

Public Hearing 2020-07-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/10/2020	14:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I wanted to speak in front of you and this compromise is so wrong that I am angry to volunteer full time to see you all defeated in the next election. Anyone who seen the news in the last 48 hours knows there is a new development with COVID-19 that Covid remains airborne for hours after the spreader passes in a room. You have made yourself safe at home and you justify this farce by expecting the public-voters and your staff to risk their lives standing sitting in several rooms with inadequate personal protection and rooms where the air is not replaced 100% after each speaker! I am opposed to this development because simple accounting modelling of the rental revenue stream and cost per square foot analysis. This is an attachment "2538 Birch Street Costs and Revenues.doc" The analysis shows that 2538 Birch Street has three streams of revenue 1. the Commercial Leases from two Floors, 2. The rents from the limited parking and 3. the rents from the residential rental units. The rents from the residential rental units are a given (taken from one of the Cities files). The Cost of construction are taken by a survey from Century 21 and these costs include Development Cost Levies, Capital Cost Amenities, and cost of proper parking. A third variable is the area of the lot at 2538 Birch Street which directly affects Cost of construction. A fourth variable is the value of the land actual cost and not present value This had to be estimated. There is an element linear algebra going on here and that can be conceived very simply that there is a band width of values but this does not effect the obvious outcomes. (No actual calculation involving linear algebra as done. Only the concept of a range of values is to be considered. A range of values analysis is common in Finance.) The study shows that even paying for all the required parking, the DCL, and the CCA the project makes profit based on the income stream from the residential rents only because the income stream is in many millions of dollars. The project would also make many millions of dollars if the project was restricted to 16 floors. The expectation was that the income stream would minuscule because the planners and developers claim the need for developer welfare to justify the residential rental construction. What this means is this 1. Development Cost Levies, Capital Cost Amenities, and cost of proper parking were unnecessary developer welfare, and 2. adding 12 floors from 16 to 28 is also unnecessary. The project would go ahead with just Rental only zoning with a requirement for 20% affordable housing without the corporate welfare. The project should be deferred until Pro Forma Income statements and a proper Construction cost Pro Forma is presented to justify the corporate welfare or not.	David Gardiner		s.22(1) Personal and Confidential	Kitsilano	APPENDIX A
07/10/2020	14:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am speaker # 101 this is my handout you were supposed to tell me how to get this in. I point out, it is not appropriate to tell me after the fact that this sort of handout is closed I should have been warned before hand on your web site	David Gardiner			Kitsilano	No web attachments.
07/10/2020	15:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear City Clerk: I am attaching my submission to Mayor Stewart and Council on Agenda Item 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) to this email, with the request that you forward it the mayor and council prior to the end of the public hearing on this matter. As I explained yesterday, I have waited from 6pm to the Council's adjournment at 10pm on Thursday, July 9th; today I have been on hold at various times during the morning but was unable to sit in on the meeting for the majority of the time between 9:30am and 12 noon due to my having two medical appointments - and I have another this afternoon! Thank you in advance for assisting me in making my voice heard on this important public matter. Donald Gardiner	Mr DONALD GARDINER			Unknown	No web attachments.
07/10/2020	15:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attachment.	Stephen Bohus			Unknown	APPENDIX B
07/10/2020	15:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	City Clerk I am writing in reply to your email of yesterday. As I was not reached for my submission before the end of the Public Hearing on Agenda Item 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) yesterday and have been unable to attend for much of today's hearing due to medical appointments, I am attaching my submission in PDF format. Please ensure that the mayor and councillors receive copies before the end of the hearing. Thank you in advance, Donald Gardiner.	Mr DONALD GARDINER			Unknown	APPENDIX C

Public Hearing 2020-07-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/10/2020	15:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Added to my letter & oral comments: - renovations of rental buildings are very likely. A friend was a long time OWNER of condo in a lowrise @ 12th & Oak; the building was sold & demolished against his wishes. Two years on this site is awaiting 14 story tower construction. If forced sale can happen to OWNERS what can RENTERS expect? - Changes (Broadway Plan; Skytrain extension & pandemic-induced perspective) are converging to create opportunity for positive changes in Vancouver. This is Vancouver's Jane Jacobs moment; let's use this convergence of the Broadway Plan (once completed), Skytrain construction & new perspectives gained through pandemic self-isolation. - Green spaces nearby: are few & do not meet current needs, specifically: - Granville Loop Park is bisected by walkway to Granville Island & play area; it also has a water feature, afew benches, 2 grassy areas & 2 tennis courts; and - Charleson Park: most green area is a free-run dog park; people are limited to seawall walk shared with runners, cyclists &skateboarders. Shadowing is not a minimal problem; light in darkest months helps maintain mental health.	Anna Holeton		s.22(1)		Fairview	No web attachments.
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2538 Birch Street From David Gardiner, Vancouver Speaker # 101
 Analysis of Costs and Revenues Foundation logic precedes result

Part 1 Cost to build a high rise

<https://www.google.com/search?client=firefox-b-d&q=cost+to+build+highrise+in+vancouver>

cost to build highrise in Vancouver

\$1,345 per square foot

In the city of **Vancouver**, where an acre zoned for high-density residential can top \$40 million, the average **price** of a new **high-rise** condo apartment is now \$1,345 per square foot, according to a survey by Century 21, up 39 per cent from a year ago.

Mar 6, 2019

[What it costs to build real estate in Canada | New West Record](https://www.newwestrecord.ca/what-it-costs-to-build-real-estate-in-canada)

[https://www.newwestrecord.ca/what-it-costs-to-build-real-estate-in-canad...](https://www.newwestrecord.ca/what-it-costs-to-build-real-estate-in-canada)

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\$1,345 per square foot

In the city of **Vancouver**, **where an acre** zoned for high-density residential can top \$40 million, **the average price of a new high-rise condo apartment is now \$1,345 per square foot**, according to a survey by Century 21, up 39 per cent from a year ago.

Part 2 Proposed square footage

<https://rezoning.vancouver.ca/applications/2538birch/index.htm>

Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

258 secured rental units

197,359 sq. ft. of units

Part 3 Cost per acre

$$197,359 \text{ sq. ft.} * \$1,345 = \$265,447,855 / \text{acre}$$

This is not really an accurate figure because 2538 Birch Street is less than an acre

Part 4 A simplified rent scheme

$$230 \text{ units} * \$2,000 / \text{month} = \$460,000$$

$$\$460,000 * 12 = \$5,520,000 \text{ annualized income}$$

Part 5 Gross annual Income yield per acre

$$\$5,520,000 / \$265,447,855 = .0207950446614082$$

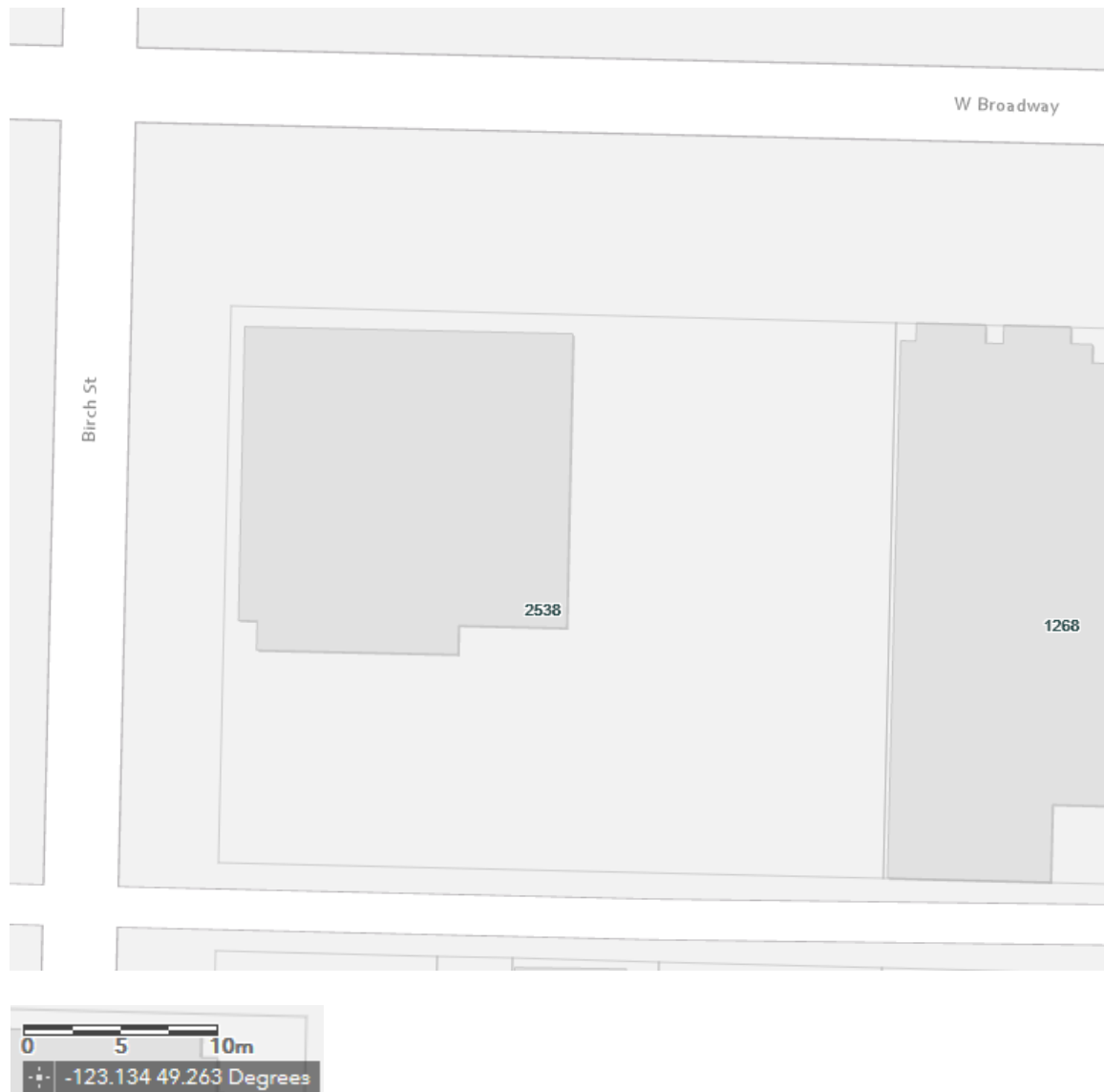
Gross annual Income is 2.08 % / acre

Part 6 How many Sq Meters at 2538 Birch Street

<https://maps.vancouver.ca/property/>

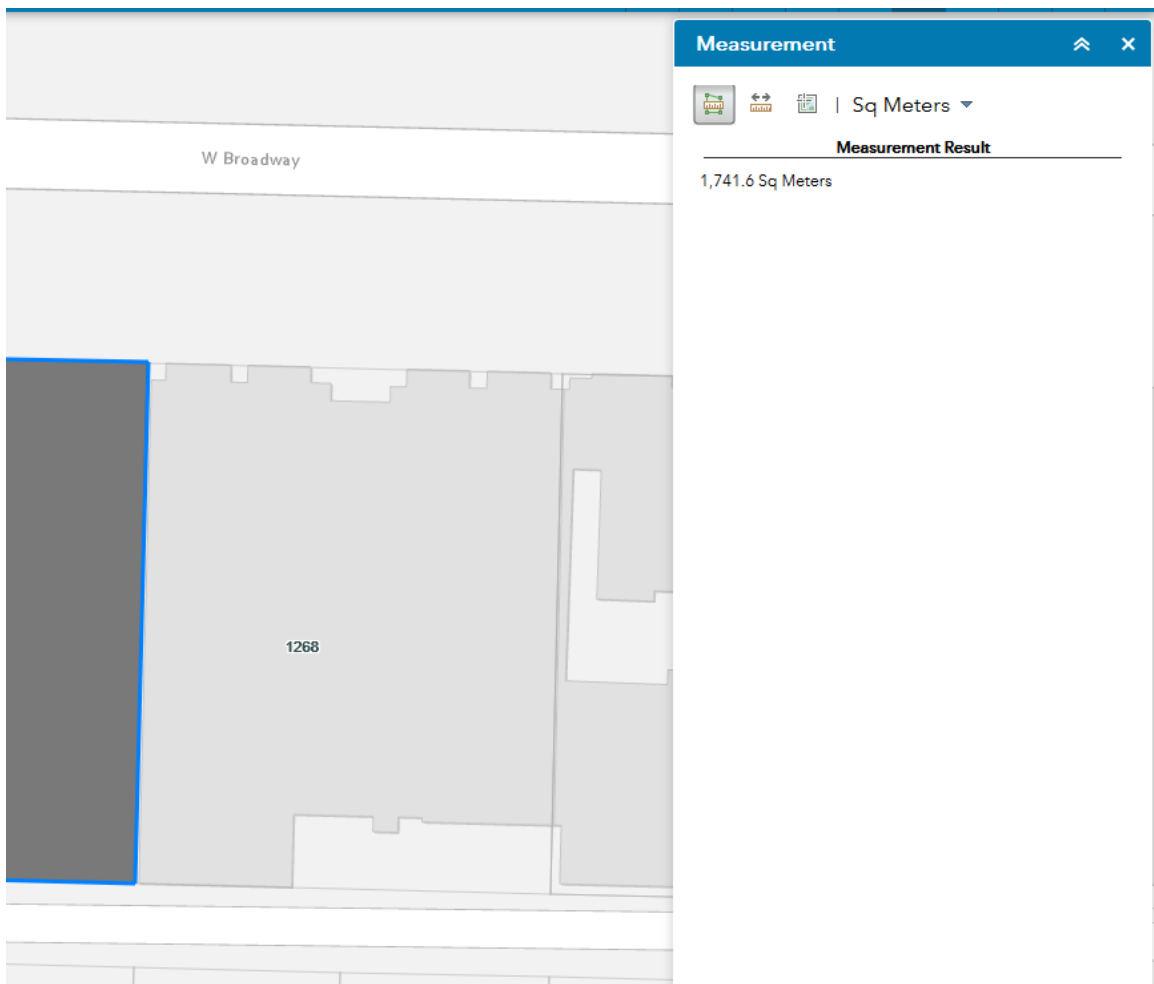
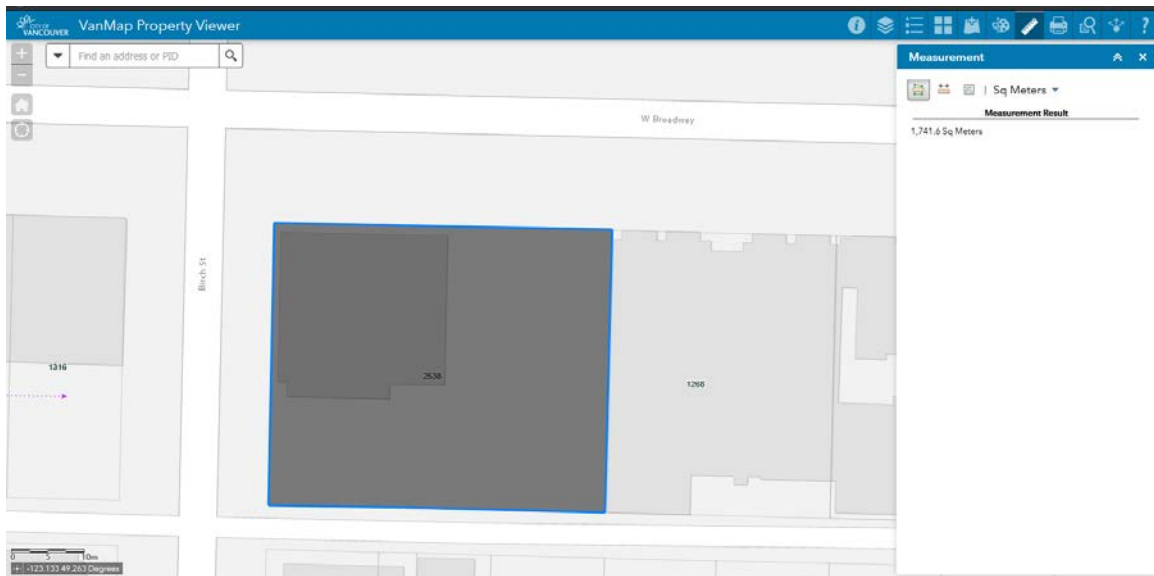


Vanmap Property Viewer



2538 Birch Street analysis

Page 3



1,741.6 Sq Meters

2538 Birch Street analysis

Page 4

Part 7 Converting Sq meters to Sq Feet

<https://www.google.com/search?client=firefox-b-d&q=sq+meters+to+sq+feet>

A screenshot of a Google search result for the query "sq+meters+to+sq+feet". The result shows a conversion tool interface. At the top, there is a dropdown menu labeled "Area". Below it, a large input field contains the number "1". To the right of the input field is an equals sign, followed by a large output field containing the value "10.7639". Below the input field is a dropdown menu labeled "square metre", and below the output field is a dropdown menu labeled "Square foot". At the bottom of the interface, there is a section labeled "Formula" with the text "multiply the area value by 10.764".

Conversion Square Meters to Square Feet

$$1,741.6 \text{ Sq Meters} * 10.7639 = 18,746.40824 \text{ Sq Feet}$$

Part 8 Conversion Square Feet to Acres

https://www.google.com/search?client=firefox-b-d&sxsrf=ALeKk00219tmKJBy3FtE-dNx8CgPlsVYVA%3A1594358158957&ei=jvkHX_X9Odj7-gSW-L64Dw&q=sq+feet+to+acres&oq=+sq+feet&gs_lcp=CgZwc3ktYWIQARgCMgQIABBDMgkIABAHEB4QiwMyBAGAEEMyCQgAEAcQHhCLAzIJCAAQBxAeEIsDMgkIABAHEB4QiwMyCQgAEAcQHhCLAzIHCAAQQxCLAzIJCAAQBxAeEIsDMgkIABAHEB4QiwM6BAGAEEdQpK8WWKSvFmCg0RZoAHABeACAAYYBiAGGAZIBAzAuMZgBAKABAaoBB2d3cy13aXq4AQE&scient=psy-ab

A screenshot of a Google search result for the query "sq+feet+to+acres". The result shows a conversion tool interface. At the top, there is a dropdown menu labeled "Area". Below it, a large input field contains the number "1". To the right of the input field is an equals sign, followed by a large output field containing the value "2.29568e-5". Below the input field is a dropdown menu labeled "Square foot", and below the output field is a dropdown menu labeled "Acre". At the bottom of the interface, there is a section labeled "Formula" with the text "divide the area value by 43560".

Conversion Square Feet to Acres

$18,746.41 \text{ Sq Feet} / 43,560 = 0.4303583158861341 \text{ Acre (Birch site)}$

Part 9 Cost per 0.4303583158861341 Acre (Birch site)

2538 Birch Street is smaller than an acre

Goal Rental Income per 0.4303583158861341 Acre (Birch site)

Recall from Part 3 Cost per acre

$197,359 \text{ sq. ft.} * \$1,345 = \$265,447,855 / \text{cost per acre}$

Cost per 0.4303583158861341 Acre

$\$265,447,855 / \text{cost per acre} * 0.4303583158861341 \text{ Acre} = \$114,237,691.833$

Cost per 0.4303583158861341 Acre (Birch site)

$\$114,237,691.833 \text{ cost per } 0.43035 \text{ of an acre (Birch site)}$

Part 10 Gross annual Income yield per 0.43035 of an acre

Recall from Part 4 A simplified rent scheme

$230 \text{ units} * \$2,000 / \text{month} = \$460,000$

$\$460,000 * 12 = \$5,520,000$

$\$5,520,000 / 114,237,691.83 = .04832$

Gross annual Income yield of 4.3% per 0.43035 of an acre

RR1.pdf

REFERRAL REPORT

City of Vancouver

Report Date: March 17, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13730

VanRIMS No.:	08-2000-20
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Proactive FOI releases: current year

<https://vancouver.ca/your-government/information-released-through-foi-requests-this-year.aspx>

proposed rezoning of 2538 Birch St (formerly 1296...1296 W. Broadway/2538 Birch St.
Date range

Figure 8: Proposed Unit Mix, Market and Moderate Income

Rental Market		Moderate Income	
Studio	23	Studio	9
1-bed	104	1-bed	27
2-bed	60	2-bed	16
3-bed	13	3-bed	6
Total	200	Total	58

Total 258 (approximate)

Page 15 of RR1.pdf (**REFERRAL REPORT** March 17, 2020)

Figure 9: Proposed Rents for Moderate Income Units, Market Rents in Newer Westside Buildings, Costs of Ownership and Household Incomes Served

Moderate Income Units		Newer Rental Buildings – Westside²	
Unit Type	Average Starting Rents	Unit Type	Average Rent
Studio	\$950	Studio	\$1,804
1 Bedroom	\$1,200	1 Bedroom	\$1,999
2 Bedroom	\$1,600	2 Bedroom	\$3,059
3 Bedroom	\$2,000	3 Bedroom	\$3,876

²October 2019 CMHC Rental Market Survey for buildings completed in year 2008 or later on the west side of Vancouver.

Page 16 of RR1.pdf (**REFERRAL REPORT** March 17, 2020)

2538 Birch Street analysis

Page 7

Table 1 Planned Actual Annual Income stream for 2538 Birch Street from Residential rents

Moderate Income Units						
Unit Type	# of Units	Average Starting Rents	Monthly Income	Annual Income		
Studio	9	\$950	\$8,550	\$102,600		
1 Bedroom	27	\$1,200	\$32,400	\$388,800		
2 Bedroom	16	\$1,600	\$25,600	\$307,200		
3 Bedroom	6	\$2,000	\$12,000	\$144,000		
			\$78,550			
Newer Rental Buildings – Westside2						
Studio	23	\$1,804	\$41,492	\$497,904		
1 Bedroom	104	\$1,999	\$207,896	\$2,494,752		
2 Bedroom	60	\$3,059	\$183,540	\$2,202,480		
3 Bedroom	13	\$3,876	\$50,388	\$604,656		
			\$299,776			
Total				\$6,742,392		

According to Figure 8 and Figure 9 of RR1.pdf (**REFERRAL REPORT** March 17, 2020)
The total Planned Actual Annual Income stream for 2538 Birch Street from Residential rents is \$6,742,392

Of course there is additional income rental stream from the First two Floors of Commercial rents which is not known at this time by this writer

Part 12 Gross annual Residential Rental Income yield per 0.43035 of an acre

258 Residential Rental units annual yields \$6,742,392

\$114,237,691.833 cost per 0.43035 of an acre (Birch site)

$\$6,742,392 / \$114,237,691.83 = .05902$

Gross annual Residential Rental Income yield of 5.9% per 0.43035 of an acre (Birch site)

Of course the income stream for 2538 Birch Street will be higher because the Part 1 Assumption for the cost to build a high rise of **\$1,345 per square foot** includes the proper parking spaces for all of the units, the proper Development Cost Levies, and the proper Capital Cost Amenities

Of Course the income stream for 2538 Birch Street will be higher because the parking spaces are limited and thus they will be rented out at additional cost

Part 13 Land Value

When the property was sold with a Denny's on it was probably worth around \$10 million. Once the property was guaranteed to be 16 floors it might be worth \$20 million. Now 28 Floors is in play Speculators might pay \$30 million. The model is going to use 30 million because land is a fixed cost

Part 14 Estimated Cost for 16 Floors

In the MURP plan 26 floors of 28 are residential
The alternative is plan 14 floors of 16 as residential or 14/26 or 0.53846 or 54% of the MURP plan

In Part 9 the Cost per 0.4303583158861341 Acre was estimated at \$114,237,691.833 cost per 0.43035 of an acre (Birch site)

Estimated Cost for 28 Floors \$114,237,691.83

Less estimated Land Value (\$30,000,000)

Construction Cost \$84,237,691.83

Ratio 54%

Construction Cost 16 floors \$45,488,353.59

Add back land Value \$30,000,000

Estimated Cost for 16 Floors \$ 75,488,353.59

Part 15 Estimated Rental Income for 16 Floors

In Part 11 Total Annual Residential Income 2538 Birch St was \$6,742,392

Ratio 54%

Estimated Rental Income for 16 Floors \$3,640,891.68

2538 Birch Street analysis

Part 16 Gross annual Residential Rental Income yield per 0.43035 of an acre (Birch site) with 16 floors

Residential Rental units annual yields \$3,640,891.68

Estimated Cost for 16 Floors \$ 75,488,353.59

$\$3,640,891.68 / \$75,488,353.59 = 0.04823$

Gross annual Residential Rental Income yield of 4.8% per 0.43035 of an acre (Birch site) with 16 floors

There is still a good annual yield estimated at 4.8% per at 16 Floors for the Birch Site proving;

- 1: There was never a need to add 12 floors
 - 2: There was never a need to reduce parking requirements
 - 3: There was never a need to give up the proper Development Cost Levies, and the proper Capital Cost Amenities
- All that was needed was rental only zoning with a provision that 20% had to be affordable.

Two of the major parties elected to this government have fiscal responsibility as the MAIN BACKBONE of their political platforms

So what are you fiscally responsible or wacko pinko socialists, givers of unnecessary Corporate dole. This is a pivotal and remembered moment for your re-election.

What is needed here is a deferral for further study. You need to have pro forma Income statements and perhaps balance sheets

That include the

- 1: annual operating costs properly estimated
2. Fixed construction costs estimated
3. Variable construction costs estimated
4. Income stream already partially included. Still needed is income stream from parking spaces, and income stream from Commercial leases
5. pro forma statements at 16 floors and at 28 floors
6. pro forma statements with the proper Development Cost Levies, and the proper Capital Cost Amenities both in and out
7. Proper parking requirements included and not included
8. The real land cost.

This information should be required reading when Corporate welfare is being considered.

Summary

I am opposed to this development because simple accounting modelling of the rental revenue stream and cost per square foot analysis. This is an attachment "2538 Birch Street Costs and Revenues.doc"

The analysis shows that 2538 Birch Street has three streams of revenue 1. the Commercial Leases from two Floors, 2. The rents from the limited parking and 3. the rents from the residential rental units.

The rents from the residential rental units are a given (taken from one of the Cities files).

The Cost of construction are taken by a survey from Century 21 and these costs include Development Cost Levies, Capital Cost Amenities, and cost of proper parking.

A third variable is the area of the lot at 2538 Birch Street which directly affects Cost of construction.

A fourth variable is the value of the land actual cost and not present value
This had to be estimated.

There is an element linear algebra going on here and that can be conceived very simply that there is a band width of values but this does not effect the obvious outcomes. (No actual calculation involving linear algebra as done. Only the concept of a range of values is to be considered. A range of values analysis is common in Finance.)

The study shows that even paying for all the required parking, the DCL, and the CCA the project makes profit based on the income stream from the residential rents only because the income stream is in many millions of dollars.

The project would also make many millions of dollars if the project was restricted to 16 floors.

The expectation was that the income stream would minuscule because the planners and developers claim the need for developer welfare to justify the residential rental construction.

What this means is this

1. Development Cost Levies, Capital Cost Amenities, and cost of proper parking were unnecessary developer welfare, and 2. adding 12 floors from 16 to 28 is also unnecessary.

The project would go ahead with just Rental only zoning with a requirement for 20% affordable housing without the corporate welfare.

The project should be deferred until Pro Forma Income statements and a proper Construction cost Pro Forma is presented to justify the corporate welfare or not.

From: Stephen Bohus
To: [Public Hearing](#)
Subject: [EXT] 2538 Birch (opposed)
Date: Friday, July 10, 2020 12:38:25 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor and Council,

In response to the staff presentation last night, please take the following comments into consideration.

Staff asserted that a 28-storey tower with a FSR of 10.52 does not set a precedent. They are mistaken, as historically tall buildings have been used throughout Vancouver as rationale for newer buildings in an area. Staff have also done insufficient shadow analysis. Even in Vancouver, shadow studies have been done for 4pm where warranted. It's important to look at shadows especially in the shoulder season and to look at times of the day when many people are out and about (including 8-9am, 3pm-6pm).

Sarah Crowley used two images that are not true three point perspectives in her presentation. Basically, it would be impossible to find a camera to reproduce those shots, as there is no camera or lens that will do this. The illustrations give an inaccurate sense of scale and hence do not properly illustrate the impact of the building proposal, and thus can potentially mislead the public. Buildings may seem much smaller than they really are. Furthermore, as these are not three point perspectives, there is no reference in the real world. On the renderings used by Sarah Crowley, notice how the floor lines at the top of the building are longer than the ones lower down; these should be shorter as the top of the building is further away from the viewer. The vertical lines of the building don't converge, but rather are rendered as parallel (so it is likely an abstract two-point perspective which is inappropriate in this setting rather than the three-point perspectives that we are used to seeing in the real world).

The screenshots are below:



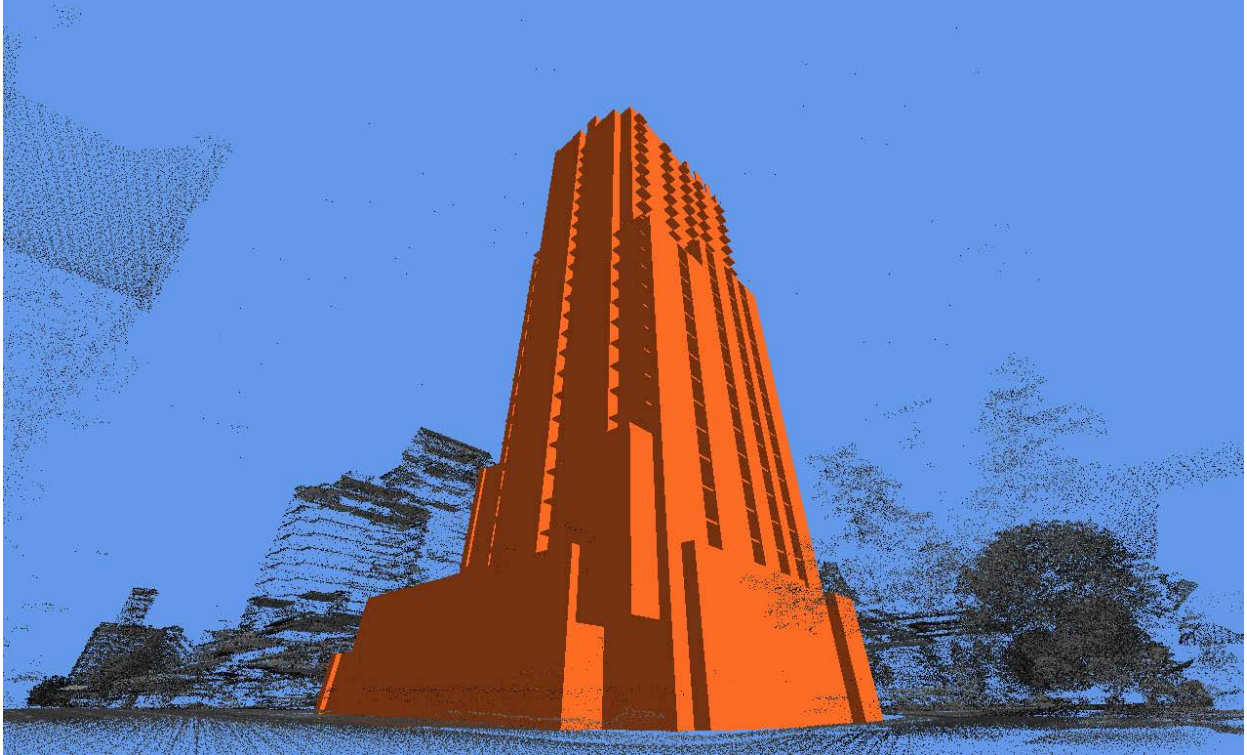
As well Sarah Crowley and her colleagues also used the following illustration on the City's rezoning website:

Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

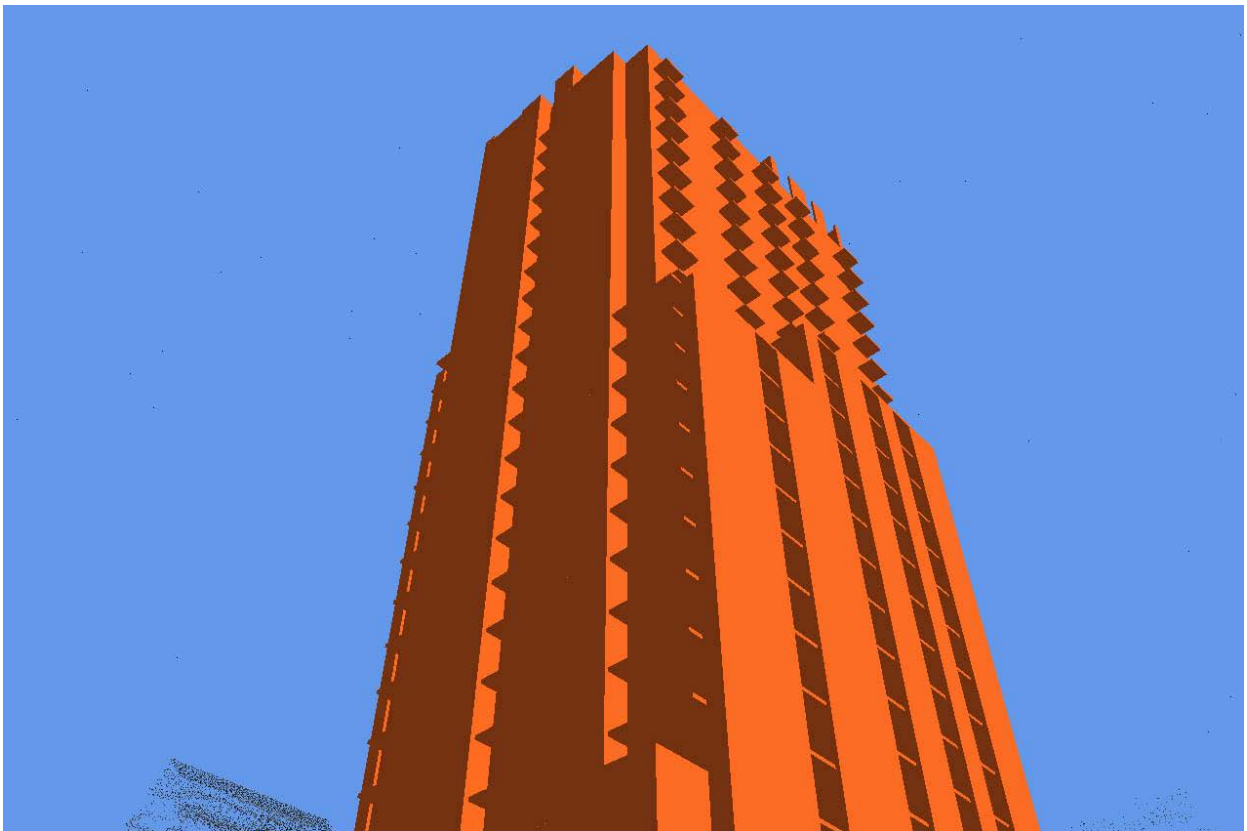


After the first day of the Public Hearing on July 9th, I made a quick study from ground level at Birch and Broadway (kitty corner from the site) to show what a very wide angle view looks like in a 3 point perspective using a basic massing model:

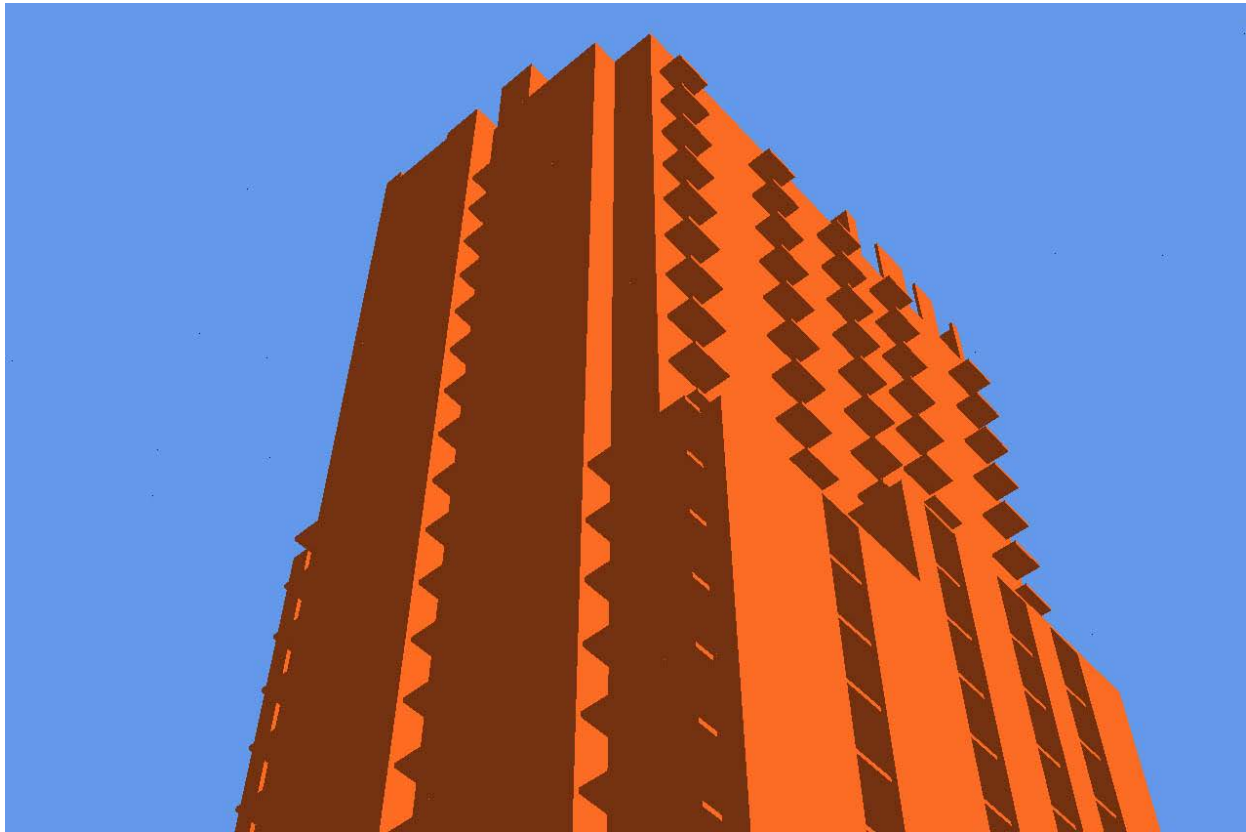
Extremely wide-angle rendering of massing model from northwest corner of Birch & Broadway.
Some of the surrounding building outlines are shown in point clouds (LiDAR)



Using another setting for camera focal length, but still a wide-angle, here is the same location:



Finally, here's a normal focal length view, from the same location:



If you were to have the physical 3D model in front of you, then you can see this by trying to look at the tower from street level.

In order to study the real-world impacts of the proposed 28-storey tower I built the massing model. I also took a number of photographs with a standard 50mm lens on a full frame DSLR camera, in order to show what the average person will see around the site. The process for matching the photos and constructing the model has been rigorously documented (it's a fairly simple process for people working in the VFX field). The produced massing model renderings are also easy to verify for anyone with the right skill set. Please note that planning staff should consider doing independent visual impact work on large, potentially precedent-setting rezonings, and not rely entirely on materials from an applicant.

The City of Vancouver should have standards for the materials that are accepted and passed on for public consumption. During my presentation I illustrated how at another Public Hearing, incorrect renderings were passed along to Council as part of a referral. I also noted issues with the street elevations borrowing elements from the other side of the street.

Staff also claimed that the approved building was 17-storeys. Does going from 17-storeys to 28-storeys sound like less of a jump than 16-storeys to 28-storeys? That's an open question, but for your reference, kindly note that the approved rezoning application says '16-storey' on the City's webpage.

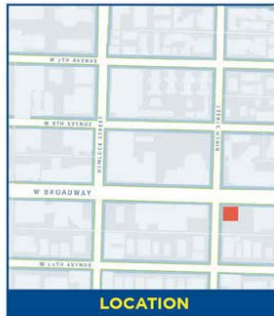


Rezoning applications

Rezoning Application - 1296 West Broadway



PROPOSED BUILDING



LOCATION

The City of Vancouver has received an application from IBI Group to rezone 1296 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building. The proposal includes:

- Commercial uses at grade;
- 153 rental housing units;
- A floor space ratio (FSR) of 7.07;
- A building height of 48 m (159 ft.); and
- 168 parking spaces.

16 Storey

This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.

A community open house was held on April 6, 2017 from 5-7:30pm, at the Holy Trinity Anglican Church, 2nd Floor Hall (1440 West 12th Avenue), with City staff and the applicant team available to answer questions.

This application was approved by Council at Public Hearing on January 16, 2018. The conditions having been met, Council enacted [By-law No. 12179](#), CD-1 (708), on July 24, 2018.

As a person who came to speak in person at the Public Hearing, kindly note that my experience was less than optimal. I spent a good portion of my time just saying 'next slide' and waiting for the Clerks to advance my presentation. Previously at Council I was able to control advancing the slides directly. Another speaker experienced an issue when the City Clerk advanced a slide to page 3 and not page 2 by accident, and they only saw 20 seconds later that they were speaking to the wrong slide.

Finally, it would be great to see your faces. Park Board Commissioners can be clearly seen in their meetings. Hopefully many of these issues can be fixed soon. Also kindly note that you could take meetings in person to a much larger venue to allow in person participation and maintain social distancing protocols, as there is no requirement to meet at City Hall.

Respectfully yours,

Stephen Bohus, BLA
Vancouver

Dear Mayor Stewart and Vancouver City Councillors:

I live in the Fairview district of the City of Vancouver in the 1100 block of West 7th Avenue and have done so for the past 22 years. My wife lived one block away, in the 1100 block of West 8th, for 13 years prior to that, giving us a total of 35 years of experience in this area. As a result, I have direct knowledge of the area that will be most affected by the proposed rezoning of 2538 Birch Street. Why have we lived here for such a long period? The answer is one word: LIVABILITY – exemplified by the stock of low-rise rental & condo housing all over Fairview. On my street there is no residential building over 3-4 storeys in height, rendering it walking & cycling friendly, and especially friendly for the goal of “aging in place.”

I am opposed to this rezoning on two grounds: BAD PRECEDENT and LIVABILITY:

- 1) **BAD PRECEDENT:** the initial development proposal of 16 storeys for this site would have resulted in a much lower overall height than the revised proposal; it seems clear to me that the only real benefit of this after-the-fact change is to the developer, not the citizens of Vancouver - and especially, the residents of the Fairview area. The reasons for this revolve around **livability** in the Broadway corridor and the **precedent** effect created by such a deviation from the original C-3A zoning established for that corridor.

Let me begin by discussing the effect of precedent. Presently, the closest tall building on Broadway is only 14 storeys; if we allow rezoning to 28 storeys – twice that height – we will be opening the floodgates to every future developer’s demanding the right to ‘match’ this height. I would urge Council to disregard the disclaimer that this is only a ‘pilot project’; once built it will be the de facto standard for the area. Unchecked, this would result in a massive ‘wall’ of skyscrapers extending outward from Birch Street in either direction on Broadway, with an attendant increase in population, traffic and noise pollution – and very likely the demise of the kind of neighbourhood housing and shopping that we need to encourage in Vancouver.

- 2) The effect of such a wall on **livability** is easily imagined: whereas other great cities of the world, such as Paris and Madrid, limit the height of much of their housing stock to between 4 & 6 storeys, thus promoting quality of life for their residents by allowing ample access to light and air, we would be surrendering that access – which once lost, will be impossible to regain. Furthermore, we must remind ourselves that we live at a latitude of **49.3 degrees North**, with the result that our sunlight is severely depleted for six months of the year; studies of the shadow-casting aspect of the present proposed rezoning have shown a greatly increased part of the area adjacent to this development will be in full or partial shade for our darkest and coldest months – especially due to the height of land at the site. I believe that all residents of Vancouver should be entitled to the maximum amount of sunlight possible, as it is known to be beneficial to our

health - and **especially to that of our children, who spend more time outside than adults.**

- 3) In conclusion, I would urge Council to reject this rezoning application. I would like to see Council endorse a '**Right to Light**' condition for this and any other development proposals going forward, recognizing that, insofar as taller buildings diminish that essential element, they should be strictly limited to non-residential areas. In summary, I believe that the proposed rezoning not only does NOT offer any benefit to the citizens of Vancouver but also that, if allowed, it would contribute to ACTUAL HARM to those citizens - our neighbours & friends – and therefore must urge Council to reject this rezoning application.

Yours truly, Donald Gardiner