

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, October 19, 2015 9:17 AM  
**To:** Public Hearing  
**Subject:** FW: Comment re 3063-3091 West Braodway

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**From:** David Raye s. 22(1) Personal and Confidential  
**Sent:** Friday, October 16, 2015 6:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Comment re 3063-3091 West Braodway

I have concerns over the height of the building. The area has a distinctive "village" feel that may be lost if higher buildings are permitted. Taller buildings create a corridor effect that is more suited to the downtown area.

Regards  
David Raye

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, October 19, 2015 10:04 AM  
**To:** Public Hearing  
**Subject:** FW: Rezoning Application for 3063-3091 W Broadway

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**From:** Patrick Caraher s. 22(1) Personal and Confidential  
**Sent:** Saturday, October 17, 2015 2:24 PM  
**To:** Correspondence Group, City Clerk's Office; Harrison, Rachel  
**Subject:** Rezoning Application for 3063-3091 W Broadway

I do have a few concerns re: the above rezoning:

- the information on the Notice of Public Hearing differs from that on the COV website (different amount of units, FSR, and height). Which is correct?
- "for-profit affordable rental housing" is an oxymoron. On what planet are the rents they're charging in the more-or less identical development across the street affordable? More affordable than a \$1.5 mil mortgage, I guess. City Hall is once again playing with words to misrepresent the truth and drive their developer-friendly agenda
- given the developer has held most of this land for decades, and would build rental regardless of a zoning change, why the FSR giveaway? The intent of the Rental 100 policy was to shift development from condos to rental housing, not provide an end-run around the bylaws on the books to maximize profit for the developer
- The Orr project across the street still has an empty commercial space, and it took over two years for them to fill up the commercial space at their development near Alma. Given the exorbitant rents they'll be charging, we in the neighbourhood can expect empty storefronts for an extended period of time, and then a revolving door of tenants who can't make a go of it (or worse, chain outlets). This isn't city-building... it's pandering to corporate greed

P. Caraher, Kitsilano