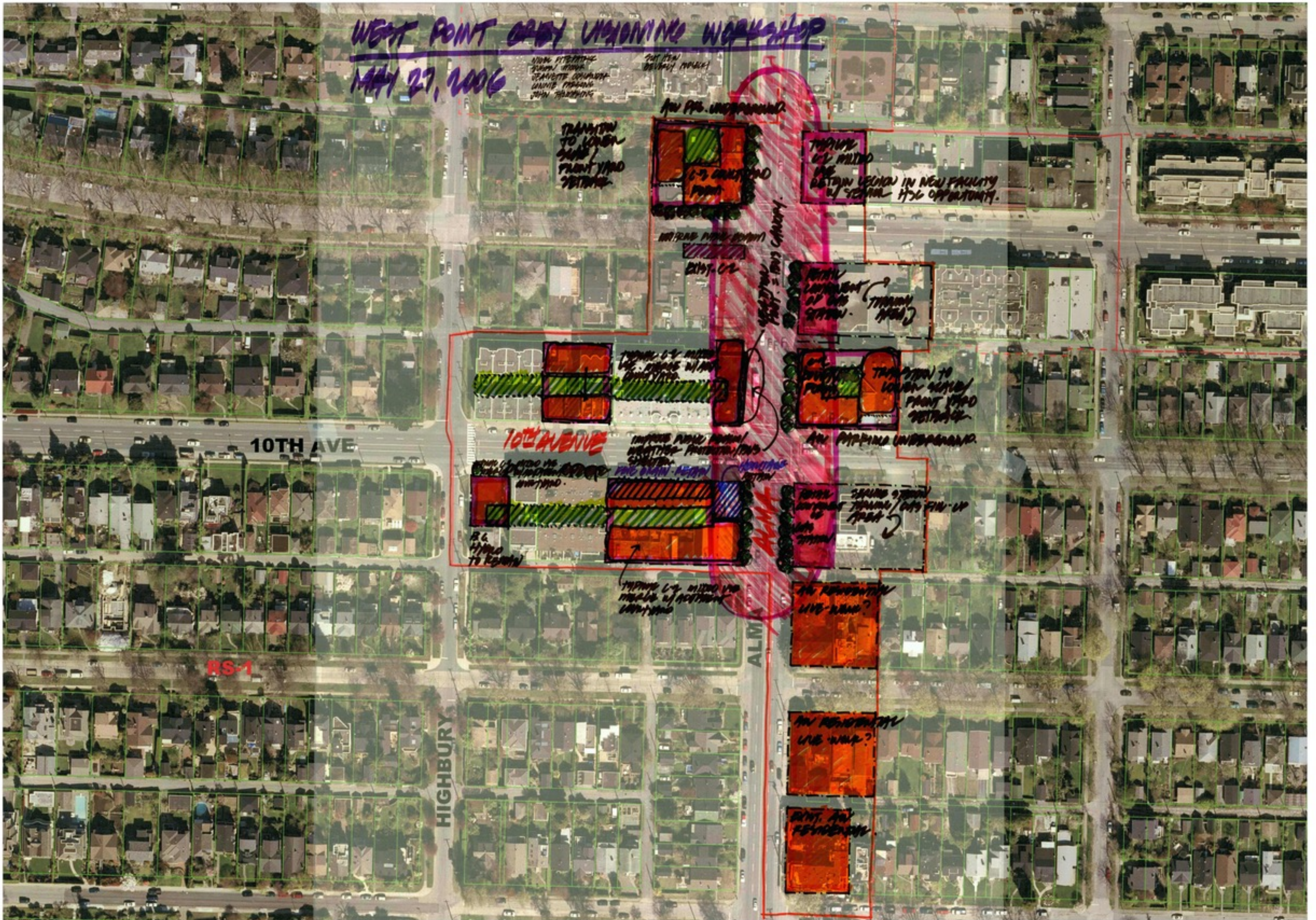


7. CD-1 Rezoning: 3701-3743 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/28/2020	21:16	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This was from a formal Planning Department led/taxpayer funded process as Scot Hein was there in support of a larger staff team. Thanks, Larry A. Benge	Larry Benge		s.22(1) Personal and Confidential	Unknown	Appendix A
10/28/2020	21:53	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Basically Westbank is taking the City to the cleaners	Christina DeMarco			Unknown	No web attachments.
10/28/2020	22:56	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	see attached	Roberta Olenick			Unknown	Appendix B



WEST POINT CARRY UNDERGROUND WORKSHOP
MAY 27, 2006

FROM SITE VISIT
SUE/JOHN
JEANETTE COOPER
LARRY THOMAS
JOHN THORNTON

AIR PPS UNDERGROUND

TRANSITION TO LOWER LEVEL FRONT YARD DETRACK

TYPICAL L-4 MILLING AND PATCHING IN NEW FACILITY W/ 10% H/C OPPORTUNITY.

W/ TRANSITION TO 2003 CARRIAGE

TRANSITION TO 2003 CARRIAGE

TRANSITION TO LOWER LEVEL FRONT YARD DETRACK

10TH AVE

TOTAL AVENUE

AIR PIPING UNDERGROUND

TRANSITION TO LOWER LEVEL FRONT YARD DETRACK

TRANSITION TO LOWER LEVEL FRONT YARD DETRACK

RS-1

HIGHBURY

ALMA

AIR RESIDENTIAL USE - W/ 10% H/C?

AIR RESIDENTIAL USE - W/ 10% H/C?

AIR RESIDENTIAL USE - W/ 10% H/C?

Appendix B

Dear Mayor and Council,

Just heard anything submitted more than 10 minutes after speakers list closed was not acceptable. So in case it is useful to you, below find a written copy of the spoken comments I provided tonight at the public hearing. I think I am within that 10-minute window.

Thanks,
Roberta Olenick

My name is Roberta Olenick, I live in Vancouver and strongly oppose the MIRHPP tower at Broadway and Alma.

I appreciate that mayor and council are considering this project as an effort to increase affordable rental on Vancouver's west side. But this development is NOT an appropriate means to that worthwhile end.

This tower is imposingly ill-suited to the neighbourhood, in violation of MIRHPP's own stated requirements. And it offers virtually no bang for the buck in terms of housing benefits.

MIRHPP allows for 14-story towers at the intersection of two arterials on the grounds that such wide busy streets provide a buffer against the impacts of tower density and shadowing. But, Broadway and Alma is NOT such an intersection. Immediately west of and adjacent to the tower, Broadway is a quiet residential street.

MIRHPP specifies that projects must respect transitions to surrounding areas and fit neighbourhood context. This project does neither. At 172 feet it will dwarf everything in the neighbourhood. There is just no way to "transition" such a massive structure into a neighbourhood characterized by 2 to 4 story buildings. And it will even, pardon the pun, tower over, by a 62 whopping feet, the one anomalous structure nearby,

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a 110-foot non-conforming 1970s building located on lower ground and surrounded by large gardens.

This tower is opposed by a significant proportion of local residents for many reasons including the fact that it is so out-of-scale, will create major shadowing and parking issues, block popular public views of the ocean and mountains, contribute to land lift and unaffordability, and set a precedent for additional tower developments that will further betray the character and livability of the area.

Financially this project makes no sense at all, either for City coffers or for Vancouver tax payers. The only one to benefit is the developer. Westbank saves more than \$3 million in waived development fees that would otherwise go to this cash-strapped City and must now be covered by tax payers. Westbank makes windfall profits from bonus height and density concessions. Westbank gains 129 premium units that will rent at top dollar given their unobstructed views. Westbank saves huge costs by vastly reducing its parking allowance without contributing a dime toward the public transit used to justify this reduction.

In exchange for all this, Westbank offers a paltry 32 lower level questionably “affordable” rental units of such diminutive size that one west side renter who submitted a written comment opposing this development described these units as “limiting and inhumane”.

So basically, as a tax payer, if this project proceeds, I would be forced against my will to subsidize a wealthy developer for construction of a huge tower that I oppose and that will degrade the neighbourhood without substantially enhancing rental housing options.

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If mayor and council are truly committed to increasing rental options, they should cancel this contentious MIRHPP, collect the development fees from Westbank for the 6-story market rental building previously approved for this site, and put these fees toward buying land that can be leased to non-profits or coops for more effective rental construction that fits within neighbourhood context.

This viable solution would be a win-win both for those who oppose this massive tower and for those seeking rental housing on the west side. While it is not my place to speak for them, I suspect many of those who commented in support of this tower because of its affordable rental units would be just as happy, maybe more so, if such units were offered in more human scale buildings that would be welcomed by current area residents. That is certainly a worthwhile question for mayor and council to explore.

I for one would willingly have my tax dollars contribute to non-profit and coop housing on the west side.

And even without my subsidy, Westbank would still make a tidy profit on that 6-story rental project.

Five minutes is not long. For more of what I have to say on this, please refer to my written submissions.

But as an additional point to consider in general for all planning across the city, it makes no sense to place tall view-blocking buildings on lower ground as is the case for this tower which will impair the stunning mountain and ocean views available from the steep hill to the south. To maximize views for everyone, the tallest buildings belong on high

Appendix B

ground with progressively shorter buildings downslope from there. Throughout Vancouver, exceptional viewsapes should be preserved for all to enjoy.