

CoV, City Clerks Office,  
453 West 12 Avenue, Third Floor,  
Vancouver, BC V57 1V4  
October 20<sup>th</sup>, 2015

**3063-3091 West Broadway**

My name is Carey Buntain. I am young adult in my mid twenties living in the west side of Vancouver. I was raised in Dunbar and today I work downtown. I spend a lot of time on West Broadway doing Grocery shopping, getting coffee daily, going to restaurants and simply enjoying the pleasantness of the street.

I have tried to rent an apartment on West Broadway on several occasions, notably between the streets of Trutch and Macdonald, but have never been able to secure one; probably because there is too much competition between renters. This stretch of West Broadway is perhaps the most desirable for me given the proximity to transit connected to downtown and the many shops and restaurants in the neighborhood. In the future I would still like to move to this neighborhood, and I think this proposed development will help renters like me do so.

On Broadway and Carnarvon Street there is a brand new rental building, which looks amazing and of high quality. I heard rumors that it was already fully rented before completion of construction. People want rental apartments, and they seem to want new and clean homes too. Just like this project offered.

5 storey on west Broadway looks great, and I don't see any negatives with this height. More rental product in this neighborhood is what young working people like myself, and families need now. There is almost zero vacancy of the residential and the commercial, and it's time that the city increases density in such a desirable location.

More people moving to West Broadway will only help and improve the local businesses as well.

Carey Buntain

s. 22(1) Personal and Confidential



Yan Zeng, Rezoning Planner  
Planning & Development Services  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

Re: Rezoning Application, 3063-3091 West Broadway

Dear Mr. Zeng and Urban Design Panel,

The Board of Directors of the West Kitsilano Residents Association has reviewed the plans submitted by Locarno Legacy Corporation as part of their rezoning application at 3063-3091 West Broadway. We commend Locarno for their early involvement of local residents in the rezoning process and their meaningful and significant responses to our comments.

Our association has set a high priority on the retention and enhancement of the livability and vibrancy of our shopping streets on both West Fourth and West Broadway. These streets form the heart of our neighbourhood and we wish to encourage a strong sense of place and a warm, lively and attractive pedestrian experience in our community. These goals have been communicated to both Locarno Legacy Corporation and, last June, to Brian Jackson and Kent Munro as well as City Councillors Geoff Meggs and Heather Deal.

We are very pleased to say that we believe that Locarno has responded well to these goals with their latest proposed design.

We have the following comments that we would like to submit.

1. Architectural style: The proposed materials in the submitted design, mixing brick with other elements, continue the style of other recent buildings on the street and are appropriate for this part of the neighbourhood. Kitsilano (and West Broadway in particular) is known for its distinct neighbourhood feel that exists within the existing context of a wealth of surrounding heritage resources. Helping to enhance this context, the presence of a strong cornice element at the fourth floor level reinforces the prominence of the four storey façade and allows for the expression of a more human scale. Our Board supports the overall style of the building because this slightly more traditional (versus modern) style is gradually creating a distinct sense of place for the street. Locarno has also made some efforts to break up a very long building into somewhat smaller parts, which helps to reflect the historic incremental development style of the existing character buildings of West Broadway.
2. Scale on the street: We believe that the width of West Broadway, its east/west orientation, its popularity as a community shopping destination, its existing walkability and livability, all point to the need for a maximum four storey façade expression that fits with the adjacent allowable zoning, and if a fifth floor is allowed, as in this development, that a setback for that floor is crucial. The latest

plans drawn up by Locarno have reflected this design strategy. We are strongly supportive of this aspect of their design. We have heard from many residents that the scale and overshadowing of the former Toybox building, especially with its siting on the south side of the street, and without an adequate and distinct fifth floor setback, is not a positive addition to the street.

3. Rhythm at the Street: We strongly support the concept of inset doorways and a strong street rhythm, as well as the seating areas and planters that are proposed. We also support the proposed use of clerestory windows and distinctive sidewalk treatments, and encourage careful future design of signage to create a warm and interesting shopping experience. This attention to detail serves to enliven the retail frontages, is beneficial to a positive pedestrian experience, and adds to the building's appeal. We are very pleased that the flat store frontages and darkened glass of a number of recent buildings is being avoided.
4. Pocket Park: We recommend that the city consider the removal of two parking spaces on the Balaclava street frontage and the creation of a pocket green space, including bench seating, similar to ones at the northeast corner of Broadway and Bayswater and southwest corner of Broadway and Trutch. As higher density development increases along Broadway, these small breaks of greenery are increasingly valuable and wherever possible, we would like to see more of them added.
5. Sidewalks: Since it is likely that much of the sidewalk surrounding the building will be redone, we would like to see some unique contribution in either an inset piece of artwork or some other feature that will add further detail and interest to the streetscape. Consideration should also be given to an opportunity to introduce public art where possible.

Overall, we are very supportive of the latest design submitted by Locarno. The architect and developer have responded well to the goals that have been expressed by our association for new developments on West Broadway. We support approval by the Urban Design Panel of the current proposal.

Thank you for your consideration of our comments.

Regards,  
Jan Pierce, Larry Benge, Brent Ash  
Per Board of Directors  
West Kitsilano Residents Association