPR tracks. The

back alley is already a challenge to access. On a daily basis we encounter situations with commercial trucks and other vehicles blocking the alley or one or both entrances to load and unload. There are virtually no loading zones in Gastown that are for the residents and merchants only. Currently, the loading zones in front of 155 are completely taken up with tour buses and vans.

**Height of building:** 141 Water Street is a 6-story building but is primarily residential except for 2 street front retail locations. Also we have a tiered north facing structure, but with the proposed plan the 7-story building that will sit to the far north side of the property line, will have a direct impact on light and view by all residents in 141. This building should also have a tiered structure on the north side. When the long term residents purchased their strata units, it was with the assumption that the heritage and height restrictions for this neighborhood would be long-term if not permanent. We bought for the view, which will be comprised.

**Construction:** With the narrow street structure and the one-way alley, the ongoing construction will have a very negative impact on the daily life of the residents of 141 Water Street. With demolition, excavating, concrete pouring, materials delivery and crane operations, will make it almost impossible to have a quality of life during the construction phase.

**Design:** as the building will be commercial only, the design of the building should be such that the impact should not negatively affect the residents of the neighborhood who live and create the community. The design should focus on how to integrate this building with the “residents” quality of life first and foremost.

**Restaurant** – s.22(1) are strongly opposed to this building having a restaurant use on ground floor for the above reasons stated in security, safety, noise and parking. We would prefer that the development is zoned to never include a restaurant.

Thank you for your consideration to our concerns for this great neighborhood.

From: s.22(1)

To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>

Date: 10/6/2015 10:20:36 PM

Subject: Development at 155

Attachments: DAPDE418471.pdf

Hi Joe,

Please see attached concerns for the new development approved at 155 Water Street, s.22(1)

s.22(1)

Thank you,

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s.22(1)

s.22(1)

October 6, 2015

Re: Development Application Permit: DE418471  
155 Water Street

Via: email to: [joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)

From: s.22(1)

Contact Info: email: s.22(1)

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Thank you for your consideration to our concerns for this great neighborhood.

From: s.22(1)

To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>

Date: 10/6/2015 4:06:59 PM

Subject: development at 155 Water St. (Development Application Permit: DE418471)

Hello Mr Bosnjak

I am writing regarding the development at 155 Water St. s.22(1) 141 Water Street and while I haven't seen detailed plans of the revised project, I wanted to ensure the City was aware of my concerns. Namely: size, construction and end use of the building.

In keeping with the character of the neighborhood and height and size guidelines, we would not be in favour of the project being granted additional buildable space. The height and depth of the project can significantly alter the light, privacy and views of the suites in our building. The depth and the back should be tiered back as our building is and the height restricted. It appears that the building is proposed to be 7 stories and go back to the alley, which would block out our building completely! This is a major issue and not fair to the residents who have invested into the building with reasonable expectations with respect to future developments.

This is a very narrow project with a one way alley at the back to access our parking garage. The Water street front is very busy from cars and pedestrians, so I can't fathom how a major redevelopment could take place next door without limiting our access to our building?

Details of the proposed restaurant zoning would be helpful. Obviously fast food type places would not be in keeping with the character of the neighborhood; not to mention the ongoing smells that would come from such an establishment. Also with respect to noise, as we are a residential building, we would not want to be subjected to further evening noise, music etc than what is already present in the area. Any restaurant would have to be done in a way that was respectful to existing residents next door.

I view this area and therefore the development as being quite delicate in the sense of having to balance the eclectic mix of heritage, residents and business. An oversized development with a smelly or noisy restaurant is not what this area needs.

Thank you

s.22(1)

From: s.22(1)

To: ["Bosnjak, Joe" <joe.bosnjak@vancouver.ca>](mailto:joe.bosnjak@vancouver.ca)

Date: 10/6/2015 10:52:37 AM

Subject: Development Permit 418471

Attachments: DAP DE418471.pdf

I am submitting comment regarding the above development permit.

Thank you for your consideration.

s.22(1)

s.22(1)

October 5, 2015

Re: Development Application Permit: DE418471  
155 Water Street

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Thank you for your consideration to our concerns for this great neighborhood.

From: ["Greer, John" <john.greer@vancouver.ca>](mailto:john.greer@vancouver.ca)

To: ["Bosnjak, Joe" <joe.bosnjak@vancouver.ca>](mailto:joe.bosnjak@vancouver.ca)

Date: 10/13/2015 8:56:59 AM

Subject: FW: FW: Development Application Permit: DE418471 155 Water Street

john greer  
assistant director  
planning & development services, city of vancouver  
t: 604.871.6194 f: 604.873.7060 e: john.greer@vancouver.ca

-----Original Message-----

From: Corporate Info

Sent: Thursday, October 08, 2015 11:37 AM

To: Greer, John

Subject: Re: FW: Development Application Permit: DE418471 155 Water Street

Hi John,

We received the following feedback from a citizen, see their complaint below.

Thanks,

Ryan

3-1-1 Contact Centre

----- Original Message -----

From: ccclerk@vancouver.ca

Sent: 2015-10-07 09:28:24.0

To: CCINFO@vancouver.ca

Subject: FW: Development Application Permit: DE418471 155 Water Street

06 October 2015

Hello 311,

Please create a feedback case for Mayor & Council, and appropriate staff.

Additionally, please inform the appropriate staff to copy  
mayorandcouncil@vancouver.ca<<mailto:mayorandcouncil@vancouver.ca>> in their response to the citizen.

Thanks.

K a t h y

Kathy Bengston

Correspondence Clerk

City Clerk's | City of Vancouver

T: 604.871.6222 | F: 604.873.7419

kathy.bengston@vancouver.ca <<mailto:kathy.bengston@vancouver.ca>>

From: Correspondence Group, City Clerk's Office

Sent: Tuesday, October 06, 2015 1:36 PM

To: s.22(1)

Subject: FW: Development Application Permit: DE418471 155 Water Street

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, and Development Review Branch Project Coordinator.

Correspondence Group

City Clerk's | City of Vancouver

mayorandcouncil@vancouver.ca <<mailto:mayorandcouncil@vancouver.ca>>

From: s.22(1)

Sent: Tuesday, October 06, 2015 1:30 PM

To: Correspondence Group, City Clerk's Office

Subject: Development Application Permit: DE418471 155 Water Street

October 5, 2015

Re: Development Application Permit: DE418471

155 Water Street

Via: email to: mayorandcouncil@vancouver.ca <<mailto:mayorandcouncil@vancouver.ca>>

From: s.22(1)

s.22(1)

Contact Info: email: s.22(1)

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s.22(1)

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s.22(1)



From: s.22(1)  
To: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
Date: 10/6/2015 1:14:10 PM  
Subject: Re: Development Application Permit: DE418471

October 6, 2015

Re: Development Application Permit: DE418471

155 Water Street

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To: ["Bosnjak, Joe" <joe.bosnjak@vancouver.ca>](mailto:joe.bosnjak@vancouver.ca)  
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

Date: 10/7/2015 8:44:25 PM

Subject: Development at 155

Attachments: water street development Development Application DE418471

To whom it may concern,

Please find attached a letter from me to show my opposition of the proposed development ( as it is currently is proposed) at 155 Water St.

If you wish to contact me for any reason, feel free thru my direct email account

s.22(1)

Thank-you , for taking my concerns into mind.

Sincerely,

s.22(1)

From: s.22(1)

To: "[Bosnjak, Joe](mailto:joe.bosnjak@vancouver.ca)" <joe.bosnjak@vancouver.ca>  
"[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

Date: 10/8/2015 9:57:28 AM

Subject: 155 water st. Development Application Permit: DE418471

Attachments: water street development.docx

Hi Joe,

Sorry about that, hope this is more straight up and opens. Please let me know if you have any further problems and I will walk down my letter right to your office.

Thanks so much,

s.22(1)

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**From:** Bosnjak, Joe [mailto:joe.bosnjak@vancouver.ca]

**Sent:** Thursday, October 08, 2015 10:22 AM

**To:** s.22(1); Correspondence Group, City Clerk's Office

**Cc:** 'Diane'

**Subject:** RE: Development at 155

Hello s.22(1)

Can you please resend the letter. I am not able to open the attachment for some reason. Can you please send the response as a PDF, word document or in an email.

Thanks

Joe

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**From:** s.22(1)

**Sent:** Wednesday, October 07, 2015 9:44 PM

**To:** Bosnjak, Joe; Correspondence Group, City Clerk's Office

**Cc:** s.22(1) s.22(1)

**Subject:** Development at 155

To whom it may concern,

Please find attached a letter from me to show my opposition of the proposed development ( as it is currently is proposed) at 155 Water St.

If you wish to contact me for any reason, feel free thru my direct email account, s.22(1)

Thank-you , for taking my concerns into mind.

Sincerely,

s.22(1)

October 7, 2015

Re: Development Application Permit: DE418471  
155 Water Street

Via: email to: [joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)

s.22(1)

I am writing to present comments regarding the 7-story structure. Although I welcome development and diversification in Gastown, s.22(1)

s.22(1) I have concerns that this development will impact negatively on the residential population of the neighborhood.

Gastown is a heritage neighborhood and as such, any future development should include a large residential component. The proposed building is mixed use commercial that will not bring the stability of owners to the neighborhood. Currently, Gastown is becoming a “commercial district” with elements of a burnt’ out Yaletown and Granville street entertainment district. We do not need another 7-story tower in Gastown that is geared to only commercial, retail and restaurant space.

The concerns with this development are:

**Noise levels** – will increase substantial in a neighborhood which is already out of control in terms of visitors coming and going to the night clubs and late night restaurants, with very little regard for the residents that live in Gastown. We experience loud music, excessive garbage, increased loud traffic and drunken people on a regular basis. In addition, there are increased illegal buskers and street vendors that ply their goods and play amplified music.

**Safety/Security** – 155 and 141 share a breezeway. Unless there are very secure measures taken, we will be at the mercy of the retail or restaurant that leases the space. We have families in the building and do not want to have strangers having direct access to our entrance doors, or people sitting eating their lunch or dinner while we are trying to use our only private outdoor space.

**Parking/Access** – with 50 stalls this will create an excess of traffic in an already difficult and congested laneway. The alley way is one way along the CPR tracks. The back alley is already a challenge to access. On a daily basis we encounter situations

with commercial trucks and other vehicles blocking the alley or one or both entrances to load and unload. There are virtually no loading zones in Gastown that are for the residents and merchants only. Currently, the loading zones in front of 155 are completely taken up with tour buses and vans.

**Height of building:** 141 Water Street is a 6-story building but is primarily residential except for 2 street front retail locations. Also we have a tiered north facing structure, but with the proposed plan the 7-story building that will sit to the far north side of the property line, will have a direct impact on light and view by all residents in 141. This building should also have a tiered structure on the north side. When the long term residents purchased their strata units, it was with the assumption that the heritage and height restrictions for this neighborhood would be long-term if not permanent. We bought for the view, which will be comprised.

**Construction:** With the narrow street structure and the one-way alley, the ongoing construction will have a very negative impact on the daily life of the residents of 141 Water Street. With demolition, excavating, concrete pouring, materials delivery and crane operations, will make it almost impossible to have a quality of life during the construction phase.

**Design:** as the building will be commercial only, the design of the building should be such that the impact should not negatively affect the residents of the neighborhood who live and create the community. The design should focus on how to integrate this building with the “residents” quality of life first and foremost.

**Restaurant** – <sup>s.22(1)</sup> [REDACTED] are strongly opposed to this building having a restaurant use on ground floor for the above reasons stated in security, safety, noise and parking. We would prefer that the development is zoned to never include a restaurant.

Thank you for your consideration to our concerns for this great neighborhood.