

File No.: 04-1000-20-2024-655

January 29, 2025

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 November 4, 2024 under the *Freedom of Information and Protection of Privacy Act* for:

**Record of all internal and external correspondence sent to or received by the specified Assistant Director of the Planning Department in relation to 1069 - 1071 Alberni Street (Development Permit file DE417635). Date range: January 1, 2013 to December 31,**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l), s.22(1), and s.22(3)(d) of the Act. You can read or download these sections 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 Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (2024-655); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:lg

**From:** ["Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>](mailto:Vaughan.Kopy@vancouver.ca)  
**To:** ["Kerr, Dorothy" <dorothy.kerr@vancouver.ca>](mailto:dorothy.kerr@vancouver.ca)  
**CC:** ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)  
**Date:** 5/14/2014 10:54:13 AM  
**Subject:** 1040 West Georgia - DE417635

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Hi Dorothy,

I would like to set up an enquiry for the following Project for Thursday May 15th:

- 1040W Georgia. – DE417635 – ENQ., DD, VK, PC, LEB

Thanks,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)  
["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)  
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)  
["Gaiger, Emma" <Emma.Gaiger@vancouver.ca>](mailto:Emma.Gaiger@vancouver.ca)  
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)  
["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)  
["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)  
["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

Date: 4/2/2014 2:13:26 PM

Subject: FW: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

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From: Green Club Joseph Lin [mailto:greenclub@gmail.com@sendgrid.me] On Behalf Of Green Club Joseph Lin  
Sent: Wednesday, April 02, 2014 1:38 PM  
To: E01-Green Culture Network  
Subject: "Save Grosvenor Cherry Plaza" in Downtown Vancouver  
Importance: High

Dear all,

### **"Save Grosvenor Cherry Plaza" in Downtown Vancouver**



It is sad that we witnessed several beautiful old cherry trees cut in Vancouver. Not long ago, we just lost our Somei-yoshino cherry at Seaforth Armoury. Here is another coming tragedy which we may stop it by our actions!



Please post this action **"Save Grosvenor Cherry Plaza"** on our website and Facebook and invite your friends to sign the petition before this Friday, April 4.

<http://savegrosvenorplaza.wordpress.com/>

Take action now, otherwise we will lose our precious heritage on by one!  
Here are several photos for your news release.



No matter where you are, anyone can sign this petition.  
Thanks for your attention!

Joseph Lin,  
President of Green Club  
Team Sakura, Vancouver Cherry Blossom Festival  
Green Culture Website <http://www.greenclub.bc.ca>  
Tel: 604-327-8693, in Vancouver, British Columbia, Canada

**We oppose the development of the Grosvenor Building public plaza in Vancouver.**

In a city with new buildings going up on almost every block, it's imperative to retain public space.  
Between Burrard and Thurlow Streets, Alberni Street is quickly becoming a mecca for high-end retail,

and, subsequently, is in danger of losing a semblance of its initial charm.

The Grosvenor Building public plaza, resplendent with pink cherry blossom trees, public art, and generous seating, is slated to be demolished in favour of yet another retail building. Since 1985, this plaza has been a refuge for tenants and residents in the immediate and surrounding vicinities – a place to enjoy a morning coffee, soak in the sun, escape from office desks, and socialize with colleagues.

Development Application No. DE417635 proposes to change all that with a two-storey, high-end retail building.

### HOW CAN YOU HELP?

**1. Please join our campaign to save this public space by signing our [petition](#):**

**2. Share the petition with friends and colleagues.**

**3. Like our page on [Facebook](#) and follow us on [Twitter](#)(@alberniplaza).**

**4. Send a [letter](#) to Vancouver City Hall.**

Please act before **Friday, April 4th** in order to stop the approval of this development and to save an urban oasis.

||

From: "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
To: "Sovdi, Holly" <[Holly.Sovdi@vancouver.ca](mailto:Holly.Sovdi@vancouver.ca)>  
"Kopy, Vaughan" <[Vaughan.Kopy@vancouver.ca](mailto:Vaughan.Kopy@vancouver.ca)>  
"Beaulieu, Lee" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>  
Date: 4/2/2014 2:35:41 PM  
Subject: FW: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

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Fyi

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

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From: Molaro, Anita  
Sent: Wednesday, April 02, 2014 2:31 PM  
To: Jackson, Brian (PDS); Maskall, Wayne; Cheng, Paul  
Subject: Re: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

We have an DE application in to fill in this plaza with retail building. The plaza was identified as a let go in the west end plan. In light of the recent comments from the public I've ask for the applicant to provide an arborist report on the state of the cherries trees given that they have a limited life span.

Anita

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From: Jackson, Brian (PDS)  
Sent: Wednesday, April 02, 2014 02:23 PM  
To: Maskall, Wayne; Molaro, Anita  
Subject: Fw: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

Aren't these trees on public property? If not, what is our response?

Sent from my BlackBerry 10 smartphone on the Rogers network.

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From: Louie, Raymond <[Raymond.Louie@vancouver.ca](mailto:Raymond.Louie@vancouver.ca)>  
Sent: Wednesday, April 2, 2014 2:20 PM  
To: Jackson, Brian (PDS)  
Subject: FW: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

Hi Brian  
What is planning's position on this matter?  
R

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From: Green Club Joseph Lin [<mailto:greenclub@gmail.com@sendgrid.me>] On Behalf Of Green Club Joseph Lin  
Sent: Wednesday, April 02, 2014 1:38 PM  
To: E01-Green Culture Network  
Subject: "Save Grosvenor Cherry Plaza" in Downtown Vancouver  
Importance: High

Dear all,

**"Save Grosvenor Cherry Plaza" in Downtown Vancouver**

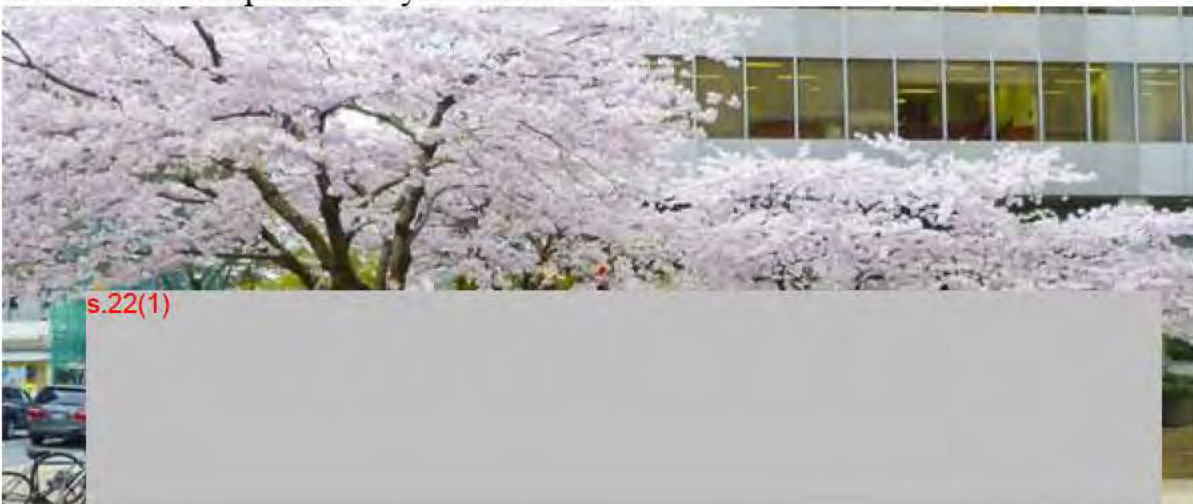


It is sad that we witnessed several beautiful old cherry trees cut in Vancouver. Not long ago, we just lost our Somei-yoshino cherry at Seaforth Armoury. Here is another coming tragedy which we may stop it by our actions!



Please post this action **"Save Grosvenor Cherry Plaza"** on our website and Facebook and invite your friends to sign the petition before this Friday, April 4.  
<http://savegrosvenorplaza.wordpress.com/>

Take action now, otherwise we will lose our precious heritage on by one!  
Here are several photos for your news release.





No matter where you are, anyone can sign this petition.  
Thanks for your attention!

Joseph Lin,  
President of Green Club  
Team Sakura, Vancouver Cherry Blossom Festival  
Green Culture Website <http://www.greenclub.bc.ca>  
Tel: 604-327-8693, in Vancouver, British Columbia, Canada

## **We oppose the development of the Grosvenor Building public plaza in Vancouver.**

In a city with new buildings going up on almost every block, it's imperative to retain public space. Between Burrard and Thurlow Streets, Alberni Street is quickly becoming a mecca for high-end retail, and, subsequently, is in danger of losing a semblance of its initial charm.

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Development Application No. DE417635 proposes to change all that with a two-storey, high-end retail building.

### **HOW CAN YOU HELP?**

**1. Please join our campaign to save this public space by signing our [petition](#):**

**2. Share the petition with friends and colleagues.**

**3. Like our page on [Facebook](#) and follow us on [Twitter](#)(@alberniplaza).**

**4. Send a [letter](#) to Vancouver City Hall.**

**Please act before [Friday, April 4th](#) in order to stop the approval of this development and to save an urban oasis.**

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 3/28/2014 2:22:18 PM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]  
Sent: Friday, March 28, 2014 12:03 PM  
To: Correspondence Group, City Clerk's Office  
Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 55 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

54. s.22(1) Vancouver, Canada  
51. Vancouver, Canada  
47. Burnaby, Canada  
45. s.22(1) West Vancouver, Canada  
43. s.22(1) Vancouver, Canada

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 3/31/2014 4:40:55 PM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Monday, March 31, 2014 4:05 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 130 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

- 130. s.22(1) Vancouver, Canada
- 128. s.22(1) Vancouver, Canada
- 127. s.22(1) Vancouver, Canada
- 126. s.22(1) Vancouver, BC, Canada
- 125. Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/1/2014 12:03:02 PM

Subject: FW: 5 new petition signatures: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Tuesday, April 01, 2014 11:51 AM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 160 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

160. s.22(1) Vancouver, Canada  
159. vancouver, Canada  
158. s.22(1) Vancouver, Canada  
157. s.22(1) Vancouver, Canada  
156. s.22(1) Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/2/2014 10:37:49 AM

Subject: FW: 5 new petition signatures: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Wednesday, April 02, 2014 9:36 AM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 180 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

180. s.22(1) Maple Ridge, Canada  
179. s.22(1) Vancouver, Canada  
178. s.22(1) Vancouver, Canada  
177. s.22(1) Vancouver, Canada  
175. s.22(1) Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 3/31/2014 11:27:33 AM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Monday, March 31, 2014 8:20 AM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 110 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

- 110. s.22(1) Vancouver, Canada
- 109. s.22(1) Vancouver, Canada
- 108. s.22(1) Vancouver, Canada
- 107. s.22(1) COQUITLAM, Canada
- 106. s.22(1) Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 3/31/2014 3:03:40 PM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Monday, March 31, 2014 2:53 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 125 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

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Sincerely,

- 125. s.22(1) Vancouver, Canada
- 124. s.22(1) est van, Canada
- 122. Delta, Canada
- 120. Vancouver, Canada
- 119. s.22(1) NORTH VANCOUVER, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

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"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 3/28/2014 12:57:07 PM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Friday, March 28, 2014 12:22 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 60 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

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Sincerely,

- 60. s.22(1) New Westminster, Canada
- 59. s.22(1) Vancouver, Canada
- 58. s.22(1) Vancouver, Canada
- 57. s.22(1) Vancouver, Canada
- 56. s.22(1) Vancouver, Canada

[ ]



From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

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"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
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From: s.22(1) [mailto:mail@changemail.org]  
Sent: Wednesday, April 02, 2014 3:13 PM  
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Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 205 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

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Sincerely,

205. s.22(1) Delta, Canada  
204. s.22(1)  
203. s.22(1) RICHMOND, Canada  
201. s.22(1) Burnaby, Canada  
200. Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/2/2014 2:20:56 PM

Subject: FW: 5 new petition signatures: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Wednesday, April 02, 2014 1:51 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 194 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

195. s.22(1) North Vancouver, Canada

193. s.22(1) Vancouver, Canada

192. s.22(1) Duncan, Canada

191. s.22(1) Vancouver, Canada

190. s.22(1) B.C., Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/1/2014 5:15:45 PM

Subject: FW: 5 new petition signatures: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Tuesday, April 01, 2014 4:14 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 165 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

165. s.22(1) Vancouver, Canada  
164. s.22(1) Vancouver, Canada  
163. s.22(1) Vancouver, Canada  
162. s.22(1) Vancouver, Canada  
161. s.22(1) Surrey, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>

"Affleck, George" <George.Affleck@vancouver.ca>

"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>

"Carr, Adriane" <Adriane.Carr@vancouver.ca>

"Deal, Heather" <Heather.Deal@vancouver.ca>

"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>

"Jang, Kerry" <Kerry.Jang@vancouver.ca>

"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>

"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>

"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/1/2014 9:58:25 AM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Monday, March 31, 2014 5:51 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 140 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

139. s.22(1) Surrey, Canada

138. s.22(1) Vancouver, Canada

137. s.22(1) Surrey, Canada

135. s.22(1) Vancouver, Canada

133. s.22(1) Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 3/28/2014 4:27:04 PM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Friday, March 28, 2014 3:54 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 80 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

- 79. s.22(1) Langley, Alabama
- 78. s.22(1) Maple Ridge, Canada
- 76. s.22(1) Vancouver, Canada
- 72. s.22(1) Vancouver, Canada
- 70. s.22(1) vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/1/2014 11:00:56 AM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Tuesday, April 01, 2014 9:54 AM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 155 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

- 154. s.22(1) Vancouver, Canada
- 153. s.22(1) Vancouver, BC, Canada
- 151. s.22(1) Vancouver, Canada
- 150. Vancouver, Canada
- 148. s.22(1) VANCOUVER, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/1/2014 10:01:53 AM

Subject: FW: 5 new petition signatures: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Tuesday, April 01, 2014 7:36 AM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 145 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

145. s.22(1) Vancouver, B. C., Canada

144. s.22(1) Vancouver, Canada

143. s.22(1) Vancouver, Canada

139. s.22(1) Surrey, Canada

138. s.22(1) Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/2/2014 12:47:36 PM

Subject: FW: 5 new petition signatures: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Wednesday, April 02, 2014 12:38 PM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 190 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

190. s.22(1) B.C., Canada  
189. s.22(1) Vancouver, Canada  
188. s.22(1) Vancouver, Canada  
187. s.22(1) Richmond, Canada  
186. s.22(1) vancouver, Canada

[ ]



From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/2/2014 8:47:05 AM

Subject: FW: 5 new petition signatures: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]

Sent: Wednesday, April 02, 2014 3:11 AM

To: Correspondence Group, City Clerk's Office

Subject: 5 new petition signatures: s.22(1)

5 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 175 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

175. s.22(1) Vancouver,  
173. s.22(1) Burnaby, BC, Burnaby, Canada  
172. s.22(1)  
170. s.22(1)  
169. s.22(1) Vancouver, Canada

[ ]

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/4/2014 4:48:40 PM

Subject: FW: 10 new signers: s.22(1)

From: s.22(1) [mailto:mail@changemail.org]

Sent: Friday, April 04, 2014 3:54 PM

To: Correspondence Group, City Clerk's Office

Subject: 10 new signers: s.22(1)

10 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 350 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

350. s.22(1) Montreal, Canada  
349. s.22(1) Canada  
348. s.22(1) burnaby, Canada  
347. s.22(1) Burnaby, Canada  
346. s.22(1) Vancouver, Canada  
344. s.22(1) Canada  
343. s.22(1) Vancouver, Canada  
342. s.22(1) Vancouver, Canada  
340. s.22(1) Richmond, Canada  
339. s.22(1) North Vancouver, Canada

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 5/6/2014 5:20:25 PM

Subject: FW: 10 new signers: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]  
Sent: Tuesday, May 06, 2014 5:12 PM  
To: Correspondence Group, City Clerk's Office  
Subject: 10 new signers: s.22(1)

10 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 440 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

438. s.22(1) Canada  
435. s.22(1) Vancouver, Canada  
432. s.22(1) Canada  
431. s.22(1) Vancouver, Canada  
430. s.22(1) North Vancouver, Canada  
429. s.22(1)  
428. s.22(1) Vancouver, Canada  
427. s.22(1) Vancouver, Canada  
426. s.22(1) Vancouver, Canada  
425. s.22(1) Maple Ridge, Canada

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Affleck, George" <George.Affleck@vancouver.ca>  
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Deal, Heather" <Heather.Deal@vancouver.ca>  
"Gaiger, Emma" <Emma.Gaiger@vancouver.ca>  
"Jang, Kerry" <Kerry.Jang@vancouver.ca>  
"Mayor's Office \ (COV)" <Mayor's.Office@vancouver.ca>  
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>  
"Tang, Tony" <Tony.Tang@vancouver.ca>

Date: 4/15/2014 2:42:05 PM

Subject: FW: 10 new signers: s.22(1)

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From: s.22(1) [mailto:mail@changemail.org]  
Sent: Tuesday, April 15, 2014 2:11 PM  
To: Correspondence Group, City Clerk's Office  
Subject: 10 new signers: s.22(1)

10 new people recently signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

There are now 430 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

Dear Vancouver Mayor and Council,

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

430. s.22(1) North Vancouver, Canada  
429. s.22(1)  
428. s.22(1) Vancouver, Canada  
427. s.22(1) Vancouver, Canada  
426. s.22(1) Vancouver, Canada  
425. s.22(1) Maple Ridge, Canada  
423. Yes To The Retail Vancouver, Canada  
421. s.22(1) Vancouver, Canada  
420. s.22(1)  
419. s.22(1) Vancouver, Canada

From: "[Cheng, Paul](mailto:paul.cheng@vancouver.ca)" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
To: "[Beaulieu, Lee](mailto:lee.beaulieu@vancouver.ca)" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>  
CC: "[Molaro, Anita](mailto:anita.molaro@vancouver.ca)" <[anita.molaro@vancouver.ca](mailto:anita.molaro@vancouver.ca)>  
Date: 4/11/2014 3:33:51 PM  
Subject: FW: Arborist Report - 1040 West Georgia - Grosvenor Building Addition - DE417635  
Attachments: 1040 West Georgia St..pdf

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Here's the arborist report, Lee.

Please review and we can strategize on what we can do to save them, or not.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

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From: Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
Sent: Friday, April 11, 2014 1:40 PM  
To: Cheng, Paul; Kopy, Vaughan  
Subject: Arborist Report - 1040 West Georgia - Grosvenor Building Addition - DE417635

Hi Paul,

As requested, attached please find a copy of the arborist report received today from Mountain Maple Ltd.

Based on the attached report, the cherry trees show numerous problems that would make them difficult to relocate. The arborist does not recommend the relocation of the trees. We remain committed to replace or relocate the trees offsite if possible, though replacement seems like a more feasible option at this time. Retention of the existing trees on site is not a viable long term solution due to the age & condition of both the trees as well as the plaza roof membrane. As a result, the existing trees will need to be removed to either allow for the proposed development or replacement of the plaza roof membrane.

Feel free to contact me if you would like to discuss the report.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**  
402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 252  
C: 778.995.8223  
F: 604.687.8530

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This message and any attachments are confidential to the individual or entity to whom they are addressed and may also be privileged. If you are not the addressee you may not read, copy, forward, disclose or use any part of the message or its attachments and, if you have received this message in error, please notify the sender immediately by return e-mail and delete it from your system.

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From: Kerin Matthews <[mountain.maple@hotmail.com](mailto:mountain.maple@hotmail.com)>  
Date: Fri, 11 Apr 2014 11:05:09 -0700  
To: Dale Mumford <[DaleM@sdmrealty.com](mailto:DaleM@sdmrealty.com)>, Shawn LaPointe <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>, "[tim@florenco.ca](mailto:tim@florenco.ca)" <[tim@florenco.ca](mailto:tim@florenco.ca)>  
Subject: 1040 West Georgia St.

Hello Gentlemen,

Thank you for allowing me to assist you on this project. Please find attached the report and invoice. Please print the report in color and submit it to the City for their review, or submit it to them electronically.

I will prepare the report for the roof top trees, and will forward that when it is ready.

Please do not hesitate to contact me should you have any questions, or if I can be of further assistance.

Kind Regards,

Kerin Matthews  
Mountain Maple Ltd.  
(604) 488-4455

MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.  
10972 MCADAM ROAD  
DELTA, BC V4C 3E8  
PHONE: 604 - 488 - 4455  
MOUNTAIN.MAPLE@HOTMAIL.COM

April 10, 2014

**RE: Arborist Report for Henriquez Partners Architects - For property located at 1040 West Georgia St., Vancouver, BC**

**Applicant:** Henriquez Partners Architects  
C/o Shawn LaPointe  
**Phone:** 778 - 995 - 8223  
**Email:** slapointe@henriquezpartners.com

Due to a development proposal and the need to repair a leaking membrane in the underground parking lot, it was requested that a report be compiled discussing trees located at the address named above. This site was inspected on April 3, 2014. Six trees were assessed, and are numbered 1 - 6 for the purpose of this report. Seven photographs have been included as part of this report. A copy of the aerial image from the VanMap Website has been included to aid in tree location details only.

There are six trees that are within raised planters located at the rear of the building; the entire plaza will need to be removed to enable the replacement of the membrane, and/or to enable the proposed development of the plaza.

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,



Kerin Matthews - sent electronically  
**ISA Certified Arborist #PN-5648**  
**ISA Certified Tree Risk Assessor #0123**  
City of Vancouver Business License #14 - 137633

<u>TREE #</u>	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>HEIGHT</u> (m) est.	<u>CRZ</u> radius (ft.)	<u>OBSERVATIONS &amp; RECOMMENDATIONS</u>
---------------	----------------	--------------------	---------------------------	-------------------------------	---

1	Cherry <i>(Prunus sp.)</i>	35			<p>These trees all present the same characteristics and issues; they have been previously topped, there is extensive canker on the limbs throughout the canopy, there is evidence of Tortrix borer (especially at the graft site), and there is twig dieback also throughout the canopy. They all have wide-spreading canopies which is typical of the species; trees #1 and #2 have been trimmed back on the west side to reduce the overhang into the ramp for the parking entrance.</p> <p>All of these trees are situated within a raised planter that is reported to be about 3ft deep; the walls of the planter are generally 4ft to 7ft on two sides of each tree, except Tree #5 has less than 2.5ft on two sides.</p> <p><b>RECOMMENDATIONS:</b></p> <p>The feasibility of relocating these trees was questioned. Based on their declining health they would not be good candidates for relocation; these trees are over 30 years old and their confined environment has likely contributed to the issues they now present.</p> <p>The wide-spreading canopies would have to be cut back hard in order to relocate them.</p> <p>It is very doubtful they would survive being relocated, due to hard pruning that would be necessary, the inevitable root disturbance that would occur, and due to their obvious declining health; for this reason removal is being recommended.</p> <p>Remove trees to enable the site development or the necessary membrane replacement.</p>
2	Cherry	40			
3	Cherry	33			
4	Cherry	37			
5	Cherry	32			

6	Maple <i>(Acer sp.)</i>	20	8	4.1''	<p>This tree is fairly tall and spindly, but otherwise appears fairly typical of the species. It is located within a raised planter on its own that is approximately 5' by 7' and 16" deep. This tree will also require removal to enable the site development or the replacement of the membrane.</p> <p><b>RECOMMENDATIONS:</b></p> <p>This tree may be a good candidate for relocation provided it does not result in damage to the membrane; the tree would need to be taken out just as the construction is to commence.</p>
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**Tree #2**



**Tree #3**



**Tree #5**



**Canker and Tortrix borer noted throughout the limbs and on the stems**



**Tree #6**



**APROXIMATE TREE LOCATIONS**

From: "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>

To: "Gordon, Michael" <[michael.gordon@vancouver.ca](mailto:michael.gordon@vancouver.ca)>

"Sovdi, Holly" <[Holly.Sovdi@vancouver.ca](mailto:Holly.Sovdi@vancouver.ca)>

CC: "Molaro, Anita" <[anita.molaro@vancouver.ca](mailto:anita.molaro@vancouver.ca)>

"Beaulieu, Lee" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>

Date: 3/10/2014 10:59:05 AM

Subject: FW: Development Application #DE417635 - Green space/garden area at risk of being destroyed

Attachments: photo 1.JPG  
photo 2.JPG  
photo 3.JPG  
photo 4.JPG  
photo 5.JPG  
photo 6.JPG  
photo 7.JPG

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Any concerns, guys?

This is the Henriquez application to fill in this semi-public space with a 1-storey CRU. Some trees will be falling, which didn't really hit my radar until now.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Monday, March 10, 2014 8:21 AM  
To: Cheng, Paul; Beaulieu, Lee  
Subject: FW: Development Application #DE417635 - Green space/garden area at risk of being destroyed

Letter from a concerned s.22(1). FYI

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

From: s.22(1)  
Sent: Sunday, March 09, 2014 5:11 PM  
To: Kopy, Vaughan; Robertson, Gregor  
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony  
Subject: Development Application #DE417635 - Green space/garden area at risk of being destroyed

March 9, 2014

Mr. Vaughan Kopy  
Project Co-ordinator  
City of Vancouver

Dear Mr. Kopy:

I am writing regarding the development application #DE417635 at 1040 West Georgia Street, Vancouver, BC to construct a new two-storey retail building above the existing parkade on this site. s.22(1) and I am very surprised and dismayed that the City of Vancouver is considering allowing the destruction of the beautiful green space/garden area outside the building in the proposed development site. This outdoor area has the most beautiful cherry blossom trees that bloom in the Spring. Over the past 11 years, I have encountered many people, including tourists from Japan (where cherry blossom festivals are famous), taking pictures of the cherry blossoms in bloom and who have commented that these are the most beautiful cherry blossom trees that they have ever seen.

I am shocked that the City of Vancouver is even considering allowing this green space to be destroyed. Mayor Gregor Robertson has made it his mission to make Vancouver a green city which includes the city's parks, gardens and beaches. The Vancouver.ca website states: "Rain or shine, Vancouver's physical splendour can inspire you with many ways to stay active at the same time that it soothes you with its beauty."

The Mayor has been promoting communal public gathering spaces, specifically in the 800-block of Robson Street – located between Hornby Street and Howe Street. For the past couple of years, for several months in the summer, the 800-block has been closed to vehicles and transformed into a summertime plaza. Mayor Robertson and the City Council have been making efforts to make Vancouver a more "friendly" city where people can gather in areas and meet each other.

The green space/garden area at the proposed development site has beautiful landscaping with numerous cherry blossom trees, vegetation, and colourful flowers (especially in the spring and summer). This garden area has nice granite bench seating areas that office workers routinely use to relax during their breaks and lunch hours. This green space area is a beautiful, peaceful oasis in the middle of a concrete jungle in the downtown core. It is a public gathering space that soothes one with its beauty and offers refuge to many. There are few such green space/garden areas in the downtown core.

I have attached photos of the green space/garden area located in the proposed development site for your review.

I implore the City of Vancouver to keep this beautiful garden area as an oasis in the midst of a concrete jungle and to decline the application for development of this site which would destroy the green space.

Sincerely,

s.22(1)

cc: Mayor Gregor Robertson  
cc: Councillor George Affleck  
cc: Councillor Elizabeth Ball  
cc: Councillor Adriane Carr  
cc: Councillor Heather Deal  
cc: Councillor Kerry Jang  
cc: Councillor Raymond Louie  
cc: Councillor Geoff Meggs

cc: Councillor Andrea Reimer  
cc: Councillor Tim Stevenson  
cc: Councillor Tony Tang

# DEVELOPMENT APPLICATION NO. DE417635

## 1040 West Georgia Street

Henriquez Partners Architects has applied to the City of Vancouver for permission to construct a new two-storey, retail building above the existing parkade on this site.

FURTHER INFORMATION MAY BE OBTAINED AT:

PROJECT COORDINATOR'S OFFICE  
3<sup>RD</sup> FLOOR, EAST WING, CITY HALL, PHONE: 604.871.6536



★ YOU ARE HERE





s.22(1)

s.22(1)



s.22(1)





s.22(1)



s.22(1)



s.22(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)  
["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)  
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)  
["Gaiger, Emma" <Emma.Gaiger@vancouver.ca>](mailto:Emma.Gaiger@vancouver.ca)  
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)  
["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)  
["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)  
["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

Date: 3/28/2014 9:15:10 AM

Subject: FW: Opposition to the development of the Grosvenor Building public plaza in Vancouver

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From: [s.22\(1\)](mailto:s.22(1)@changemail.org) [mailto:mail@changemail.org]  
Sent: Friday, March 28, 2014 8:39 AM  
To: Correspondence Group, City Clerk's Office  
Subject: Opposition to the development of the Grosvenor Building public plaza in Vancouver

Dear Vancouver Mayor and Council,

I just signed Alberni Plaza Opposition's petition "["Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver"](#)" on Change.org.

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,  
[s.22\(1\)](mailto:s.22(1)@changemail.org) Burnaby, Canada

---

There are now 47 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

[ ]

From: "Cheng, Paul" <paul.cheng@vancouver.ca>  
To: "Molaro, Anita" <anita.molaro@vancouver.ca>  
Date: 3/26/2014 12:59:44 PM  
Subject: FW: Opposition to the development of the Grosvenor Building public plaza in Vancouver

---

I need to strategize with you about this 1040 W Georgia. This is the Richard Henriquez design that replaces a semi-private plaza with a storefront. A small but vocal group is lamenting the loss of the plaza and especially the cherry trees.

Both our guts thought it was strange for central area to say ok to this in the first place, but I'm concerned about the messaging the media could spin. Losing valued public space and trees seems to run counter to some high-level policies.

Decision date is in a couple of weeks. Perhaps this should be run by Brian beforehand?

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

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From: Correspondence Group, City Clerk's Office  
Sent: Wednesday, March 26, 2014 10:50 AM  
To: Cheng, Paul; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Gaiger, Emma; Jang, Kerry; Mayor's Office (COV); Meggs, Geoff; Tang, Tony  
Subject: FW: Opposition to the development of the Grosvenor Building public plaza in Vancouver

From: s.22(1) [mailto:mail@changemail.org]  
Sent: Wednesday, March 26, 2014 9:09 AM  
To: Correspondence Group, City Clerk's Office  
Subject: Opposition to the development of the Grosvenor Building public plaza in Vancouver

Dear Vancouver Mayor and Council,

I just signed Alberni Plaza Opposition's petition "[Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver](#)" on Change.org.

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,  
s.22(1) Vancouver BC, Canada

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There are now 4 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

[ ]

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)

["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)

["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)

["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)

["Gaiger, Emma" <Emma.Gaiger@vancouver.ca>](mailto:Emma.Gaiger@vancouver.ca)

["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)

["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)

["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)

["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

Date: 3/28/2014 11:52:09 AM

Subject: FW: Opposition to the development of the Grosvenor Building public plaza in Vancouver

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From: [s.22\(1\)](mailto:s.22(1)@changemail.org) [mailto:[mail@changemail.org](mailto:s.22(1)@changemail.org)]

Sent: Friday, March 28, 2014 11:37 AM

To: Correspondence Group, City Clerk's Office

Subject: Opposition to the development of the Grosvenor Building public plaza in Vancouver

Dear Vancouver Mayor and Council,

I just signed Alberni Plaza Opposition's petition "["Vancouver Mayor and Council: Opposition to the development of the Grosvenor Building public plaza in Vancouver"](#)" on Change.org.

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

Sincerely,

[s.22\(1\)](mailto:s.22(1)@changemail.org) Vancouver, Canada

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There are now 50 signatures on this petition. Read reasons why people are signing, and respond to Alberni Plaza Opposition by clicking here:

<http://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver/responses/new?response=4de3b1b92e8d>

From: "Harvey, Lorna" <lorna.harvey@vancouver.ca>

To: "Cheng, Paul" <paul.cheng@vancouver.ca>

Date: 4/24/2014 4:37:46 PM

Subject: FW: Thurs DR DoP Decisions

What happened with 1040 West Georgia – deferred to another date or Unscheduled or was it approved?

*Lorna Harvey*

Assistant to the Development Permit Board

Secretary to the Urban Design Panel

Assistant to Heritage Committees

From: Kerr, Dorothy

Sent: Thursday, April 24, 2014 3:19 PM

To: Harvey, Lorna

Subject: Thurs DR DoP Decisions

2239 W 7 <sup>th</sup> Ave – 417621	Dop		RM-4	DL/ML/AEM	Ø Existing homes have been severely altered Ø Confirm R.O.C., talk with Housing Ø Defer decision until next week
4730 Duchess	Dop		RM-7	DL/PC/AEM	Ø Approve with prior to conditions Ø Reduction of the units from 6 to 3
2290 Main St – 417545	Dop		CD-1	DL/TP/UA/JRB	Ø Approve with prior to conditions
7249 Cypress St – 417540	Dop		CD-1	DL/AMcL/UA/JRB	Ø Approve with prior to conditions
500 W 50 <sup>th</sup> Ave – 417594	Dop		CD-1	DL/SDB/UA/JRB	Ø Defer
1040 W Georgia St – 417635	Dop		DD	VK/PC/LEB	Ø Update arborist report to indicate life span in current location
21 Water St – 417256	Dop		HA-2	VK/ML/UA	Ø Reduce elevator overrun and relocate maintenance stairs to rear
1868 W 17 <sup>th</sup> Ave	Dop		FSD	SD/TP/AEM	Ø Proceed to Approve with prior to condition – FSR to BoV as a can and does

**From:** "Shawn Lapointe" <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
**To:** "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Date:** 10/25/2013 5:14:15 PM  
**Subject:** Grosvenor Building Addition - DP Pre-Application Meeting

---

Hi Paul,

We are wrapping up our documentation for our DP submission for the Grosvenor Addition and would be ready for a pre-application meeting as early as next Friday, November 1st. I'm not sure if a Project Facilitator has been assigned to the project yet. Could you let me know who I should be talking to for this project.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**  
402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 252  
C: 778.995.8223  
F: 604.687.8530

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**From:** Paul Cheng <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Date:** Wed, 23 Oct 2013 01:47:52 +0000  
**To:** Shawn LaPointe <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
**Subject:** RE: Grosvenor Building Addition

Hi Shawn,

I understand that typically Development Permit applications take 12-14 weeks. Due to the physical move the Planning Department will be undergoing in December, this period may be extended by a couple more weeks.

Also, review of the Building Permit is currently taking 16 weeks.

Best,

**Paul C.P. Cheng**, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

**From:** Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
**Sent:** Tuesday, October 22, 2013 11:18 AM  
**To:** Cheng, Paul  
**Subject:** Grosvenor Building Addition

Hi Paul,

Per my voicemail, I am working on the proposed Grosvenor Addition at 1040 West Georgia Street. I am putting together a project schedule and would like to get an estimate for the DP and BP review times. Considering the amount of work and coordination that has already taken place with the City, and in light that the project is a straight DP application that meets the existing Zoning, we are hoping for a quick processing time. Please feel free to give me a call to discuss.

Regards,



**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**

402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
**T:** 604.687.5681 ext 252  
**C:** 778.995.8223  
**F:** 604.687.8530

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**From:** ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

**To:** ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)

["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)

["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)

["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)

["Gaiger, Emma" <Emma.Gaiger@vancouver.ca>](mailto:Emma.Gaiger@vancouver.ca)

["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)

["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)

["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)

["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

**Date:** 4/4/2014 12:05:23 PM

**Subject:** In Support, [s.22\(1\)](#) re: DE417635 - Grosvenor Bldg. Retail Addition

**Attachments:** [img-404111731-0001.pdf](#)

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This digital copy of a letter addressed to Mayor & Council and received on April 04th is forwarded for your action and/or information.

*Via Mail*

March 27, 2014

**City of Vancouver**  
City Hall, 453 West 12<sup>th</sup> Avenue  
Vancouver, British Columbia  
V5Y 1V4

Dear Mayor and Council,

**Re: The Grosvenor Building – Building Development Application No. DE 417635**

Having spent the past five years as s.22(1) and a resident of Vancouver, I write to express my support for the development of the above noted project. I have reviewed the plans as prepared by Henriquez Partners Architects and I believe the development will improve the usage of this currently under-utilized space.

In addition to adding an attractive building and interesting landscaping to the Alberni corridor, I appreciate that the development will maintain a pedestrian walk-way and space for outdoor dining at the Urban Tea Merchant. Lastly, it is my understanding that Tenants of The Grosvenor Building will not have their lunch and break routines impacted s.22(1) continue to have access to the second floor lunch room which offers a furnished and beautifully landscaped patio.

I am supportive of this project and hope that it will be approved.

Thank you,

s.22(1)

s.22(1)

**From:** ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

**To:** ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)

["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)

["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)

["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)

["Gaiger, Emma" <Emma.Gaiger@vancouver.ca>](mailto:Emma.Gaiger@vancouver.ca)

["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)

["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)

["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)

["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

**Date:** 4/11/2014 11:42:12 AM

**Subject:** Opposition, s.22(1) re: DE417635 - Grosvenor Office Retail Addition

**Attachments:** img-411112527-0001.pdf

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This digital copy of a letter addressed to Mayor & Council and received on April 11th is forwarded for your action and/or information.

Mayor G. Robertson & Council  
Vancouver City Hall  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson –

**RE: Development Application No. DE417635**

I am opposed to Development Application No. DE417635, for a two-storey, retail building adjacent to the Grosvenor Office Building on 1000 Block Alberni Street.

The proposed building will:

1. Destroy a popular public plaza with mature cherry trees; and
2. Offer nothing for the community in an area already over-crowded with retail development.

The proposed building would completely destroy a public plaza and social gathering place. When the Japanese Cherry Blossom trees are in bloom in the plaza they are so beautiful that residents and tourists travel here specifically to see and photograph them. In winter the trees are hung with holiday lights. Not only are the trees aesthetically beautiful, they also contribute to the City's quest to be the greenest city in North America. There is no other green space of this size and quality within a two-block radius of the building.

*The fact that it is next to a high end tea shop makes a wonderful "ZEN" spot for us*  
Also, the proposed development offers nothing for the community in an area already overcrowded with retail development and empty commercial space. The proposed development will house yet another retail outlet for products that can be acquired at existing shops in the area.

I respectfully request that you reject this development application.

*We have so little green space in downtown - and this doesn't even have grass!! - but its our place of peace & serenity.*

Signature *s.22(1)*

Name *s.22(1)*

Date *April 3/14*

Please send to: Planning Department  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Attention: Mr. Vaughan Kopy, Project Coordinator  
[vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

s.22(1)



NE 014	CANADA
3384232	POST
000035	
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Mayor G. Robertson & Co  
Vancouver City Hall  
453 West 12th Ave  
Vancouver B.C.  
V5Y 1V4

**From:** ["Maskall, Wayne" <wayne.maskall@vancouver.ca>](mailto:wayne.maskall@vancouver.ca)  
**To:** ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)  
["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)  
**CC:** ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
**Date:** 4/2/2014 3:31:25 PM  
**Subject:** RE: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

---

Hi Anita,

I have also forwarded the email to Lee, as I see he is the LDS assigned to the DE.

W

---

**From:** Molaro, Anita  
**Sent:** Wednesday, April 02, 2014 2:31 PM  
**To:** Jackson, Brian (PDS); Maskall, Wayne; Cheng, Paul  
**Subject:** Re: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

We have an DE application in to fill in this plaza with retail building. The plaza was identified as a let go in the west end plan. In light of the recent comments from the public I've ask for the applicant to provide an arborist report on the state of the cherries trees given that they have a limited life span.

Anita

---

**From:** Jackson, Brian (PDS)  
**Sent:** Wednesday, April 02, 2014 02:23 PM  
**To:** Maskall, Wayne; Molaro, Anita  
**Subject:** Fw: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

Aren't these trees on public property? If not, what is our response?

Sent from my BlackBerry 10 smartphone on the Rogers network.

---

**From:** Louie, Raymond <[Raymond.Louie@vancouver.ca](mailto:Raymond.Louie@vancouver.ca)>  
**Sent:** Wednesday, April 2, 2014 2:20 PM  
**To:** Jackson, Brian (PDS)  
**Subject:** FW: "Save Grosvenor Cherry Plaza" in Downtown Vancouver

Hi Brian  
What is planning's position on this matter?  
R

---

**From:** Green Club Joseph Lin [<mailto:greenclub@gmail.com@sendgrid.me>] On Behalf Of Green Club Joseph Lin  
**Sent:** Wednesday, April 02, 2014 1:38 PM  
**To:** E01-Green Culture Network  
**Subject:** "Save Grosvenor Cherry Plaza" in Downtown Vancouver  
**Importance:** High

Dear all,

**"Save Grosvenor Cherry Plaza" in Downtown Vancouver**



It is sad that we witnessed several beautiful old cherry trees cut in Vancouver. Not long ago, we just lost our Somei-yoshino cherry at Seaforth Armoury. Here is another coming tragedy which we may stop it by our actions!

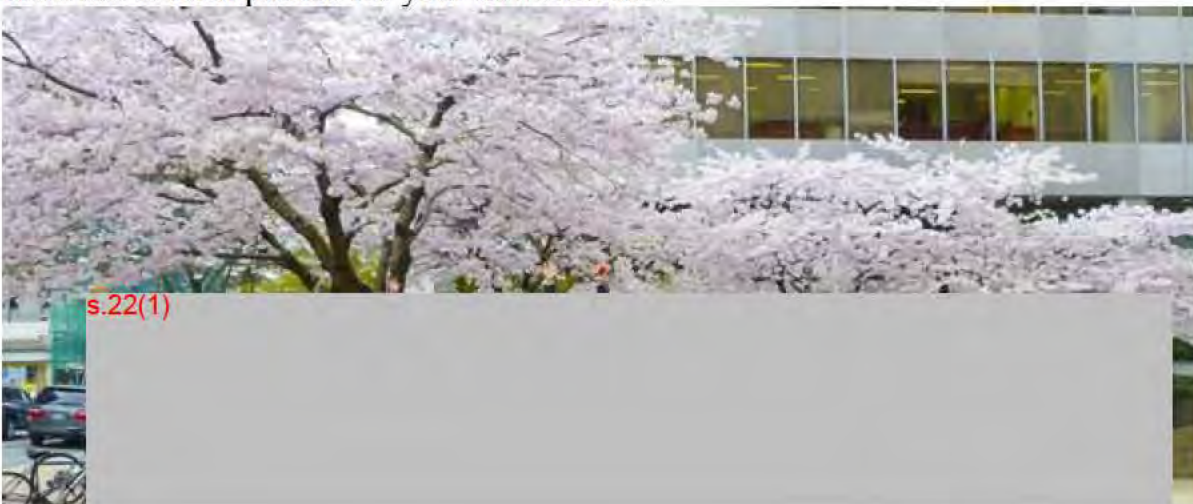


Please post this action **"Save Grosvenor Cherry Plaza"** on our website and Facebook and invite your friends to sign the petition before this Friday, April 4.

<http://savegrosvenorplaza.wordpress.com/>

Take action now, otherwise we will lose our precious heritage on by one!

Here are several photos for your news release.





No matter where you are, anyone can sign this petition.  
Thanks for your attention!

Joseph Lin,  
President of Green Club  
Team Sakura, Vancouver Cherry Blossom Festival  
Green Culture Website <http://www.greenclub.bc.ca>  
Tel: 604-327-8693, in Vancouver, British Columbia, Canada

## **We oppose the development of the Grosvenor Building public plaza in Vancouver.**

In a city with new buildings going up on almost every block, it's imperative to retain public space. Between Burrard and Thurlow Streets, Alberni Street is quickly becoming a mecca for high-end retail, and, subsequently, is in danger of losing a semblance of its initial charm.

The Grosvenor Building public plaza, resplendent with pink cherry blossom trees, public art, and generous seating, is slated to be demolished in favour of yet another retail building. Since 1985, this plaza has been a refuge for tenants and residents in the immediate and surrounding vicinities – a place to enjoy a morning coffee, soak in the sun, escape from office desks, and socialize with colleagues.

Development Application No. DE417635 proposes to change all that with a two-storey, high-end retail building.

### **HOW CAN YOU HELP?**

**1. Please join our campaign to save this public space by signing our [petition](#):**

**2. Share the petition with friends and colleagues.**

**3. Like our page on [Facebook](#) and follow us on [Twitter](#)(@alberniplaza).**

**4. Send a [letter](#) to Vancouver City Hall.**

**Please act before [Friday, April 4th](#) in order to stop the approval of this development and to save an urban oasis.**

From: "[Cheng, Paul](mailto:paul.cheng@vancouver.ca)" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
To: "[Kopy, Vaughan](mailto:Vaughan.Kopy@vancouver.ca)" <[Vaughan.Kopy@vancouver.ca](mailto:Vaughan.Kopy@vancouver.ca)>  
CC: "[Beaulieu, Lee](mailto:lee.beaulieu@vancouver.ca)" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>  
Date: 4/3/2014 8:56:23 AM  
Subject: RE: 1040 W Georgia - DE417635

---

Hi Vaughn,

These are becoming quite voluminous. Could you please keep tabs on the number of letters/emails coming in, roughly categorized as "for" or "against". I'd like us to have a good idea of the overall responses when we take this in for decision.

Thanks,

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Thursday, April 03, 2014 8:15 AM  
To: Cheng, Paul; Beaulieu, Lee  
Subject: 1040 W Georgia - DE417635

FYI

From: [s.22\(1\)](#)  
Sent: Wednesday, April 02, 2014 4:04 PM  
To: Kopy, Vaughan  
Subject: Attached Image

From: "Cheng, Paul" <paul.cheng@vancouver.ca>  
To: "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
"Beaulieu, Lee" <lee.beaulieu@vancouver.ca>  
Date: 4/23/2014 10:40:08 AM  
Subject: RE: 1040 West Georgia - DE417635

---

Hi Vaughn,

Can I assume that all the technical checks through? They are not over in FSR for the whole site or anything like that?

Thanks,

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Thursday, April 17, 2014 11:09 AM  
To: Cheng, Paul; Beaulieu, Lee  
Subject: 1040 West Georgia - DE417635

Hi,

I will be s.22(1) but will come in for DOP on Thursday for this project. Please provide your conditions to me by Thursday morning so I can prep the Prior-to letter.

As far as notification goes, we had the following # of responses:

- 39 against the development; (main concerns are the loss of public space, loss of the cherry trees, question for the need of more retail in the area, already existing vacant retail in area.)
- 10 for the development
- Facebook page set up against the development: <https://www.facebook.com/pages/Save-Albernis-Grosvenor-Building-Plaza/1476884565857235?ref=hl>
- Petition @ Change.org: <https://www.change.org/en-CA/petitions/vancouver-mayor-and-council-opposition-to-the-development-of-the-grosvenor-building-public-plaza-in-vancouver>
- Calls from media: Global TV, CBC and Province paper.

Thanks,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

From: "Cheng, Paul" <paul.cheng@vancouver.ca>  
To: "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
"Beaulieu, Lee" <lee.beaulieu@vancouver.ca>  
Date: 5/28/2014 9:35:18 AM  
Subject: RE: 1040 West Georgia - DE417635

---

That was a good one...

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Wednesday, May 28, 2014 8:08 AM  
To: Cheng, Paul; Beaulieu, Lee  
Subject: FW: 1040 West Georgia - DE417635

One last neighbor complaint about this project.

Vaughan

---

From: s.22(1)  
Sent: Tuesday, May 27, 2014 6:23 PM  
To: Kopy, Vaughan  
Subject: Re: 1040 West Georgia - DE417635

I think you realize from my comments -- that this project is very "unfortunate" !! This is a very small space with great relaxation components! Not too many of these remain in downtown Vancouver!! It is truly a travesty if this project goes ahead! Someone is only thinking with their bankbook!

You insinuated that it was a fete-a complet -- too, too bad -- and wrong!! Forget the bottom line -- I am sure the city will not go into arrears because of the cessation of this project !! Shall we say "Greed" !! And in very big capital letters!  
!!

s.22(1) - a very concerned citizen

On 2014-05-27, at 3:28 PM, "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca> wrote:

Hi,

In response to your phone call, please send me any comments you wish to make regarding this development.

Thanks,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

**From:** "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**To:** "Shawn Lapointe" <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
**CC:** "Beaulieu, Lee" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>  
"Molaro, Anita" <[anita.molaro@vancouver.ca](mailto:anita.molaro@vancouver.ca)>  
**Date:** 4/9/2014 5:37:08 PM  
**Subject:** RE: 1040 West Georgia - Grosvenor Building Addition - DE417635

---

Thanks Shawn

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

**From:** Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
**Sent:** Monday, April 07, 2014 8:47 AM  
**To:** Cheng, Paul  
**Subject:** Re: 1040 West Georgia - Grosvenor Building Addition - DE417635

Hi Paul,

We met with an arborist on site on Thursday April 3rd and expect to have a report from them this week, Friday at the latest.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**  
402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
**T:** 604.687.5681 ext 252  
**C:** 778.995.8223  
**F:** 604.687.8530

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**From:** Paul Cheng <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Date:** Fri, 4 Apr 2014 20:50:50 +0000  
**To:** Shawn LaPointe <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
**Subject:** RE: 1040 West Georgia - Grosvenor Building Addition - DE417635

Hi Shawn,

I just wanted to check in about the arborist's report? How's that coming along?

We'd like to have a good idea on their health and the possibility for relocating them (somewhere else on other properties, not this one) asap.

Thanks,

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner

From: Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
Sent: Friday, March 28, 2014 2:46 PM  
To: Cheng, Paul  
Subject: 1040 West Georgia - Grosvenor Building Addition - DE417635

Hi Paul,

I mentioned to Richard that the angled wall facing Alberni Street and proposed setback may be a contentious item for engineering and that the full setback may be required. Richard would like to speak to engineering to better understand their concerns and discuss the proposal. Could you let me know who we should speak to regarding this concern.

Also, regarding the trees at the plaza, the owners of the building mentioned to me that the roof membrane at the podium has reached it's lifespan and will need to be replaced wether the building addition moves forward or not. As a result the trees would need to be removed to allow the work to proceed. Something to factor in when considering the lifespan and retention of the trees at the plaza.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**

402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 252  
C: 778.995.8223  
F: 604.687.8530

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**From:** "Shawn LaPointe" <[shawnlapointe@hpaserver.henriquezpartners.com](mailto:shawnlapointe@hpaserver.henriquezpartners.com)>  
**To:** "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Date:** 1/17/2014 10:11:42 AM  
**Subject:** Re: 1040 West Georgia Street - DE Application

---

Hi Paul,

Thanks for your help. I will make sure to direct any future questions to Tony. Sorry for any inconvenience.

Shawn

Sent from my iPad

On Jan 16, 2014, at 4:02 PM, "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)> wrote:

Shawn,

I'll defer to Tony or the Enquiry Centre for questions of this nature.

Asking me questions like these is like asking me if I can process your parking ticket for you: It's City-related but I'm not qualified to answer. J

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
Sent: Thursday, January 16, 2014 3:35 PM  
To: Cheng, Paul  
Cc: Chen, Tony  
Subject: Re: 1040 West Georgia Street - DE Application

Hi Paul,

For the DE application for 1040 West Georgia Street I've booked an appointment for January 29th. For the meeting I would like to ensure that I have a cheque from the Client for the correct application fee. Based on the current tariff of fees, I believe we would fall under section 4 (a) which has a fee of \$496.00 for each 100m<sup>2</sup>, to a maximum fee of \$3,970.00. Our proposed addition is 605 m<sup>2</sup>, so I would calculate the fee as \$496 x 7 = \$3,472. Please confirm if my assumptions are correct.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**  
402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 252  
C: 778.995.8223  
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From: Planner Appointment Request <[PAR@vancouver.ca](mailto:PAR@vancouver.ca)>  
Date: Thu, 16 Jan 2014 18:15:47 +0000  
To: Shawn LaPointe <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
Cc: "Chen, Tony" <[tony.chen@vancouver.ca](mailto:tony.chen@vancouver.ca)>  
Subject: RE: 1040 West Georgia Street - DE Application

Hi Shawn,

I am thinking this one probably does not need a Project Facilitator, but you can book an appointment to submit the application. To book an appointment, call: 604-873-7611, Monday to Friday, from 8:30am to 4:30pm

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
Sent: Wednesday, January 15, 2014 3:42 PM  
To: Planner Appointment Request  
Subject: 1040 West Georgia Street - DE Application

I would like to request an appointment with a Project Facilitator to review the Development Permit application for 1040 West Georgia Street. The DE application is for an addition to the existing Grosvenor Building and fits within current Zoning requirements. A Letter of Enquiry for the project was submitted to Paul Cheng and Anita Molaro in July of 2013. Based on support for the project from Paul Cheng and local stakeholders, we are in a position to apply for DE.

Attached is a link to a draft of our application booklet. We are fine tuning our FSR calculations and project statistics which will be complete by end of day Thursday January 16th. Here is the link to the "draft" DE application booklet:  
[s.15\(1\)\(l\)](#)

Feel free to contact me to setup a meeting time and answer any questions regarding the project.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**  
402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 252  
C: 778.995.8223  
F: 604.687.8530

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From: "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
To: "Kopy, Vaughan" <[Vaughan.Kopy@vancouver.ca](mailto:Vaughan.Kopy@vancouver.ca)>  
Date: 3/13/2014 9:49:16 AM  
Subject: RE: 1040 West Georgia Street Development, Application #: DE417635

---

Keep 'em coming...

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Thursday, March 13, 2014 8:15 AM  
To: Cheng, Paul; Beaulieu, Lee  
Subject: 1040 West Georgia Street Development, Application #: DE417635

Neighbor objection FYI.

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

From: s.22(1)  
Sent: Wednesday, March 12, 2014 4:51 PM  
To: Kopy, Vaughan  
Subject: Fwd: Alberni Street Development, Application #: DE417635

----- Forwarded message -----

From: s.22(1)  
Date: Wed, Mar 12, 2014 at 3:53 PM  
Subject: Alberni Street Development, Application #: DE417635  
To: [Vaughn.Kopy@vancouver.ca](mailto:Vaughn.Kopy@vancouver.ca)

Dear Mr. Kopy,

I would like to express my objection to the proposed retail development on Alberni Street between Thurlow and Burrard Streets.

The proposed building will destroy a lovely plaza and green spot, heavily used by both residents of the area and office workers in the area. It now has beautiful flowering trees, flowers and inviting places to sit. The developer plans to ruin all this for another retail development.

Across the street from the proposed development, 1060 Alberni Street has just undergone an 18 month renovation and developed space for four retail stores. For the last three months, two of those spaces have remained empty. The street presently supports three jewelry stores, Tiffanys, DeBeers and Pandora---it does not need a fourth. It doesn't need any more retail of any kind. The space that was once occupied by Betsey Johnson and now occupied by Artino stood empty for about a year. In addition, the heart of Robson Street is one block south and has many

vacancies which they are clearly having difficulty filling.

It is obvious that the businesses opening on this street are directing their services primarily to tourists staying at the Shangri La and the Hotel Vancouver. Fine. But the residents of the street deserve some consideration as well. This is the only green space on this block. The sky is blocked out by the height of the Shangri-La and can be seen only as a patchwork among the buildings from other angles. We need that green space.

Based on the number of residential developments in the downtown core and Coal Harbor, I believe the City is encouraging people to live downtown. And I love the noise and bustle of living in the middle of Vancouver, but that doesn't mean I don't want to see trees and flowers and have some place to sit and watch the people go by. I believe tourists might feel the same.

Please do not ruin this plaza by building an unnecessary retail development.

Thank you for your consideration,

s.22(1)

s.22(1)

s.22(1)

From: "[Cheng, Paul](mailto:paul.cheng@vancouver.ca)" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
To: "[Sovdi, Holly](mailto:Holly.Sovdi@vancouver.ca)" <[Holly.Sovdi@vancouver.ca](mailto:Holly.Sovdi@vancouver.ca)>  
Date: 5/1/2014 1:28:24 PM  
Subject: RE: 1040 West Georgia

---

You know vandocs?!?

I'll leave the graphics on my desk for you to check out.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Sovdi, Holly  
Sent: Thursday, May 01, 2014 8:32 AM  
To: Cheng, Paul  
Subject: 1040 West Georgia

Hi Paul,

Did a quick search on vandocs already without any luck. Do you know if there are renderings of the proposed 2 storey retail building (DE417635)? I'd love to have a look if possible.

Thanks,

.....  
HOLLY SOVDI, MCIP, RPP  
West End Planner  
City of Vancouver  
( 604.871.6330  
8 [www.vancouver.ca/westendplan](http://www.vancouver.ca/westendplan)

**From:** ["Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>](mailto:Vaughan.Kopy@vancouver.ca)  
**To:** ["Kwan, Linda" <linda.kwan@vancouver.ca>](mailto:linda.kwan@vancouver.ca)  
**CC:** ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
**Date:** 7/2/2014 9:30:28 AM  
**Subject:** RE: 1069 Alberni (DE417635) - 140630

---

I have already sent the Prior-to Letter out. Besides, they are building on an existing underground garage. Is this really required?

Thanks,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

---

**From:** Kwan, Linda  
**Sent:** Monday, June 30, 2014 2:31 PM  
**To:** Kopy, Vaughan  
**Subject:** 1069 Alberni (DE417635) - 140630

Hi Vaughan,

Please request for a site profile. Former uses on the site and the quality of environmental media is unknown.

Regards,  
Linda

Linda Kwan  
Analyst, Environmental Contamination Team  
City of Vancouver  
Tel: 604.873.7733 Email: [Linda.kwan@vancouver.ca](mailto:Linda.kwan@vancouver.ca)  
[vancouver.ca/inspections](http://vancouver.ca/inspections)

**P** Please consider the environment before printing this e-mail

From: "Cheng, Paul" <paul.cheng@vancouver.ca>  
To: "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
CC: "Beaulieu, Lee" <lee.beaulieu@vancouver.ca>  
Date: 3/10/2014 11:00:08 AM  
Subject: RE: Development Application #DE417635 - Green space/garden area at risk of being destroyed

---

Thanks Vaughn,

I've forwarded this to our folks in Central Area Planning. Please keep us in the loop if any other letters/phone calls come in.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Monday, March 10, 2014 8:21 AM  
To: Cheng, Paul; Beaulieu, Lee  
Subject: FW: Development Application #DE417635 - Green space/garden area at risk of being destroyed

Letter from a concerned s.22(1) FYI

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

From: s.22(1)  
Sent: Sunday, March 09, 2014 5:11 PM  
To: Kopy, Vaughan; Robertson, Gregor  
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony  
Subject: Development Application #DE417635 - Green space/garden area at risk of being destroyed

March 9, 2014

Mr. Vaughan Kopy  
Project Co-ordinator  
City of Vancouver

Dear Mr. Kopy:

I am writing regarding the development application #DE417635 at 1040 West Georgia Street, Vancouver, BC to construct a new two-storey retail building above the existing parkade on this site. s.22(1) and I am very surprised and dismayed that the City of Vancouver is considering allowing the destruction of the beautiful green space/garden area outside the building in the proposed development site. This outdoor area has the most beautiful cherry blossom trees that bloom in the

Spring. Over the past 11 years, I have encountered many people, including tourists from Japan (where cherry blossom festivals are famous), taking pictures of the cherry blossoms in bloom and who have commented that these are the most beautiful cherry blossom trees that they have ever seen.

I am shocked that the City of Vancouver is even considering allowing this green space to be destroyed. Mayor Gregor Robertson has made it his mission to make Vancouver a green city which includes the city's parks, gardens and beaches. The Vancouver.ca website states: "Rain or shine, Vancouver's physical splendour can inspire you with many ways to stay active at the same time that it soothes you with its beauty."

The Mayor has been promoting communal public gathering spaces, specifically in the 800-block of Robson Street – located between Hornby Street and Howe Street. For the past couple of years, for several months in the summer, the 800-block has been closed to vehicles and transformed into a summertime plaza. Mayor Robertson and the City Council have been making efforts to make Vancouver a more "friendly" city where people can gather in areas and meet each other.

The green space/garden area at the proposed development site has beautiful landscaping with numerous cherry blossom trees, vegetation, and colourful flowers (especially in the spring and summer). This garden area has nice granite bench seating areas that office workers routinely use to relax during their breaks and lunch hours. This green space area is a beautiful, peaceful oasis in the middle of a concrete jungle in the downtown core. It is a public gathering space that soothes one with its beauty and offers refuge to many. There are few such green space/garden areas in the downtown core.

I have attached photos of the green space/garden area located in the proposed development site for your review.

I implore the City of Vancouver to keep this beautiful garden area as an oasis in the midst of a concrete jungle and to decline the application for development of this site which would destroy the green space.

Sincerely,

s.22(1)

cc: Mayor Gregor Robertson  
cc: Councillor George Affleck  
cc: Councillor Elizabeth Ball  
cc: Councillor Adriane Carr  
cc: Councillor Heather Deal  
cc: Councillor Kerry Jang  
cc: Councillor Raymond Louie  
cc: Councillor Geoff Meggs  
cc: Councillor Andrea Reimer  
cc: Councillor Tim Stevenson  
cc: Councillor Tony Tang

**From:** ["Sovdi, Holly" <Holly.Sovdi@vancouver.ca>](mailto:Holly.Sovdi@vancouver.ca)  
**To:** ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
**CC:** ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)  
["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)  
["Gordon, Michael" <michael.gordon@vancouver.ca>](mailto:michael.gordon@vancouver.ca)  
**Date:** 3/10/2014 1:08:34 PM  
**Subject:** RE: Development Application #DE417635 - Green space/garden area at risk of being destroyed

---

Hi guys,

Just spoke with Michael about this.

Perhaps Paul, Lee and I can get together for a quick discussion? The West End Community Plan provides direction and I can also bring some of the background we have from our consultation on this issue.

Holly

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**From:** Cheng, Paul  
**Sent:** Monday, March 10, 2014 10:59 AM  
**To:** Gordon, Michael; Sovdi, Holly  
**Cc:** Molaro, Anita; Beaulieu, Lee  
**Subject:** FW: Development Application #DE417635 - Green space/garden area at risk of being destroyed

Any concerns, guys?

This is the Henriquez applica on to fill in this semi-public space with a 1-storey CRU. Some trees will be falling, which didn't really hit my radar until now.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

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**From:** Kopy, Vaughan  
**Sent:** Monday, March 10, 2014 8:21 AM  
**To:** Cheng, Paul; Beaulieu, Lee  
**Subject:** FW: Development Application #DE417635 - Green space/garden area at risk of being destroyed

Letter from a concerned [s.22\(1\)](#)   FYI

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

**From:** [s.22\(1\)](#)  
**Sent:** Sunday, March 09, 2014 5:11 PM



To: Kopy, Vaughan; Robertson, Gregor  
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Tang, Tony  
Subject: Development Application #DE417635 - Green space/garden area at risk of being destroyed

March 9, 2014

Mr. Vaughan Kopy  
Project Co-ordinator  
City of Vancouver

Dear Mr. Kopy:

I am writing regarding the development application #DE417635 at 1040 West Georgia Street, Vancouver, BC to construct a new two-storey retail building above the existing parkade on this site. s.22(1) and I am very surprised and dismayed that the City of Vancouver is considering allowing the destruction of the beautiful green space/garden area outside the building in the proposed development site. This outdoor area has the most beautiful cherry blossom trees that bloom in the Spring. Over the past 11 years, I have encountered many people, including tourists from Japan (where cherry blossom festivals are famous), taking pictures of the cherry blossoms in bloom and who have commented that these are the most beautiful cherry blossom trees that they have ever seen.

I am shocked that the City of Vancouver is even considering allowing this green space to be destroyed. Mayor Gregor Robertson has made it his mission to make Vancouver a green city which includes the city's parks, gardens and beaches. The Vancouver.ca website states: "Rain or shine, Vancouver's physical splendour can inspire you with many ways to stay active at the same time that it soothes you with its beauty."

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I have attached photos of the green space/garden area located in the proposed development site for your review.

I implore the City of Vancouver to keep this beautiful garden area as an oasis in the midst of a concrete jungle and to decline the application for development of this site which would destroy the green space.

Sincerely,

s.22(1)

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cc: Councillor George Affleck  
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cc: Councillor Raymond Louie  
cc: Councillor Geoff Meggs  
cc: Councillor Andrea Reimer  
cc: Councillor Tim Stevenson  
cc: Councillor Tony Tang

**From:** "Shawn LaPointe" <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
**To:** "Kopy, Vaughan" <[Vaughan.Kopy@vancouver.ca](mailto:Vaughan.Kopy@vancouver.ca)>  
**CC:** "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Date:** 4/20/2015 10:42:41 AM  
**Subject:** Re: Grosvenor Building Addition - Minor Amendment to DE417635

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Hi Vaughan,

I've spoken to the Enquiry Centre and they've setup an intake time for May 4th at 9am. This was the earliest date they had available on their end. They mentioned that you may be able to expedite the date if you have availability. If you are able to do that it would be much appreciated.

Regards,

**Shawn Lapointe**, March, BEDS  
Director of Architecture

**Henriquez Partners Architects**

402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 242 (Please Note my New Extension)  
C: 778.995.8223  
F: 604.687.8530

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**From:** Vaughan Kopy <[vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)>  
**Date:** Monday, April 20, 2015 at 8:25 AM  
**To:** Shawn LaPointe <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>  
**Cc:** Paul Cheng <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Subject:** RE: Grosvenor Building Addition - Minor Amendment to DE417635

Hi Shawn,

You have to go through the same process as a new application for minor amendments. You will be scheduled for an intake with me through the enquiry centre.

Just as a reminder please have the following for the M.A.:

- M.A. application form detailing the changes in point form;
- All drawings & documents as set out in the M.A. checklist – see attached;
- Changes are to be bubbled on the drawings;

If you have any other questions, please don't hesitate to call.

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

---

**From:** Shawn LaPointe [<mailto:slapointe@henriquezpartners.com>]  
**Sent:** Monday, April 20, 2015 7:32 AM  
**To:** Kopy, Vaughan

---

Cc: Cheng, Paul  
Subject: Grosvenor Building Addition - Minor Amendment to DE417635

Hi Vaughan,

I would like to submit a minor amendment to DE417635. I spoke to Paul Cheng previously and walked him through the proposed alterations. At the time he felt that the modifications were minor and recommended that we simply submit our application. We have now prepared the document for submission. Below is a link to a pdf copy of our report for your information.

<https://dl.dropboxusercontent.com/u/18904184/Grosvenor/150417%20Minor%20Amendment%20Report.pdf.zip>

The reason for the changes are outlined in the attached document, however in general the changes are as a result of the client securing a lease with a tenant that requires two separate retail units for their brands. The retail space has now been split into two separate suites. As a result of structural coordination we also changed the cladding of the building, previously shown as precast concrete, it is now stone cladding.

I look forward to submitting our application for minor amendment to our DE as soon as possible and would be happy to flip through the drawings with you and review the changes.

Please let me know when you would be available for an intake. Also, if you could please confirm the application fee I can arrange to bring the cheque along to the intake. For the moment I've printed 6 copies of the reports and updated drawings. If you require additional sets please let me know and I will coordinate with the printers.

Regards,

**Shawn Lapointe**, March, BEDS  
Director of Architecture

**Henriquez Partners Architects**

402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 242 (Please Note my New Extension)  
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From: "Paul Cheng" s.22(1)  
To: "Molaro, Anita" <anita.molaro@vancouver.ca>  
CC: "Cheng, Paul" <paul.cheng@vancouver.ca>  
Date: 9/5/2013 5:50:58 PM  
Subject: Re: Grosvenor Building

---

ok thanks but you forwarded it to my home email...

Spoke with Richard. He wants you to reconsider one more time.

I asked him to reconsider closing the ped access to gain his floor space. He doesn't want to do that because the neighbouring site would like it to be kept.

On 2013-09-05, at 3:13 PM, Molaro, Anita wrote:

---

From: richard [mailto:richard@henriquezpartners.com]  
Sent: Thursday, September 05, 2013 02:00 PM Pacific Standard Time  
To: Molaro, Anita  
Subject: Grosvenor Building

Hi Anita , I hope you had a good holiday .Enclosed is correspondence sent earlier. I hope you have a moment to review this as we need your assistance to clear up a challenging request regarding the widening of the sidewalk on Alberni St . Best regards Richard.

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From: Richard Henriquez <richard@henriquezpartners.com>  
Date: Tuesday, August 6, 2013 10:32 AM  
To: Anita Molaro <anita.molaro@vancouver.ca>  
Subject: Grosvenor Building

Dear Anita , Paul s.22(1) so he suggested I contact you re the Grosvenor Retail Pavilion . As you can see from my note to him the suggestion of having a wider sidewalk for the full frontage is causing us some concern . We can do it for more than half of the frontage – bring the outdoor sea ng and tables forward and go a long way to doing what you envision . See Sketch . Cutting the pavilion back 6 feet when there is building structure below that we are relying on the support the building and we already have an open air arcade will cause techincal and financial problems that will put the whole project at risk . I hope you can see that this is not 100% but it is a good 85% ( Smile) . Best regards Richard.

---

---

From: Richard Henriquez <[richard@henriquezpartners.com](mailto:richard@henriquezpartners.com)>

Date: Thursday, August 1, 2013 12:59 PM

To: "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>

Subject: Re: 1040 W Georgia

Dear Paul ,

Thank you for your prompt response and encouragement regarding the supportability of our proposal.

I agree that the passageway need careful consideration. I am not aware if the existing open space has an easement on it but if it does I see no reason why the registering of this change if configuration would be a problem for the owner.

Regarding the suggested 6 foot widening of the sidewalk (see enclosed sketch) I understand the Planning Dept's interest in wider sidewalks on streets downtown and support this in principle, however in this case such a widening will cause severe difficulties for us on a number of levels:

In the first place there is an existing exit stair that is constructed right out to the present property line that cannot be feasibly relocated .

As well the existing basement has a structural support line on the property line again which cannot be feasible relocated.

Please bear I mind that the two parking ramps and in the case of the building to the east all start at the property line so there is no possibility that this widening can on either sides unless these proper es are redeveloped – a most unlikely occurrence.

And finally this is a very small project that cannot really afford to be reduced in size by 400 sf without challenging it's feasibility.

We think this little pavilion will enhance the shopping experience of Alberni street and hope that you would be good enough to revisit what staff would be usually be looking for in recognition of this very small project's peculiar circumstances .

Best regards Richard

**Richard Henriquez**, MAIBC, FRAIC, OAA, RCA  
Partner

**Henriquez Partners Architects**

402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681  
F: 604.687.8530

---

From: "Cheng, Paul" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
Date: Thursday, August 1, 2013 10:04 AM  
To: Richard Henriquez <[richard@henriquezpartners.com](mailto:richard@henriquezpartners.com)>  
Subject: 1040 W Georgia

Hi Richard,

Thank you for the thorough letter of Enquiry for the above-stated site. I have reviewed the drawings and have the following comments:

- The overall proposal is supportable under the current zoning.
- In the interest of providing an enhanced pedestrian realm against Alberni, staff will be looking for a 6 ft. setback from the Alberni street property line. This zone could then be used as a restaurant/café patio, store display or simply a widening of the pedestrian zone where currently the city sidewalk is only 12 feet wide.
- The remaining portion that provides a pedestrian pathway through the site will likely require a new or revised Surface Right-of-Way agreement with the City. Further, careful design consideration for this pathway should address safety and CPTED.

I look forward to your next design iteration.

Much thanks,

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Development Planner  
Urban Design and Development Planning Centre  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

--

**Richard Henriquez**, MAIBC, FRAIC, OAA, RCA  
Partner

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Partner

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T: 604.687.5681  
F: 604.687.8530

<GROSVENOR MAIN FLOOR PLAN.png>

**From:** ["Michael Mychajlyszyn" <michaelm@henriquezpartners.com>](mailto:michaelm@henriquezpartners.com)  
**To:** ["Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>](mailto:Vaughan.Kopy@vancouver.ca)  
["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
**CC:** ["Alan Jung" <AJung@LMDG.COM>](mailto:AJung@LMDG.COM)  
["Carlito Cabahug" <ccabahug@lmdg.com>](mailto:ccabahug@lmdg.com)  
["Richard Boulton" <RBoulton@LMDG.COM>](mailto:RBoulton@LMDG.COM)  
["Christian Schimert" <christianschimert@henriquezpartners.com>](mailto:christianschimert@henriquezpartners.com)  
["Shawn LaPointe" <shawnlapointe@hpaserver.henriquezpartners.com>](mailto:shawnlapointe@hpaserver.henriquezpartners.com)  
["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
["Turishev, Boris" <Boris.Turishev@vancouver.ca>](mailto:Boris.Turishev@vancouver.ca)

**Date:** 5/28/2015 12:58:56 PM

**Subject:** Re: GROSVENOR project addition DE 417635: proposed adjacent renovation strategy / sequence / schedule

**Attachments:** 141202-Development Permit DE417635[1].pdf  
1214 Scope 2 Lobby - Vestibule renovation[4][1].pdf

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Paul / Vaughn

HPA contacted COV (Paul) regarding the proposed 'scope 2' lobby / vestibule renovation, and Paul was to contact Anita to review the CPTED concern of the 'weather protected recess' in the reduced floor area / increased patio area.

Please confirm the follow up, the project is eager to proceed toward combined DP / BP = DB and require COV follow up and DB application process / procedure recommendations.

Call if you require further information. Thanks in advance.

Regards,

**Michael Mychajlyszyn**, Architect AIBC, LEED AP  
Senior Architect

**Henriquez Partners Architects**

402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
**T:** 604.687.5681 ext 268  
**M:** 604.551.8526  
**F:** 604.687.8530

[michaelm@henriquezpartners.com](mailto:michaelm@henriquezpartners.com)

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**From:** Michael Mychajlyszyn <[michaelm@henriquezpartners.com](mailto:michaelm@henriquezpartners.com)>  
**Date:** Thu, 21 May 2015 17:52:31 -0700  
**To:** Vaughan Kopy <[vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)>, Paul Cheng <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**Cc:** Alan Jung <[AJung@LMDG.COM](mailto:AJung@LMDG.COM)>, Carlito Cabahug <[ccabahug@lmdg.com](mailto:ccabahug@lmdg.com)>, Richard Boulton <[RBoulton@LMDG.COM](mailto:RBoulton@LMDG.COM)>, Christian Schimert <[christianschimert@henriquezpartners.com](mailto:christianschimert@henriquezpartners.com)>, Shawn LaPointe <[shawnlapointe@hpaserver.henriquezpartners.com](mailto:shawnlapointe@hpaserver.henriquezpartners.com)>, Matthew Lam <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>, Boris Turishev <[Boris.turishev@vancouver.ca](mailto:Boris.turishev@vancouver.ca)>  
**Subject:** GROSVENOR project addition DE 417635: proposed adjacent renovation strategy / sequence / schedule

Vaughn / Paul

I have called and left voicemails to discuss the project, and provide an email for review and follow up ASAP:



COV planning Matthew Lam and Boris Turishev met with the GROSVENOR project architect (HPA), CP (LMDG), and structural engineer (RJC) to discuss sequence / schedule and VBBL approach strategy toward BP of the DE 417635 project address 1069 Alberni (2 storey pavilion self contained retail building addition / parkade renovations to suit - considered 'Scope 1a' above grade, and 'Scope 1b' parkade storage rooms). The project is currently in DPMA submitted 04 MAY 2015, and COV indicated will have initial comments back by tomorrow 22 MAY 2015 (and will otherwise take 8–12 weeks to fully process the DPMA).

The adjacent base building / tower is being proposed for a small 'Scope 2' lobby / vestibule renovation, and has not yet been submitted for DP. The intent is to submit for combined DP / BP = DB, though requires COV planning / building cooperation input, though Matthew and Boris proposed an alternate approach to be confirmed upon discussion with Planning.

Sample preliminary plans of 'Scope 2' existing and proposed lobby addition / renovation, and the DE 417635 are attached for reference. HPA / LMDG are pleased to meet at your arranged earliest convenience to discuss further in order to proceed with an acceptable strategy accordingly. Please call to discuss further and confirm a date / time / location.

Call if you require further information. Thanks in advance.

Regards,

**Michael Mychajlyszyn**, Architect AIBC, LEED AP  
Senior Architect

**Henriquez Partners Architects**

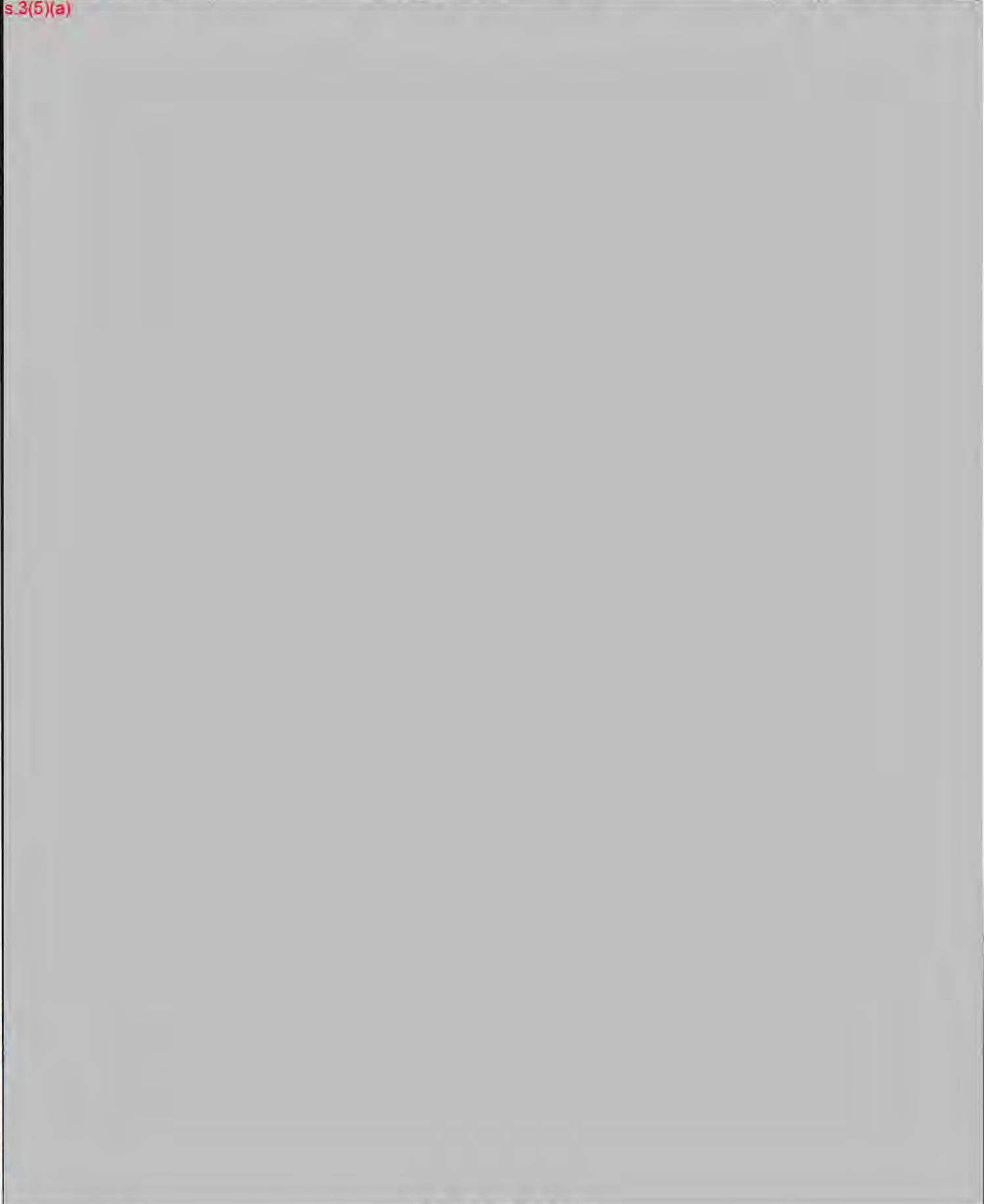
402 West Pender Street  
Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 268  
M: 604.551.8526  
F: 604.687.8530

[michaelm@henriquezpartners.com](mailto:michaelm@henriquezpartners.com)

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# CITY OF VANCOUVER

DATE ISSUED <b>DECEMBER 02, 2014</b>	PERMIT TYPE <b>DEVELOPMENT PERMIT</b>	PERMIT NUMBER <b>P DE 417635</b>
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s.3(5)(a)

PSD200.01 REVISED FEB/08

**BUILDING PERMIT APPLICATION NOTICE**

**THE APPLICANT IS ADVISED OF THE FOLLOWING**

An application for a Building Permit has not been completed within 6 months after the date of filing, or within 6 months of the last substantial activity with respect to the application, the application shall be deemed to have lapsed.

The City Building Inspector may refuse to issue any Building Permit

- (a) whenever information submitted is inadequate to determine compliance with the provisions of the Building By-law,
- (b) whenever incorrect information is submitted,
- (c) that would authorize any building work or occupancy that would not be permitted by the Building By-Law, or
- (d) that would be prohibited by any other by-law, act or regulation.

**DEVELOPMENT PERMIT NOTICE**

1. The issuance of this development permit does not absolve the owner or applicant from compliance with all relevant City by-laws, or from obtaining all other required City permits such as building, plumbing, gas, electrical, boulevard and sidewalk crossing (street occupancy), sewer and water, etc.
2. The Director of Planning may, without requiring a new development permit application, approve amendments of a minor nature to the development as approved by this permit. See the Zoning and Development By-law for further information.
3. This development permit is valid for 12 months only from the date issued unless the development as approved shall have meantime commenced, or a building permit has been issued and is unexpired in which case the Development Permit is valid for 24 months only from the date issued. For Extensions or Renewals see the Zoning and Development By-law.

**FOR FURTHER INFORMATION - Please enquire at:**  
 Enquiry Centre  
 Community Services Group - Development Services  
 East Wing, City Hall  
 Vancouver, B.C.  
 Tel: 604-873-7611

**BUILDING PERMIT NOTICE**

**THE APPLICANT IS ADVISED OF THE FOLLOWING:**

For information on limitation on times of work in which noise is created, see the Noise By-law or contact the Licenses & Inspections Department of the Community Services Group.

The Building Permit Job Card must be posted on the job and plans stamped with the Development Services Department Approval must be on site and available to the City Building Inspector at the time of each inspection. No deviation from the plans or Building Permit shall be made without the written approval of the City Building Inspector.

It is the owner's responsibility to establish the property lines of the site; the City Building Inspector may, if he deems it necessary, require the owner to furnish a survey of the site certified by a British Columbia Land Surveyor.

**BUILDING PERMIT NOTICE continued**

The City Building Inspector may revoke a Building Permit if

- (a) there is a contravention of any condition under which the Building Permit was issued.
- (b) the Building Permit was issued in error, or
- (c) the Building Permit was issued on the basis of incorrect information.

A Building Permit shall expire and the right of an owner under the Building Permit shall terminate if

- (a) the work authorized by the Building Permit is not commenced within 6 months from the date of issuance of the Building Permit and actively carried out thereafter, or
- (b) work is suspended for a period of 6 months.

No Building Permit fees or part thereof paid to the City shall be refunded if

- (a) construction authorized by a Building Permit has commenced, or
- (b) the Building Permit has expired or lapsed.

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<small>COMMENTS RETURNED TO CS DEPT</small>	<small>DATE</small>	<small>TIME</small>	
DEVELOPMENT PERMIT - HOLD <input type="checkbox"/> CLEAR <input type="checkbox"/>			
ENGINEERING DEPT - DO NOT HOLD IN ENGINEERING DEPT FOR BUILDING PERMIT HOLD ONLY			
BUILDING PERMIT - HOLD <input type="checkbox"/> CLEAR <input type="checkbox"/>			<small>COMMENTS</small> DEVELOPMENT PERMIT - HOLD, SEE MEMO
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<small>ITEM</small>	<small>REMARKS</small>	<small>INITIALS</small>	<small>DATE</small>
REZONING			
SUBDIVISION			
STUDY AREAS			
<small>ENTERED ON INDEX MAP</small>			
<small>INDEX MAP NO</small>			
<small>BY</small>			
<b>PLANNING DEPARTMENT -- NEW SUBDIVISION ONLY</b>			
PERMIT - HOLD <input type="checkbox"/> CLEAR <input type="checkbox"/>		DATE CLEARED	
(HOLD UNTIL NEW SUBDIVISION REGISTERED IN LAND TITLES OFFICE)		SIGNATURE	
REGISTRATION NO _____			



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CORPORATION**

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ISSUED FOR CLIENT INFORMATION NOV 12, 2014

**HENRIQUEZ PARTNERS ARCHITECTS**  
Ground Floor, 402 West Pender St.  
Vancouver, BC Canada V6B 1T6  
Tel. 604.687.5681 Fax 604.687.8530

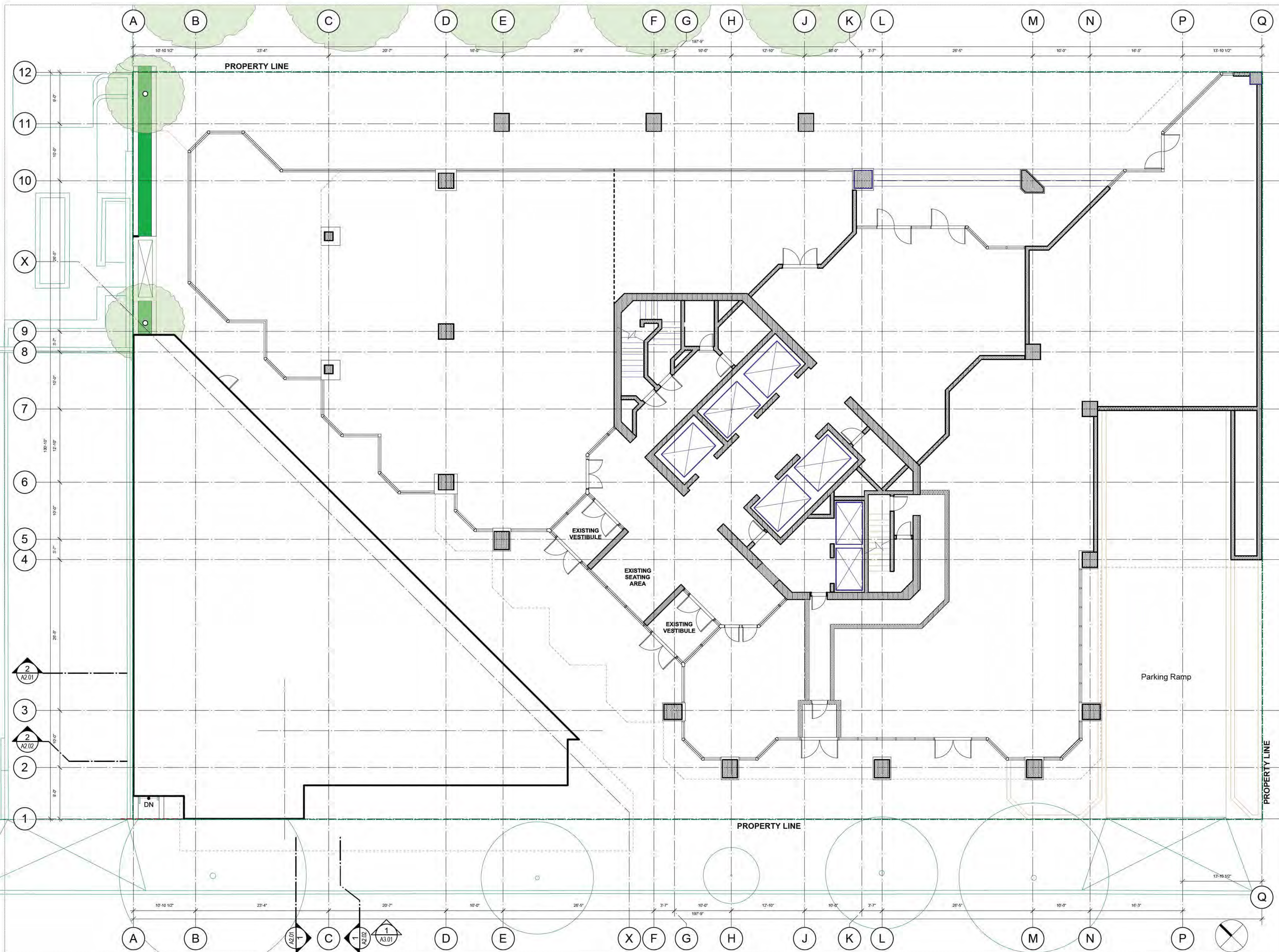
**GROSVENOR BUILDING**  
1040 WEST GEORGIA STREET, VANCOUVER BC  
VANCOUVER, B.C.

CONSULTANT

DRAWING TITLE  
**EXISTING  
GROUND FLOOR PLAN**

DATE	April 17, 2015	DRAWN	
SCALE	1/8" = 1' 0"	CHECKED	
JOB NO.	1214		

**A1.05 EX**



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**HENRIQUEZ PARTNERS ARCHITECTS**  
 Ground Floor, 402 West Pender St.  
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 Tel. 604.687.5681 Fax 604.687.8530

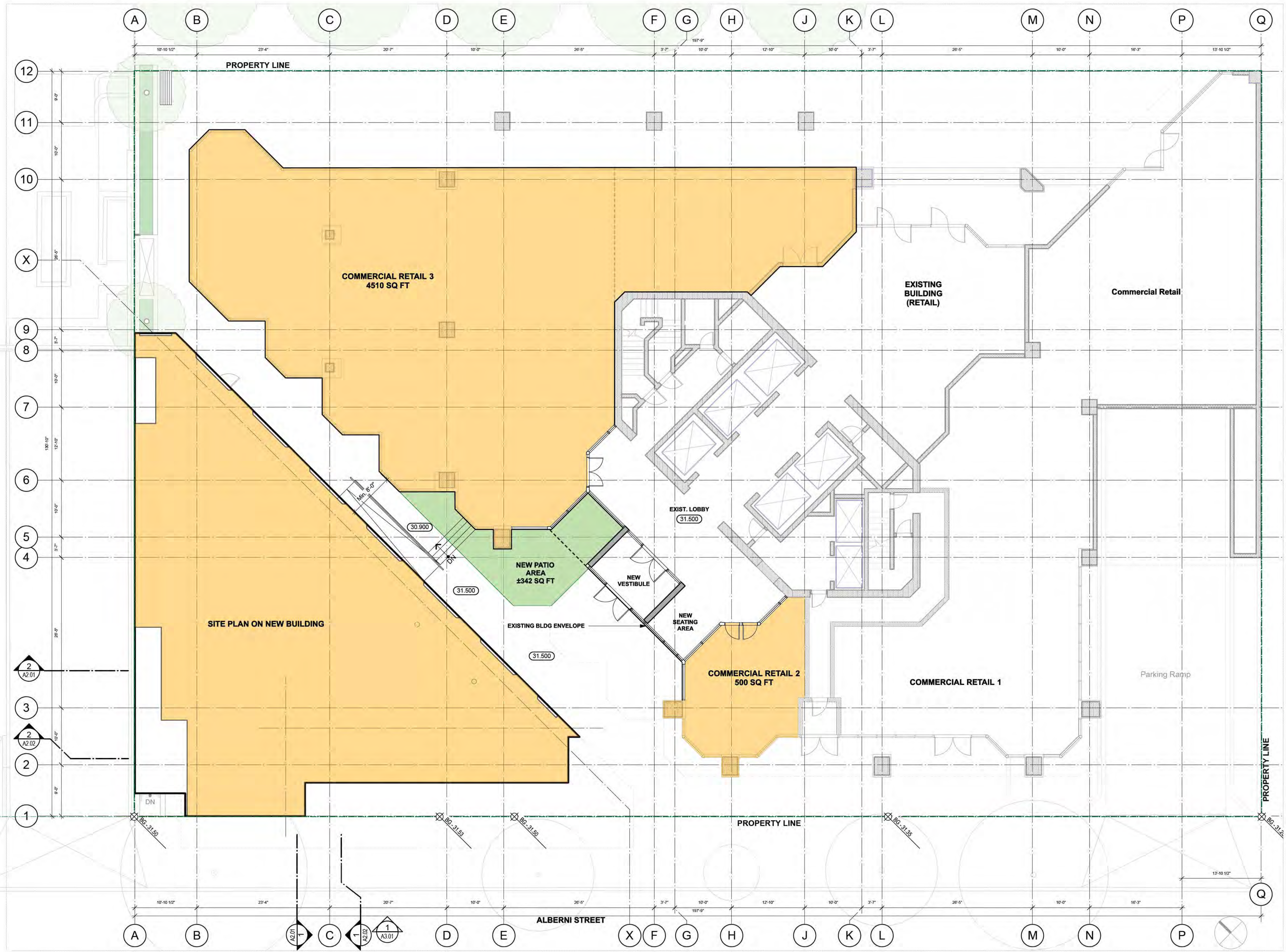
**GROSVENOR BUILDING**  
 1040 WEST GEORGIA STREET, VANCOUVER BC  
 VANCOUVER, B.C.

CONSULTANT

**RETAIL AREAS  
 GROUND FLOOR PLAN**

DATE	April 17, 2015	DRAWN	LT
SCALE	1/8" = 1' 0"	CHECKED	
JOB NO.	1214		

**A1.05a**



From: ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
To: ["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)  
Date: 5/28/2014 1:45:25 PM  
Subject: RE: landscape comments/ 1040 W. Georgia/ DE417635

---

Thanks for getting this together!

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Beaulieu, Lee  
Sent: Wednesday, May 28, 2014 1:17 PM  
To: Kopy, Vaughan; Cheng, Paul; Cavell, Kevin; Curran, Eileen  
Subject: landscape comments/ 1040 W. Georgia/ DE417635

Please find these draft comments.

Kevin and Eileen, if you are aware this is the site of an existing plaza with cherry trees in planters, that the community has expressed a strong interest in preserving.

Staff were hoping that the street tree row could be filled in (there appears to be a gap of likely one tree), and the addition of some benching along Georgia for peds.

The front wall of the building is skewed to the p.l. with an overhead canopy above, so there will probably end up being a discussion of where to put any permanent furniture and on or near city property.

Thanks,  
Lee

From: ["Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>](mailto:Vaughan.Kopy@vancouver.ca)

To: ["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)

["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)

["Cavell, Kevin" <kevin.cavell@vancouver.ca>](mailto:kevin.cavell@vancouver.ca)

["Curran, Eileen" <eileen.curran@vancouver.ca>](mailto:eileen.curran@vancouver.ca)

Date: 5/28/2014 2:55:50 PM

Subject: RE: landscape comments/ 1040 W. Georgia/ DE417635

---

There is a condition to push back the wall facing Alberni Street to provide more area for pedestrian traffic (and perhaps street furniture).

FYI

Vaughan Kopy

Project Coordinator

Development Services

Ph: 604-871-6536

E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

---

From: Beaulieu, Lee

Sent: Wednesday, May 28, 2014 1:17 PM

To: Kopy, Vaughan; Cheng, Paul; Cavell, Kevin; Curran, Eileen

Subject: landscape comments/ 1040 W. Georgia/ DE417635

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Staff were hoping that the street tree row could be filled in (there appears to be a gap of likely one tree), and the addition of some benching along Georgia for peds.

The front wall of the building is skewed to the p.l. with an overhead canopy above, so there will probably end up being a discussion of where to put any permanent furniture and on or near city property.

Thanks,

Lee

**From:** ["Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>](mailto:Vaughan.Kopy@vancouver.ca)  
**To:** ["Au, Michelle" <Michelle.Au@vancouver.ca>](mailto:Michelle.Au@vancouver.ca)  
["Greer, John" <john.greer@vancouver.ca>](mailto:john.greer@vancouver.ca)  
**CC:** ["Chen, Tony" <tony.chen@vancouver.ca>](mailto:tony.chen@vancouver.ca)  
["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)  
**Date:** 7/2/2014 1:24:07 PM  
**Subject:** RE: Media enquiry - Status of DE 417635

---

The project has been approved Prior-to. The Prior-to letter went out on June 3, 2014. There are some significant conditions that will take some time to resolve such as the setback of the building and the addition of bicycle storage & facilities for bikers.

As far as the trees on site go, we are only saving one, which will be relocated to the front along Alberni Street. I have not heard back from the Architect at this point.

Linda Kwan asked me today to ask for a Site Profile; however, considering this building is being built above the existing garage I had to question this?

Let me know if you need any other info?

Vaughan

---

**From:** Chen, Tony  
**Sent:** Wednesday, July 02, 2014 1:08 PM  
**To:** Kopy, Vaughan  
**Cc:** Au, Michelle; Greer, John  
**Subject:** RE: Media enquiry - Status of DE 417635

Hi Vaughan.

Please update John and Michelle as to the status of this DE so they can handle the inquiry appropriately.

---

**Tony Chen**  
Processing Centre – Development  
Planning and Development Services  
CITY OF VANCOUVER  
604 873-7783  
[tony.chen@vancouver.ca](mailto:tony.chen@vancouver.ca)

---

**From:** Parlby, Theresa  
**Sent:** Wednesday, July 02, 2014 12:05 PM  
**To:** Eng, Nancy; Ng, Tim  
**Cc:** Couper, Sara; Au, Michelle; Chen, Tony; Greer, John  
**Subject:** RE: Media enquiry - Status of DE 417635

Vaughan Kopy is the Project Coordinator, I have copied his supervisor, Tony Chen and exempt manager, Michelle Au as well as Assistant Director John Greer.

Shows review status. Project description: to develop on this site a new 2 storey building containing one retail unit located at the Southwest corner, tying into the existing underground parkade, on this site.

Theresa



---

From: Eng, Nancy  
Sent: Wednesday, July 02, 2014 11:50 AM  
To: Ng, Tim; Parlby, Theresa  
Cc: Couper, Sara  
Subject: Media enquiry - Status of DE 417635  
Importance: High

Hi,  
Do you know the status of DE 417635 and what is happening with this site? (Alberni Street – Grosvenor Square?) A reporter from the Province is looking into it and it wasn't on the Development Permit website.

Thanks,  
Nancy

Nancy Eng | Communications Coordinator  
Corporate Communications | City of Vancouver  
t. 604.871.6462 | fax 604.873.7884  
[nancy.eng@vancouver.ca](mailto:nancy.eng@vancouver.ca)

From: "Shawn Lapointe" <slapointe@henriquezpartners.com>  
To: "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
CC: "Cheng, Paul" <paul.cheng@vancouver.ca>  
Date: 8/6/2014 4:47:25 PM  
Subject: Re: Prior-to Letter - DE417635 - 1069 Alberni Street

---

Thank you so much.

Regards,

Shawn Lapointe, March, BEDS  
Associate

Henriquez Partners Architects  
402 West Pender Street  
Vancouver, BC Canada V6B 1T6

T: 604.687.5681 ext 252  
C: 778.995.8223F: 604.687.8530

---

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On 2014-08-06, 2:36 PM, "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca> wrote:

>Hi Shawn,

>

>I will extend your response time for an additional 3 months to December  
>3, 2014. If you require more time, we will deal with it at that time.

>

>Regards,

>

>

>Vaughan Kopy

>Project Coordinator

>Development Services

>Ph: 604-871-6536

>E-mail: vaughan.kopy@vancouver.ca

>

>



>>Street. The first letter is for the respondents of the notification  
>>process..... FYI. If you have any questions, please let me know.

>>  
>>Regards,

>>  
>>  
>>Vaughan Kopy  
>>Project Coordinator  
>>Development Services  
>>Ph: 604-871-6536  
>>E-mail: vaughan.kopy@vancouver.ca

>>  
>>  
>>  
>>  
>>  
>>-----Original Message-----

>>From: CSG Scan to Email  
>>Sent: Tuesday, June 03, 2014 2:23 AM  
>>To: Kopy, Vaughan  
>>Subject: Scan from Xerox WorkCentre

>>  
>>  
>>  
>>Please open the attached document. It was sent to you using a Xerox  
>>WorkCentre.

>>  
>>Sent by: Guest s.15(1)(l) @vancouver.ca] Number of Images: 10  
>>Attachment File

>>  
>>WorkCentre Location: City Hall - East Wing - 3rd Floor, 2675 Yukon St.,  
>>V5Y 3P9 Device Name: E108

>>  
>>  
>>  
>  
>  
>  
>

**From:** s.22(1)  
**To:** "Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
**CC:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**Date:** 10/29/2014 7:44:31 PM  
**Subject:** Re: Status of Development Application DE417635 - Alberni / Thurlow Plaza

---

Hello Vaughan:

Can you advise:

- 1.) Whether public access to some portion of the plaza area will be retained, perhaps on the roof of the new building?
- 2.) Whether the permit will be issued by the Director of Planning or by the Development Permit Board?

Thanks again,

s.22(1)

s.22(1)

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

**From:** s.22(1)  
**To:** [Kopy, Vaughan](#)  
**Cc:** [Cheng, Paul](#)  
**Sent:** Monday, October 13, 2014 7:07 PM  
**Subject:** Re: Status of Development Application DE417635 - Alberni / Thurlow Plaza

Thank you Vaughan for the quick reply.

It's disappointing to see the loss of this open space and its conversion to retailing, particularly as other sites nearby become more intensively used. Will public access to some portion of the area be retained, perhaps on the roof of the new building?

Finally, can you advise whether the permit will be issued by the Director of Planning or will it be considered by the Development Permit Board?

Thanks again,

s.22(1)

s.22(1)

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

**From:** [Kopy, Vaughan](#)  
**To:** s.22(1)  
**Cc:** [Cheng, Paul](#)  
**Sent:** Monday, October 06, 2014 1:58 PM  
**Subject:** RE: Status of Development Application DE417635 - Alberni / Thurlow Plaza

Hi s.22(1)

The Prior-to Response just recently came in and is now in circulation for final approval with the respected departments. Pending all conditions being met, the proposal will go forward.

Regards,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

---

From: s.22(1)  
Sent: Monday, October 06, 2014 1:47 PM  
To: Cheng, Paul; Kopy, Vaughan  
Subject: Re: Status of Development Application DE417635 - Alberni / Thurlow Plaza

Hello Paul and Vaughan:

Can you please advise the status of Development Application DE417635 regarding the plaza at Alberni and Thurlow Streets? Is the project proceeding? I can find no mention on the City's website.

Thank you,

s.22(1)

s.22(1)

---

**From:** "Paul Cheng" <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
**To:** s.22(1)  
**Cc:** "Lee Beaulieu" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>, "Vaughan Kopy" <[Vaughan.Kopy@vancouver.ca](mailto:Vaughan.Kopy@vancouver.ca)>  
**Sent:** Wednesday, April 30, 2014 9:38:42 AM  
**Subject:** RE: Status of Development Application DE417635

Hi s.22(1)

The plaza was indeed secured by the city as part of the original Development Permit for the building, which was completed in 1985.

Since then, new policy has overlaid this particular site by the West End Plan, recently adopted by Council. I am including an excerpt from an email sent to me from Holly Sovdi, our lead West End policy planner, for further explanation:

" Hi Paul,

We went on two community walking tours and held various meetings with local residents, business owners /operators, and the DVBA to discuss this very issue in depth. Generally, people were supportive of a continuous retail street between Burrard and Bute and suggested we consider allowing new retail in two underutilized private plazas including this one. People also suggested that while there may be a loss in overall plaza space, if a

reduced space was considered, we should encourage better activation opportunities and improved connections to the street and sidewalk.

On page 48 of the West End Plan, policy 6 states:

“Support the addition of small scale retail, patios, and programming to help activate underutilized private plazas, and strengthen the permeability of commerce meeting the street.””

I hope this helps clarify the underlying policy for this application.

Best,

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: Kopy, Vaughan  
Sent: Tuesday, April 29, 2014 5:13 PM  
To: s.22(1)  
Cc: Cheng, Paul; Beaulieu, Lee  
Subject: RE: Status of Development Application DE417635

Hi s.22(1)

We are currently looking at the newly revised arborist report on the Cherry Trees and will possibly revisit this at the next Design review meeting on Thursday this week. We should be making a decision soon.

Regards,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

---

From: s.22(1)  
Sent: Tuesday, April 29, 2014 5:08 PM  
To: Kopy, Vaughan  
Subject: Re: Status of Development Application DE417635

Hello:

Is any update available on this proposal?

Thanks,

s.22(1)

s.22(1)

s.22(1)

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

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

**To:** [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

**Sent:** Wednesday, April 23, 2014 9:50 AM

**Subject:** Status of Development Application DE417635

Hello:

Could you please advise on the status of the development application for 1040 West Georgia Street referenced as DE417635?

I was surprised to see reference to a proposal to add a two-storey building "above an existing parkade" on the site - I had been under the assumption that this area was secured by the City as a public plaza.

Thank you for any information you can provide.

Regards,


s.22(1)

s.22(1)

---

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---

 **Avast** This email is free from viruses and malware because [avast! Antivirus](#) protection is active.



From: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>  
To: "Cheng, Paul" <paul.cheng@vancouver.ca>  
CC: "Beaulieu, Lee" <lee.beaulieu@vancouver.ca>  
"Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
Date: 5/1/2014 8:11:42 AM  
Subject: RE: Status of Development Application DE417635

---

No need. I think you provided s.22(1) with the policy rationale already.

.....  
HOLLY SOVDI, MCIP, RPP  
West End Planner  
City of Vancouver  
( 604.871.6330  
8 [www.vancouver.ca/westendplan](http://www.vancouver.ca/westendplan)

---

From: Cheng, Paul  
Sent: Thursday, May 01, 2014 7:57 AM  
To: Sovdi, Holly  
Cc: Beaulieu, Lee; Kopy, Vaughan  
Subject: RE: Status of Development Application DE417635

Hi Holly,

Care to reply? Btw we are bringing this for decision today. Recommending approval with conditions.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

From: s.22(1)  
Sent: Wednesday, April 30, 2014 5:48 PM  
To: Cheng, Paul  
Cc: Beaulieu, Lee; Kopy, Vaughan  
Subject: Re: Status of Development Application DE417635

Hello Paul:

Thank you for your reply and for your confirmation that public access to this space was secured at the time the original office tower was developed. I can only assume the signage on the site was not intentionally intending to be misleading, but it provides little information regarding the proposal or the existing "semi-public" nature of this portion of the site.

With regard to the recently-adopted community plan provisions, I think it's fair to say that very few people participated in the walkshop undertaken by the City on this issue. Further, if asked the following question as part of the consultation on the West End: "Do you support the conversion of existing publicly-accessible plaza spaces to private retail operations?" it would be difficult to suggest that the answer would be "yes."

The wording of the policy in the West End Plan is as follows:

*"Support the addition of small scale retail, patios, and programming to help activate underutilized private plaza spaces and*

*strengthen the permeability of commerce meeting the street."*

Suggesting that "activating" the plaza through its replacement with a new retail building would suggest: *"The operation was a success but the patient died."*

How can something that no longer exists be considered to be "activated"?

A small stand-alone retail operation (coffee shop?), plaza re-design with better connection to the existing Urban Tea Merchant and to Alberni Street, or revised furniture and seating would all be ways to "activate" this space while still preserving the space itself. If "permeability of commerce meeting the street is desired" perhaps that should take place at the east side of the site at the base of the existing building, rather than in the plaza space.

As a member of the public who's right to access this space was secured in exchange for the development rights granted this property in 1985, I think it is inappropriate to infill this plaza with a retail operation. And I'm quite surprised this proposal has gotten as far as it has. It is my hope that the Planning Department will recognize the shortcomings of the proposal and deny it in order to protect the public's on-going interest in accessing this space.

s.22(1)

s.22(1)

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

**From:** [Cheng, Paul](#)

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

**Cc:** [Beaulieu, Lee](#) ; [Kopy, Vaughan](#)

**Sent:** Wednesday, April 30, 2014 9:38 AM

**Subject:** RE: Status of Development Application DE417635

Hi s.22(1)

The plaza was indeed secured by the city as part of the original Development Permit for the building, which was completed in 1985.

Since then, new policy has overlaid this particular site by the West End Plan, recently adopted by Council. I am including an excerpt from an email sent to me from Holly Sovdi, our lead West End policy planner, for further explanation:

" Hi Paul,

We went on two community walking tours and held various meetings with local residents, business owners/operators, and the DVBIA to discuss this very issue in depth. Generally, people were supportive of a continuous retail street between Burrard and Bute and suggested we consider allowing new retail in two underutilized private plazas including this one. People also suggested that while there may be a loss in overall plaza space, if a reduced space was considered, we should encourage better activation opportunities and improved connections to the street and sidewalk.

On page 48 of the West End Plan, policy 6 states:

"Support the addition of small scale retail, patios, and programming to help activate underutilized private plazas, and strengthen the permeability of commerce meeting the street."

I hope this helps clarify the underlying policy for this application.

Best,

[Paul C.P. Cheng, Architect AIBC, LEED A.P.](#)

Senior Development Planner

Urban Design Division – Planning and Development Services

City of Vancouver

Tel. 604.871.6665 Fax 604.873.7060

**From:** Kopy, Vaughan  
**Sent:** Tuesday, April 29, 2014 5:13 PM  
**To:** s.22(1)  
**Cc:** Cheng, Paul; Beaulieu, Lee  
**Subject:** RE: Status of Development Application DE417635

Hi s.22(1)

We are currently looking at the newly revised arborist report on the Cherry Trees and will possibly revisit this at the next Design review meeting on Thursday this week. We should be making a decision soon.

Regards,

Vaughan Kopy  
Project Coordinator  
Development Services  
Ph: 604-871-6536  
E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)

---

**From:** s.22(1)  
**Sent:** Tuesday, April 29, 2014 5:08 PM  
**To:** Kopy, Vaughan  
**Subject:** Re: Status of Development Application DE417635

Hello:

Is any update available on this proposal?

Thanks,

s.22(1)

s.22(1)

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

**From:** s.22(1)  
**To:** [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)  
**Sent:** Wednesday, April 23, 2014 9:50 AM  
**Subject:** Status of Development Application DE417635

Hello:

Could you please advise on the status of the development application for 1040 West Georgia Street referenced as DE417635?

I was surprised to see reference to a proposal to add a two-storey building "above an existing parkade" on the site - I had been under the assumption that this area was secured by the City as a public plaza.

Thank you for any information you can provide.

Regards,

s.22(1)

s.22(1)

**From:** "Beaulieu, Lee" <lee.beaulieu@vancouver.ca>  
**To:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
"Kopy, Vaughan" <Vaughan.Kopy@vancouver.ca>  
**Date:** 5/13/2014 2:30:12 PM  
**Subject:** RE: Update - 1040 West Georgia

---

s.22(1)

**Lee Beaulieu**  
Landscape Review  
Planning & Development Services  
City of Vancouver  
604.873.7168

---

**From:** Cheng, Paul  
**Sent:** Tuesday, May 13, 2014 2:25 PM  
**To:** Beaulieu, Lee; Kopy, Vaughan  
**Subject:** RE: Update - 1040 West Georgia

s.22(3)(d)

I want to take this report for review on Thursday.

**Paul C.P. Cheng, Architect AIBC, LEED A.P.**  
Senior Development Planner  
Urban Design Division – Planning and Development Services  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7060

---

**From:** Beaulieu, Lee  
**Sent:** Monday, May 12, 2014 10:26 AM  
**To:** Kopy, Vaughan; Cheng, Paul  
**Subject:** RE: Update - 1040 West Georgia

Hi all, this report is satisfactory. Paul, I don't recall needing any landscape conditions. Would you like to meet quickly so that we don't overlook something obvious?

**Lee Beaulieu**  
Landscape Review  
Planning & Development Services  
City of Vancouver  
604.873.7168

---

**From:** Shawn Lapointe [<mailto:slapointe@henriquezpartners.com>]  
**Sent:** Thursday, May 08, 2014 9:16 AM  
**To:** Kopy, Vaughan; Beaulieu, Lee  
**Cc:** Cheng, Paul  
**Subject:** Re: Update - 1040 West Georgia

To All,

As requested, please find attached a revised report from the arborist which includes the requested revisions. Feel free to contact me if you have any questions or outstanding concerns.

Regards,

**Shawn Lapointe**, March, BEDS  
Associate

**Henriquez Partners Architects**  
402 West Pender Street

Vancouver, BC Canada V6B 1T6  
T: 604.687.5681 ext 252  
C: 778.995.8223  
F: 604.687.8530

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---

From: "Beaulieu, Lee" <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)>  
Date: Mon, 5 May 2014 21:15:15 +0000  
To: Vaughan Kopy <[vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)>, Shawn LaPointe <[slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com)>, "Kerin Matthews ([mountain.maple@hotmail.com](mailto:mountain.maple@hotmail.com))" <[mountain.maple@hotmail.com](mailto:mountain.maple@hotmail.com)>  
Cc: Paul Cheng <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>  
Subject: RE: Update - 1040 West Georgia

Hi Shawn,

Yes, we took the information to staff review. The arborist report mentions that the cherry trees are estimated to be about 30 years old and that generally cherry trees have a life expectancy of 15-30 years. There was a request for minor changes to the arborist report:

- a revised arborist report to comment on the expected health and condition of the cherry trees in the next 5 years;
- deletion of reference to membrane repair (membrane repair requirements would need to be verified by an engineers report).

Thank you kindly,

**Lee Beaulieu**

Landscape Review  
Planning & Development Services  
City of Vancouver  
604.873.7168

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From: Kopy, Vaughan  
Sent: Monday, May 05, 2014 1:42 PM  
To: Shawn Lapointe ([slapointe@henriquezpartners.com](mailto:slapointe@henriquezpartners.com))  
Cc: Beaulieu, Lee; Cheng, Paul  
Subject: Update - 1040 West Georgia

Hi Shawn,

I believe we are looking for more specifics on the Arborist Report before we send out the Prior-to letter. Lee will be contacting the Arborist shortly.

Regards,

Vaughan Kopy  
Project Coordinator  
Development Services  
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E-mail: [vaughan.kopy@vancouver.ca](mailto:vaughan.kopy@vancouver.ca)