

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/09/2020	11:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Other	Dear City Clerk, Public Hearing. Please find attached our submission to the July 9 Public Hearing. We would appreciate having this posted in the "Other" category for correspondence. Thank you! Randy Helten CityHallWatch to Council on 2358 Birch Public Hearing 9-July-2020.pdf	Randy Helten	CityHallWatch	s.22(1) Personal and Confidential	Unknown	APPENDIX A

Letter to Council for Public Hearing July 09, 2020

Agenda 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)

<https://council.vancouver.ca/20200709/phea20200709ag.htm>

July 8, 2020

Dear Mayor and Council,

Please find below a series of images depicting massing models created by an expert to show the height and form of the proposed 28-storey tower at 2538 Birch Street (formerly 1296 West Broadway). This site already has a rezoning approved at 16 storeys and an active Development Application (DP-2018-00425) in progress for 16 storeys. We hope these images will aid your visual understanding of the proposed increase to 28 storeys if you approve it on July 9.

CityHallWatch takes the view that City Council would be wise to reject the current rezoning application, which would leave the applicant to go ahead at 16 storeys. Otherwise, the applicant would have the option of waiting properly to have a new proposal considered as part of the comprehensive “Broadway Plan” planning process, currently under way.

The C3A design guidelines for this area have provided framework that has for many years contributed to the success of this section of Broadway. Rather than injecting a dramatic change in height and density without appropriate consideration of a comprehensive plan, Council would be to let the Broadway Plan work properly.

Sincerely,

Randy Helten, President

CityHallWatch Media Foundation

Note: These 3D massing models show the height and form of the proposed building (but not surface details). Orange is commonly used for this purpose. The images provided to Council by the developer/applicant and City staff only represent views from a limited number of locations, some using camera lenses that do NOT represent the height and form that a real person would actually perceive if the building gets built. Massing models are a valuable tool for the public and decision-makers to discuss and evaluate the impacts of a proposed building's height and form.



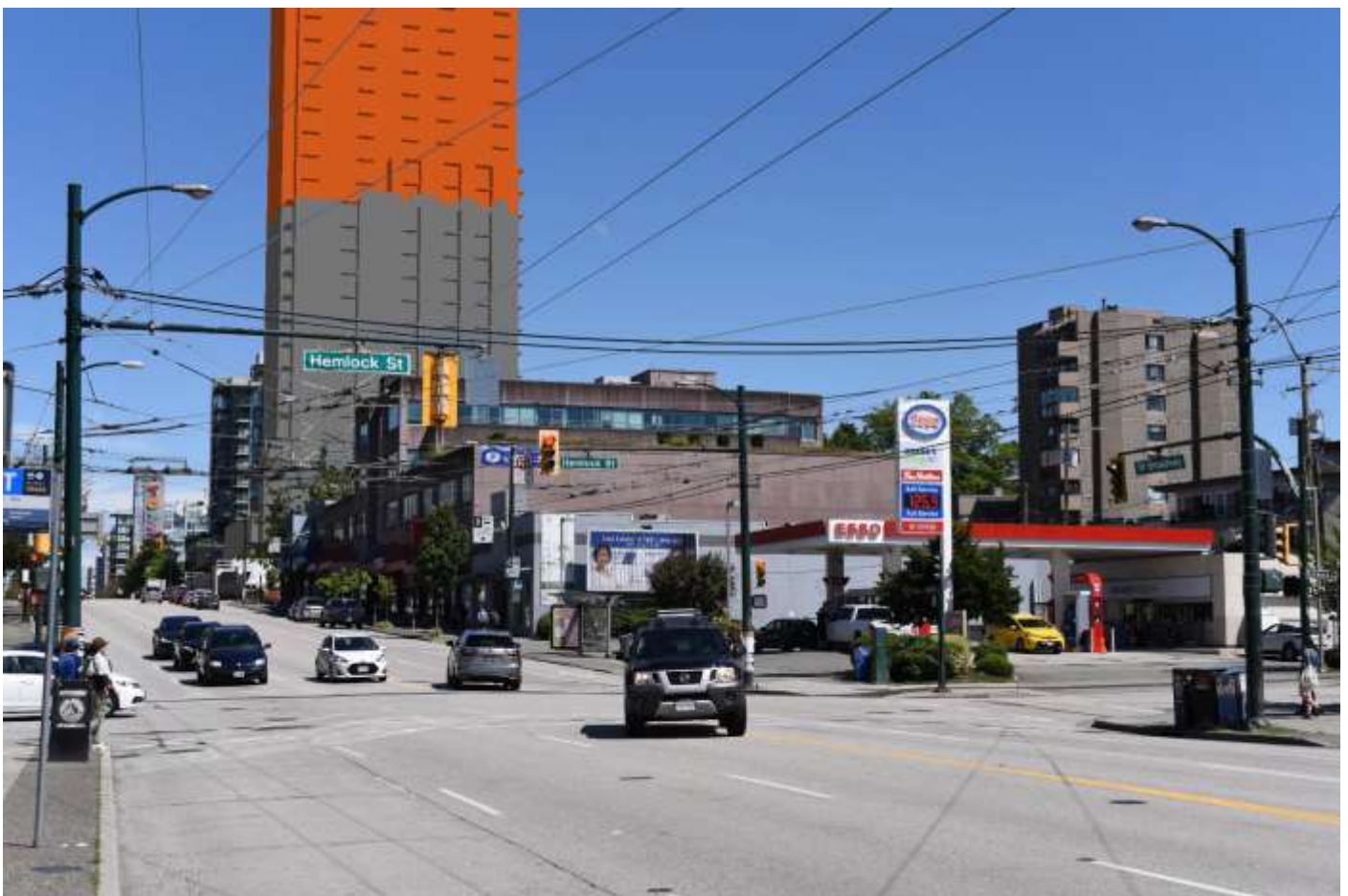
Views from Granville and Broadway. Above: Grey shows height/massing of a 16-storey building (image created by truncating the 28 storeys and using the same roof form). Below: Orange depicts the height/massing of 28 storeys being sought by applicant.





Above. Left: Current view from Broadway and Heather intersection. Right: Grey depicts the height of 16 storeys.

Below: Orange (jutting out of image) depicts a portion of the 28 storeys people would experience from street level.





Above: Current view from Granville Bridge shows the prevailing heights along Broadway.

Below: Orange massing model shows that the applicant's requested 28 storeys is significantly higher than anything along this part of Broadway.



Extra comment:

Below is one example showing how the applicant has applied a number of techniques to misrepresent the height, scale, and impacts of the proposed 28 storeys. Here they have an elevation looking south, along Broadway, but then they borrow from the north side of the street (outline highlighted yellow); hence it's not a real elevation.



A similar technique is exploited by the applicant on the picture elevations, borrowing a building from the other side of the street in this mashup image.

<https://rezoning.vancouver.ca/applications/2538birch/documents/2538BirchSt-BuildingElevations.pdf>

