

## Kennett, Bonnie

---

**From:** marianne amodio [REDACTED]  
**Sent:** Tuesday, January 21, 2020 6:00 PM  
**To:** Stanford, Carl  
**Cc:** Yip, Michelle; Phan, Thien; Public Hearing  
**Subject:** Re: [EXTERNAL] 878 West Broadway Rezoning/  
**Attachments:** MAHG FEEDBACK 898 W BROADWAY PUBLIC HEARING.pdf

Hi Carl.

Thank you for the call today. Please find attached Dr. Gunns' feedback for this project.

With appreciation,  
Marianne

Marianne Amodio, Principal  
Architect AIBC, LEED AP

### **MA+HG**

Marianne Amodio and Harley Grusko Architects Inc.

Direct: 236 521 5595  
Studio: 778 379 9276  
#201 - 877 East Hastings Street  
Vancouver BC V6A 3Y1

[www.mahg.ca](http://www.mahg.ca)  
[@mahgarchitects](https://www.instagram.com/mahgarchitects)

This email contains privileged or confidential information. It is intended only for the named recipients.  
If you have received this email in error, please notify the sender and destroy this email.



778 379 9276  
#201 - 877 East Hasting St  
Vancouver BC Canada V6A1Y3

## Re: Rezoning Application 878-898 West Broadway

---

### Attention:

Carl Stanford, Development Planner,  
Planning, Urban Design and Sustainability, City of Vancouver  
(604) 829-9624 [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

Cc: Thien Phan, Rezoning Planner [thien.phan@vancouver.ca](mailto:thien.phan@vancouver.ca)  
Cc: Michelle Yip, former Rezoning Planner [michelle.yip@vancouver.ca](mailto:michelle.yip@vancouver.ca)  
Cc: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

January 21, 2020.

Dear Carl,

Since September 2018, we have provided commentary and questions in regards to the rezoning proposal at 878 West Broadway on behalf of Dr. Chan Gunn, Owner at [REDACTED]. We have had numerous email and telephone conversations with various staff members and we thank City staff for their attention to this matter.

Based on the clarity you provided during our last telephone conversation, in addition to the review of the Rezoning Conditions and updated drawings, Dr. Gunn is conditionally supportive of the application contingent upon the following:

1. That the Rezoning Conditions under points 1.1 and 1.5 are implemented at the Development Permit stage, including the further Engineering requirement for a 5.5m setback off Laurel Street. The current proposal represents a significant increase in existing allowable FSR of 3.0 to 8.29 FSR resulting in a large and wide building(s) that will have a significant visual impact on the block. The implementation of the Rezoning and Engineering Conditions will serve to reduce the massing on the site.
2. The implementation of Rezoning Condition 1.10 that addressed the requirement for required fire separation at the east demising property line. Currently, the proposal appears to show glazing at the third floor Hotel Amenity area.
3. That the updated drawings in the Addendum of the Council Report are intended only to demonstrate viability in response to the Rezoning Conditions and is not a comprehensive redesign incorporating all required revisions. Dr. Gunn expects that the project will be again subject to review at the

Development Permit stage and looks forward to reviewing the revised design and providing further commentary at that time.

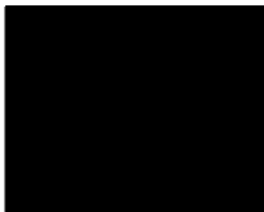
4. The Owner understands that because this area of West Broadway is identified as purely commercial, there is no need for a side yard setback greater than 20'. Dr. Gunn is supportive of this setback with the understanding through our telephone conversation, this 20' setback would also be applied to the sites adjacent.
5. That this proposal will have no bearing on the development of the remainder of the block. The understanding that any development on the remainder of the block will be evaluated on its own merit. The Owner understands through our conversation that there is no cap of density on the block but as with all projects, will be subject to consideration of urban design performance.

Please feel free to contact us should you have any questions or require further commentary.

Thank you,



Marianne Amodio, Architect AIBC  
Marianne Amodio & Harley Grusko Architects, Inc.



Harley Grusko, Architect AIBC  
Marianne Amodio & Harley Grusko Architects, Inc.

January 23, 2020

Mayor Kennedy Stewart and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4



**Re: AMA Hotel Proposal @ 878-898 West Broadway**

Dear Mayor & Council,

By way of introduction, the Tourism Industry Association of British Columbia (TIABC) represents the interests of some 19,000+ tourism businesses with more than 133,000 employees around the province. Our role is to work with government at all levels to address issues and pursue opportunities on behalf of businesses, destination marketing organizations (including Tourism Vancouver), and various partners such as the Hotel Association of Vancouver.


My purpose for writing is to convey TIABC's support for Arno Matis Architecture's (AMA) inspiring proposal to build a new hotel with both short and long-term stay rooms, as well as ground oriented retail within the Broadway corridor.

As you are aware, Vancouver is in desperate need of new hotels to accommodate the increasing number of business and leisure travellers, conference delegates, and visiting friends and family. Ironically, while visitor numbers have steadily increased in recent years, the number of hotel rooms has steadily declined. For close to 20 years, Vancouver has experienced an annual net loss of 100 hotel rooms as properties are sold and/or redeveloped for other purposes.


Unfortunately, there are very few hotel projects being contemplated for Vancouver for the foreseeable future to mitigate the loss of visitor accommodation. Therefore, AMA's proposal is both timely and necessary, especially to meet the needs of local residents, as well as multiple sectors including Vancouver's visitor economy.

We strongly urge the city to consider AMA's hotel and retail proposal for the Broadway corridor. Thank you for your attention to this matter. Please contact TIABC if you require further information or with any questions.

Best Regards,



Walt Judas  
CEO, TIABC



CC: Ted Lee - Acting President & CEO, Tourism Vancouver