

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 14, 2013 9:45 AM
To: Guy Cross
Subject: RE: CD-1 Rezoning - 3002-3036 West Broadway

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

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Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Guy Cross s. 22(1) Personal and Confidential
Sent: Monday, May 13, 2013 6:51 PM
To: Correspondence Group, City Clerk's Office; Affleck, George; Ball, Elizabeth; Carr, Adriane; Tang, Tony; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Meggs, Geoff; Deal, Heather; Louie, Raymond; Robertson, Gregor
Subject: CD-1 Rezoning - 3002-3036 West Broadway

Dear Mayor and Council,

I am writing to express my strong opposition to proposed rezoning at 3002-3036 West Broadway. In my view, redevelopment of the subject site under existing C-2C zoning would already mark a major departure from the present form of development and would require due architectural sensitivity to preserve the unique character of the Broadway shopping district and surrounding neighbourhood.

While I am accepting of gradual densification as implied by the present C-2C zoning, I can see no justification (or public benefit) for requested rezoning and do not accept that there is any basis for the tired assertion that densification through on-demand rezoning is leading to affordability. On the contrary, the clear picture from my perspective is that the City's present rubber-stamp approach to rezoning for whatever profit margin industry demands is in large part responsible for the lack of affordable housing in Vancouver and is rapidly distorting Vancouver's unique character and livability.

The sooner this Council decides to reassert the City's existing zoning regulations and require the development industry to work within them (rather than around them), the sooner Vancouver will begin to address the lack of affordable housing and end the feeding frenzy that is rapidly transforming Vancouver from a uniquely natural and livable city to one that is bent out of shape by greed.

A brief review of the subject staff report indicates that 58% of public response is opposed to the proposed rezoning, compared with 33% in support. According to the report, "the majority of concerns expressed in regard to the application were related to the impact of the proposed building height and its impact on the character of the area" and there should be

no doubt that this view is broadly shared.

I encourage Mayor and Council to take a bold new stance, respect the clear balance of public opinion, reject the subject rezoning application and send a clear message that the recent rash of reckless, on-demand rezoning is over.

Sincerely,
Guy Cross
Vancouver

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 15, 2013 11:00 AM
To: russ batstone
Subject: RE: 3002-3026 West Broadway

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Thank you.

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

From: russ batstone [<mailto:batstone@shaw.ca>]
Sent: Wednesday, May 15, 2013 10:57 AM
To: Correspondence Group, City Clerk's Office
Subject: 3002-3026 West Broadway

Dear Mayor and Council

I am writing with regard to the rezoning application for 3002/3-26 W Broadway.

I am very concerned that the scale of this project will have a substantial and detrimental effect on this neighbourhood.

The building as proposed, dwarves anything within 10 blocks. It towers over it's neighbours and will convert a sunny, pleasant local shopping area into a dark and cold street.

There are also concerns about parking. There is inadequate parking for the suites proposed. Where are they going to park? Not in front of my house as I currently can't park there myself due to heavy demand. I understand the developer thinks that they will use transit, but as I have heard the Mayor and Council often repeat, there is no capacity on the W

Broadway transit. There are pass bys every single day already. I also suspect that a number of the suites will have a second vehicle as well.

The alley poses many challenges. The west end exits on 10th ave after a 90 degree left hand turn. Trucks cannot use it as it is too tight a turn so all deliveries are made from the Carnarvon side, and many trucks park in the alley, blocking all traffic until they are finished. I have difficulty imagining garbage and recycling being made without considerable congestion. The proposed drug store on the ground floor will also receive numerous deliveries and contribute to the blockages.

I would not oppose a 4 story building as it is currently zoned. It is my understanding that the extra floor is an incentive to make this a rental building. Information received from your planning dept says that if it were an owned (condo) building, 35 to 45% of the suites would be rented anyway. That would provide 24 rental units (60 X 40%).

I do not think destroying this street for 60 extra rentals is a fair trade.

They can, of course, build it at 4 stories for 60 suites and rent them as well.

Having lived in the area for many years, I can attest that the store owners find it is a local shopping center. People from the neighbourhood support the stores and they contribute to the wonderful feel of W Broadway.

This behemoth will darken the streets, contribute to congestion and parking/traffic issues and bring nothing of value to the neighbourhood.

Russ Batstone

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 15, 2013 9:13 AM
To: s. 22(1) Personal and Confidential
Subject: FW: COMMENT SUBMISSION FOR PUBLIC HEARING - 3003-3006 WEST BROADWAY, WEDNESDAY MAY 15, 6PM
Attachments: Public Hearing.docx
Importance: High

Thank you for your comments.

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Thank you.

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

From: Stephanie Campbell
Sent: Tuesday, May 14, 2013 10:51 PM
To: Correspondence Group, City Clerk's Office
Cc: Public Hearing
Subject: COMMENT SUBMISSION FOR PUBLIC HEARING - 3003-3006 WEST BROADWAY, WEDNESDAY MAY 15, 6PM
Importance: High

Please find attached comments in relation to the Public Hearing regarding 3002-3006 West Broadway, to be held on Wednesday, May 15 at 6pm.

S. Campbell

May 14, 2013

To Whom It May Concern:

Re: Notice of Public Hearing – 3002-3006 West Broadway

I am writing to state my opposition to the proposed development at 3002-3036 West Broadway as presently designed and construed, and to the related proposed change in zoning from C-2C (Commercial) District to CD-1 (Comprehensive Development) District.

I live on West 11th Avenue between Carnarvon and Balaclava with my family, including five children. We were drawn to this area in Vancouver because of the family-friendly nature of the neighborhood, including this particular section of West Broadway. I understand and support the City of Vancouver's policies in support of densification, and in particular the need to increase the availability of rental accommodation for individuals and families. However, these policies need to be implemented with particular care to preserve neighborhoods and community, and to achieve a balance between densification and maintaining the liveability of existing neighborhoods. I do not believe the above proposal as presently advanced achieves this balance, and accordingly fails to satisfy the high onus that must be placed on development proposals which seek to exceed the limitations imposed by the applicable District Schedule – in this case, by seeking a change in zoning.

My particular concerns are as follows:

1. **A five-storey street wall is inappropriate on this particular section of Broadway.** The current design's step-down approach is insufficient to bring the building in line with the rest of Broadway and, more importantly, the residential housing to the south. The current C-2C District Schedule in fact contemplates a maximum height of only 10.7 m, which can be increased to 13.8 m, or four storeys, by the Director of Planning only on a discretionary basis after due regard for, among other things, "the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views" as well as submissions by nearby property owners like me. This development seeks to go beyond even this discretionary height allowance by a further 25%. Such a deviation from the District Schedule should face an extremely high burden for approval; in my view, this burden has not been met.

The current C-2C zoning bylaws are well-considered and allow for some

flexibility; they should not easily be disregarded. If this development is allowed to proceed as proposed, the change in zoning requirements will make it easier for future developers to seek approval for five-storey (or even higher) buildings on this stretch of Broadway, which would have a profound and undesirable effect on the neighborhood and existing residential housing by creating a substantial symbolic and physical barrier between a commercial artery and adjacent neighbourhoods.

2. **The five-storey massing at the corner of Carnarvon and Broadway is out of scope with the rest of this portion of Broadway and the detached housing to the south.** This massing effect is substantially reduced by the removal of the fifth floor, and staying within the limitations established by the C-2C District Schedule. However, even with a four-storey building, some kind of step back at this corner should be considered.
3. **The continuous massing along the east-west Broadway side of the building is too overbearing for the neighborhood.** There are creative architectural techniques that can be adopted to break up building masses. Such techniques should be more vigorously pursued here.
4. **There is insufficient parking to allow for visitors and two-car families.** There will be considerable additional parking requirements if the proposal proceeds as a five-storey building. These parking requirements will impact neighborhood street parking, as well as increased driving (in search of parking) on surrounding streets, impacting the liveability of the neighborhood and the safety for children at play. This will compound the parking burden already associated with laneway housing in the adjacent neighbourhood.
5. **The current provision of additional trees and green space is insufficient given the size of the building.**

In view of the foregoing, I request that the following changes be considered to address these concerns.

- A. Remove the fifth storey to keep the building height more consistent with the neighborhood and compliant within the discretionary limits of existing zoning.
- B. Remove the massing at the corner of Broadway and Carnarvon by adopting a stepped-back design.
- C. Break up the length of the building along Broadway through the creation of step-backs or an illusory separate building design.

- D. Adjust the landscape to allow for a tree at the corner of Broadway and Carnarvon and at the alley on Carnarvon. There are obvious places where these trees can be planted and these will help soften the impact of the building on the surrounding neighborhood.
- E. Increase the ratio of underground parking spots to apartments for rent.

Sincerely,

S. Campbell