



Intersection at Granville Street and Beach facing East toward construction site 601 Beach on the Left side of the Street. Note the bike lane and NO RIGHT turn lane off of Granville Street going North and NO LEFT turn South onto Granville Street. This hinders traffic and takes out parking spaces.



Traffic stopped, delayed, constantly hindered. There is only one way out and that is Left on Beach facing North. Granville Street North where the traffic controller stands is blocked for equipment and men crossing,

supplies etc. We cannot turn Right onto Beach as it is not allowed. This causes extreme congestion of the traffic going in and out of the area.

This problem will only increase with increased density of residents to the area. There is shopping at Vancouver House and there is limited parking for shoppers, adding more stress on the existing parking stalls.



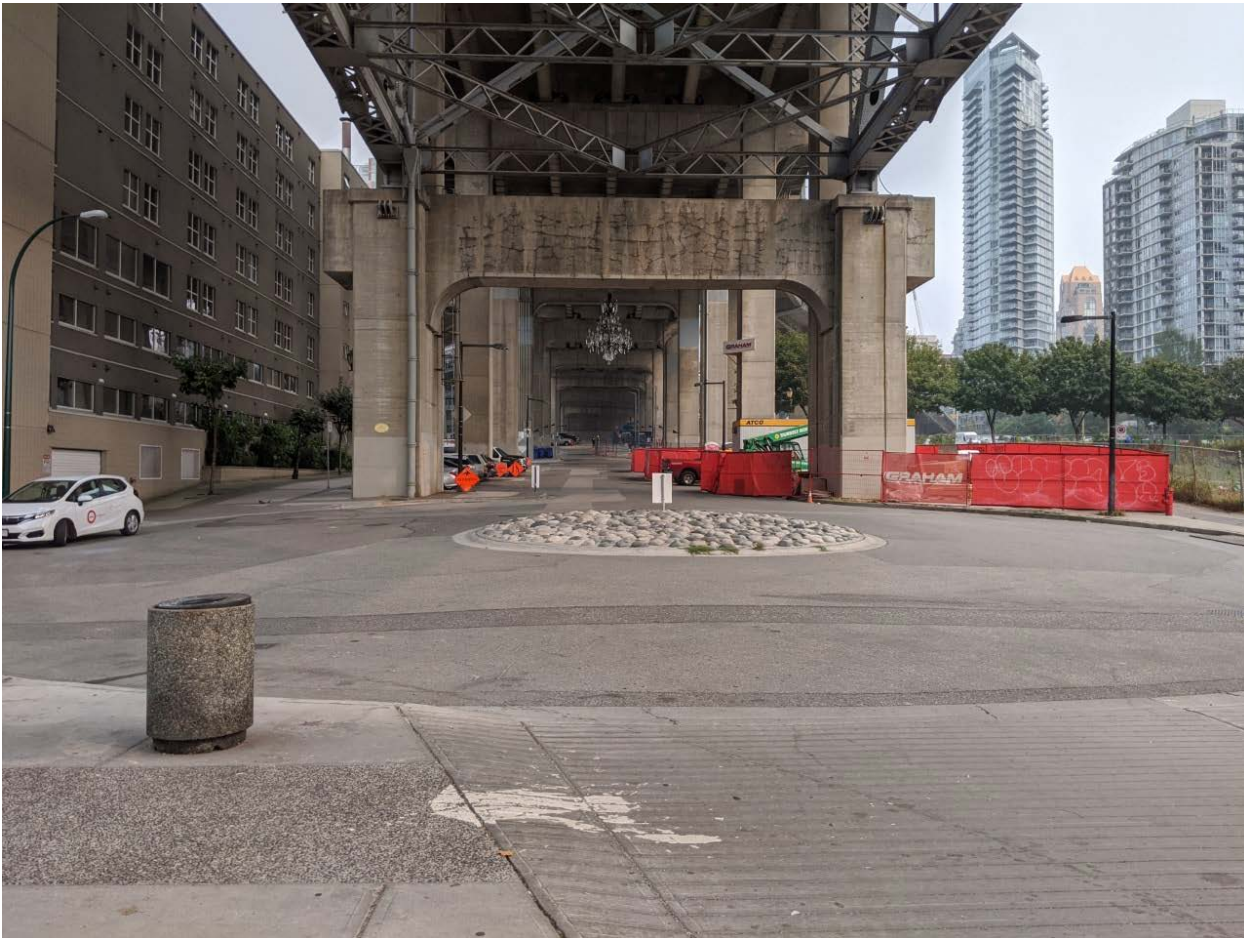
Currently congestion is caused by the construction and the workers, equipment, trucks, building supplies etc. The real concern is that these huge towers affect our quality of life. Our Skyline is just about destroyed. Sunlight and blue skies are being eliminated. I would like to see a 6 story building at 601 Beach and nothing more. Our neighbourhood is fatigued by noise as construction starts at 5:30 am and residents have spoken to the foreman about this but it continues.

What is the purpose of this building going to 58 stories. It will destroy the quietude and peace in the area. More people, more congestion less community. The City of Vancouver is creating a SOCIAL ABYSS in our area.

There is no consideration for visitor parking that is free. This includes family and friends, but also care aides and homemakers for the elderly and disabled.

The 1500 block on Granville has a Seniors residence with disabled residents. There is no visitor parking for this building.

Earthquakes and emergencies: With the congestion there is no hope of emergency vehicles arriving on time or safely as this is a dead end street with one way in and out at most times.



Granville House is on the Left ... a Seniors and disabled peoples residence

**Subject:** Graham Construction blocking the street and taking up all the Parking causing congestion



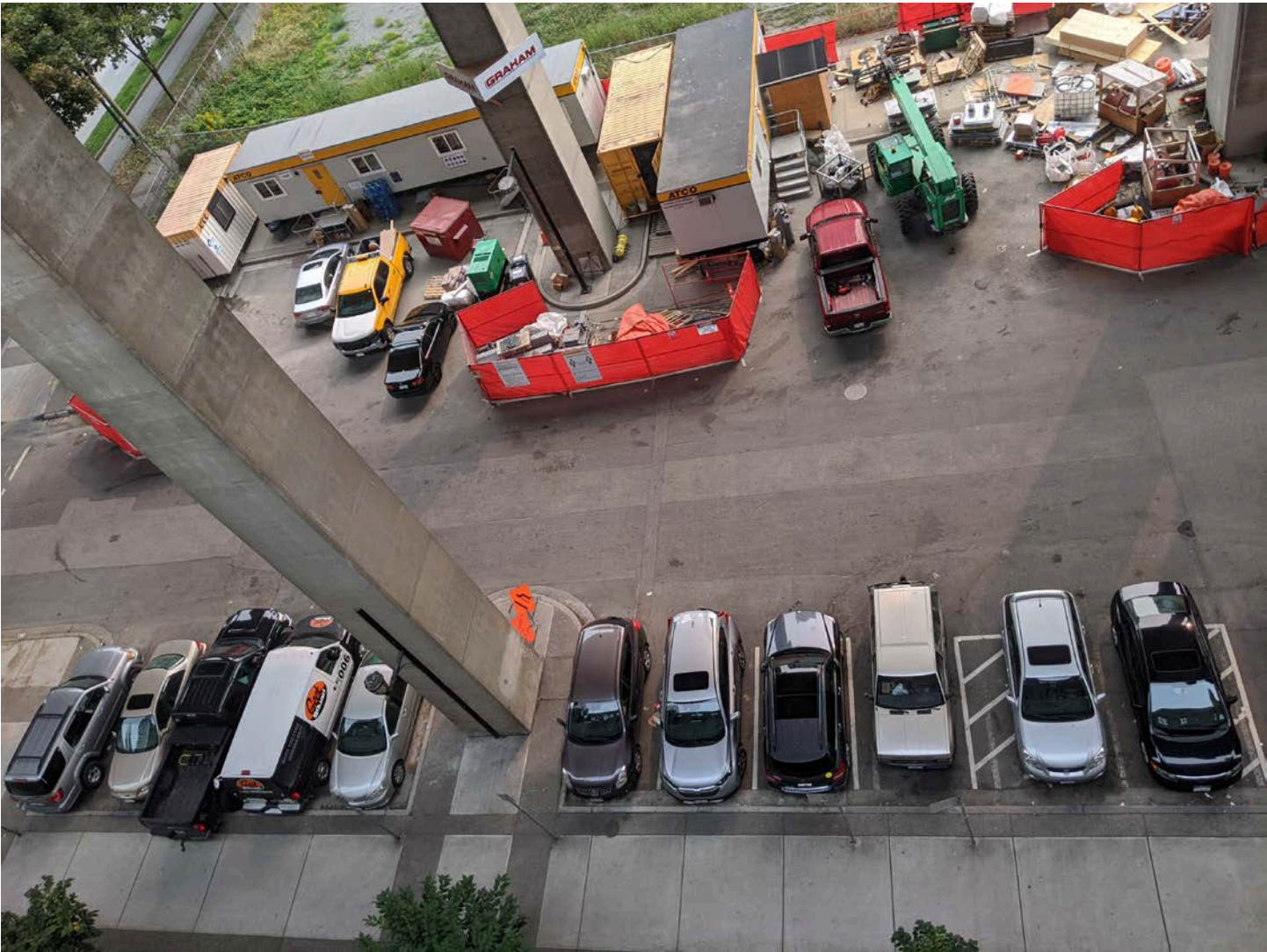
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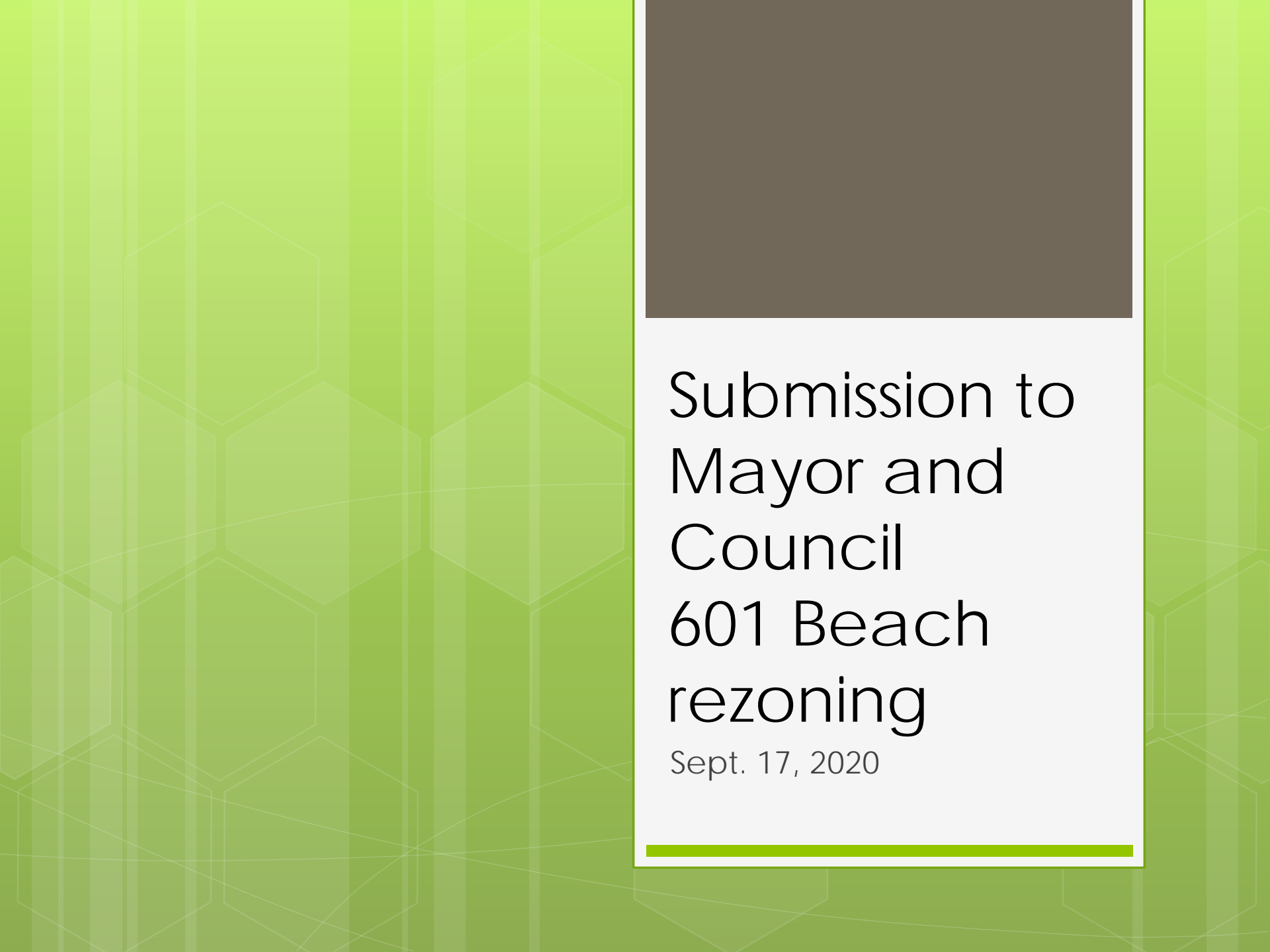
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Submission to  
Mayor and  
Council  
601 Beach  
rezoning

Sept. 17, 2020

# Message

- We urge Council to *turn down the rezoning of 601 Beach Crescent,*
- *and retain the current zoning for a 17-story social housing development,*
- until new options for the site are identified that prioritize #liveabilityfirst for the residents, and visitors that live, work and recreate in and around this iconic Vancouver urban shoreline landscape



# 1. Higher Buildings Policy

- The proposal is being considered under the [Higher Buildings Policy](#) (HBP), 1990
- There was minimal public input in 1990 and nothing substantive when new sites were added every few years..
- HBP outdated and increasingly [controversial](#), especially vis-à-vis [making cities liveable](#). Higher buildings may work in the CBD but don't belong within a few blocks of the water, where they impact scarce and valued public amenities.
- We don't need "Gateway" bridgehead buildings; the mountains are our "gateways" to nature and key to our unique setting.
- Proposal is 55 stories, but the HBP allows for a 425' tower on this site.
- Vancouver House has had extensive expert, media and public [criticism](#); an even taller tower will too.
- **Council is not obliged to approve a rezoning because City staff put a dot on the site in the 2011 HBP revision – it is a guidance document.**
- *We urge Council to do a 20 year review of the HBP, with credible consultation, before any more spot rezonings for buildings over 425'.*



## 2. City Planning Context

- Neither the proposal nor the development review have addressed **impacts on/interactions with other major City initiatives in the area**
- such as the housing and infrastructure projects e.g. Granville Bridge Connector, Granville loops development, Richards Bike Lane, Drake bike lane & bike network connections, and the False Creek South Redevelopment



### 3. Neighbourhood : *Liveability*

- Counter to planning guidelines intended to ensure False Creek North is home to sustainable, diverse and complete communities. {*False Creek North ODP 1990, Beach CD-1 Guidelines 2002, CD-1 (366) 500 Pacific Street.*}
- Doesn't conform with *Beach Neighbourhood CD-1 Guidelines* (2002), which specify 10 – 38 storeys buildings that step down to the water.
- Development been “too much, too fast”, with rapid densification having cumulative negative impacts on transportation, infrastructure, schools, quality of life (congestion, pollution, shading), and the loss of diversity of incomes and housing types.
- 601 Beach proposes 455 parking spaces!!

## 4. Other neighbourhoods

- **Impacts on surrounding neighbourhoods** weren't considered: should be sue to location, scale and extreme height.
- False Creek North projects significantly affect residents and visitors who live, work, play, shop or commute in/on the Seawall, False Creek North and South, Fairview Slopes, South Granville and Kitsilano.
- The City should better link rezonings & False Creek North planning and development all those neighbourhoods.

