

CD-1 Rezoning: 601 Beach Crescent

2103 cases found.

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
08/10/2020	08:13	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Proposed building is way too tall. These tall towers should be at the height of land down, not at the waters edge where they wall off everyone else. Vancouver house is beautiful and all, but is so out of scale with the neighborhood, and this eye sore of a building is even worse. Half the proposed height is acceptable, and a complete redesign wouldn't hurt either.	CHAD NAVID		s.22(1) Personal and Confidential	Downtown	No web attachments.
08/25/2020	16:00	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	This project needs to be redesigned. There are too many disjointed elements that do not harmonize with the surrounding area. It feels gimmicky in its current state. Traffic on beach avenue is bad with current population. I fully support bike lanes and better pedestrian infrastructure. However, this project is going to add even more traffic. Consider a major reduction in required parking spaces.	No Name No Name (ps)			West End	No web attachments.
08/27/2020	11:26	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	I oppose the Granville Gateway concept and the Higher Buildings Policy. I support the False Creek North Community Plan. Over built luxury condominiums are in excess in downtown Vancouver. Purpose built rentals and middle class condominiums should be built in this location. Construction on Vancouver House began in March 2015, more than 5 years later, in Aug 2020 it is still underway. A lower building can be completed much quicker and serve the population current struggling from low vacancy rates.	Candace Smith			Downtown	No web attachments.
08/30/2020	18:33	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	With over 2000 people living and working from home within a 2 block radius of this site, what provisions are being made to reduce construction noise given the COVID-19 requirements to work remotely? With the recent building of Vancouver House and the construction on the Granville Street Bridge, the past 6 months have been unbearable at times and nearly impossible to work.	No Name No Name (ps)			Downtown	No web attachments.
09/01/2020	18:28	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	There are insufficient car parking spaces for the number of units. There should be at least one space for each unit. Otherwise there will be Residents parking on the streets. Reallocate some of the bicycle parking spaces.	ROBERT PRINCE-WRIGHT			Downtown	No web attachments.
09/02/2020	08:54	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	To whom it may concern, The very last thing our beautiful city needs is yet another monstrous tower...bigger is not better...Better would be more parkland with evergreens, flowering shrubs, flower beds, fountains...what a great way to introduce visitors entering our fair city... "Excellent observed," answered Candide; "...let us cultivate our garden." Candide, c. xxx... Kenneth, Yaletown	Kenneth Schadt			Unknown	No web attachments.
09/04/2020	16:26	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	I am opposed to the extension of height from 17 to 58 stories. As a resident in the area I have already suffered years of construction of Vancouver House. It is causing traffic flow problems, our extra parking is gone due to equipment and workers taking up the parking on Granville St at the 1500 block. The buildings don't have parking for visitors in the area and these are prized parking spaces that no one can use. The city is creating a social abysse as we cannot have visitors and seniors can't have care aides as there is no parking for them. The construction causes delayed or blocked traffic, emergency vehicles may not be able to get to the residents in time in a medical emergency, fire, earthquake. It will block sunlight to an already dim area due to the height of Vancouver House. It will cause permanent parking problems and congestion in this currently overly congested area. Judith McMillan s.22(1) Personal and Confidential more comments to follow.	Judith McMillan			Downtown	No web attachments.

CD-1 Rezoning: 601 Beach Crescent

09/05/2020	22:07	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Just bought our townhouse 2 years ago. Have endured building after building going up, now we have one that's going to block our view and put a affordable housing entrance right in front of our door step creating an influx of people coming and going from right in front of our home. This buildings design will block all of our sunlight.	Sefton Fincham		s.22(1) Personal and Confidential	Downtown	No web attachments.
09/05/2020	22:24	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	I am writing in opposition of re zoning 601 Beach Crescent as I will be directly effected by it.	Michael Drew	Me		Downtown	No web attachments.
09/07/2020	14:00	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	The excess height will massively alter my life and that of my elderly husband	Weerapan Mahaparntth			Downtown	No web attachments.
09/08/2020	08:41	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	See attached	Michael Biskar			Downtown	Appendix A
09/08/2020	16:12	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Notice of Public Hearing ? Sept. 17, 2020 601 Beach Crescent Dear Sirs, I strongly oppose another small ?pigeon cages? style building for Vancouver DT. Move it to Shaughnessy to disperse evenly the high-density structures conducive to quality of life decline. Ironically, this trend was hypocritically ridiculed in former communist countries. Your quest for higher tax revenue from Higher Building Policy goes against the public interest and must be rejected for the following reasons: ##The downtown core has uncontrolled level of high density which makes unacceptable number of people per unit of green land, consequently instead of improving the quality of life and expanding green acres that public desire, you prefer lucrative tax revenue from high density. Over assessment of ?pigeon cages? is evident by the comparison to single family assessment whereby a high-rise on a 3 houses lot pays around 50 times more land taxes than the same area of single-family housing and at the reduced quality of life. The land assessment on high-rises is concocted and fraudulent to maximize revenue. ##The City is deceiving the public by proposing to solve the housing demand and high pricing by Higher Building Policy, because this market is operated under the Say?s law ?supply creates its own demand?. In other word the demand for small ?pigeon cages? exists only because of City?s policies motivated by the financial interest. ##The City has major transportation problems, the arrogant bicycle push in a wet and hilly city will never alleviate this problem. Amsterdam or Copenhagen are flat. Bicycles are used predominantly for recreation and not for transportation. It is highly dishonest and incompetent to put many thousand people and cars while completely disregarding the huge transportation problems for the limited streets network. A crane depiction should be appropriately used for this City emblem. The public hearings, as usual, are only conducted for appearance of a ?collective? decision. I suggest to rezoning the 601 Beach Avenue to a park in order to improve the oxygen supply for thousands of crowded area residents. Sincerely, Rudy Susko, Vancouver	Rudy Susko			Unknown	No web attachments.
09/09/2020	10:27	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	I am AGAINST this disgusting rezoning of our city . This stepping stone of tower height craziness has got to stop. Just because Westbank does it, doesn't mean the rest of the city has to follow suit and in fact neither should be allowed to proceed to do these abominations. Please stop this madness and pay attention to the disgrace our once wonderful City has become - dirt, leaves, garbage up South Granville St. Closed stores awaiting rezoning too as the taxes ever increase due to the Mayor and his expensive needless projects. Virginia A Richards West End taxpayer. Sent from my iPad	Virginia Richards		West End	No web attachments.	

CD-1 Rezoning: 601 Beach Crescent

09/10/2020	09:23	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	1. Safety: Considering COVID-19 we all learned the community needs green space to keep distance and to keep us mentally and physically healthy. We need another park NOT another concrete monster. DENSITY is already TOO HIGH! 2. Safety: Earthquake - too close to the bridge - cuts off the Granville bridge: I had an opportunity to talk to John Joseph Clague PhD FRSC OC who held a lecture at Triumf about earthquake. Joseph Clague is an award-winning Canadian authority in Quaternary and environmental earth sciences. He said that building a building in such a close proximity is going to cut off the bridge as an escape and aid option. City does not plan with people safety in mind by building more buildings next to the bridge! 3. NO childcare and no infrastructure to support already TOO HIGH DENSITY.	Neda Jevtic	My family/Yaletown neighbourhood	s.22(1) Personal and Confidential	Downtown	No web attachments.
09/11/2020	08:46	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Good morning, I am sending this email in opposition of the current rezoning application for 601 Beach Crescent in Vancouver. I oppose this application for many reasons. 1) I do not believe the infrastructure is sufficient to accommodate an influx of new residents in this neighbourhood. For example, the nearest elementary school is Elsie Roy and there is a wait list to attend. If your child does not get in, they are required to go to a different catchment sometimes 5-10 km away. I have a one year old and have been on a waiting list for daycare as well for over a year. 2) With the social housing component of the application, there are only a few parking spots allocated to those units. Does this mean a family needs to take their child to school on the bus to a different neighbourhood before they take the bus to work? Think of the time and energy those who need social housing are now required to spend in transit. This perpetuates their circumstances as those who need social housing often work outside of the city. 3) In terms of the public transit system, if there are limited parking spots available, even with street parking, then people must take the bus as the most budget friendly option. As someone who uses public transit, I have been depressed by the number of buses (#23) that have had to drive past as they are full. I have had to wait for up to 3 buses during peak times in order to get a spot on that bus. 4) Please review the data on shadowing of George Wainborn Park. As it is, Vancouver is known for it's green space. I believe we may be compromising the health and well-being of the residents in my neighbourhood as the extremely high structure proposed will block natural light around it's neighbours. In conclusion, I believe that the original plan for this neighbourhood, which was set out approximately 20 years ago, should be respected. This lot was zoned for social housing - 17 stories. It is important to have a diverse neighbourhood. Luxury condominiums at the expense of those with lower income is not what the residents of Vancouver believe in right now. Our community thrives on diversity - in terms of socioeconomic status, culture, education, background, and way of living. Our neighbourhood has experienced construction noises and disruptions for the past several years. (The Charleson and Vancouver House). With all of the above reasons, approving this application reduces the quality of life for those within a 2 km radius. Already, our lives have experienced enough. Please do not approve the by-law amendment. Thank you for your time. Sincerely, Shilo Lam	SHILO LAM			Unknown	No web attachments.
09/11/2020	09:06	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Resubmitted by Correspondence Clerk, originally incorrectly submitted on Contact Form. Hi, my name is Theodore and I am a resident of the Beach District community. I wanted to voice that I am opposed to the rezoning as these proposed changes increase noise pollution, population density and affect city and ocean views that all of us have worked hard to pay for in regards to where we live. Please let me know if there will be a vote and how we as members and residents of the community can voice our concerns. I will have residents in my community to also participate and voice their concerns accordingly. Thank you for your attention and I look forward to your reply. Kind Regards, Theodore	THEODORE CHENG			Downtown	No web attachments.

CD-1 Rezoning: 601 Beach Crescent

09/11/2020	14:08	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	I am opposed to this application on two grounds; as a candidate for consideration under Vancouver's tall building policy it does not demonstrate architectural excellence, rather only minor architectural difference. It sets a fairly low bar for what Vancouver considers architecturally exemplary under a policy explicitly designed to foster it. There is far to little, if anything, that marks this as a building of a distinctly higher standard than its shorter neighbours. Secondly, situated at a major gateway location, this building does a disservice to a showcase entryways to downtown Vancouver. Considering where this site is, and the aims of the policy it is subject to, this site deserves much better. Thanks for your time and consideration.	Philip	s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
09/11/2020	20:53	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	I am concerned about many things but how about congestion..... The City justifies downtown density using sustainable transportation criteria, but the revised proposal allows for one parking spot for each of 455 units! The review has not assessed (1) how additional vehicles will affect traffic, bike and pedestrian flows, and (2) how it will contribute to cumulative negative impacts of current & planned projects (e.g., Vancouver House, Granville Loops). How will more traffic and bicycles, spilling into an already busy area, affect congestion, bike lanes, driver/cyclist/pedestrian accidents/safety and air pollution?	No Name No Name (ps)		Downtown	No web attachments.
09/12/2020	15:20	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	There are not enough social housing units in this proposal. Definition of Social Housing is outdated and not serving the present. We have no amenities, no schools, extreme amount of traffic and no support for the elderly and handicapped. Building of such height will impose shading to the whole area and livability will become unbearable. I respectfully urge the council to decline this proposal and go back to the original proposal of 15 story social housing building. The idea of 2 entrances to the building and separate elevators and amenities in this proposed development is perpetuating inequality and suggesting apartheid.	Belena Novak		Unknown	No web attachments.
09/13/2020	22:57	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Too many high rise and obstructing the Vancouver Gate Way view to the mountain and ocean	Joseph Lee		Downtown	No web attachments.
09/14/2020	10:30	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	To: Mayor Kennedy Stewart and City Councillors With regard to the above rezoning application at 601 Beach Cres. I am opposed to the increase in density without more applicable community amenities to support the 455 residential units being proposed. With respect for the accompanying social housing being the community amenity, there is still an outstanding lack of support for any other amenities. Amenities that are need to support the residents that will eventually live there. Whether or not you live in social or market housing residents still need a places to support liveability. One of the key concerns is schooling or the access to neighbourhood schools. Right now there is a lack of access to any local school. Elsie Roy and Crosstown Schools are by lottery only. And the Olympic Village is still waiting for a promise school for the past ten years. Hundreds of children are not able to go to the school right next door to their home because it is oversubscribed and this is only going to get worse in the downtown area as developers build huge buildings without taking into consideration the children that will also live there but have nowhere close by to go to school. This affects the liveability of the entire area for all. It actually makes it unliveable. Please take community concerns into the equation and vote against this development until such time that more local amenities like schools can also be provided. Regards Patsy McMillan	PATSY MCMILLAN		Unknown	No web attachments.
09/14/2020	10:31	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Traffic and congestion and lack of proper infrastructure in the neighborhood to supper ta project this size.	Kian Zamani		West End	No web attachments.

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09/14/2020	11:23	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	COMMENT ON 601 BEACH CRESCENT (PUBLIC HEARING September 17, 2020) We are concerned about the livability of the social housing units proposed for this site. Current zoning under the False Creek North ODP is for a 17-storey social housing building. The application under consideration concentrates 152 units of social housing in a 5-storey podium next to the noisy and polluted Granville Bridge deck. Market housing is located in a 55-storey above the podium. Separate lobbies, elevators, and amenity areas are proposed. The children's play area for the social housing units is at bridge deck level. This building design violates the concept of 'social mix' and perpetuates class separation and social inequality. We ask Council not to approve this project. Jeanette and Joseph Jones	JEANETTE JONES					
09/14/2020	12:16	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	The proposal of a tall building is not positive. This is because there are already many towers being currently built nearby. These of course already have many apartments to buy or rent in the city and given the increase in population it is vastly enough. The decision to get a similar very high building and closed to one done for nice seeing at entry of the city is definitely not a positive motivation.	Dominique M. Gross					
09/14/2020	12:19	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Parking access off Beach Crescent will drive hundreds of additional cars each day onto Beach Crescent, which is currently a calm street used heavily by bicyclists and regularly traversed by children and families using George Wainborn Park. Access to the development should be from Pacific Avenue or the street underneath the Granville Street Bridge, not from Beach Crescent or Seymour Mews.	Andrew Morrison	Beach Crescent Resident				
09/14/2020	12:42	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	Dear Mayor & Council, I am writing you today to express my opposition to the rezoning of 601 Beach Crescent, on the Council Agenda for Thursday, September 17th, for the following reasons: - The renderings provided by the developer misrepresent the real impact of this building on the cityscape. Properly done, these images should be overlaid on actual photographs of the City, using proper sizing, geotechnical and photography techniques (See here for more details: https://cityhallwatch.wordpress.com/2020/06/15/burrard-gateway-rendering-vs-reality). The Skyline Study section of the View Analysis demonstrates the ever rising (and insatiable) height standard that we are creating in Vancouver, and the View Study section serves to minimize the impact of the development on the skyline. If you visit the intersections of 7th Avenue & Alder or 8th Avenue & Alder in Fairview (see photos attached), you will see the real impact of Vancouver House on the City skyline, which will help you imagine the impact created by twinning it with 601 Beach Crescent. - Much like the recently approved Butterfly Tower on Nelson Street I believe that it is morally reprehensible to build million dollar condos on top of social housing. If Vancouver does not have the courage and will to fully integrate people and homes, and provide lower income people with the dignity they deserve, then let's not bother with the charade of integrated housing. Build the social housing elsewhere where the obscene wealth divide will not be flaunted in people's faces, and let's stop over-densifying Vancouver under the guise of phony altruism. - These costly condos are not being built for Vancouverites. We can't claim that thousands of Vancouverites are unable to afford housing in this City, and turn around and count these strata condos in the homes that we're building for Vancouverites. We're contradicting ourselves. Please ask the developer who the people are that will live, work and pay taxes in BC, that will be buying these condos. - At the July 24th Council Meeting, the Mayor stated that he 'cannot vote for more condos'. If this is the case, why is Council considering this development, with its large condo component? This land was originally intended for social housing only. - The 'Gateway' component of the Higher Buildings Policy, including Vancouver House, is a disastrous policy that obscures the beauty of the City, and interferes with the complete 'mountain peak' design that planners began implementing for downtown in the late 1990s. 601 Beach Crescent perpetuates this disastrous policy, continuing to build a wall around the downtown core. Moreover, 601 Beach Crescent is more than 110 feet taller than that proposed for the gateway towers, in the Policy. Please oppose the rezoning of 601 Beach Crescent. Thanks for your time and consideration. Warmest regards, Sean Nardi Vancouver, BC	SEAN NARDI					Appendix B

s.22(1) Personal and Confidential



CD-1 Rezoning: 601 Beach Crescent

09/14/2020	16:27	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	<p>www.LiveabilityFirst.ca DENY the 601 BEACH CRESCENT REZONING DUE TO SIGNIFICANT LIVEABILITY ISSUES Turn down the rezoning and retain current zoning for 17-story social housing, until new options are identified that prioritize #liveabilityfirst for residents, and visitors in this iconic Vancouver landscape 1. The Higher Buildings Policy (HBP), 1990 , under which the tower is proposed, is outdated and increasingly controversial, especially vis-à-vis making cities more liveable. We urge Council to do a 20 year review of the HBP, with credible consultation, before any more spot rezonings for buildings 425? and over. Higher buildings belong in the CBD, not near the water, where they impact scarce and valued public amenities. We don?t need ?Gateway? bridgehead buildings; the mountains are our gateways -- to nature. The proposal is 55-story, 110 ? building is higher than allowed under the HBP (shows 425?) tower on this site. Vancouver House has had extensive expert, media & public criticism, as will a taller tower. 2. Neighther the proposal nor development review address impacts on/interactions with other major City housing and infrastructure projects in the area: e.g., Granville Bridge Connector, Granville loops development, Richards Bike Lane, Drake bike lane & network connections, and South False Creek Redevelopment. 3. Neighbourhood impacts: Liveability ? It?s counter to planning guidelines aimed at ensuring False Creek North has sustainable, diverse and complete communities. {False Creek North ODP 1990, Beach CD-1 Guidelines 2002, CD-1 (366) 500 Pacific Street.} Beach Neighbourhood CD-1 Guidelines (2002) that specify 10 ? 38 storeys buildings that step down to the water. Rapid densification has been ?too much, too fast?, with cumulative impacts on transportation, infrastructure, schools, quality of life (congestion, pollution, shading), and loss of diverse incomes and housing types. The proposed 455 parking spaces = more congestion. Schools - 601 Beach would add 455 units to the 100s of high-rise condos under construction in V6Z, but Elsie Roy Elementary, the only school, operates at capacity (410 students and a long wait list). New schools Roberts Annex and Coal Harbour are 5-10 years away and not walkable from 601. 4. Impacts on surrounding neighbourhoods must be considered, given visibility & extreme height. False Creek N. projects affect residents and visitors who live, work, play, shop or commute in/on the Seawall, False Creek North & South, Fairview, Broadway corridor South Granville and Kitsilano. False Creek decisions must consider all those neighbourhoods. 5. Social housing offers an unacceptable quality of life, in stark contrast to the luxury condo component. The design, with market condos above the bridge deck and podium social housing below is a striking and shameful metaphor for social inequity in the City. Separate entrances, lobbies and elevators reinforce this. The Urban Design Panel report criticized the podium social housin</p>	Susan Abs	www.liveabilityfirst.ca	s.22(1) Personal and Confidential	Fairview	Appendix C
09/14/2020	17:54	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	<p>I oppose this development as it is will have a negative impact on the sunlight on my patio and garden terrace leading to our common landscaping area which many residents and children utilize throughout the year, including birds and small wildlife. Secondly, our school systems are already at maximum capacity and I do not wish to have to drive my child out of the city so he can attend school. Furthermore, the area is already conjested with people and cars.</p>	Lisa Jackson			Downtown	No web attachments.
09/15/2020	09:16	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	<p>Attached please find comments for city Councillors regarding the 601 Beach Cres rezoning application taking place on Sept 17. Thank you for passing them along. Best Nicolas Schmitt</p>	Nicolas Schmitt			Unknown	Appendix D
09/15/2020	09:30	PH2 - 1. CD-1 Rezoning: 601 Beach Crescent	Oppose	<p>See attached</p>	Sharon Provost			Unknown	Appendix E

s.22(1) Personal and Confidential

Dear Vancouver City Council,

I write in OPPOSITION to the rezoning application for 601 Beach Crescent.

My wife and I have lived at s.22(1) Personal and Confidential from the proposed development, for nearly 4 years. We are expecting our first child in just a few weeks. One of the primary reasons why we chose to buy a condo in downtown Vancouver as opposed to a house in the Vancouver suburbs, is because we have a vision of raising a family in downtown. Like many young couples, we want our children to grow up taking advantage of all the outdoor activities and events that downtown has to offer.

Each year, we are seeing more and more young families choosing to live downtown rather than have a child, and move away. This reality has made an already overcrowded school system even worse. Today, our son would have less than a 10% chance of going to Else Roy Elementary, our neighborhood school. Five years from now when he's of school age, that percentage will undoubtedly be even worse.

The new Coal Harbour school will accommodate the West End children, but will not add additional capacity for children living in downtown like ours.

I know that many of you agree that Vancouver has a school capacity problem. I've met with a number of you with other residents of my neighborhood prior to the pandemic. Most of you agree that it's an issue. Some of you blame the Province for inaction. Some of you blame the Vancouver School Board.

For the purposes of this development however, it doesn't matter who is at fault for the lack of school space for downtown Vancouver parents like myself. What matters is that YOU, the Vancouver City Council, cannot in good conscience exacerbate an ongoing crisis. And that's exactly what you'd be doing by approving this development.

There are currently 2,000 housing units in the midst of construction in the 3 block radius around my family's home. While it may be too late for you to do something about those units, you do have an opportunity today--to send a message to developers and to provincial and school board officials--that you WILL NOT approve any more housing developments downtown until the lack of school space is fixed.

There are numerous city policies that you are meant to uphold that speak to creating healthy and safe neighborhoods for families--how each child should be within walking distance of an elementary school. You would be violating all of those policies were you approve this development today.

I further believe that you would be discriminating against families in downtown Vancouver by approving this rezoning application. I am already speaking with other families in the area about the ability for us to file a discrimination complaint with the BC Human Rights Tribunal. By approving this application in the face of the lack of school crisis, you would essentially be telling families living in downtown like myself: GO AWAY. YOU ARE NOT WELCOME. It is against the law to discriminate against someone based on their family status.

We have the right to raise our children in downtown and we have a right to live in a city where our representatives ensure that our children can go to school where they live. This is not a luxury or a privilege. It is our right. And we will not stand by as you strip us of our rights by approving developments like 601 Beach Crescent.

I strongly urge you to oppose this rezoning application until the lack of school capacity downtown has been addressed.

Thank you.

Michael Biskar

s.22(1) Personal and
Confidential
Vancouver, BC s.22(1)
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al

APPENDIX B

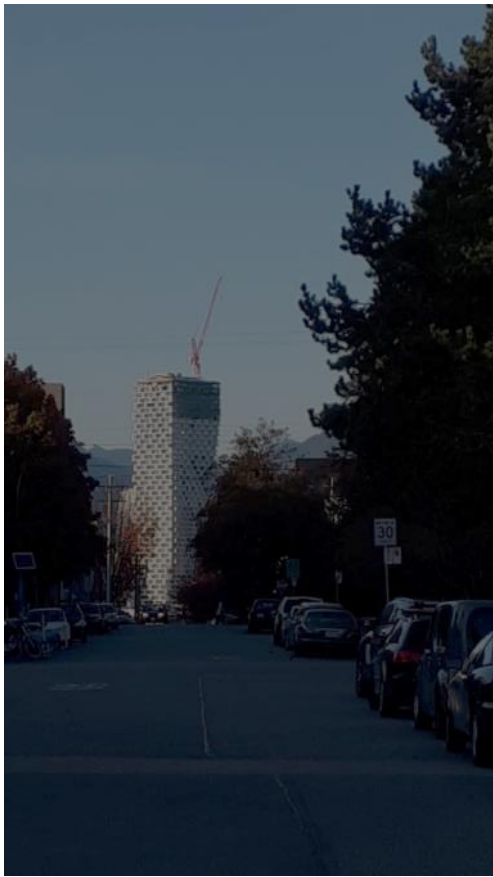




#LiveabilityFirst DENY the 601 BEACH CRESCENT REZONING DUE TO SIGNIFICANT LIVEABILITY ISSUES

Photos show how Vancouver House has become “the building you can see from everywhere” and a sore thumb intrusion into our skyline and city views. A 54 story building at 601 Beach would add to now infamous visual clutter. The photos show how clearly out of scale this tower would be.





[#LiveabilityFirst](#) DENY the 601 BEACH CRESCENT REZONING DUE TO SIGNIFICANT LIVEABILITY ISSUES

GOAL: We urge Council to turn down the rezoning of [601 Beach Ave.](#),¹ and retain the current zoning for a 17-story social housing development, until new options for the site are identified that prioritize #liveabilityfirst for building and area residents, and the many visitors that live, work and recreate in and around the iconic Vancouver landscape that is False Creek. **WHY?**

1. ***The [Higher Buildings Policy \(HBP\) 1990](#) is outdated and increasingly [controversial](#), especially vis-à-vis [making cities more liveable](#). We urge Council to do a 20 year review of the HBP, with [credible consultation](#), before any more spot rezonings.***



The proposal is being considered under the HBP, adopted in 1990 and revised 5 times (last in 2018), with no public consultation. **But tall towers don't belong a few blocks of the water, where they impact scarce and valued public amenities.** Before 2011, all potential tower sites were in the CBD, where they have less impact on residential and shoreline areas. The so-called "gateway" sites were added along the

edge of the downtown peninsula in 2011, with scant public input. **We believe that most Vancouverites see the mountains as our gateway!** And from anywhere around False Creek but the bridgehead, "gateway" buildings like Vancouver House just stick out like sore thumbs (see photo from Broadway).

In any case, the project runs contrary to the (relevant) HBP guidelines (Feb. 2018 version):

- A 535', 55-story building is proposed, but the HBP says "*The highest buildings (i.e. ~550-700') are located within the CBD. Secondary heights may be considered ... two towers framing the Granville Bridge Gateway (~ 425')*". **Urban Design Committee members noted the additional height wasn't fully justified.**
 - Despite the project scale and significance, and initial public concerns, "special public engagement", allowed for under the HBP to discuss broader urban design issues, wasn't done and **there was minimal outreach to stakeholders outside the immediate neighbourhood.**
 - Vancouver House, approved under the HBP, has had **extensive expert, media and public criticism**, based on urban design, liveability and equity issues, e.g., imposing location, size and massing; privatizing public views; intrusion into a wide swath of public views (see photos on [#LiveabilityFirst](#)); and the proliferation of luxury, investor-owned condo towers downtown.
2. ***Neither the proposal nor the development review have addressed impacts on/interactions with other major City land use initiatives in the area, including housing and infrastructure projects such as the [Granville Bridge Connector](#), [Granville Loops development](#), [Richards Bike Lane](#), [Drake bike lane](#) & bike network connections, and the [South False Creek Redevelopment](#) directly across from the site.***



¹ Proposed by GBL Architects Ltd. for Pinnacle International:
<https://rezoning.vancouver.ca/applications/601beach/index.htm>

- **Open Space & Views:** The tower will intrude on **views, open space and amenity values** for the huge expected increase in **people who “walk, roll and bike” across the Granville Bridge**. All users, including vehicles, already encounter a forest of towers and structures at the North End.
- **Congestion:** The City justifies downtown density using sustainable transportation criteria, but **the revised proposal allows for one parking spot for each of the 455 units!** The review has not assessed (1) how additional vehicles will affect traffic, bike and pedestrian flows, and (2) how it will contribute to **cumulative negative impacts of current & planned projects** (e.g., Vancouver House, Granville Loops). How will more cars and bikes, spilling into an already busy area, affect **congestion, bike lanes, driver/cyclist/pedestrian safety, emergency vehicles and air pollution?**

3. Neighbourhood impacts: *The proposal is counter to planning guidelines intended to ensure that False Creek North is home to liveable compact communities, built around the unique amenities of the False Creek Basin. Development in this area been “too much, too fast” for many.*

Inserting a 55-storey tower in a unique shoreline community designed to have primarily tiered 10 – 38 storey buildings runs counter to area policies: *False Creek North ODP 1990, Beach CD-1 Guidelines 2002, Downtown South Goals and Policies & DS Guidelines, CD-1 (366) 500 Pacific Street.* **These policies need review,** as they’ve been undermined by spot zonings, the HBP and significant DT South growth. Issues include:

- Rapid densification:** We aren’t against density, but the pace and scale of development, lately dominated by luxury, [investor-owned condos](#), has resulted in cumulative negative impacts on transportation, infrastructure, schools, quality of life, (e.g. congestion, pollution, shading), in the Beach District and adjacent False Creek North neighbourhoods. We urge Council to **safeguard the uniqueness of this inner city urban landscape, providing liveable places for a diverse range of residents, citizens and visitors** to live, work and play within our sea-mountain-sky natural setting.
- Building Height and Form:** [Beach Neighbourhood CD-1 Guidelines](#) (2002)
 - pg. 3: **High-rise towers are to be 10 – 38 storeys**, based on impacts on public and private views, sunlight and open space. p. 8: Unit counts and floor areas are subject to “(a) *livability for various household types; & (b) compatibility with adjacent development.*” pg. 1: “*Changes to maximum tower heights and floor plates are not anticipated.*” Criteria for change to include relationships to adjacent development: shadowing, public and private views, public and common open space, public realm treatment, submissions from residents. **601 Beach doesn’t conform with the Guidelines.**
 - 2. Urban Design Principles: “(a) *respond to the unique characteristics of the waterfront site; (e.) step tower heights down from Pacific Street to the water; (j) create well defined, animated, landscaped streets with lower rise buildings.*” Existing buildings “step down” to water; **601 wouldn’t.**
- Schools:** **Imagine a town of 18,000 without enough schools and no plans for more.**
 - The City supports a vision of family-friendly communities downtown. 601 Beach would add 455 units to the 100s of high-rise condos under construction in the V6Z area, **yet there are no more spaces for elementary students within walking distance of 601 Beach.** New schools planned for Roberts Annex and Coal Harbour are 5-10 years away and not walkable from the V6Z area.
 - Elsie Roy Elementary, the only school in V6Z operates at capacity (410 students and a long wait list). No other downtown public schools are walkable; the West End is too far and too dangerous. **The share of kids and teenagers is higher in V6Z than other areas downtown (outside West End and business district).** In 2016, there were enough 5-14 year olds in the area for a new school with more than 3 classes of 20 students for each of the nine elementary school years.

4. ***Impacts on surrounding neighbourhoods have not been considered, but should be, given the location, scale and extreme height of the project. This is in part due to some disconnect between City planning processes and rezoning and development review processes for large-scale projects.***



All False Creek North projects significantly affect residents and visitors who live in, work, play, shop or commute in/on the Seawall, False Creek North and South, and adjacent neighbourhoods. **We think the City needs a holistic vision and plan [for the interrelated neighbourhoods around False Creek](#), but in the meantime, it should take into account project impacts on these communities.**

- *Beach CD-1 Guidelines*, pg. 2 say that towers should “present their narrowest frontage towards the water to maximize the view for dwelling units and view corridors through downtown from the south”. **The tower would privatize public views of the water, beaches and North Shore mountains, and intrude on views to the city, sky and mountains** from the South False Creek waterfront up the rise, including Fairview Slopes, South Granville and Kitsilano. **Skyline and view studies didn’t analyze impacts on resident, office and visitor views in these heavily populated, densely used areas.** Vancouver House blocks many views from homes, streets, sidewalks and bike paths in those communities, e.g., along 10th and 14th Ave. (see website).

5. ***The social housing component is flawed, offering an unacceptable quality of life for residents, and in stark contrast to the luxury condo component.***

- While the City has adopted the model of developers subsidizing social housing, **the contrast between housing types is extreme.** This will be a high-profile project, with strong public and expert scrutiny. Vancouverites want liveable, affordable housing, not more tall, luxury condos.
- It’s ironic that the City sold this lot and now Metro [is seeking municipal land for low-cost rentals](#).
- **After waiting for years to see development of this City-owned site, zoned for 17-storey social housing, liveability for all should be a priority.** However, the tower/podium design, with market condos above the bridge deck and market housing below/next to the bridge is a **striking and embarrassing metaphor for social inequity in the City.** Separate entrances, lobbies and elevators starkly reinforce the different liveability standards for each group.
- The [Urban Design Panel report](#) was **highly critical of quality of the podium social housing** fronting the bridge deck, citing lack of light/shading, lack of privacy, air pollution, and traffic noise. These issues remain, despite the redesign, which proposes an outdoor children’s play area on level 3, at bridge deck level, and 1/3 of the social units with windows facing the bridge.
- **The amount and quality of social housing is far from what was envisioned** under the *False Creek North ODP*, *Beach Neighbourhood G/L* and existing zoning for a 17-storey building.
 - The proposal has 152 units; we estimate current zoning would allow about 50% more.
 - The G/L show social housing units away from the bridge, along the Mews and Beach Ave.
 - Most units (97) are small (less than 750’), with only 55 family units over 750’.
- The City’s definition of “social housing” vis-à-vis true affordability for middle and low income families have been highly [controversial](#), and this **project could exacerbate public and expert [doubt and concern](#) about this program, especially when combined with luxury condo towers.**

#liveabilityfirst: Our VISION for 2021 and beyond:

The rezoning at 601 Beach has been turned down by Vancouver City Council. Existing zoning for a 17-story social housing building is still in place.

The City is seeking options to provide [attractive and liveable social housing](#) in a way that showcases for residents and visitors the City's commitments to sustainability and liveability of Downtown South, and the communities in and around the watery heart of Central Vancouver – the False Creek Basin, including False Creek North and South, Fairview, South Granville and Kitsilano.



Not more of this*

The Vancouver “Higher Buildings Policy” (adopted 1997, amended 2011, revised 5 times, last in July 2018) is undergoing a comprehensive 20-year review, with full consultation, (possibly in concert with the City Plan initiative). The sites for so-called “Gateway Higher Buildings” – sore thumb height anomalies on the periphery of the Downtown Peninsula – are deleted and higher buildings are kept in the CBD where they don’t impact residential communities and amenities and the visitor experience.

An updated Official Development Plan (ODP) (and/or Neighbourhood Guidelines or similar) is being prepared for False Creek North and South, and dovetailed with Downtown South, Fairview, South Granville and Kitsilano plans, with full consultation. The ODP focuses on creating compact and complete downtown communities, with less reliance on the car, and for a diversity of residents. These neighbourhoods are models of urban #liveability and #sustainability, contributing to the City’s new “[Climate Emergency Action Plan](#)” and its “bold new actions”.

The City’s review of rezoning and development permit application take into account infrastructure, transportation and schools, as well as the cumulative impacts of other projects in the area, e.g., Granville Loops multi-use development. Developments are integrated into the City’s public realm initiatives, such as Granville Bridge Upgrades, Greenways and bike networks.

Policy provisions for Community Amenity Contributions ensure that social housing on the site provides truly affordable and liveable housing for residents. New models are found for social housing provision that don’t depend on permitting more high-rise luxury condo towers, with starkly contrasting quality of life and amenities, and separate entrances for social housing residents. Development within False Creek North communities follows the model in the proposed [False Creek South redevelopment plan](#), which aims to provide for “diversity” of people and a “mixed-income community consists of one-third each for low-, middle-, and high-income residents.”

*Images top and below right: Vancouver House: Whose House Is This? [Christopher Cheung](#) 11 Nov 2019. TheTyeec.ca, retrieved Jan. 22 from: <https://thetyee.ca/Culture/2019/11/11/Vancouver-House/>



Put [#LiveabilityFirst](#) CAMPAIGN PLAN – 601 BEACH CRESCENT REZONING

Beach District Neighbourhood Committee (BDNC)

Susan: suggest replacing BDNC with name that could include others, e.g., Liveability First Coalition - LFC?

Draft 1 – February 19, 2019 for discussion by BDNC

Prepared by Susan Abs, resident, ^{s.22} (1) _____)

OUR VISION – *By the end of 2019, the rezoning at 601 Beach has been turned down by Vancouver City Council. The zoning for 17-story social housing building is still in place and the City is seeking options to provide this housing in a way that retains the liveability of False Creek North.*

The “Vancouver Higher Buildings Policy” (July 2018) has undergone its 20-year review, with full public consultation. The remained sites for so-called “Gateway” Higher Buildings on the periphery of the Downtown Peninsula have been deleted from the policy.

A broad, coherent Official Development Plan (ODP) (or Neighbourhood Guidelines or other planning tool) is developed for False Creek North and Downtown South, integrating and updating previous, fragmented plans for the area (including the Granville Loops, Granville Bridge Upgrades project).

(SUE CHECK THIS) Provision for the policy on Community Amenity Contributions are reviewed to ensure that “social housing” under this policy reaches those who need it most and are integrated with appropriate complementary housing (not luxury condos).

Context: Possibilities for Change

1. Could trigger a review and possibly change in the City of Vancouver [Higher Buildings Policy](#), especially development on the so-called “Gateway” tower sites on the Downtown Periphery.
2. Tap into growing public dissatisfaction with rapid and intense development on the Downtown Peninsula, especially for high-end, luxury residential suites, and without equally rapid and sufficient growth in amenities.
3. Tap into growing public concern about tying provision of social housing to luxury condo development, especially towers (“higher buildings”).
4. ... liveability,
5. *(e.g., False Creek North ODP 1990, Beach CD-1 Guidelines 2002, Downtown South Goals and Policies & DS Guidelines, CD-1 366 500 Pacific Street)*

1. GOAL

- To stop the rezoning of 601 Beach Ave. proposed by GBL Architects Ltd. for Pinnacle International and retain the present zoning for a 17-story social housing development.

2. OBJECTIVES

- 1.1 Show that the rezoning proposal is counter to several City policies for the area in and around the site.
- 1.2 Advocate for a review of the City of Vancouver *Higher Buildings Policy*, passed 1999 and revised ..., with no systematic public consultation (2011 consultation focused on view corridors)
- 1.3 Advocate for a coherent downtown plan, with revised sub-area plans before any further spot rezonings are allowed in Downtown South.
- 1.4 Show that multiple spot rezonings are undermining ...

3. KEY THEMES AND MESSAGES

4. AUDIENCES/TECHNIQUES – motivators, specific messages

- Residents, including owners, renters and businesses next to the proposed rezoning site.
 - Individuals, Strata Councils, Residents associations, Tenants associations, Business groups
- Residents in nearby neighbourhoods – immediate area (Downtown South, Beach, False Creek North, Pacific, etc.) (groups, as above)
- Residents and businesses in nearby neighbourhoods – False Creek South, Fairview, South Granville, Mount Pleasant, Kitsilano)
- Broader Vancouver community interested in urban planning and design; community development;
 - Community, neighbourhood and advocacy groups
 - Professional associations (e.g., architects, planners, designers, landscape architects)
 - Individual community leaders, opinion-makers, media personalities, community advocates
 - Media: print, electronic, bloggers (e.g., Price Tags, websites (e.g., CityWatch, Saveourskyline.ca)

5. TECHNIQUES

- Website
- 1-page Fact Sheet
- Personal contacts and advocacy (Council members, staff members, Urban Design Panel (individuals, meetings)
- Staff contact
- Input into city public consultation processes:
 - Open House/consultation period ending Jan. 21, 2019
 - Urban
- Visuals:
 - Montage of photos of Vancouver House as seen from various points around central Vancouver
 - Steve Bohus renderings of how the building will be seen from various key Vancouver viewpoints (use Vancouver House photos).
 - Large cardboard version of the proposed tower and Vancouver House to “stage” at key points, showing

6. CAMPAIGN TIMELINE

APPENDIX A – Project History

APPENDIX B – Key Document and Links

Van City Planning Commission

Possible Community Group Support:

<http://coalitionvan.org/about/>

Possible Professional/Expert/Opinion-Maker Support:

From: Nicolas Schmitt, s.22(1) Personal and Confidential, Vancouver s.22(1) Personal

To: Vancouver City Councilors

Re: Hearing about 601 Beach Crescent rezoning application, Sept 17, 2020

I am opposed to the 601 Beach Cres. rezoning application.

At the heart of a rezoning application, there is a creation and a distribution of monetary and non-monetary rents as well as impacts on the community. This proposal is extreme on that score because a tall building on a lot currently zoned as a non-market site with building having a maximum height of 17 storeys creates large monetary rents and large impacts on the community.

There are three stakeholders: the developer, the city, and the community. The city benefits directly from the deal and is not simply acting as a representing the community. This rezoning application should be rejected because it is a bad deal for the city and the community.

A bad deal for the city:

1) The 601 Beach lot is currently zoned as one of four non-market sites in area 1 (the Beach area) as defined by the False Creek North Official Development plan (#6650, 1990) and with a maximum building height corresponding to 17 floors.

2) It is estimated that the cost of construction in BC in 2019 for a high-rise building is \$3,660 per sq. meter, or equivalently \$340 per sq. foot (<https://www.statista.com/statistics/972884/-building-costs-bc-canada-by-type/>) The total square footage of the project (with social units) is 494,165 sq. feet (project statistics) representing therefore a construction cost of about \$168 million.

3) The condo units represent a total area of 361,552 sq. feet. At a conservative sale price of \$1,800 per sq. foot, this represents total revenues of about \$651 million (the sale price at the nearby Pacific by Grosvenor starts at about \$1,680 per sq. foot).

4) The difference between these two values is \$483 million! The value of the land is not included. A news report indicates that the city sold the lot for \$20 million in 2016 (Globe and Mail, Nov 21, 2016).

4) What is the city getting?

- The city gets 152 social units as part of the project, representing a gross area of 129,485 sq. feet (project statistics, p1). At \$340 per sq. foot, the construction cost of the social units is thus \$44 million. The referral report suggests that value of this investment is \$66 million. There is no explanation justifying this figure; it would represent a construction cost over \$500 per sq. foot, an implausible number. And it would not be reasonable to value this investment at 'market price' unless the city wanted to resell the units!

- The city is also getting a compensation of \$12.1 million for not getting 138 units that could have been built on that lot. Based on the plan and information included in the False Creek North Official Development Plan (precinct 5) it is indeed not difficult to compute that, under current zoning, there is room for a total of about 190,000 sq. feet of social housing on the lot and thus about 50% more than what the city is getting with the rezoning.
- One way of interpreting the \$12.1 million compensation to avoid building more social units is that the developer pays \$680 per sq. foot (construction cost plus compensation to the city) to sell 35,588 sq. feet (corresponding to 12.1 million at \$340 per sq. foot) at \$1800 per sq. foot. An excellent deal for the developer!
- Summary: the city is getting in cash and in kind a total \$56.1 million (not \$78.1 million suggested by the referral report), a paltry sum in regard to the developer's rent (net of construction cost and city compensation) of \$471 million! And this for a lot zoned for social housing.

The community is the loser

If the developer is getting large rents, the community is getting the costs due to the massive size of the project. These costs will come in the form of lower lot values for some and in terms of reduced livability for many (traffic and congestion, reduced view, lack of public amenities).

Patrick Condon, a UBC urban planner, described projects such as Vancouver House as: "The new developments seem like advertising billboards to the globe, which operates at the expense of local people who need housing" (<https://www.nytimes.com/2019/10/29/business/vancouver-real-estate.html?searchResultPosition=2>) This is very much the case for 601 Beach and in a way that is a lot more 'offensive' than in the case of Vancouver House. At least Vancouver House has architectural merit and significant public amenities when the rezoning was approved in 2013.

What is particularly offensive about this project is that it would not be possible without making this lot zoned for a tall building and this would not have been done without pushing forward the concept of the 'Granville Gateway'. So this rent creation (and transfer) is essentially made in the name of an abstract urban concept, not in terms of community and long-term improved livability such as carefully laid out by the False Creek North Official Development Plan.

I urge the city council to reject this rezoning application and to seek ways to find financing/build the nearly 300 social units this lot could have under the existing zoning.

Good Morning

Yesterday Sept 14th on the 6pm newscast our Mayor said he was committed to wanting more middle-income housing.

I agree with our Mayor and that is why I am opposed to the application of 601 Beach Ave Vancouver.

I have many reasons for opposing this project but the Mayor's leadership in spearheading more affordable housing has lead me to send my e-mail which summarizes some of my and some of our community's concerns.

The social housing component in Vancouver is flawed, offering an unacceptable quality of life for residents, and in stark contrast to the luxury condo component.

- While the City has adopted the model of developers subsidizing social housing, the contrast between housing types is extreme. This 601 Beach Crescent will be a high-profile project, with strong public and expert scrutiny. Vancouverites want liveable, affordable housing, not more tall, luxury condos.
- It's ironic that the City sold this lot and now Metro is seeking municipal land for low-cost rentals.
- After waiting for years to see development of this City-owned site, zoned for 17-storey social housing, liveability for all should be a priority. However, the tower/podium design, with market condos above the bridge deck and market housing below/next to the bridge is a striking and embarrassing metaphor for social inequity in the City. Separate entrances, lobbies and elevators starkly reinforce the different liveability standards for each group.
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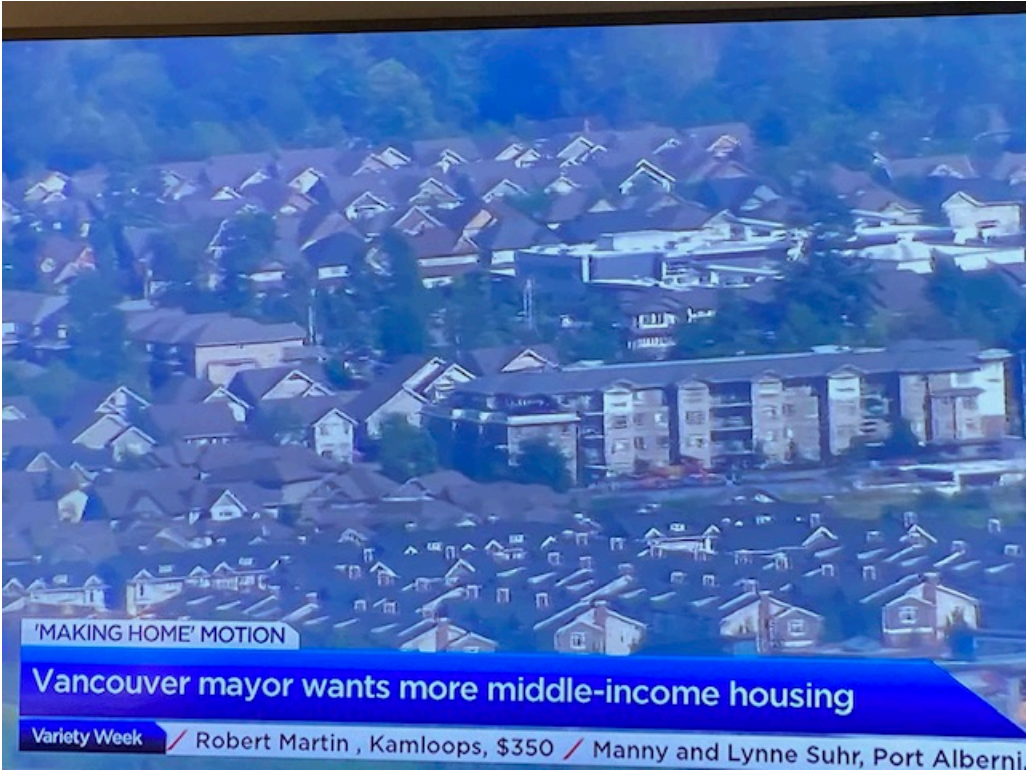
Please do the right thing NOW and oppose this project so that we can turn down the 601 Beach application to send a clear message to developers that these Mega Projects will not be tolerated in residential neighborhoods and that these tall luxury towers should be located in the downtown core.

I ask this Mayor & Council NOT to turn a blind eye of responsibility to the proliferation of increased higher building policies approved by previous councils. You have the power to turn back the clock on the criminally higher building guidelines.

Let's make housing affordable for the middle class!

Sincerely

Sharon Provost
 s.22(1) Personal and
 Confidential
 Vancouver



MAKING HOME MOTION

Vancouver mayor wants more middle-income housing

Variety Week / Robert Martin , Kamloops, \$350 / Manny and Lynne Suhr, Port Alberni.